



CAPER FY 2018-19



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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City has been challenged in past years in achieving full conformance with HUD regulations regarding timely spending of CDBG funds. Active steps were taken in Program Year 2016 to address this problem and spend down the buildup of unspent entitlement funding and program income. Specific activities and spending plans were developed and implemented to spend down the fund buildup and meet spending goals established in the Program Year 2015 Action Plan and Program Year 2014 Substantial Amendment, while remaining aligned with the 2015-2019 Consolidated and Strategic Plans. In 2018 the City completed all remaining workout plan projects including homeless assistance grant funding through rehabilitation of properties operated by Veteran's Transition Center (VTC) and Community Human Services' Safe Place. In 2018, only \$23,806 was available from prior year resources. In 2018, the City completed ongoing upgrades to a Montecito Park in the Delmonte -Laguna Grande target area, street rehabilitation, installation of a cold storage refrigeration unit for the new food bank facility, accessibility and capacity improvements to Safe Place emergency and temporary shelter that assists homeless and at-risk youth annually.

Additionally, the City continued to support its traditional CDBG spending activities. These included grant funding to public service organizations providing direct services to homeless, low-income, senior and disabled individuals and housing rehabilitation grants to low-income homeowners. Grant funds to public services organizations such as Community Human Services-Safe Place, ECHO Fair Housing, Gathering for Women, Interim, Food Bank of Monterey County, Salvation Army, Meals on Wheels, Alliance on Aging, Josephine Kerns Memorial Pool, and Legal Services for Seniors have allowed these organizations to provide public service assistance to 1,470 extremely low-, low-, and moderate-income individuals in PY18.

For Program Year 18 (PY18) the City purchased and began rehabilitation at 10 Laguna Grande Court. Also, the City completed the



acquisition and rehabilitation of one low-income housing unit located at 20 Yerba Buena which was sold to a qualified low income, first-time homebuyer in PY18.

In PY18, the City was able to meet all timeliness spending requirements, and has ongoing planning efforts to help keep current on timeliness.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Efficient Administration and Oversight	Affordable Housing Homeless Non-Housing Community Development	CDBG: \$/ Former RDA Housing Funds: \$ / Home Estrella: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	353	4,619	1308%	1,000	5,135	513.5%

Efficient Administration and Oversight	Affordable Housing Homeless Non-Housing Community Development	CDBG: \$ / Former RDA Housing Funds: \$ / Home Estrella: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1,885	3,575	190%	800	1,470	175%
Efficient Administration and Oversight	Affordable Housing Homeless Non-Housing Community Development	CDBG: \$ / Former RDA Housing Funds: \$ / Home Estrella: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	30	580	19%	332	182	54.8%

Efficient Administration and Oversight	Affordable Housing Homeless Non-Housing Community Development	CDBG: \$ / Former RDA Housing Funds: \$ / Home Estrella: \$	Rental units constructed	Household Housing Unit	36	36	100%	0	0	0
Efficient Administration and Oversight	Affordable Housing Homeless Non-Housing Community Development	CDBG: \$ / Former RDA Housing Funds: \$ / Home Estrella: \$	Rental units rehabilitated	Household Housing Unit	10	18	180%	18	18	100%

Efficient Administration and Oversight	Affordable Housing Homeless Non-Housing Community Development	CDBG: \$ / Former RDA Housing Funds: \$ / Home Estrella: \$	Homeless Person Overnight Shelter	Persons Assisted	2,600	967	37%	332	391	92%
Efficient Administration and Oversight	Affordable Housing Homeless Non-Housing Community Development	CDBG: \$ / Former RDA Housing Funds: \$ / Home Estrella: \$	Homelessness Prevention	Persons Assisted	2,600	430	16.5%	387	391	103%

Efficient Administration and Oversight	Affordable Housing Homeless Non-Housing Community Development	CDBG: \$ / Former RDA Housing Funds: \$ / Home Estrella: \$	Housing for Homeless added	Household Housing Unit	20	18	90%	185	18	10%
Efficient Administration and Oversight	Affordable Housing Homeless Non-Housing Community Development	CDBG: \$ / Former RDA Housing Funds: \$ / Home Estrella: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	250	140	56%	0	0	0

