

# City of Monterey

## 2014–2015 Action Plan



**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)**

**ENTITLEMENT FUNDS**

**STATE HOME FUNDS**

Adopted June 17, 2014



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## **EXECUTIVE SUMMARY**

The City of Monterey, incorporated in 1850, is one of California's oldest communities. Founded in 1770, the City served as California's first capital and hosted California's first constitutional convention in the City's historic Colton Hall, where in 1849 the State of California's Constitution was signed. The City of Monterey is located on the Monterey Bay, now a National Marine Sanctuary. The City is a regional and national tourist destination and is approximately 125 miles south of San Francisco and 345 miles north of Los Angeles. The City also boasts several institutions of higher learning including the Defense Language Institute, which specializes in teaching foreign languages to military personnel; the Monterey Institute of International Studies, which provides graduate degrees with emphasis on the international community, their customs, languages and business trends; the Naval Postgraduate School, which provides advanced degrees for military personnel; and Monterey Peninsula College, which offers general education for an AA degree to transfer to a four-year institution. These institutions attract many culturally diverse populations from across the globe.

## **ACTION PLAN OVERVIEW**

To receive Community Development Block Grant (CDBG) funds, the City must submit an Action Plan to the Department of Housing and Urban Development (HUD) each year. The annual Action Plan describes the City's planned investments for the coming program year, including proposed actions and proposed CDBG projects. The Action Plan is also considered to be an application for federal funds and provides a yearly operating plan for activities. It outlines the City's proposed activities in several areas and relates these activities back to the five-year strategies to address priority needs described in the Consolidated Plan.

The City of Monterey's FY 2014–2015 Action Plan includes the following:

- \$183,890 in new CDBG Entitlement funds from HUD; and
- \$660,800 in projected program income funds.
- \$282,696 in FY 2013-14 Carry-over of unspent funds.

To continue the City's efforts to meet new and continuing priorities, the City of Monterey will fund the following CDBG projects during the 2014 (FY 2014-2015) program year in support of its approved 2010–2015 Consolidated Plan five-year Strategic Plan.

- Housing Rehabilitation Programs (\$463,471 CDBG funds)
- Community Service Grants (\$126,050 CDBG funds including \$70,000 allocated to homeless services providers)

- Neighborhood Revitalization Activities in the Casanova Oak Knoll Neighborhood (Census Tract 133 low-income block groups consisting of code enforcement efforts and outreach to increase demand for housing rehabilitation plans accessible sidewalk improvements and rehabilitation program outreach (\$63,054 CDBG funds)
- Accessible Sidewalk ramp projects in the 200 and 300 blocks of Van Buren Street (low-income Census Block Group 127-1) (\$ 49,500 CDBG funds)
- Technical studies needed to complete agreements and secure developer for the Van Buren Senior Housing Project on City-owned land in the 600 block of Van Buren Street (\$50,000).
- Staffing and overhead for overall administration of the CDBG program (\$147,564).
- Funding to rebuild the affordable housing reserve for opportunity purchase of deed restricted affordable ownership housing that is offered for sale during FY 2014-15.

### Other Funding Sources

HOME: Funds include: 1) Casa de la Estrella apartment project reserve funds and rental income proceeds for the purpose of funding on-going maintenance and a replacement reserve in support of eight (8) city owned very-low and low-income rental units located at 420 Estrella Avenue (\$169,099); and 2) Down Payment Assistance funds for first time low-income home buyers (\$31,642).

Successor Housing Agency Funds: Funds include Monterey Hotel Apartments Successor Agency obligation funds transferred from the Successor Agency to the City of Monterey as successor housing agency, program income from housing assets transferred to the City from the Successor Agency and estimated proceeds from the sale of two transferred affordable housing ownership units (\$2,254,675).

### CITIZEN PARTICIPATION

Through formal and informal surveys, a variety of agencies, organizations, and individuals provided input to develop data and provide identification of emerging needs and strategies for the development of the 2010–2015 Consolidated Plan, as well as for this Action Plan. Nonprofit agencies played a key role in providing information and recommendations in the development of this Action Plan.

To ensure maximum participation, copies of the draft Annual Action Plan have been made available for public review to local organizations and individuals representing neighborhood

associations, special needs groups, and low-income constituencies. All entities were sent meeting notifications to solicit oral or written comments.

Five public meetings are scheduled each year to receive comments and suggestions on housing and services needs. The first meeting was held on January 23, 2014 for the purpose of introducing the community services grant application process and soliciting public comment on community development needs. The second meeting was held on March 7, 2014 to receive presentations on the grant proposals from ten community service organizations. The third meeting was held on April 22, 2014 by the Planning Commission as a public hearing for advisory review and recommendation on the draft Action Plan. The fourth meeting is currently scheduled for June 17, 2014 as a public hearing to adopt the Action Plan. The fifth and final meeting of the year is the Planning Commission's public hearing to consider and approve the City's final report (the CAPER) on the previous year's Action Plan.

Public review of the Draft Action Plan commenced on April 11, 2014 with release of the draft Action Plan.

### **GEOGRAPHIC LOCATIONS**

The majority of proposed projects and programs will benefit eligible City of Monterey residents on a citywide basis. The City's Neighborhood revitalization activities and code enforcement activities funded by CDBG will take place in the City's Casanova Oak Knoll Neighborhood Improvement District (CONA NID) (**Figure 1**) and immediately adjacent low-income census tract neighborhoods (**Figure 2**).

### **LEAD AGENCIES**

The City's Housing and Property Management Division is the designated lead agency for implementing the City's Consolidated Plan and the CDBG program. General inquiries regarding the Consolidated Plan or the CDBG program may be directed to Rick Marvin at 831-646-3995. Written correspondence regarding the Annual Action Plan should be directed to Rick Marvin, Housing and Property Manager, Housing and Property Management Office, City of Monterey, City Hall, Monterey, CA 93940.

### 1. INTRODUCTION

The U.S. Department of Housing and Urban Development (HUD) requires all government entities receiving federal Community Development Block Grant (CDBG) funds to prepare an Annual Action Plan. The Action Plan outlines funding priorities and discusses how activities will meet the community needs identified in the Consolidated Plan. The activities described in this Action Plan are proposed to be undertaken during the period between July 1, 2014, and June 30, 2015.

The major objectives of activities undertaken during the 2014–2015 funding year will be:

#### **Housing (HS) Goals**

- HS-1: Coordinate and support agencies for rental assistance to alleviate rental cost burden to those financially impacted.
- HS-2: Seek additional partnerships and collaborations to increase affordable housing.
- HS-3: Provide housing counseling and down payment assistance to first-time homebuyers.
- HS-4: Provide housing rehabilitation grants and low-interest loans for needed repair and accessibility to assist low income households to remain in their homes.
- HS-5: Utilize CDBG rehabilitation and successor housing agency housing reserve funds when available to repair and rehabilitate for resale low-income (CDBG) and moderate-income (housing reserve) City owned deed restricted units.
- HS-6: Collaborate with the Housing Authority to maximize the use of Section 8 and public housing programs for the population at risk of homelessness.
- HS-7: Evaluate and when present, reduce lead based paint hazards.
- HS-8: Complete Request for Qualifications (RFQ) process to select a developer and negotiation a Disposition and Development Agreement (DDA) for construction of the Van Buren Street senior rental project on City owned land located on the East side of the 600 Block of Van Buren Street; and fund technical studies and tasks necessary to complete the DDA.
- HS-8: Initiate RFQ procedure to select a developer and negotiate a DDA to complete the Monterey Hotel affordable rental project at 410 Alvarado Street.

#### **Homeless Assistance (HA) Goals**

- HA-1: Coordinate and collaborate as appropriate with the local Continuum of Care organizations, faith-based organizations and informal community efforts to identify, develop and implement best practice programs to provide services to homeless persons.
- HA-2: Provide funds to assist established and accountable organizations to implement identified best practices programs that are able to objectively demonstrate an ability



to prevent homelessness, provide services to homeless persons, and/or reduce or eliminate chronic homelessness.

HA- 3: Investigate through collaboration with other cities and nonprofit agencies the location and funding for additional homeless services facilities, such as a day center, resource center, emergency shelter for single men and/or single women and/or other overnight shelter alternatives.

HA-4: Collaborate with the Salvation Army as funds are available for rental assistance to assist low and very-low income households remain in their rental homes. Provide information and referral to citizens as necessary.

HA-5: Collaborate with INTERIM, Inc. McHome program, Community Human Services, Salvation Army and Shelter Outreach Plus, I-HELP program as funds are available to assist homeless persons gain temporary shelter. Provide information and referral to citizens as necessary.

HA-6: Update and maintain a comprehensive list and map of Homeless Services in the community. Ensure the information list is available to City offices, library, business associations and police for referral to citizens.

HA-7: Maintain City Council representation on Continuum of Care Leadership Council for the implementation of Lead Me Home 10-Year Plan to End Homelessness in Monterey and San Benito Counties. Continue to authorize Housing and Property Management staff to attend Leadership Council meetings and provide technical assistance as needed.

### **Community Development (CD) Goals**

CD-1: Encourage and support Neighborhood Revitalization Plan goals in areas that are designated by the HUD-approved plan for the Casanova Oak Knoll Neighborhood Neighborhood Improvement District (CONA NID).

CD-2: Continue to support code enforcement in the CONA NID and adjacent Census Tract 133 Blocks 3 and 4 that are Low-Moderate Income concentrated neighborhoods in excess of the City of Monterey's income threshold exemption of 43.40%.

CD-3: Fund a public facilities sidewalk accessibility corner ramp improvement project in the 200 and 300 blocks of Van Buren Street in the Old Town Neighborhood.

CD-4: Continue to encourage community services agencies through grant approvals to target a portion of their services in the CONA NID.

CD-5: Develop and introduce a program in the CONA NID that encourages a collaborative approach between code enforcement and housing rehabilitation staff to identify and

direct housing grant assistance to remedy housing related health and safety code violations.

### Special Needs (SP) Goals

- SP-1: Assist nonprofits to address the supportive service needs of individuals, including families with elderly and disabled members.
- SP-2: Continue assistance to community services organizations in the provision of food supplement services for low-income individuals and households in Census Tract 133.
- SP-3: Support services for the elderly, including the frail elderly, in Monterey generally and specifically in Census Tract 133 Block 5.
- SP-4: Promote facilities and activities that serve the City's special needs groups including the homeless.

### Planning and Administration (AP) Goals

- AP-1: Provide quality administration of the CDBG program and training opportunities for housing and property management office staff that are tasked with implementing the CDBG program.
- AP-2: Incorporate findings from Econometrica, Inc, 2014 HUD Technical Assistance assessment into the CDBG programs and policies. Utilize the findings in the reorganization of the City's housing programs as changes in staffing and projects are needed to respond to the loss of Redevelopment Agency housing funds. Prepare plan and implementation action steps for submission to HUD to ensure timely expenditure of CDBG program funds. Implement the approved timely expenditure plan.
- AP-3: Prepare 5-Year Consolidated Action Plan (Con Plan) for CDBG program in Fiscal Years 2015-16 through 2019-20.

### PRIORITIES

The City of Monterey intends to use available resources in FY 2014-2015 to complete the following tasks. **Appendix 1** includes a summary of priorities and implementation programs for all housing-related funds (federal and non-federal)

- Increase and preserve the supply of affordable housing.
- Encourage and support Neighborhood Revitalization Plan goals in areas that are designated by HUD approved Plans.
- Support the existing strengths of neighborhood and business associations.
- Support agencies for rental assistance to alleviate rental cost burden to those

- financially impacted.
- Provide housing rehabilitation grants and loans to assist low-income households to remain in their homes.
    - 1) Evaluate and, when present, reduce lead based paint hazards.
    - 2) Provide information regarding childhood lead paint poisoning on the City website.
  - Collaborate with the Housing Authority to maximize the use of Section 8 and public housing programs for populations at risk of homelessness.
    - 1) Collaborate to increase the availability and utilization of Section 8 or other housing subsidies to very low-income City residents.
  - Assist nonprofits to address the supportive services needs of individuals, including families, elderly, disabled persons, and the homeless.
  - Continue to coordinate and collaborate with the Local Continuum of Care organizations in the 10-Year Plan to End Homelessness in Monterey and San Benito Counties.
  - Continue to investigate through collaboration with other cities, non-profit agencies, faith-based organization and other informal organizations to identify and implement best practices programs that are able to objectively demonstrate an ability to prevent homelessness, provide services to homeless persons, and/or reduce or eliminate chronic homelessness.
  - Continue to investigate through collaboration with other cities, non-profit agencies, faith-based organization and other informal organizations the location and funding for a homeless services day center, resource center or emergency shelter for single men or single women.
  - Investigate through collaboration with other cities, non-profit agencies, faith-based organization and other informal organizations the location and funding for a site for a transitional housing and or shelter program for single women 55+ years of age.
  - Provide for accountability and reporting for programs funded by the City consistent with HUD-mandated outcomes.
  - Seek additional partnerships and collaborations to increase affordable housing.
  - Continue to seek grants to finance City housing programs and historic preservation and services programs, while leveraging to the greatest extent City successor housing agency program income funds, HOME funds or CDBG funds.

**FUNDS ALLOCATION**

The City will utilize \$183,890 in entitlement grant funds, \$660,800 in projected program income and \$282,696 in carry-over funds from FY2013-14. These funds are illustrated in **Appendix 2**, Budget and Revenue Charts (Housing Fund Projected Revenues and CDBG Administrative Spending Cap Calculation).

As recently as FY 2010-11 the CDBG funds had been leveraged with Redevelopment Housing Set-Aside funds (20 percent) (RDA Housing Trust) from two active redevelopment project areas—Greater Downtown and the Custom House areas, and a project area that ended in 2009 (Cannery Row Project Area). However, effective February 1, 2012, redevelopment agencies were dissolved statewide. Dissolution of the City's Redevelopment Agency (RDA) eliminated a substantial revenue source to fund the City's housing activities. The only former RDA funding that is now available to fund the City's housing activities consist of funds transferred as an obligation to complete the Monterey Hotel and funds generated as annual program income generated from former RDA housing assets that have been successfully transferred to the City. With the exception of \$1,745,675 that is solely obligated to complete the Monterey Hotel Apartment project all proceeds from the transferred housing assets must be used to support low-income housing activities.

