

**Monterey Urban County
Community Development Block Grant Program
FY 2013 - FY 2017 Consolidated Plan
and
FY 2013-2014 Action Plan**



Lead Agency

Monterey County Economic Development Department

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Executive Summary

ES-05 Executive Summary

1. Introduction

In November 2012, the County of Monterey, along with the cities of Del Rey Oaks and Gonzales, was approved by HUD to participate in the Community Development Block Grant (CDBG) program as an entitlement jurisdiction to receive annual funding directly from the U.S. Department of Housing and Urban Development (HUD). Collectively, Monterey County (unincorporated areas only), Del Rey Oaks, and Gonzales are known as the Monterey Urban County (Urban County).

This Consolidated Plan serves as the Urban County's official application to HUD for CDBG funds. The Plan identifies the housing and community development needs in the Urban County and sets forth a strategic plan for addressing the identified needs.

This Consolidated Plan was prepared using the eConPlanning Suite system developed by HUD. The system prescribes the structure and contents of this document, following the Federal CDBG and Consolidated Planning regulations. A companion document to this Consolidated Plan is the Analysis of Impediments (AI) to Fair Housing Choice. The AI also contains detailed data and analyses regarding the demographic and housing market conditions in the Urban County.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The Urban County has extensive housing and community development needs. CDBG funds alone are not adequate to address the myriad of needs identified during the public outreach process and summarized in the Needs Assessment of this Consolidated Plan. Recognizing the national objectives of the CDBG program and specific program regulations, the Urban County intends to use CDBG funds to coordinate programs, services, and projects to create a decent and suitable living environment to benefit low and moderate income households and those with special needs. Use of CDBG funds will focus on some of most critical needs in the Urban County, including the following:

- Improvements to infrastructure and public facilities in order to foster a suitable living environment for low and moderate income households and those with special needs;
- Provision of services and program to benefit low and moderate income households and those with special needs, such as youth (and at-risk youth), seniors, and the disabled; Provision of services for the homeless and those at risk of becoming homeless; and
- Provision of affordable housing to low and moderate income households and those with special needs.

3. Evaluation of past performance

The Monterey Urban County is a brand new entitlement jurisdiction to receive CDBG funds directly from HUD. Therefore, no accomplishments have been achieved or recorded under the federal CDBG program.

4. Summary of citizen participation process and consultation process

An extensive community outreach program was conducted in developing the Consolidated Plan for the Urban County. Specifically, the outreach program includes the following components:

Consultation with Public and Nonprofit Service Agencies

Two application and consultation workshops were conducted on December 5, 2012. Prior to the workshops, a Notice of Funding Availability (NOFA) was published in four newspapers (Salinas Californian, Monterey Herald, El Sol, and Gonzales Tribune) in both English and Spanish. The public notice was also mailed to 140 public and nonprofit service agencies that may provide services in the Urban County area. Representatives from 20 agencies/organizations attended the application/consultation workshops.

Community Workshops

Three community workshops were conducted:

- January 7 - Gonzales
- January 8 - Del Rey Oaks
- January 9 - County of Monterey

Notice of the community workshops was published in the four newspapers cited above in both English and Spanish and also mailed to over 200 public and nonprofit service agencies as well as other community stakeholders. Four agencies attended the workshop in the County.

Housing and Community Development Needs Survey

A Housing and Community Development Needs Survey was conducted to solicit additional input from the community. The survey was available in English and Spanish as a hard copy and online. The online survey was posted on the Monterey County, Del Rey Oaks, and Gonzales websites. A total of 39 responses were collected.

Public Hearings

Four public hearings were conducted before the County Board of Supervisors for the CDBG program:

- February 12 - to review the Consolidated Plan requirements, community outreach results, and applications for FY 2013 funding; and to receive comments from the public
- March 12 and March 19 - to deliberate on the funding applications and to receive comments from the public
- May 7 - to adopt the Consolidated Plan

5. Summary of public comments

Key issues identified include:

- Extensive needs for improvements to infrastructure and public facilities;
- Youth services, particularly services for at-risk youth;
- Services for the homeless and at-risk homeless;
- Affordable housing, including transitional housing;
- Aging housing stock and lack of resources for housing rehabilitation and emergency repairs, especially for seniors and the disabled;
- Gaps in services, relating to a general lack of coordination county-wide and lack of services throughout the Urban County;
- Fair housing issues, particularly for seniors and non-English speakers; and
- Unemployment and underemployment.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments were received.