Efficient Administration and Oversight	Affordable Housing Homeless Non-Housing Community Development	CDBG: \$ / Former RDA Housing Funds: \$ / Home Estrella: \$	Other	Other	0	0	0	1	0	0.00%
Housing opportunities	Affordable Housing	CDBG: \$ / Former RDA Housing Funds: \$	Rental units constructed	Household Housing Unit	36	36	100%	0	0	0.00%
Housing opportunities	Affordable Housing	CDBG: \$ / Former RDA Housing Funds: \$	Homeowner Housing Added	Household Housing Unit	0	2	200%	2	2	100%

Housing opportunities	Affordable Housing	CDBG: \$ / Former RDA Housing Funds: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	34	3,400%	12	9	83.33%
Housing opportunities	Affordable Housing	CDBG: \$ / Former RDA Housing Funds: \$	Housing for Homeless added	Household Housing Unit	20	18	0.00%	18	18	100
Housing opportunities	Affordable Housing	CDBG: \$ / Former RDA Housing Funds: \$	Buildings Demolished	Buildings	0	0	0	0	0	0
Public Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	7,530	75,300%	1000	5,135	513.60%

Public Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	353	0	0.00%	18	18	100%
Suitable living environment	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOME Grant: \$ / Home Estrella: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1,885	1,582	83.93%	1,131	1,470	124%
Suitable living environment	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOME Grant: \$ / Home Estrella: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	30	0	0.00%		0	100%

Suitable living environment	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOME Grant: \$ / Home Estrella: \$	Rental units rehabilitated	Household Housing Unit	10	0	0.00%	18	18	100%
Suitable living environment	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOME Grant: \$ / Home Estrella: \$	Homeowner Housing Rehabilitated	Household Housing Unit	50	62	124%	12	9	75%

Suitable living environment	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOME Grant: \$ / Home Estrella: \$	Homeless Person Overnight Shelter	Persons Assisted	2,600	1,228	47%	36	391	122%
Suitable living environment	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOME Grant: \$ / Home Estrella: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	30	30,000%	332	391	92%

Suitable living environment	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOME Grant: \$ / Home Estrella: \$	Homelessness Prevention	Persons Assisted	2,600	1	0.04%	362	391	110%
Suitable living environment	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOME Grant: \$ / Home Estrella: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	250	0	0.00%	0	0	0.00

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The Consolidated Plan focuses on decent housing, suitable living environment for low- and very low-income households, seniors, persons with special needs and individuals experiencing homelessness, and programs for public facility improvements in the Low- and Moderate Income (LMI) residential areas. The PY18 activities address priority goals set forth in the City's 2015-2019 Five-Year Consolidated Plan. For example, direct services were provided to homeless and low-income persons and rehabilitation assistance to homeowners specifically to address goals to improve housing opportunities for low- and moderate-income levels and provide for a suitable living environment for all residents and income levels. All of these activities are identified as high priorities in the Consolidated Plan.

In PY18 the City successfully maintained CDBG activities from years past. These activities include:

- Funding to public service organizations providing direct services to homeless, low-income, seniors and disabled members of the community;
- Public facilities improvements to parks and streets in target areas, rehabilitation of affordable housing for veterans and youth, and upgrades to the Food Bank;
- Funding to low-income homeowners to assist home repair, rehabilitation and accessibility improvements; and
- Purchase and resale of housing units for the purpose of preserving low-income ownership housing opportunities in the community.

During the PY18, the City's allocation to public services assisted 1,470 low income and homeless individuals, providing them with food, shelter, assistance in finding housing and other supportive services to help them in their daily lives. The City continued to support the Veterans Transition Center in efforts to provide affordable rental housing through the rehabilitation of one six bedroom duplex for veterans and their families at risk of homelessness. ADA street improvements were completed in the 600 block of Van Buren, which is the connection for the Van Buren Senior Housing project, completed in PY2017, to the downtown businesses and services. Extensive interior and infrastructure upgrades were also completed at Community Human Services Safe Place, which serves homeless youth in providing shelter and services geared to reunite them with family. Phase III of Montecito Park was completed to provide further upgrades and accessibility to a recreational use in the Laguna Del Grande CDBG target area. Additionally, the City provided CDBG grant funding to low-income homeowners for rehabilitating their homes with accessibility and safety improvements.