**ACTIVITIES TO BE UNDERTAKEN**

**Table 1** provides a description of the activities to be undertaken during fiscal year 2014–2015. The one-year objective (output) and the amount of CDBG funding allocated to each activity are identified. All activities are anticipated to be completed during the fiscal year. More detailed descriptions of activities follow the table.

The City funds a number of housing rehabilitation loan and grant programs as well as neighborhood improvement, and public service activities. Within public services, the City gave high priority to activities serving seniors and youth.

**TABLE 1**  
**PROPOSED CDBG ACTIVITIES AND PROJECTS 2014-15**

Consolidated Plan Goals	Activity Name	Activity Description	Output	Funding
<b>Housing Activities</b>				
HS-2, HS-8, SP-3	Van Buren Senior Housing Site	City will complete RFQ process, select a developer & negotiate DDA	Complete RFQ & DDA fund studies.	\$50,000

Consolidated Plan Goals	Activity Name	Activity Description	Output	Funding
		to construct 19 LMI apartments.		
HS-6, HS-7, SP-3	Major Rehabilitation Loans	Low-income, senior and disabled households; major rehabilitation	1-3 loans	\$90,000
HS-5, HS-7	Purchase /Rehabilitation	Repair deed restricted affordable unit and prepare the unit for resale at price affordable to low-income household	2	\$186,000
HS-4, HS-7, SP-3	Mr. Fix It Grants	Repairs to assist seniors and disabled heads of households remain in their homes	10 grants	\$35,000
HS-4, HS-7, SP-3	Home Safety Grants	Repairs to assist seniors and disabled heads of households remain in their homes	10 grants	\$35,000
HS-4, HS-7, SP-3	Disabled Accessibility Grants	Assist with accessibility in the home	4 grants	\$35,000
Project Delivery		Rehabilitation Program, Low-Income Purchase & Resale & loans		\$78,471
Public Services				
SP-3, CD-4	Alliance on Aging	Senior Tax Assistance and Ombudsman	Seniors served	\$13,000
HA-1, HA-2, HA-5, SP-1	Community Human Services	Counseling, crisis intervention, and family reunification	Homeless youth assisted	\$10,500
SP-1, SP-2, SP-3 CD-4	Food Bank of Monterey County	Food assistance to low-income seniors	Households served monthly ( seniors)	\$13,500
HA-1, HA-2, HA-5, SP-1, SP-4	INTERIM Inc., McHOME	Outreach staff for homeless adults with mental illness	Homeless with psychiatric disabilities	\$14,000
SP-1	Josephine Kerns Memorial Pool	Assistance to disabled	Pool activities and physical rehabilitation for very-low and low-income individuals	\$10,800
SP-1, SP-3 CD-4	Legal Services for Seniors	Free legal assistance and representation for seniors	Seniors assisted	\$9,750
SP-1, SP-2, SP-3 CD-4	Meals on Wheels	Home delivery of meals for frail elderly and disabled persons	Homebound (majority seniors)served 5	\$9,000

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Consolidated Plan Goals	Activity Name	Activity Description	Output	Funding
			days/week 2.5 meals/day	
HS-1, HA-1, HA-2, HA-3, HA-4, HA-5	The Salvation Army Monterey Peninsula Corps	Provide emergency rental assistance to prevent eviction/homelessness	Low-income households	\$24,500
HA-1, HA-2, HA-3, HA-4, HA-5, SP-4	Shelter Outreach Plus	MOST Services – Outreach and supportive services for homeless individual	Assistance to homeless individuals	\$10,500
SP-1	YWCA	Domestic Shelter for Women and children	Emergency shelter & supportive services to women suffering domestic abuse	\$10,500
<b>Casanova Oak Knoll Neighborhood Improvement District</b>				
CD-1, CD-2 HS-4, HS-7, SP-3	Neighborhood Activity	Outreach to neighborhood for housing rehabilitation grants and services	Assist low-income and elderly remain in their homes	\$2,500
CD-1, CD-2	Code Enforcement	Code enforcement in low-income block groups and focus on CONA NID	Code investigations and resolved	\$60,554
<b>Accessible Sidewalks Low-Income Areas</b>				
CD-1, CD-3, CD-5	Neighborhood Activity to improve access for elderly and disabled	Construct four curb ramps in 200 and 300 blocks of Van Buren Street	Assist frail elderly, elderly & disabled in predominantly low-income area	\$49,500
<b>Rebuild Housing Reserve (Purchase &amp; Resale)</b>				
HS-3, HS-5	Housing Projects – Reserve to fund opportunity purchases	Reserve to fund opportunity purchases	Assist 1 <sup>st</sup> time homebuyers	\$277,747
<b>Planning and Administration</b>				
AP-1, AP-2	Planning and Administration	Provide general administration of the CDBG program, including all planning and reporting activities	1 year of program administration	\$137,564
<b>Total 2014-15 CDBG Budget</b>				<b>\$1,127,386</b>

## **2. HOUSING ACTIVITIES**

### **Van Buren Senior Housing Site**

The architectural conceptual plan and public review for conformance with City land use regulations was completed. The approved conceptual plan establishes density, bulk and mass, building footprint, unit mix, on-site circulation and architectural style. A Request for Qualifications (RFQ) was released in May and the review process is tentatively scheduled to be completed in August. The approved conceptual plan (Project) is the basis for the RFQ proposals. The intent is to select a qualified Community Housing Development Organization to finance and develop the project through a negotiated Development and Disposition Agreement (DDA).

**2014–2015 Output:** Evaluate responses to RFQ, select developer and negotiate a disposition and development agreement

**Outcome Categories:** Plans and agreements to implement development of new affordable housing for seniors.

**Goals Addressed:** HS-2, HS-8, and SP-3

**Funding:** The land was purchased with CDBG and HOME funds during the early 2000s (\$943,000 CDBG and \$108,000 HOME).  
FY 2014-15 funding is \$50,000 for technical studies targeted specifically to this LMI senior housing project. These studies include Preliminary Title Report, Phase 1 Environmental Assessment, survey and mapping to consolidate the property into one parcel, and legal assistance to prepare the DDA.

### **Major Rehabilitation Loans**

Major rehabilitation project for low-income senior or disabled individual to ensure property is brought up to Housing Quality Standards or local building code.

**2014–2015 Output:** 1-3 loans will be awarded.

**Outcome Categories:** Accessibility for the purpose of providing decent affordable housing

**Goals Addressed:** HS-6, HS-7, SP-3

**Funding:** Up to \$90,000 in 2014–2015 CDBG funds

### **Purchase/Rehabilitation**

Repair the foundation of a City owned affordable housing unit at 565 English Avenue (Unit #19) and prepare it for resale at price affordable to low-income household.

**2014–2015 Output:** Repair one townhome unit at 565 English Avenue No. 19 with CDBG funds and prepare it for resale. Complete the purchase and minor repair for resale of an affordable Low-income housing unit at 820 Casanova Avenue. The proceeds will be used for opportunity purchase and rehabilitation of other deed restricted low-income homes that are offered for sale to the City of Monterey in accordance to purchase and resale option to purchase agreement. One affordable condominium unit purchased with successor housing agency funds (former RDA) will be sold and another unit will be repaired and marketed for resale. The proceeds will be used for opportunity purchase and rehabilitation of deed restricted low-income and moderate-income homes that are offered for sale to the City of Monterey in accordance to purchase and resale option to purchase agreement.

**Outcome Categories:** Maintain affordability of Decent Housing; Sustainability of Decent Housing; Availability/Accessibility of Suitable Living Environment; Sustainability of Suitable Living Environment

**Goals Addressed:** HS-5, HS-7

**Funding:** Estimated \$190,000 in purchase repair costs in 2014–2015 from CDBG program funds and \$48,000 in repair costs in 2014-15 successor housing agency repair costs. The estimated proceeds from sale of two (2) CDBG funded units are \$240,000, which will be program income. The estimated proceeds from sale of two (2) successor housing agency units are \$270,000, which will be successor housing agency program income.

### Mr. Fix It Grants

Small grants will be awarded to low-income seniors and disabled heads of households for repairs that will be targeted to assist them to remain in their homes.

**2014–2015 Output:** 10 grants will be awarded.

**Outcome Categories:** Affordability of Decent Housing; Sustainability of Decent Housing; Availability/Accessibility of Suitable Living Environment; Sustainability of Suitable Living Environment

**Goals Addressed:** HS-4, HS-7, SP-3

**Funding:** \$35,000 in 2014–2015 CDBG funds



### Home Safety Grants

Small grants will be awarded to low-income seniors and disabled heads of households for repairs that will be targeted to assist them to remain in their homes.

**2014–2015 Output:** 10 grants will be awarded.

**Outcome Categories:** Sustainability of Decent Housing; Availability/Accessibility of Suitable Living Environment; Sustainability of Suitable Living Environment

**Goals Addressed:** HS-4, HS-7, SP-3

**Funding:** \$35,000 in 2014-15 CDBG funds

### Accessibility Grants

Grants for senior or disabled individuals designed to assist with accessibility items necessary in the home to assist the owner to remain in their home.

**2014–2015 Output:** 4 grants will be awarded.

**Outcome Categories:** Sustainability of Decent Housing; Availability/Accessibility of Suitable Living Environment; Sustainability of Suitable Living Environment

**Goals Addressed:** HS-4, HS-7, SP-3

**Funding:** \$35,000 in 2014–2015 CDBG funds

## **3. PUBLIC SERVICES**

### Alliance on Aging

Continue provision of services targeting senior citizens, primarily tax preparation assistance and ombudsman advocacy in ten (10) long-term care (skilled nursing and residential care) facilities.

**2014–2015 Output:** 98 seniors will be served in the tax counseling program and 94 seniors in Ombudsman program.

**Outcome Categories:** Accessibility for the purpose of creating suitable living environments

**Goals Addressed:** SP-3, CD-4

**Funding:** \$13,000 in 2014–2015 CDBG funds.

### Community Human Services

Provides counseling, advocacy, crisis intervention, and family reunification services and manages an emergency housing site located in the City of Monterey. All programs target runaway or homeless youth.

**2014–2015 Output:** Outreach to 210 homeless and runaway youth will be served.

**Outcome Categories:** Accessibility for the purpose of providing decent affordable housing

**Goals Addressed:** HA-1, HA-2, HA-5, SP-1

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**Funding:** \$10,500 in 2014–2015 CDBG funds.

### **Food Bank of Monterey County**

Continue provision and expansion of emergency food assistance program which specifically targets senior citizens, physically ill

**2014–2015 Output:** 270 residents will be served monthly, including seniors.

**Outcome Categories:** Sustainability for the purpose of a suitable living environment

**Goals Addressed:** SP-1, SP-2, SP-3, CD-4

**Funding:** \$13,500 in 2014–2015 CDBG funds

### **INTERIM, Inc.**

Continue provision and expansion of McHOME program, to provide intensive integrated services to move homeless adults with mental illness of the streets and into housing and treatment.

**2014–2015 Output:** 20 homeless with psychiatric disabilities will be served through outreach and 7 served with emergency housing.

**Outcome Categories:** Accessibility for the purpose of providing decent affordable housing

**Goals Addressed:** HA-1, HA-2, HA-5, SP-1, SP-4

**Funding:** \$14,000 in 2014–2015 CDBG funds.

### **Josephine Kernes Memorial Pool**

Continue the provision and expansion of warm water swimming and water exercise program for low-income persons with physical and or/developmental disabilities, especially seniors.

**2014–2015 Output:** 27 persons will be served one to three times per week.

**Outcome Categories:** Suitable Living Environment; Sustainability of Suitable Living Environment

**Goals Addressed:** SP-1

**Funding:** \$10,800 in 2014–2015 CDBG funds

### **Legal Services for Seniors**

Continue the provision and expansion of outreach and education, legal advocacy, information referrals, public benefit advocacy, elder abuse prevention, consumer fraud prevention/protection services. Targeted toward senior citizens and includes services relating to landlord/tenant mediation, homeownership/home repair legal advisement, and title transfers.

**2014–2015 Output:** 130 seniors will be assisted.

**Outcome Categories:** Affordability for the purpose of creating suitable living environments

**Goals Addressed:** SP-1, SP-3, CD-4

**Funding:** \$9,750 in 2014–2015 CDBG funds

### **Meals on Wheels**

Continue provision and expansion of free and/or low-cost home-delivered meals for senior citizens, frail elderly, and disabled persons: 2.5 meals/day for 5 days/week. Also information outreach and referrals for related services such as home repair, legal services, and landlord mediation to enable homebound to remain independent safely.

**2014–2015 Output:** 80 homebound persons (majority seniors) will be served.

**Outcome Categories:** Accessibility for the purpose of creating suitable living environments

**Goals Addressed:** SP-1, SP-2, SP-3, CD-4

**Funding:** \$9,000 in 2014–2015 CDBG funds

### **The Salvation Army Monterey Peninsula Corps**

Provide emergency rental assistance to prevent eviction/homelessness.

**2014–2015 Output:** 16 individuals will be served.

**Outcome Categories:** Emergency rental assistance to keep low-income households in housing.

**Goals Addressed:** HS-1, HA-1, HA-2, HA-3, HA-4, HA-5

**Funding:** \$24,500 in 2014–2015 CDBG funds.

### **Shelter Outreach Plus**

Continued provision and expansion of services provided via I-Help program which provides temporary safe shelter for homeless single males with targeted assistance for employment and housing.

**2014–2015 Output:** 70 homeless males will be assisted each month.

**Outcome Categories:** Accessibility in terms of movement from homelessness without treatment to shelter and transitional living arrangements and/or provision of mental health assessments and medical treatments.

**Goals Addressed:** HA-1, HA-2, HA-3, HA-4, HA-5, SP-4

**Funding:** \$10,500 in 2014–2015 CDBG funds.

### **YWCA – Monterey County**

Domestic violence emergency shelter for head of household women and families. Provide emergency shelter for head of household women and families who are victims of domestic violence and at risk of homelessness.