7. Summary

The Urban County has undertaken diligent and good faith efforts in outreaching to all segments of the community that may benefit from the CDBG program.

The Process

PR-05 Lead & Responsible Agencies

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	MONTEREY COUNTY, CA	Economic Development

Table 1 - Responsible Agencies

Narrative

The Urban County is comprised of the County unincorporated areas and the cities of Del Rey Oaks and Gonzales. The County of Monterey serves as the lead agency for the Urban County. The Urban County CDBG program is administered by the Monterey County Economic Development Department.

Consolidated Plan Public Contact Information

For matters concerning the Urban County's CDBG program, please contact: Jane Royer Barr, Program Manager, Monterey County Economic Development, 168 W. Alisal Street, 3rd Floor, Salinas, CA 93901, (831)-755-5390.

PR-10 Consultation

1. Introduction

As part of this Consolidated Plan development, the Urban County undertook an extensive outreach program to consult and coordinate nonprofit agencies, affordable housing providers, and government agencies. The outreach program has been summarized in the Executive Summary and Citizen Participation sections of this Consolidated Plan.

Summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies

To outreach to various agencies and organizations, the Urban County compiled an outreach list consisting of more than 200 agencies, including:

- Nonprofit service providers that cater to the needs of low and moderate income households and persons with special needs, including persons with disabilities;
- Affordable housing providers;
- Housing advocates;
- Housing professionals;
- Public agencies (such as school districts, health services, public works);
- Economic development and employment organizations; and
- Community groups.

The complete outreach list is included in Appendix B. These agencies received direct mailing of notices of the Urban County's Consolidated Plan process and public meetings. Specific agencies were also contacted to obtain data in preparation of this Consolidated Plan. For example, the State Developmental Services Department and State Social Services Department were contacted to obtain data and housing resources for persons with disabilities. The Housing Authority of the County of Monterey was also contacted to obtain information on public housing and Housing Choice Vouchers available to Urban County residents.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The outreach list includes homeless service agencies in the Salinas/Monterey County and San Benito County Continuum of Care Strategy. In addition, the Continuum of Care Strategy was consulted to provide information on homelessness and resources available.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The Urban County's HUD allocation for entitlement grants currently does not include ESG funds.

2. Agencies, groups, organizations and others who participated in the process and consultations

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Central Coast HIV/AIDS Services	Services-Persons with HIV/AIDS	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs	Agency attended Application/consultation Workshop on December 5, 2012 and provided input on needs.

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Rancho Cielo, Inc.	Housing	Housing Need Assessment Homelessness Strategy Homelessness Needs - Unaccompanied youth	Agency attended Application/Consultation Workshop on December 5, 2012 and provided input on needs.
Community Human Services	Services-Children Services-Elderly Persons Services-Persons with Disabilities	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs	Agency attended Application/Consultation Workshop on December 5, 2012 and provided input on needs.
Aromas Water District	Public Utilities	Housing Need Assessment Public Improvements	Agency attended Application/Consultation Workshop on December 5, 2012 and provided input on needs.

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
United Way Monterey County	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs	Agency attended Application/Consultation Workshop on December 5, 2012 and provided input on needs.
YWCA Monterey County	Services-Children	Non-Homeless Special Needs	Agency attended Application/Consultation Workshop on December 5, 2012 and provided input on needs.
South County Housing	Housing	Housing Need Assessment	Agency attended Application/Consultation Workshop on December 5, 2012 and provided input on needs.
Monterey County Habitat for Humanity	Housing	Housing Need Assessment	Agency attended Application/Consultation Workshop on December 5, 2012 and provided input on needs.
CHISPA, INC.	Housing	Housing Need Assessment	Agency attended Application/Consultation Workshop on December 5, 2012 and provided input on needs.

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Housing Resource Center of Monterey County	Housing Services-homeless Service-Fair Housing	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families 7with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs	Agency attended Application/Consultation Workshop on December 5, 2012 and provided input on needs.
Catholic Charities Diocese of Monterey	Family services	Non-Homeless Special Needs	Agency attended Application/Consultation Workshop on December 5, 2012 and provided input on needs.
Legal Services for Seniors	Services-Elderly Persons	Non-Homeless Special Needs	Agency attended the Community Workshop on January 9, 2013 and provided input on needs.
Alliance on Aging	Services-Elderly Persons	Non-Homeless Special Needs	Agency attended the Community Workshop on January 9, 2013 and provided input on needs.
Girl Scouts of America	Services-Children	Non-Homeless Special Needs	Agency attended the Community Workshop on January 9, 2013 and provided input on needs.