The City also continued to support the development of the Monterey Hotel Apartments, which provides 18 rental units affordable to very low-, low- and median-income households. This project was solely funded with former redevelopment agency housing funds. No CDBG funding was used in the project, but the development is a significant new affordable housing project for the City. Both the Van Buren Senior Housing and Monterey Hotel Apartments projects are identified as high priorities in the Consolidated Plan because they address the goal to improve housing opportunities for low- and moderate-income levels. The Monterey Hotel Apartments and Van Buren Senior Housing were completed in PY2017 and are now at full occupancy

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	2,681
Black or African American	273
Asian	188
American Indian or American Native	7
Native Hawaiian or Other Pacific Islander	11
American Indian/Alaskan Native & White	11
Asian & White	1
Black/African American & White	8
Amer. Indian/Alaskan Native & Black/African	1
Other multi-racial	718
Total	3,899
Hispanic	385
Not Hispanic	3,514

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The City was able to obtain demographic information of 3,899 persons served through the CDBG grant during the 2018 Program Year. A breakdown of all persons assisted, by demographic, is included in the table above. The total served in PY18 includes neighborhoods served by improvements to public facilities (Facility for Persons with Disabilities, Parks, Recreational Facilities, and sidewalk improvements), home rehabilitation, home acquisition, and public services.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$1,059,957.78	\$891,559.33

Table 3 - Resources Made Available

Narrative

The City has been challenged in past years in achieving full conformance with HUD regulations regarding timely spending of CDBG funds. Over the PY2015 and PY2016 the City worked and developed an expenditure plan to fully expend accumulated funds. As of the end of PY2017 the City had fully expended all accumulated funds and met HUD's timeliness requirements. The City has met timeliness and expended funds from PY18.

The City's CDBG program income funds are leveraged with the CDBG entitlement:

1. Entitlement (\$239,789); and
2. Program Income (\$820,168.84).

These funds provide the total budget for the City's community development housing programs.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Delmonte -Laguna Grande	15	7	CDBG-funded public infrastructure project was completed on schedule as planned.
Van Buren Street Lower Old Town	15	5	CDBG-funded public infrastructure project was completed on schedule as planned.

Table 4 – Identify the geographic distribution and location of investments

Narrative

There are six Census Block Group areas in the City that qualify for low-mod area benefit. These Census Block Group areas are 125-02, 127-01, 120-02, 133-1, 133-03, and 133-04. They represent the only geographic targeted areas for CDBG funding. All other CDBG and housing fund activities are distributed throughout the City.

In PY18 the City funded \$75,500 for improvements at Montecito Park to improve accessibility and usability of the park. The City also funded \$50,000 for street rehabilitation work for the Van Buren Senior Housing Project located on the 600 block of Van Buren Street in Monterey.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan. Housing resources available in Monterey for FY 2018 included Section 8 vouchers and Community Development Block Grant (CDBG) funds. The available resources addressed needs identified in the Consolidated Plan.

In FY 2018, the Housing Authority for the County of Monterey (HACM) did receive additional budget authority from HUD for Section 8 Vouchers. The Housing Authority was allocated additional dollars for HUD Veteran Assisted Supportive Housing (VASH) Vouchers. The Housing Authority provided rental assistance to Monterey clients.

In the fourth year of the Consolidated Plan, Section 8 funds are not leveraged with other federal or non-federal funds. However, each tenant in the program must contribute a “match” of 30% of household income for rent.

In FY 2018, the City committed \$326,946.72 and spent \$282,308.38 of CDBG monies on the single-family housing rehabilitation program. The program included the following:

- Mr. Fix-It grants to low-income households to make minor repairs to improve overall housing quality
- Home Safety Grants to low-income households to make emergency health and safety repairs to meet code
- Home Accessibility Grants to low-income households to make accessibility improvements for disabled household members

In FY 2018, the City committed \$127,000.00 and spent \$112,838 of CDBG funds to assist ten local public service agencies. Not all of the allocation was spent because the providers did not incur enough costs in providing services. Of these funds, the following organization were allocated funds and carried out services:

- Food Bank of Monterey County: provide nutrition support to an estimated 340 persons and was allocated funding at \$17,000
- Legal Services for Seniors: legal advocacy and support for an estimated 125 low-income seniors and was allocated funding at \$10,000
- Community Human Services: homeless outreach and support to serve an estimated 120 homeless persons and at-risk youth and was allocated funding at \$15,000
- Interim, Inc.: homeless services, emergency and temporary housing outreach, and case management for an estimated 27 persons with mental illnesses and was allocated funding at \$20,000
- Meals on Wheels: meal delivery to homebound seniors and disabled persons; will serve an estimated 86 persons annually and was allocated funding at \$9,000
- Alliance on Aging: tax assistance and ombudsman services and referrals to assist 172 low-income seniors and was allocated funding at \$13,000
- Josephine Kernes Memorial Pool: warm-water exercise and therapy for 22 senior and disabled persons and was allocated funding at \$9,000
- ECHO Fair Housing Support Services: fair housing support services to low-income households and housing providers in the city for an estimated 25 persons and was allocated funding at \$9,000 from public services
- Salvation Army Homeless Support Services: case management, voucher assistance, and homeless outreach services in the city for an estimated 185 persons and was allocated funding at \$16,000
- Gathering for Women: will provide case management and day-center services to homeless women in the city to assist an estimated 30 persons and was allocated funding at \$9,000

CDBG public service funds were leveraged significantly with local nonprofit agency funds. The various local nonprofit organizations provide supportive services such as counseling, emergency and transitional shelter, disabled programs, and homeless programs, for low-income Monterey residents.

The Housing Authority of the County of Monterey (HACM) provides a variety of housing and services through the Housing Choice Vouchers (formerly Section 8), Public Housing, Farm Labor Housing, and Tax Credit and other Affordable Housing Programs. The HACM owns rental

properties in the City of Monterey, which includes Casanova Plaza at 800 Casanova Avenue (86 Units for seniors and the disabled), Oak Grove at 1100 Second Street (5 Units), and Portola Vista at 20 Del Monte Avenue (64 Units). Apartment units are offered at affordable rents to eligible families, seniors, and persons with disabilities. Applicants for affordable units must have incomes that do not exceed the income limits for low income.

The Housing Authority partners with a broad spectrum of community non-profits, city and county agencies, and state organizations to address affordable housing and housing shortage issues.

Routinely, the Housing Authority provides their clients with information about fair housing laws and help finding available rentals. This includes tenant-landlord counseling and investigation of discriminatory housing complaints, as well as acquiring listings for the Section 8 Program and making referrals to Housing Authority voucher holders. The Housing Authority of the County of Monterey currently has an allocation of 4,335 Housing Choice Vouchers (HCV) and 199 vouchers through the HUD Veterans Affairs Supportive Housing (VASH) for veterans.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

The City assisted VTC in PY18 by allocating public facility grant fundings for the rehabilitation of three uninhabitable duplexes to provide 18 permanent supportive housing units in Marina for homeless veterans and their families. Additionally, the City supported Salvation Army Homeless Support Services, which offers not only case management, but also home rental voucher assistance.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	18
Number of Non-Homeless households to be provided affordable housing units	14	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	14	18

Table 5 – Number of Households

For PY18, the City provided 9 households support through rehabilitation of Existing Units. Low income homeowners received grants, which included five Mr. Fix-It grants to low-income households to make minor repairs to improve overall housing quality, two Home Safety Grants to low-income households to make emergency health and safety repairs to meet code, and two Home Accessibility Grants to low-income households to make accessibility improvements for disabled household members. The City also purchased and began rehabilitation at 10 Laguna Grande Court. Also, the City completed the acquisition and rehabilitation of one low-income housing unit located at 20 Yerba Buena which was sold to a qualified low income, first-time homebuyer in PY18.

	One-Year Goal	Actual
Number of households supported through Rental Assistance	200	228
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	12	9
Number of households supported through Acquisition of Existing Units	2	2
Total	14	11

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

In PY18 the City of Monterey met goals for the number of households supported, as listed in Table 6 above.

As mentioned, the City provides grant funding to the Salvation Army who provides case management, voucher assistance, and homeless outreach services in the city.

The City also continued to support the Veterans Transition Center by allocating public facility grant funding for the three uninhabitable duplexes to provide 18 permanent supportive housing units in Marina for homeless veterans and their families.

The City provided 9 households support through rehabilitation of Existing Units. Low income homeowners received grants, which included five Mr. Fix-It grants to low-income households to make minor repairs to improve overall housing quality, two Home Safety Grants to low-income households to make emergency health and safety repairs to meet code, and two Home Accessibility Grants to low-income households to make accessibility improvements for disabled household members.