**2014–2015 Output:** 25 persons will be served.

**Outcome Categories:** Accessibility for the purpose of providing decent emergency affordable housing.

**Goals Addressed:** SP-1

**Funding:** \$10,500 in 2014–2015 CDBG funds

#### **4. NEIGHBORHOOD REVITALIZATION**

##### **Casanova Oak Knoll Neighborhood Improvement District General Neighborhood Revitalization (CONA)**

Utilization of funds under HUD Neighborhood Revitalization Strategy Area (NRSA) Program, in accordance with 43.4 percent area low-income benefit standard to implement projects accessible sidewalk projects to assist the elderly residents to conveniently access neighborhood retail, restaurant and grocery in a collaboration-based neighborhood improvement district strategy.

##### **Code Enforcement**

Code enforcement in low-income block groups, specifically focused on Casanova Oak Knoll Neighborhood Improvement District (CONA), and other identified low-income census block groups.

**2014–2015 Output:** Code Enforcement in low-income block groups and focus on CONA.

**Outcome Categories:** Suitable Living Environment; Sustainability of Suitable Living Environment;

**Goals Addressed:** CD-1, CD-2

**Funding:** \$60,554 in 2014–2015 CDBG funds

##### **Outreach to Increase Rehabilitation Projects**

Coordinate with code enforcement efforts in CONA to provide leads and contact for potential rehabilitation loans and grants. Provide targeted outreach to the CONA area for rehabilitation grant programs.

**2014–2015 Output:** Increase rehabilitation grants in CONA.

**Outcome Categories:** Suitable Living Environment; Sustainability of Suitable Living Environment;

**Goals Addressed:** HS-4, HS-7, SP-3

**Funding:** \$2,500 in 2014–2015 CDBG funds advertizing and program information.

##### **Van Buren Street Accessible Corner Ramp Project**

In stall up to four (4) accessible corner ramps in the 200 and 300 blocks of Van Buren Street.

**2014–2015 Output:** Improved access for disabled and frail elderly in a predominantly low income Census Tract Block Group.

**Outcome Categories:** Suitable Living Environment; Sustainability of Suitable Living Environment;

**Goals Addressed:** CD-3, SP-3

**Funding:** \$49,500 in 2014–2015 CDBG funds the corner ramp construction.

## **5. PLANNING AND ADMINISTRATION**

### **Planning and Administration**

The planning and administration funding is intended to provide funding for general staff administration of CDBG programs and activities, including Integrated Disbursement and Information System (IDIS) training, program set-up, reporting, planning, and sub-recipient training and monitoring.

**2014-15 Output:** Administration of the CDBG, HOME Casa de la Estrella apartment project and successor housing agency programs to improve administration, project delivery, monitoring and coordination of the City's low and moderate-income housing programs.

**Goals Addressed:** AP-1, AP-2

**Funding:** \$147,564 in FY 2014-15 CDBG funds, \$17,525 in HOME funds and \$230,046 in successor housing agency funds

## **6. VAN BUREN SITE – PROGRESS UPDATE**

The planning effort to build senior housing affordable to very low- and low-income elderly individuals on these sites (the 600 Block of Van Buren Street) that is compatible with the context of the historic neighborhood is continuing. Historic analysis of the existing vacant buildings on the property has been completed. Concept Project plans to establish appropriate density and scale consistent with zoning ordinance and neighborhood has been completed. The Concept Project was prepared with input and comment from area residents. A RFO was issued in May 2014 soliciting proposals from housing developers to lease the property and finance the housing construction. CDBG funds in the amount of \$50,000 are being programmed for FY 2014-15 to fund technical studies needed to complete the DDA. Selection of the qualified developer is tentatively scheduled to occur in August.

## **7. MONTEREY HOTEL APARTMENT PROJECT – PROGRESS UPDATE**

Work is continuing to complete the ownership analysis and cost estimates for completing the eighteen (18) low and moderate-income apartment units that are a portion of the Monterey Hotel project. Staff has continued to meet with property owner, MHS representatives and non-profit housing developers to determine the most effective process to complete the affordable housing units and enter into a long term lease. Intent in FY 2014-15 is to process an RFQ to identify developer and negotiate a DDA for completion and long term lease. \$1,745,675 is obligated by the City as Successor Housing Agency to fund completion of the affordable units.

## **8. GEOGRAPHIC DISTRIBUTION**

Geographic distribution of activities is widely varied, but most take place in or near a low and moderate-income area. The location of an activity largely depends on the type of activity and many of the City's 2014-15 activities, such as the rehabilitation programs and Meals on Wheels, are able to take place across the entire City. The City's Neighborhood revitalization activities and code enforcement activities funded by CDBG will take place primarily in the City's Casanova Oak Knoll Neighborhood Improvement District (**Figure 1**). The Van Buren Street senior housing site and the Monterey Hotel apartment project are located in or adjacent to the downtown. The investment of public and private funds in these areas will provide a comprehensive approach to revitalization.

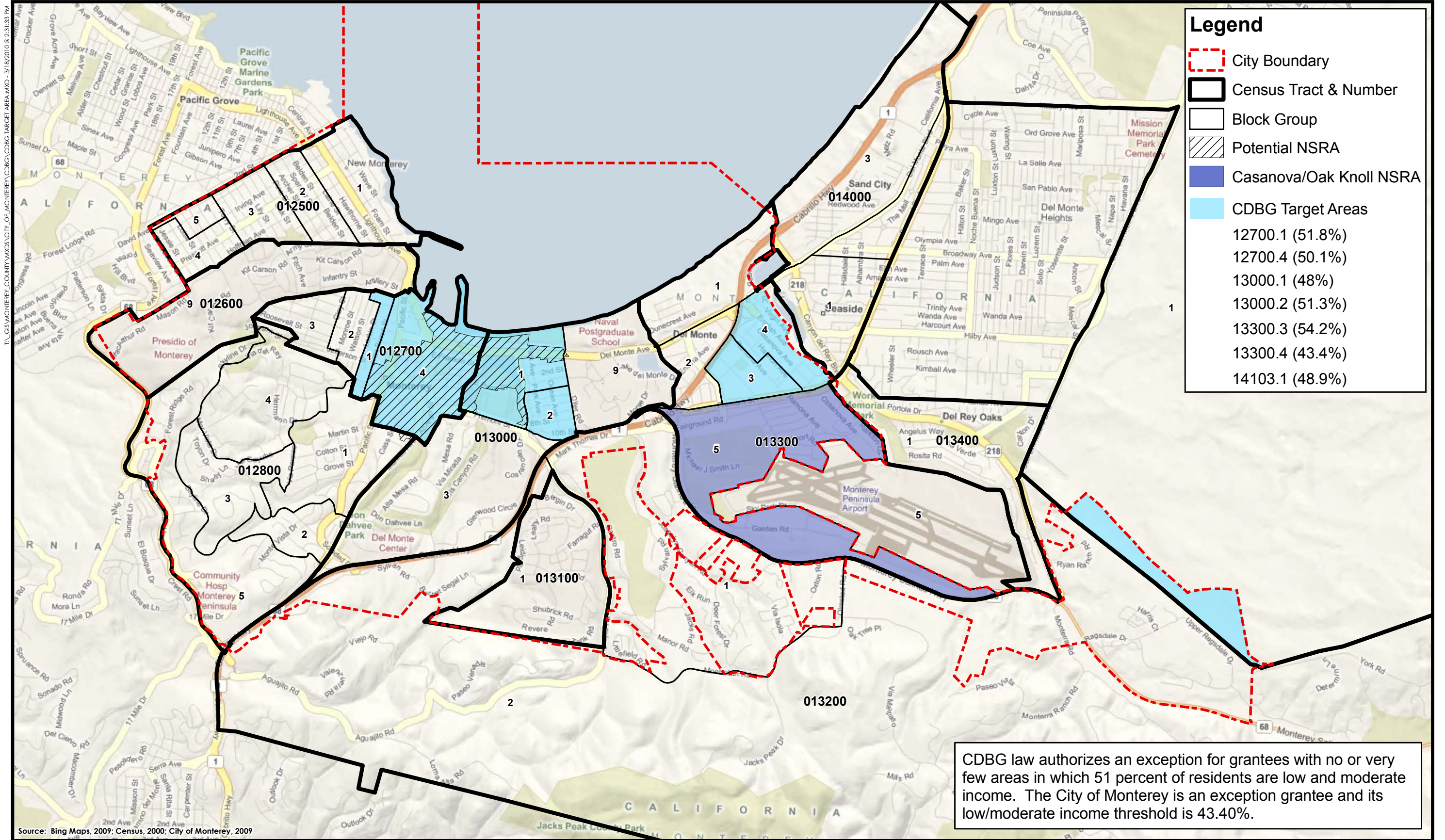
## **9. MINORITY DISTRIBUTION**

The City of Monterey strives to make all of its programs and activities available to eligible low- and moderate-income residents regardless of sex, race, religious background, or disability. As a result, many programs, including emergency repair, senior services, and youth services, will be available to residents citywide. The majority of projects funded through CDBG are available on a citywide basis. Projects that do have a specific, pre-determined geographic location are often located in or near areas of minority concentration, as seen in **Figure 2**.

FIGURE 1

CDBG TARGET AREA AND CASANOVA OAK KNOLL NEIGHBORHOOD





**Figure 1**  
CDBG Target Areas  
**PMC**



**FIGURE 2**

**MINORITY CONCENTRATION MAP**





**Figure 2**  
Minority Concentration Map  
PMC



## **10. HOMELESS AND OTHER SPECIAL NEEDS GROUPS**

The City traditionally provides funding to several nonprofit agencies to augment the Continuum of Care (COC) funded programs to implement the County of Monterey's Five-Year Homeless Reduction Plan. Additionally, a City Council Member represents the City of Monterey on the Leadership Council for the *Lead Me Home, 10-Year Plan to End Homelessness in Monterey and San Benito Counties*. The *Lead Me Home* promotes broad involvement of all members of the community in forging the end to homelessness. It has been adopted to meet the requirements of the Federal government Homeless, Emergency Assistance & Rapid Transition to Housing Act and it should enable COC funded programs in the two counties to continue to receive Federal grant money for homeless services. The 2011 Monterey County Homeless Census and Survey revealed the following snapshot picture of homelessness in Monterey County:

- 3,472 experience homelessness annually. This includes 251 families and 271 unaccompanied children and youth. The homeless population in the 2011 reflected a 4% increase from the 2009 Homeless Census and Survey.
- Approximately 61% of those homeless are male and nearly half are between the ages of 31-50.
- 73% are unsheltered, with 30% living outdoors, on the streets, in parks and in encampments.
- 57% of those homeless have one or more disabling conditions, including a physical disability, mental illness, substance abuse disorder or a chronic health condition.
- 44% cited job loss as the primary cause of their homelessness.

Additionally, City staff over the past several months has received a growing number of citizen comments regarding the apparent increase in the visible homeless in the community. There has also been a commensurate increase in citizen requests that the City takes action and identifies a strategy of best practices to respond to the problem of homelessness in the community.

It is within this context of an increasing homeless population that the City proposes to continue funding community service organizations that provide homeless services, collaboration with COC organizations, faith based organizations and other informal organizations to identify and implement best practices and allocate a portion of purchase and resale housing funds to assist and improve homeless services in the community.

In respect to maintaining the City's traditional funding to homeless services providers the 2014-15 Action Plan will continue to provide funds to Shelter Outreach Plus Mobile Outreach Services

Team (MOST), INTERIM, Inc. McHOME Program, Community Human Services youth outreach and the Salvation Army's rental assistance program. Over the past 3 years the City has provided over \$210,500 in federal and local funds to non-profit organizations that provide direct services to the homeless or those at threat of homelessness. Over these three years the funds have assisted community organizations to provide help to over 2050 individuals and/or households. All of the assisted individuals have been low or below low income. The funds proposed for community services in 2014-15 will continue this practice of supporting community organizations that have demonstrated an ability to provide direct services to prevent or mitigate the impacts of homelessness.

The Shelter Outreach Plus, MOST program provides outreach to street homeless population. The program provides basic needs and information that can assist homeless individuals improve their health and possible access to additional services that might lead to transitional housing and/or permanent supportive housing.

INTERIM, Inc. McHOME Program provides ongoing outreach in the City which leverages state funds to provide outreach and build trust with the hard-to-serve mentally ill, dually-diagnosed street homeless. This program has assisted a number of severely mentally ill homeless individuals that have lived on the streets for five years or more and it also warrants continued funding.

The Community Human Services youth outreach services provides counseling and reunification of homeless runaway youth in Monterey. This is also an effective homeless services provider and it warrants continued funding.

The City funds the homeless intervention programs administered by the Salvation Army of the Monterey Peninsula, INTERIM, Inc., and Shelter Outreach Plus. These housing programs provide emergency rent payments, homeless intervention, and security deposit guarantees to residents who are at-risk of becoming homeless or are homeless. While in the past, the City supported the County funded Rapid Re-housing Program, administered by the Housing Resource Center (HRC), those funds have been exhausted and HRC selected not to apply for a City CDBG grant this year.

The City of Monterey also funds services to special needs households such as the mentally, physically, or developmentally disabled, through CDBG grants to several nonprofits such as Meals on Wheels. In addition, the needs of the frail elderly are served by grants for Emergency Food Assistance provided by the Food Bank for Monterey County, grants to the Ombudsman for

Long Term Care, senior employment, senior Information and senior referral programs offered by the Alliance on Aging and grants for free legal services provided by Legal Services for Seniors.

## **11. ADDRESS OBSTACLES TO MEETING UNDERSERVED NEEDS**

Despite City and County efforts, a number of significant obstacles to meeting underserved needs remain, as follows:

- Lack of funding for social services agencies
- Lack of affordable rental housing
- Contraction of low-wage service and retail sector growth
- Reduction in social services and service providers in Monterey for target income residents
- Need for transportation to existing services and childcare
- Slow recovery from national recession
- State of California Budget and resultant reductions in services at County level
- Loss of redevelopment agency housing funds due to State of California dissolution of redevelopment agencies.

The City plans to use a portion of CDBG funds as allowable under the Social Services Cap, to promote the local provision of services for low- and moderate-income residents in Monterey.