Table 2 - Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

The Urban County's outreach program was comprehensive.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Coalition of Homeless Services Providers	Through the outreach process, the Urban County has identified homelessness and homelessness prevention services as a priority for the CDBG program. These services will complement the Continuum of Care Strategy.

Table 3 - Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The Urban County program covers the County unincorporated areas and the cities of Del Rey Oaks and Gonzales. A community workshop was conducted for each participating jurisdiction. County and city departments that may have an interest in the CDBG program were invited to participate in the Consolidated Plan process through the Notice of Funding Availability (NOFA) process. Adjacent units of government were also on the outreach list and received notification of public meetings.

Narrative

Refer to Appendix B for a complete outreach list, proof of publication, and results of the Housing and Community Development Needs Survey. The Urban County's Citizen Participation Plan (CCP) for the CDBG program is included in Appendix C. This CCP outlines the public outreach requirements and citizen participation process for the implementation of the CDBG program.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	Representatives from over 20 agencies and 10 individuals attended the various public meetings/hearings conducted for the Consolidated Plan.	Key issues identified include: 1) Need for improvements to infrastructure and public facilities; 2) youth services, particularly for at-risk youth; 3) affordable housing; 4) housing rehabilitation assistance, especially for seniors and the disabled; 5) gaps in services relating to coordination county-wide and lack of services throughout the Urban County; 6) fair housing issues impacting particularly seniors and non-English speakers; and 7) unemployment and underemployment.	All comments were accepted.	

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	Notices were published in four newspapers: The Californian; Monterey Herald; El Sol; and Gonzales Tribune. Notices were published in English and Spanish.	Not Applicable	Not Applicable	
Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	39 residents responded to the Housing and Community Development Needs Survey.	A summary of responses is included in the Executive Summary. Top issues identified were: youth services; anti-crime programs; sidewalk improvements; energy efficient improvements; and job creation/retention.	All comments were received.	http://www.surveymonkey.com/s/MontereyCountyEng
Other	Non-targeted/broad community	Over 200 agencies received direct mailing of notices of public meetings.	Not Applicable	Not Applicable	

Table 4 - Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Overall, the Urban County has extensive needs for affordable housing. Many households in the Urban County area are low and moderate income and experience housing problems relating to cost burden (paying more than 30 percent of their income on housing), overcrowding, and substandard housing conditions. Given the rural character of some of the unincorporated communities, there are also infrastructure needs associated with affordable housing. Many low and moderate income households are not adequately served with services and infrastructure (such as water and sewer). Age and condition of the housing stock also present housing issues to low and moderate income households. A large portion of the housing units in the Urban County area are older and in need of rehabilitation. Many low and moderate income households, especially seniors and disabled, are unable to make needed repairs to their homes.

In addition to providing decent and affordable housing, creating healthy communities also requires safe water, adequate wastewater systems, and functioning drainage systems. In addition, basic public amenities such as parks and community meeting/gathering spaces are necessary to enhance community involvement and provide safe activity spaces and facilities for youth.

NA-10 Housing Needs Assessment

Summary of Housing Needs

As defined by HUD in the Comprehensive Housing Affordability Strategy (CHAS) data, housing problems include:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burden, including utilities, exceeding 30 percent of gross income; and
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income.

Overall in the Urban County, housing problems impacted owner- and renter-households equally, with 45 percent of the renter-households and 49 percent of the owner-households experiencing at least one housing problem. However, when income is factored in, extremely low income households (earning up to 30 percent of the Area Median Income or AMI) were disproportionately impacted by housing problems. Specifically, 70 percent of the low income renter-households and 62 percent of the owner-households were experiencing at least one housing problems, compared to 27 percent of the renter-households and 38 percent of the owner-households in the non-low and moderate income category (earning more than 80 percent of the AMI).

Between 2000 and 2009, population in the Urban County increased by one percent but the number of households decreased by six percent. This is usually a result of increasing household size, either due to an increase in the number of large families or families doubling up to afford housing.