In addition, two units were acquired by the City in PY18 for rehabilitation and resale to low-income first time home-buyers.

Discuss how these outcomes will impact future annual action plans.

There continues to be a need for housing units for extremely low-, very low- and low- income households. In response, the City will continue to explore opportunities with regional public service providers, local nonprofit housing developers, and neighboring jurisdictions for the development of new housing units in the region.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

The table below includes housing rehabilitation services as well as public services where information on income by family size was obtained to determine the eligibility of the activity before the service was provided. The persons below were provided public services as well as home rehabilitation and home-buying assistance.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	1,017	0
Low-income	343	0
Moderate-income	209	0
Total	1,569	0

Table 7 – Number of Households Served

Narrative Information

Allocations to public services serve primarily low to moderate income individuals and families. With CDBG funds for PY18 granted to the public service organizations, 92% of those served by the grant were extremely low to moderate income.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The homeless count has decreased from 2,837 in 2017 to 2,422 in 2019. Homeless in the City of Monterey in 2019 has decreased from 338 in 2017 to 204 in 2019. The number of homeless in the City now accounts for eight percent of total homeless persons in the County, a 15 percent decrease. However, the 2019 count also identified that a large majority in the County were unsheltered 76 percent. For the City of Monterey of homeless counted, 81 percent were unsheltered at the time of the count.

Public comments received have included the need of an overnight shelter and homeless shelter, food support, and services for persons in transition when discharged from institutions such as hospitals, etc. Other comments regard a concern that senior and/or near senior homeless women are in need of shelter.

An ongoing homeless assistance strategy has been to provide financial assistance through public service grants for a range of supportive services that connect those at risk of becoming homeless and currently homeless to housing and shelter assistance as well as to other services. Community organizations that were assisted in this manner include Community Human Services, Interim, Inc., the Salvation Army, and Gathering for Women. These grant funded public service organizations provide sheltered bed at night, outreach, case management, counseling, and other support services. Through the City's continued CDBG funding to these organizations, services and outreach are directed to those at risk of becoming homeless or are experiencing homelessness.

The City funded four subrecipients CDBG grant in PY18 that serve homeless and at-risk persons in different ways. Community Human Services' Safe Place program in Monterey, provides counseling, family reunification, temporary shelter and street outreach for homeless youth. Interim, Inc. provides homeless services, emergency and temporary housing outreach, and case management for an persons with mental illnesses. Interim's Sandy Shores, adjacent to Shelter Cove, provides permanent, affordable housing for 28 people and Interim's Shelter Cove in Marina provides transitional housing for 32 people. Interim's Community Housing program offers permanent, affordable supportive housing in a variety of locations for over 150

residents. Salvation Army Homeless Support Services provides case management, voucher assistance, and homeless outreach services in the city. Funding for Gathering for Women assisted in providing case management and day-center services to homeless women in the city.

Additionally, in PY18, the City continued funding for additional rehabilitation work needed at Community Human Services' program, Safe Place in Monterey.

Addressing the emergency shelter and transitional housing needs of homeless persons

In PY18, the City continued to allocate CDBG public service funds to community service organizations providing direct services to the homeless. Specifically, public services funding was provided to Interim, CHS, and Salvation Army for programs that offer emergency overnight shelter, counseling and outreach. The City also supported Gathering for Women, a new subrecipient that provides services, including referrals to shelters, to women experiencing homelessness.

It is important to note that two of the City's subrecipients that support the homeless populations, CHS and Gathering for Women, have received funding from the Homeless Emergency Aid Program (HEAP) that will be used for providing a shelter in the City of Seaside that will serve the entire peninsula. The City will continue to support CHS and Gathering for Women. Additionally, the City will continue to explore opportunities for additional homeless response and services. The City is fully prepared to continue to cooperate and coordinate with other jurisdictions and public service organizations to address the homeless need in the community.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Since 2013, the City has participated in the Coalition of Homeless Services Providers (lead agency for the Continuum of Care in Monterey County) Leadership Council's oversight of the "Lead Me Home" plan. Representatives from Monterey County Behavioral Services, Monterey County Social and Employment Services, and Natividad Hospital are other participants in the Coalition's plan for addressing homelessness. The Coalition's plan includes strategies for enhancing and

formalizing existing processes to facilitate transition from institutions through the development of effective universal discharge policies.