## **12. REMOVING BARRIERS TO AFFORDABLE HOUSING**

The City is committed to removing or reducing barriers to affordable housing whenever possible. A variety of actions are contained in both the Analysis of Impediments to Fair Housing Choice and the Housing Element to address these issues. Such actions include:

- Encourage the Housing Authority to expand their marketing efforts to encourage property owners in Monterey to accept Housing Choice Vouchers (Section 8 and to make information available at City sites in addition to their central offices in Salinas.
- Encourage the Housing Authority to facilitate the use of Housing Choice Vouchers (Section 8) and public housing programs for populations at risk of homelessness in the City of Monterey.
- Collaborate with the Housing Authority to assist Family Self Sufficiency participants to achieve economic independence through ownership opportunities in the City's Purchase and Resale Program.
- Strategically purchase deed restricted affordable units through the Purchase and Resale Option to Purchase program that provide the greatest opportunity to quickly complete resale to qualified low and moderate-income households. Continue to monitor the status

of existing deed restricted affordable units throughout the City to ensure deed restriction requirements continue to be met.

- Encourage the Housing Authority to market to landlords of units with three or more bedrooms to accept Housing Choice Vouchers (Section 8) by obtaining HUD approval of exception rents.
- Encourage developers building ownership units under the inclusionary program to dedicate three- and four-bedroom units in a proportional manner to the total units produced.
- Implement the 2009–2014 Housing Element program f.1.7 to amend the Zoning Ordinance to allow emergency shelters as a permitted use in a newly created overlay zone in the City's C-1, C-2, and/or C-3 zoning districts, which are close to transit corridors and services.
- Coordinate and collaborate with the local Continuum of Care organizations, faith based organizations and informal community organization to identify and implement best practice programs to provide services to homeless persons.
- Investigate through collaborate with local Continuum of Care organizations, faith based organizations, other cities and informal community organizations the location and funding for additional homeless services facilities, such as a day center, resource center, emergency shelter for single men and/or single women; and/or other overnight shelter alternatives.
- Investigate and define with collaboration of local Continuum of Care organizations, faith based organizations, other cities and informal community organizations a transitional housing program for single women 55+ years of age.
- Continue to maintain City Council representation on Continuum of Care Leadership Council for the implementation of Lead Me Home 10-Year Plan to End Homelessness in Monterey and San Benito Counties. Continue to authorize Housing and Property Management staff to attend Leadership Council meetings and provide technical assistance as needed.
- Continue work to analyze and eliminate funding barriers that impede completion of the Van Buren Street senior rental project; and ownership challenges that prevent immediate completion of the Monterey Hotel affordable rental project at 410 Alvarado Street.

### **13. DEVELOP INSTITUTIONAL STRUCTURE**

The Housing and Property Management office of the Plans and Public Works department is responsible for administering the Consolidated Plan for the City of Monterey. Programs are

based on priorities and funding allocations approved by the City Council after requisite public hearings. The Housing and Property Management division staff leads and administers various aspects of housing, community services, and efforts to sustain housing programs for the City of Monterey. The financial resources necessary to maintain the Housing and Property Management office administrative staffing at previous levels are no longer available due the loss of redevelopment housing funds. During FY 2014-15, the Housing and Property Management office will need to reorganize to reflect the reduction in funding. This reorganization will implement findings from the Econometrica, Inc., 2014 HUD technical assistance assessment of the City's CDBG programs and policies.

Additionally, after a thorough review of the CDBG program the City has identified challenges with timely expenditure of CDBG funds on activities that will meet National Objectives. City staff is currently working with Econometrica, Inc. to develop a plan to insure that all available CDBG funds are expended in a timely manner consistent with all CDBG regulations. This plan will be completed and submitted to HUD for review and approval within the first quarter of FY 2014-15.

#### **14. ENHANCE COORDINATION**

The City contracts with nonprofit agencies for on-going support services and housing programs. Affordable housing development projects are administered by the Housing Authority of the County of Monterey, Community Housing Improvements Systems and Planning Association, INTERIM, Inc., and for-profit developers.

In addition to these entities, the City considers proposals from other for-profit developers and housing non-profit agencies for affordable ownership, transitional and permanent housing projects. In previous years the City provided grant and loan funds to facilitate project completion, and rehabilitation of non-profit housing facilities owned by Community Human Services, INTERIM, Inc., and Monterey County Housing Inc., Affordable Acquisitions (MCHI, AA). The City considers opportunities to support potential projects and requests for funding on a case by case basis. The City of Monterey intends to continue cooperative relationships with other public agencies and non-profit organizations including the Housing Authority of the County of Monterey (HACM), Community Housing Improvement Systems and Planning Association (CHISPA), Alliance on Aging, Housing Resource Center (HRC) and Interim Incorporated to develop additional affordable housing opportunities and provide community services for low and moderate-income households and other special needs populations identified as priorities in the Consolidated Plan.

The City of Monterey will continue to coordinate with these agencies to ensure that available resources are fully utilized and leveraged to the maximum extent possible. Applicants for funds administered by the City will also be encouraged to combine Federal, State and private resources with grants or loan funds from the City. The proposed Neighborhood Revitalization Program will also be linked with internal City and external programs providing housing development and rehabilitation services, economic development and commercial revitalization, and crime prevention.

## **15. PUBLIC HOUSING STRATEGY**

### **HOUSING AUTHORITY'S PROPOSAL FOR EXPANDING HOUSING CHOICES**

HACM's Five-Year Plan and Annual Plan propose strategies and programs to expand housing choices for low and very low-income households. The plan outlines numerous programs such as Family Self-Sufficiency (FSS) model and a Section 8 Homeownership Plan to increase housing choices for low-income households.

The Annual Plan for the HACM identified four strategic goals, which are in accordance with the goals stated in the City's Consolidated Plan as follows:

- Increase the availability of decent, safe and affordable housing.
- Improve community quality of life and economic vitality.
- Promote self-sufficiency and asset development of families and individuals.
- Ensure equal opportunity in housing for all Americans.

During the next year, the City will continue to work with HACM to increase the use of the Section 8 Program administered by HACM in the private real estate market. Currently the waiting list has been closed for over five years, and the only availability of Section 8 is through the project based program. There are no project based section 8 sites in the City of Monterey. HACM manages and implements 3,879 Housing Choice Vouchers within communities in Monterey County. Of those 3,879 vouchers, 204 are for residents of the City of Monterey. Many of the vouchers are used at Casanova Plaza, an 86 unit senior and disabled housing site owned by MCHI, AA, an affiliate non-profit of the HACM. There are 7,311 families on the countywide Housing Choice Voucher waiting list.

## **16. ANTI-POVERTY STRATEGY**

The City's anti-poverty strategy is based on support of historic preservation, attracting a range of businesses to support workforce development, to provide jobs for low-income residents. In addition, the City provides support for projects and services to several agencies offering a variety of supportive services to low-income residents.



The community offers a number of mentoring, cultural, and youth services so that youth can gain positive attitudes toward success. The recession has caused extreme reductions in County programs and school based programs. The City of Monterey remains committed to preserving resources for elderly, youth and single parents. While some programs have been reduced, the City has managed to retain a range of services to support the citizens.

The provision of social services for the elderly, families, and youth will expand opportunities for growth and encouragement. Supportive and legal services for seniors will ensure that they are not victims of fraud or abuse and will assist them to live independently in their homes.

Preservation of the City's affordable homeownership program through selective purchase and resale and efforts to complete the Monterey Hotel apartments and the Van Buren Street Senior rental project for very low, low and moderate income households will be the focus of the City's housing program in FY 2014-15. The provision of opportunities for homeownership and/or affordable housing for lower-income families creates family wealth and responsible citizenship and builds a better community overall. To maintain this program the City will need to rebuild the housing trust by targeting a portion of program income funds for placement in the housing trust. Funds in the housing trust will be used for opportunity purchases of deed restricted units as owner notifies the City of their intent to sell. The funds will be used selectively, consistent with affordable housing agreements, to exercise the City's purchase option. In this manner existing affordable units can be preserved for future resale.

Approximately 7.8 percent of Monterey residents live at the Federal Poverty level. With the downturn of the economy this may have increased. The households which are at the poverty level and that may be on welfare have been typically located in public housing, assisted housing, or special needs group housing. This demographic may have changed due to the economic recession.

The City provides support for childcare programs to assist families to remain employed. The City supports, through favorable lease terms a large (capacity of 140 children) state-of-the-art childcare center at the Presidio of Monterey. The City leases the facility from the U.S. Army and subleases the facility to a provider.

The City of Monterey provides significant funding for services that target the most economically vulnerable of the community. Funding is targeted to prevent homelessness, increase self-sufficient family functioning, and provide community connectiveness. The City has a strong economic development focus that is represented in the development of a Waterfront Master Plan and Specific Plans for the Downtown and North Fremont Street mixed-use neighborhoods. The City continually works to promote employment opportunities for all aspects of the community. The City General Plan contains a Social Element designed to direct services to those most in need.

Additionally, there are a number of educational programs available to residents to allow them to grow economically. Monterey Peninsula College provides extensive opportunities for extended education for youth and mature adults. The Monterey Adult School of the Monterey Peninsula Unified School District offers basic education and career track courses. The City is fortunate to be a jobs-rich community, which is advantageous for those seeking employment after completing training.

The City will pursue grant funding to provide resources to develop housing affordable to lower-income households. The intent is to gain a mix of unit sizes that could be subsidized to assist families with children. Rental subsidies, when available through the State HOME Program or the Housing Authority Section 8 programs, will be utilized to assist lower-income households so that family resources can be targeted to self-sufficiency. Self-sufficiency and a strengths-based model of family functioning will be encouraged in service delivery of programs to lower-income households.

## **17. LEAD-BASED PAINT REDUCTION STRATEGY**

Eighty-one percent (81%) of the City's housing stock was built before 1980 (11,043 of 13,586) homes. In housing constructed prior to January 1, 1978, there is the possibility that lead paint was used. The City is conscious of the potential threat to human health this could present.

### **LEAD-BASED PAINT (LBP) PAINT PROCEDURES**

The City of Monterey has developed a comprehensive Lead-Based Paint Plan for the existing Housing Rehabilitation Program and Historic Preservation Program. A synopsis of the LBP Program follows:

- 1) Housing staff determines the necessity of implementing the LBP Program based on the type and extent of repairs or rehabilitation required by the owner according to HUD LBP regulations.
- 2) If staff's inspection and evaluation of the repair or rehabilitation reveals LBP issues, the property owner and contractor are provided copies of the EPA brochure "Protect Your Family from Lead in Your Home" for their review and reference. In addition, the appropriate level of remediation of LBP clearance is defined based on needs and level of lead-based paint and location.
- 3) The cost of inspections and certifications required to document LBP issues will be a grant to the owner. All construction costs including LBP remediation will be in the form of a deferred loan to the owner.
- 4) A comprehensive visual assessment is made at the time the scope of work is compiled. A certified LBP contractor is utilized to conduct necessary testing, certifications, specifications for lead paint removal, and safe work practices. City staff identifies any interim controls and establishes intents during the work write-up phase of the project.

City staff will refer to the "Risk Assessment vs. Inspection: Decision-making Logic and the Lead-Based Paint Housing Rehabilitation Matrix" located in the City's Lead-Based Paint Program Guidelines to implement specific procedures relating to lead-based paint in the Housing Rehabilitation and Historic Preservation programs.

## **LEAD HAZARD REDUCTION**

The City of Monterey will comply with the Residential Lead-Based Paint Hazard Reduction Act of 1992 as implemented in 24 CFR 35 Subpart B. Compliance includes the following strategies.

### **Housing Rehabilitation**

All housing rehabilitation activities funded under this Plan will assess lead hazard risk before proceeding. This requirement applies to any work on structures constructed prior to January 1, 1978. The work will comply with the appropriate level of protection indicated in 24 CFR 35.100.

All work on homes constructed prior to January 1, 1978, will have a lead hazard risk assessment conducted as described at 24 CFR 35.110.

At the completion of any prescribed lead hazard reduction activities, a clearance examination is required as described at 24 CFR 35.110.

### Information and Education

Households that participate in housing activities under this Plan, including home purchase, rental assistance, or rehabilitation, will be given educational material regarding the hazards of lead-based paint, signs of lead poisoning, and strategies to reduce exposure. Materials will include the use of HUD/EPA publications such as “Protect Your Family from Lead in Your Home.” Information will be provided in English and Spanish. Publications and referral information will be placed on the City’s website for education of the public.

### Blood Testing

In conjunction with housing programs, households with children will be referred to the County Health Department’s Childhood Lead Poisoning Program if the housing was constructed prior to January 1, 1978, for information and resources for testing for elevated blood lead levels.

## **18. FAIR HOUSING STRATEGY**

The City completed the “Analysis of Impediments to Fair Housing.” In past years, the City of Monterey has contracted with the Conflict Resolution and Mediation Center of Monterey County (CRMC) to promote fair housing and educate the public and apartment owners on fair housing laws. In early 2013, CRMC disbanded and City is reviewing alternative opportunities to contract for fair housing dispute resolution. As an interim step the City will refer senior fair housing concerns to Legal Services for Seniors and others to the Mandell Gisnet Center for Conflict Management, which is a program of the Monterey College of Law. The Housing and Property Management office continues to monitor compliance with the Voluntary Rental Guidelines Program and refers disputes to the Legal Services for Seniors or the Mandell Gisnet Center.

The City has marketed the homeownership opportunities offered to low-income households in various media sources. The allocations of HOME Down Payment Assistance Program were advertised in Spanish and English in the area newspaper. The City’s website is utilized extensively for outreach for a variety of housing programs, and advisement on Fair Housing and Lead Paint Poisoning. The City also coordinates with adjacent communities to refer residents to a variety of ownership program assistance. In respect to rental housing, the City anticipates the broadening of fair housing opportunities to low and moderate-income households through the addition of several mixed-use projects in the downtown and North Fremont Street areas over the next two years. These projects have been encouraged by the City recent adoption of the Downtown Specific Plan and the North Fremont Street Specific Plan because these plans encourage new residential development in mixed-use buildings. As a result of new construction there will be an

increase in available residential supply will improve housing opportunities for all households in the community. **Appendix 6** contains the Consolidated Plan's chart of Findings of Impediments to Fair Housing.

## **19. MONITORING PLAN**

The City of Monterey has developed a monitoring system to ensure that the activities carried out in furtherance of the Consolidated Plan are done in a timely manner in accordance with the federal monitoring requirements of 24 CFR 570.501(V) and 24 CFR 85.40 and all other applicable laws, regulations, policies, and sound management and accounting practices. The objectives of monitoring are:

- To assure that sub-recipients are carrying out their program/project as described.
- To assure that sub-recipients are implementing the program/project in a timely manner.
- To assure that sub-recipients are correctly assessing costs to the program/project which are eligible under CDBG regulations and their individual City contracts.
- To assure that sub-recipients are conforming to other applicable laws, regulations, and terms of the agreement.
- To assure that the program/project is operating in a manner that minimizes the opportunity for fraud, waste, and mismanagement.
- To assure that sub-recipients have the capacity to carry out the approved project/program.
- To assure that sub-recipients are carrying out their program/project as described.

The City will track and report on its progress toward meeting its housing and community development goals. In addition to the annual report on implementation of the Housing Element, pertinent information is incorporated into the Consolidated Annual Performance and Evaluation Report (CAPER).

## **20. CITIZEN PARTICIPATION PROCESS**

The City of Monterey conducted (4) four primary public meetings and/or public hearings to solicit service provider, citizen, and stakeholder input on the community's priorities for the development of the 2014-15 Action Plan. The first meeting was a public meeting to solicit stakeholder and community input. That meeting was attended by representatives from Community Human Services, Shelter Outreach Plus, INTERIM, Inc., Alliance on Aging, Meals on Wheels, Rebuilding Together, Salvation Army, Food Bank of Monterey County, and Legal Services for Seniors. The second meeting was a Planning Commission public hearing for advisory

recommendation to the City Council on the Action Plan. The third meeting was the City Council adoption hearing (**Appendix 4** includes the Public Notices).

To ensure maximum participation, copies of the draft Annual Action Plan have been made available for public review to local organizations and individuals representing neighborhood associations, special needs groups and low-income constituencies. All entities were sent meeting notifications to solicit oral or written comments.

Additionally, there is a fourth public hearing scheduled each year at which the Planning Commission approves the CAPER. Public comments are encouraged at that hearing for additional comments and suggestions on housing and services needs in the community.

**Appendix 5** includes the Action Plan Certification and the SR 424 applications for HUD.

**APPENDIX 1**

**SUMMARY OF PRIORITIES & IMPLEMENTATION**

**PROGRAMS FOR ALL HOUSING-RELATED FUNDS**

**(FEDERAL & NON-FEDERAL)**

**Appendix A**  
**Summary of Priorities & Implementation Programs**  
**All Housing Related Funds (Federal and Non-Federal)**

<b>Priority #1</b> <b>First-Time Homebuyers-Low-Income and Moderate Income Households</b>	<b>Priority #2</b> <b>Vary-Low and Low-Income Homeowner Households</b>	<b>Priority #3</b> <b>Homeless Persons and Persons at Risk of Homelessness</b>
<ul style="list-style-type: none"> <li>• Continue to advocate and plan for new homeownership programs and projects</li> <li>• Continue with and fund the Down Payment Assistance Program</li> <li>• Continue the Inclusionary Housing Program (Ownership Unit Component) toward the Purchase and Resale Program</li> <li>• Develop ownership opportunities on City land</li> <li>• Utilize Housing Reserve Fund- (housing set-aside funds) for pre-development costs</li> <li>• Participate and collaborate with local lenders for ownership financing programs and classes</li> <li>• First Time Homebuyer Counseling Programs</li> <li>• Target CONA Neighborhood</li> <li>• Apply for grants as possible</li> </ul>	<ul style="list-style-type: none"> <li>• Consider other models for downpayment assistance programs targeted to lower income households</li> <li>• CDBG Major Rehab Program</li> <li>• CDBG Emergency Loan Program</li> <li>• CDBG Mr. Fix-It Program &amp; Home Safety Programs</li> <li>• Provide ownership counseling and credit repair classes and programs</li> <li>• Lease to Own Model with Escrow Savings account for ownership readiness</li> <li>• First Time Homebuyers Counseling Programs</li> <li>• Non-Profit Agencies collaboration for weatherization and rehabilitation</li> <li>• Leverage and link to other weatherization programs</li> <li>• Target CONA Neighborhood</li> <li>• Apply for grants as possible</li> </ul>	<ul style="list-style-type: none"> <li>• Homeless prevention programs</li> <li>• Continuous Emergency Rent Programs &amp; refer homeless to or at-risk citizens to the Rapid Re-Housing program.</li> <li>• Provide funds to reduce chronic homeless for model programs</li> <li>• Support the Continuum of Care Plans</li> <li>• Collaborate with Housing Authority and non-profit housing developers to reduce displacement of seniors and near elderly</li> <li>• Collaborate for an emergency shelter for single men/women on the Monterey Peninsula</li> <li>• Define a One Stop Center for near-elderly (55+) and seniors to assist with referral to resources</li> <li>• Seek a suitable location for a transitional housing program for single near elderly (55+) and elderly women</li> <li>• Collaborate with Local Homeless Assistance Committee and homeless services providers</li> <li>• Apply for grants as possible</li> </ul>
<b>Priority #4</b> <b>Vary-Low and Low-Income Non-Homeless Special Needs Households</b>	<b>Priority #5</b> <b>Vary-Low and Low-Income Renter Households</b>	<b>Non-Housing Community Goals &amp; Service Delivery Priorities</b> <b>Services/Programs to be delivered in the following order when ever possible:</b>
<ul style="list-style-type: none"> <li>• All Programs in Priority 2 and 5</li> <li>• Continue to assure the viability and affordability of existing rental programs</li> <li>• Assist with special housing needs through funding of Community Services Programs</li> <li>• Utilize Housing Reserve Fund to negotiate with non-profits for additional affordability of units</li> <li>• Support grant applications by non-profit agencies to leverage Housing and CDBG funds</li> <li>• Continue to apply for grants as funding becomes available</li> </ul>	<ul style="list-style-type: none"> <li>• Continue to monitor the Voluntary Rental Guidelines</li> <li>• Monitor existing affordable rental housing agreements</li> <li>• Continue to monitor and maintain HOME-Funded Estrada Rental Apartments</li> <li>• Continue to apply and utilize HOME Tenant Based Rental Assistance Programs targeted to City priorities</li> <li>• Security Deposit Guarantee Programs</li> <li>• Homeless prevention through the Emergency Rent Program and Rapid Re-housing funds</li> <li>• Inclusionary Housing Program - Negotiate for units affordable to vary-low and low-income households</li> <li>• Continue with Community Services Agency grants to support low and very-low-income renters</li> <li>• Apply for new grants as available</li> </ul>	<b>Supportive Services:</b> <ol style="list-style-type: none"> <li>1. Services for frail-elderly and elderly to remain in their own homes</li> <li>2. Single-Parents/Youth-assistance and support for single heads of households, and youth to provide positive examples, and build resilient families.</li> <li>3. Handicapped-Services to assist disabled individuals to remain self-sufficient</li> <li>4. Homeless Prevention and Rental Assistance</li> <li>5. Services to assist the "new homeless"</li> <li>6. Other Special Needs Groups- Chronic Homeless services</li> </ol> <b>Non-Housing Community Development Goals</b> <ol style="list-style-type: none"> <li>1. Plans and studies for housing programs, preservation programs, neighborhood plans, studies and guidelines.</li> <li>2. Historic Preservation of City owned non-governmental buildings and commercial structures</li> <li>3. Neighborhood preservation activities in low income designated block groups</li> <li>4. Develop a facade loan program for CONA area businesses.</li> </ol>



## **APPENDIX 2**

### **BUDGET AND REVENUE CHARTS**

Draft Fiscal Year 2014-2015 (Program Year 2014)  
HOUSING FUND PROJECTED REVENUES - 05/29/2014

FUND	NAME	FY13/14 CARRY OVER	FY 14/15 CDBG Grant	RENTAL INCOME	INTEREST INCOME	INTEREST LOANS	PRINCIPAL PAYMENTS	SALE OF PROPERTY	LUMP SUM- REHAB. ACCT.	FY 14/15 TOTAL REVENUE PROJECTIONS
270	CDBG	\$ 282,696	\$ 183,890	\$ 306,000	\$ 4,800	\$ 40,000	\$ 70,000	\$ 240,000	\$ -	\$ 1,127,386
268	Successor Housing Agency*	\$ 1,745,675.00		\$ 60,000	\$ 3,000	\$ 68,000	\$ 108,000	\$ 270,000		\$ 2,254,675
274	HOME Estrella	\$ 159,720		\$ 26,584	\$ 333					\$ 186,637
275	HOME Down Payment Assistance	\$ 31,329			\$ 300		\$ -			\$ 31,629
Subtotals:		\$ 2,219,420	\$ 183,890	\$ 392,584	\$ 8,433	\$ 108,000	\$ 178,000	\$ 510,000	\$ -	\$ 3,600,327
										\$ 3,600,327

\* Includes Monterey Hotel Successor Agency Obligation, OHH Unit #230 DPA payback & Excess Proceeds and Program Income

**CDBG ADMINISTRATIVE SPENDING CAP CALCULATION**  
**Action Plan 2014-2015 (Program Year 2014) - 5/29/2014**

<b>Projected FISCAL YEAR 2014/2015 PLANNING AND ADMIN. SPENDING CAP</b>		
Projected FY2014/15 Entitlement	\$	183,890
Projected FY 2014/2015 Program Income	\$	660,800
Total of values	\$	844,690
Total of values in line 1 and 2 x .20	\$	168,938

<b>Projected FISCAL YEAR 2014/2015 COMMUNITY SERVICES SPENDING CAP</b>		
Projected 2014/2015 Entitlement	\$	183,890.00
Projected 2013/2014 Program Income	\$	671,051.00
Total of values		854,941
Total of values x.15	\$	128,241.15

**EXHIBIT A**

**2014/15 FUND SOURCE BUDGET - 5/29/2014**

<b>HOUSING AND COMMUNITY DEVELOPMENT PROGRAMS AND PROJECTS</b>	<b>CDBG FUNDS</b>	<b>HOME FUNDS</b>	<b>SUCCESSOR HOUSING</b>	<b>TOTAL FUNDS</b>
<b>A. ADMINISTRATION AND PLANNING</b>				
Salaries/Benefits	\$ 110,055	\$ 17,525	\$ 189,271	\$ 316,851
General Administration	\$ 37,509	\$ -	\$ 40,775	\$ 78,284
<b>SUBTOTAL</b>	<b>\$ 147,564</b>	<b>\$ 17,525</b>	<b>\$ 230,046</b>	<b>\$ 395,135</b>
<b>B. COMMUNITY SERVICES GRANTS</b>				
Alliance on Aging	\$ 13,000			\$ 13,000
Community Human Services	\$ 10,500	\$ -		\$ 10,500
Food Bank of Monterey County	\$ 13,500	\$ -		\$ 13,500
Interim Incorporated	\$ 14,000	\$ -	\$ -	\$ 14,000
Josephine Kerns Memorial Pool	\$ 10,800	\$ -		\$ 10,800
Legal Services for Seniors	\$ 9,750	\$ -	\$ -	\$ 9,750
Meals on Wheels	\$ 9,000	\$ -	\$ -	\$ 9,000
Salvation Army	\$ 24,500	\$ -		\$ 24,500
Shelter Outreach Plus	\$ 10,500	\$ -		\$ 10,500
YWCA	\$ 10,500			\$ 10,500
<b>SUBTOTAL</b>	<b>\$ 126,050</b>	<b>\$ -</b>		<b>\$ 126,050</b>
<b>C. HOUSING REHABILITATION</b>				
Purchase/Rehabilitation	\$ 190,000	\$ -	\$ 48,000	\$ 238,000
Major Rehabilitation	\$ 90,000	\$ -	\$ -	\$ 90,000
Mr. Fix It Grants	\$ 35,000	\$ -	\$ -	\$ 35,000
Home Safety Grants	\$ 35,000	\$ -	\$ -	\$ 35,000
Disabled Accessibility Grants	\$ 35,000	\$ -	\$ -	\$ 35,000
Project Delivery	\$ 78,471	\$ -	\$ -	\$ 78,471
<b>SUBTOTAL</b>	<b>\$ 463,471</b>	<b>\$ -</b>	<b>\$ 48,000</b>	<b>\$ 511,471</b>
<b>D. CASANOVA OAK KNOLL NEIGHBORHOOD IMPROVEMENT DISTRICT (NID)</b>				
Code Enforcement	\$ 60,554		\$ -	\$ 60,554
Accessible Sidewalk Improvements		\$ -	\$ -	\$ -
Outreach to Increase Rehabilitation Projects	\$ 2,500	\$ -	\$ -	\$ 2,500
<b>SUBTOTAL</b>	<b>\$ 63,054</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 63,054</b>
<b>F. DOWN PAYMENT ASSISTANCE</b>				
Down Payment Assistance Loans		\$ 31,642		\$ 31,642
<b>SUBTOTAL</b>	<b>\$ -</b>	<b>\$ 31,642</b>	<b>\$ -</b>	<b>\$ 31,642</b>
<b>G. HOUSING PROJECTS</b>				
Van Buren Housing - Technical Studies	\$ 50,000	\$ -	\$ -	\$ 50,000
Monterey Hotel Apartments	\$ -	\$ -	\$ 1,745,675	\$ 1,745,675
Rebuild Housing Reserve (Purchase & Resale)	\$ 227,747	\$ -	\$ 230,954	\$ 458,701
Estrella Maintenance & Reserves	\$ -	\$ 169,099	\$ -	\$ -
<b>SUBTOTAL</b>	<b>\$ 277,747</b>	<b>\$ 169,099</b>	<b>\$ 1,976,629</b>	<b>\$ 2,423,475</b>
<b>I. Accessible Sidewalks Low-Income Areas</b>				
Corner Ramp Projects	\$ 49,500	\$ -	\$ -	\$ 49,500
<b>SUBTOTAL</b>	<b>\$ 49,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 49,500</b>
<b>TOTAL</b>	<b>\$ 1,127,386</b>	<b>\$ 218,266</b>	<b>\$ 2,254,675</b>	<b>\$ 3,600,327</b>

## **APPENDIX 3**

### **PROPOSED PROJECTS (TABLE 3C's)**

**Table 3C**  
**Consolidated Plan Listing of Projects**

**JURISDICTION'S NAME:** City of Monterey, CA

**PRIORITY NEED** HS-5, HS-7

**PROJECT TITLE** Purchase/Rehabilitation-Ownership

**ACTIVITY**

Purchase and rehabilitate for ownership or lease to own program

**DESCRIPTION**

Purchase homes that are rehabilitated and converted to ownership or lease to own program

Outcome Category: ☐ Availability/Accessibility ☒ Affordability ☐ Sustainability  
Objective category: ☐ Suitable Living Environment ☒ Decent Housing ☐ Economic Opportunity

**Location/Target Area:** Citywide  
**Street Address:**  
**City, State, Zip:**

<b>Objective Number</b> HS-5, HS-7	<b>Project ID</b>
<b>HUD Matrix Code</b> 14A	<b>CDBG Citation</b> 570.202
<b>Type of Recipient</b> Local Government	<b>CDBG National Objective</b> LMH
<b>Start Date(mm/dd/yyyy)</b> 07/01/14	<b>Completion Date(mm/dd/yyyy)</b> 06/30/2015
<b>Performance Indicator</b> Units acquired/rehabilitated	<b>Annual Units</b>
<b>Local ID</b>	<b>Units Upon Completion</b>

**Funding Sources:**

CDBG	\$ 186,000
ESG	
HOME	
HOPWA	
Total Formula	\$
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**JURISDICTION'S NAME:** City of Monterey, CA

**PRIORITY NEED** HS-4, HS-7, SP-3

**PROJECT TITLE** Mr. Fixit Grants

**ACTIVITY**

Mr. Fixit - to provide small grants for household repairs

**DESCRIPTION**

Small grants awarded to low income seniors and disabled heads of households for repairs for Housing Quality standards to assist them to remain in their homes.