Objectives and priorities for addressing homelessness in the *Lead Me Home* plan are, and will continue to be, incorporated into the City of Monterey's Consolidated Plans. Additionally, the Coalition works closely in coordination with the CDBG subrecipients receiving allocations listed in the City's plan: Community Human Services' program, Safe Place in Monterey, that provides counseling, family reunification, temporary shelter and street outreach for homeless youth; Interim Inc. that provides homeless services, emergency and temporary housing outreach, and case management for persons with mental illnesses; the Salvation Army Homeless Support Services that provides case management, voucher assistance, and homeless outreach services; Interim's Manzanita House provides short-term crisis services as well as emergency placement in Monterey's Laguna Grande; and the Veterans Transition Center that provides services for homeless Veterans and their families.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City has continued to support service organizations that assist the homeless and populations at risk of homelessness with CDBG grant funding.

The Veterans Transition Center (VTC) provides services for homeless Veterans and their families by providing Veterans with transitional housing and case management programs to assist them in becoming employable and avoid homelessness. The City assisted VTC in PY18 by allocating public facility grant fundings for the rehabilitation of three uninhabitable duplexes to provide 18 units of permanent supportive housing in the City of Marina for homeless veterans and their families. In PY2017, VTC also received grants for rehabilitating four transitional housing units and provided eight beds for homeless veterans and families.

In addition to VTC, Interim, Inc. provides wellness programs, affordable supportive housing, crisis residential services, homeless services, employment and education services, and consumer empowerment and outreach. In PY2016, Interim, Inc. received funding for a project that converted a facility to a 13-bed short-term care crisis center to accommodate homeless or low-income individuals with mental illness. The City continued to support Interim, Inc. in providing their

services in PY18.

Community Human Services (CHS) continues to be supported through the City's CDBG grant. CHS addresses underlying conditions or root causes of personal, family and community problems, whether it's addiction, domestic violence, mental illness, emotional health, homelessness, child abuse, or any number of problems that people have trouble solving on their own. Also, CHS provides temporary shelter and street outreach for homeless youth. CHS was granted CDBG funding in PY2017 to upgrade and rehabilitate its homeless and runaway youth counseling and outreach center in the City of Monterey. The project continued into and was completed in PY18. CHS's services have been supported by additional grants from the City in PY18.

The Salvation Army of Monterey County is a continued subrecipient of the City's CDBG grant. The Salvation Army provides case management services, rental and utility assistance, drug and alcohol treatment services, food, showers, laundry, day laborer services, phone and fax services, and lockers. The Salvation Army Monterey Peninsula Corps also partners with Community Hospital of the Monterey Peninsula (CHOMP) to create housing plans and provide temporary shelter for homeless individuals. In PY18, the City provided grants for services for the Salvation Army.

Gathering for Women is a new subrecipient in PY18's CDBG grant from the City. Gathering for Women provides homeless women food, free clothing, emergency assistance, connects homeless women to health, mental health, and other service providers, as well as to housing providers that can screen and place homeless women into permanent housing.

In addition, to those mentioned above, the City provided grants in PY18 to service organizations that included the Monterey Food Bank, Legal Services for Seniors, Meals on Wheels for seniors and the disabled, Alliance on Aging that provides tax assistance to low income seniors, Josephine Kernes Memorial Pool's therapy program for low income seniors and disabled persons, and ECHO Fair Housing Support Services for fair housing support services to low-income households. These organizations provide important supportive services to low income populations that assist in improving their quality of life.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The City consults with the Housing Authority County of Monterey (HACM) to inform the Consolidated Plan and Strategic Plan. The Housing Authority of the County of Monterey (HACM) is a public agency that provides rental assistance and develops and manages affordable housing throughout Monterey County. There are approximately 155 public housing units within the City of Monterey. HACM also provides housing and administers Housing Choice Vouchers (Section 8). As of 2017 data from the U.S. Department of Housing and Urban Development, over 3,000 vouchers were in use in Monterey County and in 2015, nearly 1,500 households were on the voucher waiting list. The City will continue to coordinate with HACM as the regional housing authority and public housing provider whenever possible.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

Eden Council for Hope and Opportunity (ECHO) provides a variety of housing services, including fair housing counseling, assistance in the prevention of housing discrimination in compliance with Fair Housing Law, first time homebuyer education, rental assistance, and home placement. ECHO was a CDBG grant subrecipient in PY18 and the City will continue supporting ECHO in providing fair housing services. Consultation with ECHO provided information that helped determine priorities in the Consolidated Plan and the 2018 Annual Action Plan.