Outcome Category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability  
Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity

**Location/Target Area:** Citywide

**Street Address:**

**City, State, Zip:**

<b>Objective Number</b> HS-4, HS-7, SP-3	<b>Project ID</b>
<b>HUD Matrix Code</b> 14A	<b>CDBG Citation</b> 570.202
<b>Type of Recipient</b> Local Government	<b>CDBG National Objective</b> LMH
<b>Start Date(mm/dd/yyyy)</b> 07/01/14	<b>Completion Date(mm/dd/yyyy)</b> 06/30/2015
<b>Performance Indicator</b> Units repaired	<b>Annual Units</b>
<b>Local ID</b>	<b>Units Upon Completion</b>

**Funding Sources:**

CDBG	\$ 35,000
ESG	
HOME	
HOPWA	
Total Formula	\$
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☒ Persons with Disabilities ☐ Public Housing Needs



**Table 3C**  
**Consolidated Plan Listing of Projects**

**JURISDICTION'S NAME:** City of Monterey, CA

**PRIORITY NEED** HS-4, HS-7, SP-3

**PROJECT TITLE** Home Safety Grants

**ACTIVITY**

Home Safety - to provide small grants for household repairs

**DESCRIPTION**

Small grants awarded to low income seniors and disabled heads of households for home safety repairs to meet Health and Safety and Housing Quality standards to assist them to remain in their homes.

Outcome Category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability  
Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity

**Location/Target Area:** Citywide

**Street Address:**

**City, State, Zip:**

<b>Objective Number</b> HS-4, HS-7, SP-3	<b>Project ID</b>
<b>HUD Matrix Code</b> 14A	<b>CDBG Citation</b> 570.202
<b>Type of Recipient</b> Local Government	<b>CDBG National Objective</b> LMH
<b>Start Date(mm/dd/yyyy)</b> 07/01/14	<b>Completion Date(mm/dd/yyyy)</b> 06/30/2015
<b>Performance Indicator</b> Units assisted	<b>Annual Units</b>
<b>Local ID</b>	<b>Units Upon Completion</b>

**Funding Sources:**

CDBG	\$ 35,000
ESG	
HOME	
HOPWA	
Total Formula	\$
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☒ Persons with Disabilities ☐ Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**JURISDICTION'S NAME:** City of Monterey, CA

**PRIORITY NEED** HS-4, HS-7, SP-3

**PROJECT TITLE** Disabled Accessibility Grants

**ACTIVITY**

Disabled Accessibility Grants - to provide small grants for household repairs

**DESCRIPTION**

Grants rewarded to low income seniors and disabled heads of households for home safety repairs to meet Health and Safety and Housing Quality standards to assist them to remain in their homes.

Outcome Category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability  
Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity

**Location/Target Area:** Citywide  
**Street Address:**  
**City, State, Zip:**

<b>Objective Number</b> HS-6, HS-7, SP-3	<b>Project ID</b>
<b>HUD Matrix Code</b> 14A	<b>CDBG Citation</b> 570.202
<b>Type of Recipient</b> Local Government	<b>CDBG National Objective</b> LMH
<b>Start Date(mm/dd/yyyy)</b> 07/01/14	<b>Completion Date(mm/dd/yyyy)</b> 06/30/2015
<b>Performance Indicator</b> Units rehabilitated	<b>Annual Units</b>
<b>Local ID</b>	<b>Units Upon Completion</b>

**Funding Sources:**

CDBG	\$ 35,000
ESG	
HOME	
HOPWA	
Total Formula	\$
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**JURISDICTION'S NAME:** City of Monterey, CA

**PRIORITY NEED** HS-2, HS-8, SP-3

**PROJECT TITLE** Van Buren Low Income Housing – Construction

**ACTIVITY**

Van Buren – Construction of low income housing

**DESCRIPTION**

City will complete RFQ process, select a developer and negotiate a DDA and fund studies to construct 19 LMI apartments for seniors.

Outcome Category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability  
Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity

**Location/Target Area:** Citywide

**Street Address:**

**City, State, Zip:**

<b>Objective Number</b> HS-2, HS-8, SP-3	<b>Project ID</b>
<b>HUD Matrix Code</b> 12	<b>CDBG Citation</b> 570.201(m)
<b>Type of Recipient</b> Local Government	<b>CDBG National Objective</b> LMH
<b>Start Date(mm/dd/yyyy)</b> 07/01/14	<b>Completion Date(mm/dd/yyyy)</b> 06/30/2016
<b>Performance Indicator</b> Developer selected	<b>Annual Units</b>
<b>Local ID</b>	<b>Units Upon Completion</b>

**Funding Sources:**

CDBG	\$ 50,000
ESG	
HOME	
HOPWA	
Total Formula	\$
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

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**Table 3C**  
**Consolidated Plan Listing of Projects**

**JURISDICTION'S NAME:** City of Monterey, CA

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**PRIORITY NEED** AP-1, AP-2

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**PROJECT TITLE** Project Delivery

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**ACTIVITY**

Project Delivery - Housing

**DESCRIPTION**

Administer housing activities in compliance with the regulations of local polices.

Outcome Category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability  
Objective category: ☐ Suitable Living Environment ☐ Decent Housing ☒ Economic Opportunity

---

**Location/Target Area:** Citywide

**Street Address:**

**City, State, Zip:**

---

<b>Objective Number</b> AP-1, AP-2	<b>Project ID</b>
<b>HUD Matrix Code</b> 14H	<b>CDBG Citation</b> 570.202
<b>Type of Recipient</b> Local Government	<b>CDBG National Objective</b> LMH
<b>Start Date(mm/dd/yyyy)</b> 07/01/14	<b>Completion Date(mm/dd/yyyy)</b> 06/30/2015
<b>Performance Indicator</b> n/a	<b>Annual Units</b>
<b>Local ID</b>	<b>Units Upon Completion</b>

**Funding Sources:**

CDBG	\$ 137,564
ESG	
HOME	
HOPWA	
Total Formula	\$
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$

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The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

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**Table 3C**  
**Consolidated Plan Listing of Projects**

**JURISDICTION'S NAME:** City of Monterey, CA

**PRIORITY NEED** SP-3, CD-4

**PROJECT TITLE** Alliance on Aging

**ACTIVITY**  
Elderly Services

**DESCRIPTION**  
Elderly Services – provide tax assistance and access to Ombudsman Program.

Outcome Category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability  
Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity

**Location/Target Area:** Citywide  
**Street Address:**  
**City, State, Zip:**

<b>Objective Number</b> SP-3, CD-4	<b>Project ID</b>
<b>HUD Matrix Code</b> 05A	<b>CDBG Citation</b> 570.201(E)
<b>Type of Recipient</b> Local Government	<b>CDBG National Objective</b> LMC
<b>Start Date(mm/dd/yyyy)</b> 07/01/14	<b>Completion Date(mm/dd/yyyy)</b> 06/30/2015
<b>Performance Indicator</b> Seniors assisted	<b>Annual Units</b>
<b>Local ID</b>	<b>Units Upon Completion</b>

**Funding Sources:**

CDBG	\$ 13,000
ESG	
HOME	
HOPWA	
Total Formula	\$
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**JURISDICTION'S NAME:** City of Monterey, CA

**PRIORITY NEED** SP-1, HA-1, HA-2, HA-5

**PROJECT TITLE** Community Human Services

**ACTIVITY**  
Youth Services

**DESCRIPTION**  
Provide counseling services, crisis intervention to homeless run-away youth and family reunification.

Outcome Category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability  
Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity

**Location/Target Area:** Citywide

**Street Address:**

**City, State, Zip:**

<b>Objective Number</b> SP-1, HA-1, HA-2, HA-5	<b>Project ID</b>	<b>Funding Sources:</b>	
<b>HUD Matrix Code</b> 05D	<b>CDBG Citation</b> 570.208(a)(2)	CDBG	\$ 10,500
<b>Type of Recipient</b> Local Government	<b>CDBG National Objective</b> LMC	ESG	
<b>Start Date(mm/dd/yyyy)</b> 07/01/14	<b>Completion Date(mm/dd/yyyy)</b> 06/30/2015	HOME	
<b>Performance Indicator</b> Homeless assisted	<b>Annual Units</b>	HOPWA	
<b>Local ID</b>	<b>Units Upon Completion</b>	Total Formula	\$
		Prior Year Funds	
		Assisted Housing	
		PHA	
		Other Funding	
		Total	\$

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs



**Table 3C**  
**Consolidated Plan Listing of Projects**

**JURISDICTION'S NAME:** City of Monterey, CA

**PRIORITY NEED** SP-1, SP-3, SD-2, CD-4

**PROJECT TITLE** Food Bank of Monterey County

**ACTIVITY**

Food Bank - Food distribution

**DESCRIPTION**

Provide and expand existing food distribution program targeting seniors, low-income and disabled elderly.

Outcome Category: ☐ Availability/Accessibility ☐ Affordability ☒ Sustainability  
Objective category: ☐ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity

**Location/Target Area:** Citywide

**Street Address:**

**City, State, Zip:**

<b>Objective Number</b> SP-1, SP-3, SD-2, CD-4	<b>Project ID</b>
<b>HUD Matrix Code</b> 05W	<b>CDBG Citation</b> 570.201(e)
<b>Type of Recipient</b> Local Government	<b>CDBG National Objective</b> LMC
<b>Start Date(mm/dd/yyyy)</b> 07/01/14	<b>Completion Date(mm/dd/yyyy)</b> 06/30/2015
<b>Performance Indicator</b> Persons assisted	<b>Annual Units</b>
<b>Local ID</b>	<b>Units Upon Completion</b>

**Funding Sources:**

CDBG \$ 13,500  
ESG  
HOME  
HOPWA  
Total Formula \$  
Prior Year Funds  
Assisted Housing  
PHA  
Other Funding  
Total \$

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs



**Table 3C**  
**Consolidated Plan Listing of Projects**

**JURISDICTION'S NAME:** City of Monterey, CA

**PRIORITY NEED** HA-1, HA-2, HA-5, SP-1, SP-4

**PROJECT TITLE** INTERIM, INC.

**ACTIVITY**

Emergency and temporary housing for chronically mentally ill adults

**DESCRIPTION**

Provide emergency and temporary housing outreach and case management services for mentally ill single adults thru the MCHome program.

Outcome Category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability  
Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity

**Location/Target Area:** Citywide

**Street Address:**

**City, State, Zip:**

Objective Number	Project ID	Funding Sources:	
HA-1, HA-2, HA-5, SP-1, SP-4		CDBG	\$ 14,000
HUD Matrix Code	CDBG Citation	ESG	
03T	570.201(e)	HOME	
Type of Recipient	CDBG National Objective	HOPWA	
Local Government	LMC	Total Formula	\$
Start Date(mm/dd/yyyy)	Completion Date(mm/dd/yyyy)	Prior Year Funds	
07/01/14	06/30/2015	Assisted Housing	
Performance Indicator	Annual Units	PHA	
Local ID	Units Upon Completion	Other Funding	
		Total	\$

The primary purpose of the project is to help: ☒ the Homeless ☐ Persons with HIV/AIDS ☒ Persons with Disabilities ☐ Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**JURISDICTION'S NAME:** City of Monterey, CA

**PRIORITY NEED** SP-1

**PROJECT TITLE** Josephine Kern's Memorial Pool

**ACTIVITY**

Pool – Warm water pool therapy for disabled

**DESCRIPTION**

Warm water exercise program for low-income persons with physical and/or developmental disabilities.

Outcome Category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability  
Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity

**Location/Target Area:** Citywide

**Street Address:**

**City, State, Zip:**

<b>Objective Number</b> SP-1, HS-4, HS-5	<b>Project ID</b>
<b>HUD Matrix Code</b> 05B	<b>CDBG Citation</b> 570.201(e)
<b>Type of Recipient</b> Local Government	<b>CDBG National Objective</b> LMC
<b>Start Date(mm/dd/yyyy)</b> 07/01/14	<b>Completion Date(mm/dd/yyyy)</b> 06/30/2015
<b>Performance Indicator</b> Individuals assisted	<b>Annual Units</b>
<b>Local ID</b>	<b>Units Upon Completion</b>

**Funding Sources:**

CDBG	\$ 10,800
ESG	
HOME	
HOPWA	
Total Formula	\$
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☒ Persons with Disabilities ☐ Public Housing Needs

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**Table 3C**  
**Consolidated Plan Listing of Projects**

**JURISDICTION'S NAME:** City of Monterey, CA

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**PRIORITY NEED** SP-1, SP-3, CD-4

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**PROJECT TITLE** Legal Services for Seniors

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**ACTIVITY**

Legal services for seniors

**DESCRIPTION**

Provide outreach, education, legal advocacy, information and referral, elderly abuse and consumer fraud prevention for elderly citizens.

Outcome Category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability  
Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity

---

**Location/Target Area:** Citywide

**Street Address:**

**City, State, Zip:**

---

<b>Objective Number</b> SP-1, SP-3, CD-4	<b>Project ID</b>
<b>HUD Matrix Code</b> 05A	<b>CDBG Citation</b> 570.201(e)
<b>Type of Recipient</b> Local Government	<b>CDBG National Objective</b> LMC
<b>Start Date(mm/dd/yyyy)</b> 07/01/14	<b>Completion Date(mm/dd/yyyy)</b> 06/30/2015
<b>Performance Indicator</b> Seniors assisted	<b>Annual Units</b>
<b>Local ID</b>	<b>Units Upon Completion</b>

**Funding Sources:**

CDBG	\$ 9,750
ESG	
HOME	
HOPWA	
Total Formula	\$
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☒ Persons with Disabilities ☐ Public Housing Needs

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**Table 3C**  
**Consolidated Plan Listing of Projects**

**JURISDICTION'S NAME:** City of Monterey, CA

**PRIORITY NEED** SP-1, SP-2, SP-3, CD-4

**PROJECT TITLE** Meals on Wheels

**ACTIVITY**

Meals on Wheels – Home delivered meals

**DESCRIPTION**

Meal delivery to homebound seniors and disabled individuals.

Outcome Category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability  
Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity

**Location/Target Area:** Citywide

**Street Address:**

**City, State, Zip:**

<b>Objective Number</b> SP-1, SP-2, SP-3, CD-4	<b>Project ID</b>
<b>HUD Matrix Code</b> 05A	<b>CDBG Citation</b> 570.201(e)
<b>Type of Recipient</b> Local Government	<b>CDBG National Objective</b> LMC
<b>Start Date(mm/dd/yyyy)</b> 07/01/14	<b>Completion Date(mm/dd/yyyy)</b> 06/30/2015
<b>Performance Indicator</b> No# of persons served	<b>Annual Units</b>
<b>Local ID</b>	<b>Units Upon Completion</b>

**Funding Sources:**

CDBG	\$ 9,000
ESG	
HOME	
HOPWA	
Total Formula	\$
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☒ Persons with Disabilities ☐ Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**JURISDICTION'S NAME:** City of Monterey, CA

**PRIORITY NEED** SP-4, HA-1, HA-2, HA-3, HA-4, HA-5

**PROJECT TITLE** Shelter Outreach Plus

**ACTIVITY**

Shelter Outreach - I-HELP revolving shelter for men

**DESCRIPTION**

Provide supportive services as an emergency shelter for men as part of a continuum care.

Outcome Category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability  
Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity

**Location/Target Area:** Citywide

**Street Address:**

**City, State, Zip:**

<b>Objective Number</b> SP-4, HA-1, HA-2, HA-3, HA-4, HA-5	<b>Project ID</b>
<b>HUD Matrix Code</b> 03T	<b>CDBG Citation</b> 570.201(e)
<b>Type of Recipient</b> Local Government	<b>CDBG National Objective</b> LMC
<b>Start Date(mm/dd/yyyy)</b> 07/01/14	<b>Completion Date(mm/dd/yyyy)</b> 06/30/2015
<b>Performance Indicator</b> Persons sheltered	<b>Annual Units</b>
<b>Local ID</b>	<b>Units Upon Completion</b>

**Funding Sources:**

CDBG	\$ 10,500
ESG	
HOME	
HOPWA	
Total Formula	\$
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$

The primary purpose of the project is to help: ☒ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**JURISDICTION'S NAME:** City of Monterey, CA

**PRIORITY NEED** HS-1, HA-1, HA-2, HA-3, HA-4, HA-5

**PROJECT TITLE** Salvation Army of the Monterey Peninsula

**ACTIVITY**

Emergency Rental Assistance and Homeless prevention services to persons at risk of homelessness from permanent residence.

**DESCRIPTION**

Outcome Category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability  
Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity

**Location/Target Area:** Citywide  
**Street Address:**  
**City, State, Zip:**

<b>Objective Number</b> HS-1, HA-1, HA-2, HA-3, HA-4, HA-5	<b>Project ID</b>
<b>HUD Matrix Code</b> 05Q	<b>CDBG Citation</b> 570.201(e)
<b>Type of Recipient</b> Local Government	<b>CDBG National Objective</b> LMC
<b>Start Date(mm/dd/yyyy)</b> 07/01/14	<b>Completion Date(mm/dd/yyyy)</b> 06/30/2015
<b>Performance Indicator</b>	<b>Annual Units</b>
<b>Local ID</b>	<b>Units Upon Completion</b>

**Funding Sources:**

CDBG	\$ 24,500
ESG	
HOME	
HOPWA	
Total Formula	\$
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$

The primary purpose of the project is to help: ☒ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**JURISDICTION'S NAME:** City of Monterey, CA

**PRIORITY NEED** SP-1

**PROJECT TITLE** YWCA of Monterey County

**ACTIVITY**

YWCA – Domestic violence emergency shelter for head of household women and families

**DESCRIPTION**

Provide emergency shelter for head of household women and families who are victims of domestic violence

Outcome Category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability  
Objective category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity

**Location/Target Area:** Citywide

**Street Address:**

**City, State, Zip:**

<b>Objective Number</b> SP-1	<b>Project ID</b>
<b>HUD Matrix Code</b> 05G	<b>CDBG Citation</b> 570.201(e)
<b>Type of Recipient</b> Local Government	<b>CDBG National Objective</b> LMC
<b>Start Date(mm/dd/yyyy)</b> 07/01/14	<b>Completion Date(mm/dd/yyyy)</b> 06/30/2015
<b>Performance Indicator</b> Persons assisted	<b>Annual Units</b>
<b>Local ID</b>	<b>Units Upon Completion</b>

**Funding Sources:**

CDBG	\$ 10,500
ESG	
HOME	
HOPWA	
Total Formula	\$
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$

The primary purpose of the project is to help: ☐ the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs



# **APPENDIX 4**

## **PUBLIC HEARING NOTICES**



**NOTICE OF PUBLIC HEARING  
FISCAL YEAR 2014/15 ACTION PLAN for  
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)  
and HOUSING PROGRAM BUDGET**

The City of Monterey Planning Commission will hold a Public Hearing at 4 p.m. on Tuesday, April 22, 2014. Public comments regarding the City's Draft 2014/15 Annual Action Plan for the use of Community Development Block Grant (CDBG) funds as well as the budget for housing programs will be reviewed. The views and comments of residents, public agencies and other interested parties will be considered in developing the final documents.

These documents are required by the U.S. Department of Housing and Urban Development (HUD) in order for the City to obtain federal Community Development Block Grants (CDBG) and other affordable housing funds. The City will adopt the 2014/15 Action Plan to establish the housing and community development strategies, priorities and budget for the next Fiscal Year that begins on July 1, 2014. The Draft 2014/15 Action Plan will be available for review beginning April 11, 2014, in the Planning Department, Housing and Property Management Division Office, Office of the City Clerk and the Monterey Public Library during normal office hours. In addition, this document is located on the City's website at <http://www.monterey.org/housing/> under Plans/Documents section.

The hearing will be held in the City's Council Chambers, Few Memorial Hall at Pacific and Madison Streets, Monterey on April 22, 2014 beginning at 4:00 p.m. A second review will be held at a Public Hearing by the City Council on June 3, 2014. The Final Annual Action Plan and Fiscal Year 2014/15 Budget is scheduled to be submitted to HUD by June 30, 2014.

If you have any questions, require an interpreter, or are elderly or handicapped and require a hearing amplification device in order to attend and understand this meeting, please contact the Housing and Property Management division Office at (831) 646-3995, or dial 7-1-1 at least 24 hours in advance of the meeting.

**NOTIFICACIÓN DE AUDIENCIA PÚBLICA  
PARA EL PROPUESTO PLAN DE ACCIÓN ANUAL DEL AÑO FISCAL 2014/15  
OTORGAMIENTO CONJUNTO PARA EL DESARROLLO COMUNITARIO  
(COMMUNITY DEVELOPMENT BLOCK GRANT)**

**[CDBG, por sus siglas en inglés]**

**Y PRESUPUESTO PARA EL DESARROLLO DE PROGRAMAS DE VIVIENDA**

La Comisión de Planeamiento de la Ciudad de Monterey llevará a cabo una audiencia pública a las 4 p.m. el martes 22 de abril de 2014. Los comentarios relacionados con el Propuesto Plan de Acción Anual para el uso de fondos obtenidos del Otorgamiento Conjunto para el Desarrollo Comunitario (CDBG), así como el presupuesto para los programas de vivienda serán evaluados. Los comentarios y puntos de vista de los residentes, las agencias públicas y otras personas interesadas serán considerados para desarrollar los documentos finales.

Estos documentos son requeridos por el Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (U.S. Department of Housing and Urban Development) ("HUD," por sus siglas en inglés) para que la ciudad obtenga Otorgamientos Conjuntos para el Desarrollo Comunitario ("CDBG", por sus siglas en inglés) federales y fondos para las viviendas de precio razonable. La ciudad adoptará el propuesto Plan de Acción 2014-15 el cual es un documento de planificación y establece medidas de acción para cumplir con el desarrollo de estrategias, prioridades y presupuesto para el año fiscal 2014-15, el cual da comienzo el 1° de julio 2014. Una copia del Plan de Acción preliminar 2014-15 y el presupuesto estarán disponibles a la examinación del público desde el 11 de abril, 2014 en el departamento de Planificación, la oficina de Administración de Vivienda y Propiedad, la oficina del Secretario Municipal, y la biblioteca pública de Monterey durante el horario de oficina normal y por medio del internet al siguiente sitio: <http://www.monterey.org/housing/> bajo la Sección titulada, "Plans/Documents."

La audiencia se realizará en la Cámara del Concejo Municipal de Monterey, Few Memorial Hall localizada entre las calles Pacific y Madison, el martes 22 de abril, 2014 a las 4:00 p.m. Una segunda evaluación se llevará a cabo en una audiencia pública por el Concejo Municipal el 3 de junio 2014. El Plan de Acción Final y el Presupuesto para el Año Fiscal 2014/15 serán presentados a HUD para el 30 de junio, 2014.

Si usted tiene alguna pregunta, requiere un intérprete, es anciano, esta minusválido y requiere aparatos de amplificación de sonido especial o asistencia para fin de asistir o entender esta junta, por favor comuníquese con la Oficina de Administración de Vivienda y Propiedad al (831) 646-3995, o 7-1-1 cuando menos 24 horas con anticipación a la reunión.

Date of Publication: 4/12/2014



#### NOTICE OF PUBLIC HEARING

##### FY 2014/15 ACTION PLAN, PROGRAM and BUDGET for HOUSING and COMMUNITY DEVELOPMENT PROGRAMS

The City of Monterey City Council and the Successor Housing Agency of the City of Monterey will hold a Public Hearing at 7 p.m. on Tuesday, June 17, 2014 to consider approval of the City's Draft 2014/15 Action Plan, proposed programs and budget for the next fiscal year. The proposed 2014/15 Housing Program and Budget for all affordable housing programs and community services will be reviewed and adopted. The views and comments of citizens, public agencies and other interested parties will be considered in developing the final documents for the City of Monterey.

These documents are required by the U.S. Department of Housing and Urban Development (HUD) in order for the City to obtain federal Community Development Block Grants (CDBG) and other affordable housing funds. City adoption of the 2014/15 Action Plan establishes the housing and community development strategies, priorities and budget for the next Fiscal Year that begins on July 1, 2014. The Draft FY 2014/15 Action Plan was published and made available for review beginning April 11, 2014, in the Planning Department, Housing and Property Management Division Office, Office of the City Clerk and the Monterey Public Library during normal office hours. On April 22, 2014 the Planning Commission held a Public Hearing to review the Draft Action Plan, received public comment and they recommend City Council approval. The document is found on the City's website at:

<http://www.monterey.org/en-us/departments/planspublicworks/housingpropertymanagement.aspx>

This is the second and final review to be held at a Public Hearing before the City Council on Tuesday, June 17, 2014 at 7:00 p.m. in the City Council Chambers, Few Memorial Hall at Pacific and Madison Street, Monterey, California. The Final Annual Action Plan and Fiscal Year 2014/15 Budget will be submitted to HUD by June 30, 2014.

If you have any questions, require an interpreter, or are elderly or handicapped and require a hearing amplification device in order to attend and understand this meeting, please contact the Housing and Property Management division Office at (831) 646-3995, or dial 7-1-1 at least 24 hours in advance of the meeting.

#### NOTIFICACION DE AUDIENCIA PUBLICA

##### PARA EL PROPUESTO PLAN DE ACCIÓN ANUAL DEL AÑO FISCAL 2014/15 Y PRESUPUESTO PARA EL DESARROLLO DE PROGRAMAS DE VIVIENDA Y DE LA COMUNIDAD

El Concejo Municipal de la Ciudad de Monterey y la Agencia Sucesora de Vivienda de la Ciudad de Monterey llevarán a cabo una audiencia pública el martes 17 de junio, 2014 a las 7 p.m. para considerar el aprobamiento del propuesto Plan de Acción Anual 2014/15 para el uso del Otorgamiento Conjunto para el Desarrollo Comunitario (Community Development Block Grant) (CDBG, por sus siglas en inglés), y el presupuesto para el desarrollo de programas de vivienda y servicios para el beneficio de la comunidad. Los comentarios de los residentes, agencias públicas y otras personas interesadas se tomarán en cuenta para ser incluidos en la preparación de los documentos finales de la Ciudad de Monterey.