Actions taken to provide assistance to troubled PHAs

The Housing Authority County of Monterey is not troubled, currently, nor has it been in recent years.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The 2015-2019 Consolidated Plan describes how housing costs and affordability are the most significant housing problems in the City of Monterey. Households that earn below 80% of Monterey AMI are impacted the most by the lack of affordable for-rent and for-sale housing units. Market rate rental units in the City of Monterey are generally affordable to moderate-income households up to 120% of AMI. However, the supply of housing, in general is limited. The inventory of units affordable to very low-income and low-income housing in the City does not meet the needs of those residents. In addition, due to lack of water and land, development of new units is extremely limited.

Housing cost burden is experienced by a household when the cost of housing, including utilities, exceeds 30 percent of gross income. Census and survey data show that a high percentage of low-income and below households in the community experience housing costs at 30% or greater of household income. Additionally, the number of homeless individuals and families in the City demonstrate a need for housing units that are affordable to extremely low-income income households. Through the 2015-2019 Consolidated Plan, the City intends to explore funding strategies that can be utilized to produce a new supply of extremely low-income, very low-income, and low-income rental units.

In Spring 2016, the City completed an update of the General Plan's Housing Element to establish goals, policies, and programs that the City will pursue to retain and build new housing units in the City. Additionally, in May of 2016, the City the Specific Plans for the Villa Del Monte Neighborhood Revitalization Plan. Villa Del Monte is part of the Delmonte-Laguna Grande CDBG target area. A variety of sources would fund the plan including the City's, Neighborhood Improvement Program (NIP), Capital Improvement Program (CIP), and a variety of grant programs.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City continues to support the Van Buren Senior Housing project (developed on City-owned land), the Monterey Hotel Apartments (a project solely funded with former redevelopment agency housing funds), and Estrella Apartment (funded by HOME grant), all of which provide

housing affordable to low to moderate households. These projects were identified as high priorities in the 2015-2019 Consolidated Plan because they address the goal to improve housing opportunities for low- and moderate-income levels. Additionally, the City continues to fund the Veterans Transition Center (VTC) in rehabilitating existing uninhabitable units on land owned by VTC to provide to provide 18 permanent supportive housing units in Marina for homeless veterans and their families.

As for new residential development in the City, 10 residential units are being developed at 595 Munras and will include two affordable units.

As mentioned previously, the City provided grants in PY18 to service organizations providing other types of important supportive services to low income populations to assist in improving the quality of life for the populations they serve. These organizations include the Monterey Food Bank, Legal Services for Seniors, Meals on Wheels for seniors and the disabled, Alliance on Aging that provides tax assistance to low income seniors, Josephine Kernes Memorial Pool's therapy program for low income seniors and disabled persons, and ECHO Fair Housing Support Services for fair housing support services to low-income households.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City actively promotes its Mr. Fix-It grants to low-income households to make minor repairs to improve overall housing quality, Home Safety Grants to low-income households to make emergency health and safety repairs to meet code, and Home Accessibility Grants and completed nine projects in PY18. Each rehabilitation project is tested for lead-based paint. When lead-based paint is discovered, the City uses the allocated CDBG funds to abate lead-based paint hazard in connection with these CDBG-funded housing rehabilitation projects. The City will continue to allocate CDBG funding to Mr. Fix-it, Home Safety, and Home Accessibility grant programs in Plan Year 2019.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City provided CDBG grant allocations in PY18 to other service organizations providing important supportive services to homeless and low income populations to assist in the following:

- Food donation from the Monterey Food Bank,
- Legal Services for low income seniors in need
- Food delivery by Meals on Wheels for seniors and disabled seniors

- Alliance on Aging that provides tax assistance to low income seniors,
- Josephine Kernes Memorial Pool's therapy program for low income seniors and disabled persons, and
- Fair housing education and counseling on housing and home lending discrimination
- Rehabilitated rental housing for homeless veterans and their families
- Acquisition and rehabilitation of ownership units for resale to low-income first time home-buyers
- Outreach and support for homeless persons and at-risk youth by CHS
- Providing homeless services, emergency and temporary housing, and case management for persons with mental illnesses through Interim, Inc.
- Case management, voucher assistance, rental assistance, and homeless outreach services through the Salvation Army
- Day-center services to homeless women in the city through Gathering for Women
- Home rehabilitation to low to moderate income residents in the City
- Park upgrades to improve quality of life for residents in CDBG target areas

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

As mentioned the City has participates in the Coalition of Homeless Services Providers (lead agency for the Continuum of Care in Monterey County) Leadership Council's oversight of the Lead Me Home plan. Th coalition also coordnates activities to address homelessness with Monterey County Behavioral Services, Monterey County Social and Employment Services, and Natividad Hospital. The Coalition's plan includes strategies for enhancing and formalizing existing processes to facilitate transition from institutions through the development of effective universal discharge policies throughout the County. The objectives and priorities for addressing homelessness in the Lead Me Home plan are, and will continue to be, incorporated into the City of Monterey's Consolidated Plans.

Since the Coalition works closely in coordination with the CDBG subrecipients receiving allocations listed in the City's plan, the City is in regular contact and coordination with providers in the region.

The City also has consultation with the Housing Authority of the County of Monterey, as well as with Eden Council for Hope and Opportunity, both regional agencies.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

As mentioned, the City has adopted several new specific plans that include residential development. Projects that include affordable units are being approved and permitted. Alternatively, the City continues to work with the public services organizations that provide outreach and education regarding affordable housing and housing placement.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

A regional analysis of impediments is near completion for 2019. Some of the impediments identified include inequality in lending, lack of access to opportunity (especially in transportation and jobs proximity), lack of necessary zoning for housing types, a need for affordable housing to the cost-burdened, and the potential for housing discrimination. The development of strategies to remove impediments to fair housing is underway for the completion of the 2020-2014 Consolidated Plan process.

The previous analysis identified inadequate analysis of lending practices as well as lack of initiatives to promote fair housing. An action the City has taken is to support the Eden Council for Hope and Opportunity, which provides fair housing education and counseling to the community. Additionally, the City participated workshops to learn from the public their experiences with housing discrimination and difficulties finding housing at four community workshops held around Monterey County from May to June in 2018.

Another impediment was addressing lead-based paint in older homes. As mentioned, for homeowner rehabilitation programs, when lead-based paint is discovered, the City has used the allocated CDBG funds to abate lead-based paint hazard in connection with these CDBG-funded housing rehabilitation projects.

Regarding barriers to Section 8 vouchers, the City has worked with HACM to develop effective outreach strategies that include the Section 8 Marketing Packet and delivering packets to landlords with rentals in the City of Monterey.

To address barriers to the development of affordable housing throughout the City, The City is working on its inclusionary ordinance and also working on the ordinance to include new incentives to encourage the development of larger units. Also, the City offers streamlined review and incentives for developments within specific plan areas, including allowing up to 30 units per acre by right.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.

The City of Monterey has the following seven step monitoring process for sub-recipients:

- Risk Analysis for 100% of sub-recipients
- Pre-monitoring questionnaire for 100% of sub-recipients
- Desk review for sub-recipients with a high score on the risk analysis or pre-monitoring questionnaire
- Request for site visit
- Conduct on-site visit to review grant documentation and procedures
- Send monitoring letter with recommendations, findings, and next steps
- Intervention for sub-recipients that do not respond or fail to make corrective actions.

In PY18, the City conducted risk analyses and pre-monitoring questionnaires for all sub-recipients, and conducted one desk review and one on-site visit. No findings or corrective actions were issued.

Additionally, the City follows HUD-approved procurement guidelines and tracks both Section 3 and MBE/WBE participation in all federally funded public contracts. The City also regularly contracts with minority business owners for its small home repair grants program. The City also participates in regional planning efforts, including the regional Assessment of Fair Housing in partnership with the other jurisdictions of Monterey County.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City published notice of the public hearing on this Consolidated Annual Performance Evaluation Report on August 31, 2019. The comment period closed after the City Council conducted a public hearing on September 17, 2019. Comments are attached.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City's goals and priorities specified in the 2015-2019 Consolidated Plan continue to guide the City's Annual Plan activities. In PY18 the City prioritized the successful completion of the Timeliness Spending Plan. As a result of that success, the City has developed internal processes and long-range plans to help maintain timeliness while meeting the other CDBG program objectives.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No.

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

Not applicable.