Estos documentos son requeridos por el Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (U.S. Department of Housing and Urban Development) ("HUD," por sus siglas en inglés) para que la ciudad obtenga Otorgamientos Conjuntos para el Desarrollo Comunitario ("CDBG", por sus siglas en inglés) federales y fondos para las viviendas de precio razonable. La Ciudad adoptará el propuesto Plan de Acción 2014-15 el cual es un documento de planificación que establece medidas de acción para cumplir con el desarrollo de estrategias y prioridades para el desarrollo de programas que beneficien a la comunidad y de vivienda, y fija el presupuesto del próximo año fiscal que dará comienzo el 1º de julio 2014. Una copia del Plan de Acción preliminar 2014-15 fue publicado y ha sido disponible a la examinación del público desde el 11 de abril, 2014 en el departamento de planificación, la oficina de administración de vivienda y propiedad, la oficina del secretario municipal, y la biblioteca pública de Monterey durante el horario de oficina. La Comisión de Planeamiento de la Ciudad de Monterey tuvo una audiencia pública el 22 de abril, 2014 para revisar el propuesto Plan de Acción, recibieron comentarios del público y recomiendan el aprobamiento del Concejo Municipal. El documento está accesible en el sitio internet de la Ciudad de Monterey:

<http://www.monterey.org/en-us/departments/planspublicworks/housingpropertymanagement.aspx>

Esta es la segunda y última audiencia pública ante el Concejo Municipal la cual se realizará el 17 de junio, 2014 a las 7:00 p.m. en la cámara del Concejo Municipal de Monterey, Few Memorial Hall localizada entre las calles Pacific y Madison. El Plan de Acción Final y el Presupuesto para el Año Fiscal 2014/15 serán presentados a HUD para el fin de junio, 2014.

Si usted tiene alguna pregunta, requiere un intérprete, es anciano, esta minusválido y requiere aparatos de amplificación de sonido especial o asistencia para fin de asistir o entender ésta junta, por favor comuníquese con la Oficina de Administración de Vivienda y Propiedad al (831) 646-3995, o 7-1-1 cuando menos 24 horas con anticipación a la reunión.

# **APPENDIX 5**

## **CERTIFICATIONS AND SF 424**

## CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

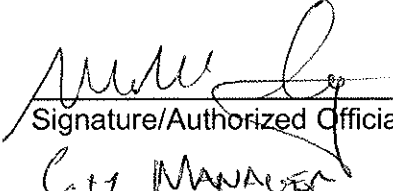
**Anti-Lobbying** -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

  
Signature/Authorized Official

C. H. MANAGER  
Title

6/26/14  
Date



## Specific CDBG Certifications

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan** -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) **Fiscal Year 2014/15 beginning on 7/1/14 and ending on 6/30/15**, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than

*R. G. M.*

CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

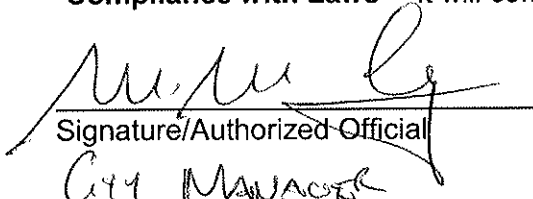
**Excessive Force --** It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

**Compliance With Anti-discrimination laws --** The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint --** Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

**Compliance with Laws --** It will comply with applicable laws.

  
\_\_\_\_\_  
Signature/Authorized Official  
City Manager  
\_\_\_\_\_  
Title

6/26/14  
\_\_\_\_\_  
Date

RLW



## APPENDIX TO CERTIFICATIONS

### INSTRUCTIONS CONCERNING LOBBYING:

#### A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.



# APPLICATION FOR FEDERAL ASSISTANCE

OMB Approved No. 3076-0006

Version 7/03

<b>1. TYPE OF SUBMISSION:</b> Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		<b>2. DATE SUBMITTED</b>		Applicant Identifier B95MC06004	
Pre-application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction		<b>3. DATE RECEIVED BY STATE</b>		State Application Identifier N/A	
		<b>4. DATE RECEIVED BY FEDERAL AGENCY</b>		Federal Identifier 946000376	
<b>5. APPLICANT INFORMATION</b>					
Legal Name: CITY OF MONTEREY			Organizational Unit: Department: PLANS AND PUBLIC WORKS		
Organizational DUNS: 831506329			Division: HOUSING AND PROPERTY MANAGEMENT		
Address: Street: CITYHALL			Name and telephone number of person to be contacted on matters involving this application (give area code) Prefix: First Name: RICHARD		
City: MONTEREY			Middle Name S.		
County: MONTEREY			Last Name MARVIN		
State: CA		Zip Code 93940		Suffix:	
Country: USA			Email: marvin@monterey.org		
<b>6. EMPLOYER IDENTIFICATION NUMBER (EIN):</b> 94-6000376			Phone Number (give area code) 831-646-3995		Fax Number (give area code) 831-646-5616
<b>8. TYPE OF APPLICATION:</b> <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify)			<b>7. TYPE OF APPLICANT:</b> (See back of form for Application Types) LOCAL GOVERNMENT Other (specify)		
<b>10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:</b> TITLE (Name of Program): COMMUNITY DEVELOPMENT BLOCK GRANT 14-218			<b>9. NAME OF FEDERAL AGENCY:</b> U S DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT		
<b>12. AREAS AFFECTED BY PROJECT</b> (Cities, Counties, States, etc.): CITY-WIDE			<b>11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:</b> CITY OF MONTEREY WILL UTILIZE FUNDING TO SUPPORT VARIOUS COMMUNITY SERVICES AND HOSUING PROGRAMS AND PROJECTS.		
<b>13. PROPOSED PROJECT</b> Start Date: 07/01/2014 Ending Date: 06/30/2015			<b>14. CONGRESSIONAL DISTRICTS OF:</b> a. Applicant FARR 20TH b. Project FARR 20TH		
<b>15. ESTIMATED FUNDING:</b>			<b>16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?</b>		
a. Federal	\$	183,890.00	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE:		
b. Applicant	\$	.00	b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372		
c. State	\$	218,266.00	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW		
d. Local	\$	2,254,675.00	<b>17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?</b>		
e. Other	\$	.00	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No		
f. Program Income	\$	606,617.00			
g. TOTAL	\$	3,317,631.00			
<b>18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.</b>					
<b>a. Authorized Representative</b>					
Prefix		First Name Michael		Middle Name	
Last Name McCarthy				Suffix	
b. Title CITY MANAGER				c. Telephone Number (give area code) 831-646-3760 FAX: 831-646-3793	
d. Signature of Authorized Representative				e. Date Signed 06/20/14	

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Standard Form 424 (Rev.9-2003)  
Prescribed by OMB Circular A-102

# **APPENDIX 6**

## **CHART OF IMPEDIMENTS TO FAIR HOUSING**

**CHART OF CONSOLIDATED PLAN IMPEDIMENTS TO FAIR HOUSING FINDINGS 2010-2015**

<b>HOUSING IMPEDIMENT</b>	<b>FIVE YEAR OBJECTIVE</b>	<b>ENTITY RESPONSIBLE</b>	<b>TIME FRAME</b>	<b>ACHIEVEMENTS</b>
<b>Potential discrimination in lending practices</b>	<ul style="list-style-type: none"> <li>• Demonstrate the City's commitment to equal lending by the use and display of the equal housing lender logo</li> <li>• <del>Continue to fund the Housing Resource Center (HRC) programs</del></li> <li>• <del>Contract for HRC to advertise programs in Herald in English and Spanish</del></li> </ul>	Housing and Property Management	Ongoing	Completed and ongoing
			Ongoing	<del>Completed new Executive Director and Deputy Director hired</del> Ongoing component contract
			Ongoing	Completed
<b>Presence of Lead Based Paint</b>	<ul style="list-style-type: none"> <li>• Provide lead based pain warnings on the City's website and list of lead paint abatement contractors</li> <li>• Continue to conduct lead-based paint assessments for units being rehabilitated with the City's CDBG funds</li> <li>• Provide information regarding lead based paint and lead based paint poisoning on the City's website</li> </ul>	Housing and Property Management	Ongoing	Completed end of July 2010
			Ongoing	Ongoing-HUD Regulations
			Ongoing	Updated April 2012
<b>Housing Choice Voucher Use</b>	<ul style="list-style-type: none"> <li>• Work with Housing Authority (HACM) to expand marketing efforts in Monterey to accept Section 8 vouchers. Distribute literature at various locations</li> <li>• Collaborate with HACM to maximize the use of Section 8 vouchers and public housing programs for populations at risk of homelessness</li> <li>• Encourage the participants of the Family Self Sufficiency Program provided by the HACM that live or work in the City to participate in City ownership programs</li> </ul>	Housing and Property Management	Ongoing	Section 8 voucher list closed, present program is underfunded -reduced rents
			Ongoing	Comment on 2010 Five Year and Annual Agency Plan to HACM Board
			Ongoing	Ongoing communication with FSS coordinator

HOUSING IMPEDIMENT	FIVE YEAR OBJECTIVE	ENTITY RESPONSIBLE	TIME FRAME	ACHIEVEMENTS
High Cost of Housing	<ul style="list-style-type: none"> <li>Continue Incentives for Affordable Housing (AH)</li> </ul>	Housing and Property Management	Ongoing	Placed funds necessary to fund a low-interest loan for 595 Munras, ten unit affordable rentals, on the Successor Agency EOPS.
	<ul style="list-style-type: none"> <li>Continue provision of subsidies for production of AH</li> </ul>		Ongoing	City elected to become Successor Housing agency with intent to use program income to maintain AH.
	<ul style="list-style-type: none"> <li>Continue Purchase and Resale Deed Restricted owner program</li> </ul>		Ongoing	With loss of RDA Housing set-aside Down Payment assistance, will focus on low-income households using CDBG and HOME funds.
	<ul style="list-style-type: none"> <li>Continue Down Payment Assistance Programs from various funding sources for low income households</li> </ul>		Ongoing	
	<ul style="list-style-type: none"> <li>Seek to expand the Family Self Sufficiency Section 8 ownership program for participants that live or work in the City</li> </ul>		Ongoing	
	<ul style="list-style-type: none"> <li>Continue to monitor the Inclusionary Ord. for new development, subdivisions, condo. Conversions.</li> </ul>		Ongoing	
	<ul style="list-style-type: none"> <li>Work with Monterey County Housing, Inc. (MCHI) to serve near elderly (55+) and seniors that do not have Section 8 vouchers</li> </ul>		End of 2013	
	<ul style="list-style-type: none"> <li>Work with HACM and MCHI to provide a local preference for City residents at 20 Del Monte Avenue, Portola Vista site, and 800 Casanova Senior site consistent with use permits</li> </ul>		End of 2013	

<b>Supply of Affordable Housing for Large Households</b>	<ul style="list-style-type: none"> <li>Encourage HACM to market to owners with rentals of 3+ bedrooms to accept Section 8 vouchers</li> <li>Encourage HACM to apply for a HUD exception for larger 2 and 3 bedroom units</li> <li>Under the inclusionary program, encourage developers to build 3+ bedroom units.</li> </ul>	Housing and Property Management	Ongoing  Ongoing  Ongoing	
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HOUSING IMPEDIMENT	FIVE YEAR OBJECTIVE	ENTITY RESPONSIBLE	TIME FRAME	ACHIEVEMENTS
<b>Supply of Affordable Housing for Large Households</b>	<ul style="list-style-type: none"> <li><del>Implement Program a.1.4 of Housing Element City will encourage and plan to create development standards for new condominium conversions and ownership townhouses in the R-3 and commercial areas. Require amenities desirable to owners and require larger units (3+ bedrooms) to house families with children</del></li> <li>Encourage condominium conversions to consolidate units to create 3+ bedroom units to accommodate larger households</li> <li>Require a portion of 3+ bedroom units created in condo. conversions to sell to inclusionary purchasers</li> </ul>	Planning Office   Planning & Housing and Property Management  Housing and Property Management	June 201   Ongoing  Ongoing	
<b>High Cost of Development of Affordable Housing</b>	Housing Element Programs <ul style="list-style-type: none"> <li>f.1.6. Provide reasonable accommodation to applicants with disabilities by appointing a staff person to streamline permit review process as necessary.</li> <li>f.1.7. Amend zoning ordinance to allow emergency shelters</li> </ul>	Planning Office	June 2013	In process



	<p>as permitted use in the C-1, C-2 and/or C-3 corridors.</p> <ul style="list-style-type: none"> <li>• f.1.9. Provide zoning flexibility to accommodate SRO housing, near services and transit. Define development standards for SROs.</li> </ul>			
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HOUSING IMPEDIMENT	FIVE YEAR OBJECTIVE	ENTITY RESPONSIBLE	TIME FRAME	ACHIEVEMENTS
<b>Lack of Available Homeless Resources</b>	<ul style="list-style-type: none"> <li>• Coordinate and collaborate with the Local Continuum of Care through attendance at the Local Homeless Services Allocation Committee.</li> <li>• Continue to support and expand the Rapid Re-Housing Program for the Monterey Peninsula</li> <li>• Investigate the siting of an emergency shelter for single women on the Monterey Peninsula</li> <li>• Investigate a site and program for the new homelessness of the near elderly (55+) and elderly single women in Monterey through the development of a transitional housing program or other programs such as rental assistance for this population</li> </ul>	Housing and Property Management	Ongoing	2012 provided funds to assist to administer the program (HRC)
			Ongoing	
			Ongoing	
			Ongoing	
<b>Fair Housing Practices</b>	<ul style="list-style-type: none"> <li>• Provide proactive fair housing education related to fair housing laws through the Mandel Gisnett office of the Monterey College of Law.</li> <li>• Continue practice of advertising via annual public hearing, print ads in English and Spanish, distribution of hard copies in various locations, and electronic distribution.</li> <li>• Require CRMG to present geographic or address data annually to assist the City to monitor and further implement efforts to meet fair housing goals, and determine if specific neighborhoods or apartments are impacted.</li> </ul>	Housing and Property Management	Ongoing  Ongoing  Ongoing	Continuing support to CRMG outreach activities such as annual fair housing open house CRMG presentations and materials are in both English and Spanish