Table 7 later presents the number of households with one or more housing problems (inadequate housing, overcrowding, cost burden of 50 percent, or cost burden of 30 percent) by income and tenure. Table 8 summarizes the number of households with more than one or more severe housing problems by income and tenure. Severe housing problems are: inadequate housing; severe overcrowding (1.51 persons or more per room); and housing cost burden of 50 percent. Table 9 isolates those households with housing cost burden of over 30 percent (inclusive of those with cost burden of over 50 percent) by income and tenure. Table 10 further isolates those households with cost burden of over 50 percent.

Demographics	2000 Census (Base Year)	2005-2009 ACS (Most Recent Year)	% Change
Population	109,427	110,425	1%
Households	39,590	37,310	-6%
Median Income	\$48,305.00	\$59,271.00	23%

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:

2006-2010 American Community Survey

**Data Source
Comments:**

Median income data specifically for the Urban County is not available. Income figures in the table above are for Monterey County as a whole.

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	2,863	3,248	5,065	26,134	
Small Family Households *	945	1,151	1,960	12,658	
Large Family Households *	302	579	952	2,994	
Household contains at least one person 62-74 years of age	340	562	745	537	5,172
Household contains at least one person age 75 or older	571	581	966	497	3,001
Households with one or more children 6 years old or younger *	642	904	1,130	4,050	

* the highest income category for these family types is >80% HAMFI

Table 6 - Total Households Table

Alternate Data Source Name:

2005-2009 CHAS by HUD

**Data Source
Comments:**

The HUD-provided default data in the eConPlanning Suite contains an error for total households with incomes greater than 80% Area Median Income. This alternate data corrected the error using raw CHAS data downloaded from HUD.

Housing Needs Summary Tables for Several Types of Housing Problems

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Substandard Housing - Lacking complete plumbing or kitchen facilities	74	35	10	15	134	44	23	4	10	81
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	58	124	69	64	315	0	50	40	0	90
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	155	290	189	185	819	40	38	289	28	395
Housing cost burden greater than 50% of income (and none of the above problems)	909	584	213	29	1,735	644	759	1,048	688	3,139
Housing cost burden greater than 30% of income (and none of the above problems)	179	297	693	227	1,396	83	292	618	317	1,310
Zero/negative Income (and none of the above problems)	70	0	0	0	70	198	0	0	0	198

Table 7 - Housing Problems Table

Data Source: 2005-2009 CHAS

2. Housing Problems (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Having 1 or more of four housing problems	1,195	1,024	476	289	2,984	729	878	1,388	727	3,722
Having none of four housing problems	437	631	1,702	775	3,545	251	713	1,498	1,188	3,650
Household has negative income, but none of the other housing problems	70	0	0	0	70	198	0	0	0	198

Table 8 - Housing Problems 2

Data Source: 2005-2009 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	533	598	491	1,622	207	285	693	1,185
Large Related	237	350	167	754	44	123	445	612
Elderly	208	147	99	454	317	469	581	1,367
Other	335	168	271	774	215	228	122	565
Total need by income	1,313	1,263	1,028	3,604	783	1,105	1,841	3,729

Table 9 - Cost Burden > 30%

Data Source: 2005-2009 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	448	327	94	869	203	225	411	839
Large Related	173	195	44	412	40	109	252	401
Elderly	168	83	19	270	264	312	408	984
Other	325	103	93	521	195	163	79	437
Total need by income	1,114	708	250	2,072	702	809	1,150	2,661

Table 10 - Cost Burden > 50%

Data Source: 2005-2009 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Single family households	213	224	212	164	813	30	69	124	4	227
Multiple, unrelated family households	0	155	40	88	283	10	19	205	24	258
Other, non-family households	0	35	14	10	59	0	0	0	0	0
Total need by income	213	414	266	262	1,155	40	88	329	28	485

Table 11 - Crowding Information

Data Source: 2005-2009 CHAS

What are the most common housing problems?

Of the housing problems described above, the most common in the Urban County is housing cost burden. For the Urban County's renter-households, about 70 percent of the total housing problems tallied were related to housing cost burden. Approximately 85 percent of the housing problems tallied for the Urban County's owner-households were also related to cost burden. Units with physical defects, or substandard units, were the least common housing problem in the Urban County.

Are any populations/household types more affected than others by these problems?

Overall, more renter-households are impacted by housing cost burden issues compared to owner-households. However, more senior homeowners are impacted by housing cost burden. Senior homeowners may face additional issues - many live in older housing units and do not have the financial means to make needed repairs.

Cost Burden (Spending at Least 30 Percent of Household Income on Housing Cost)

In the Urban County, the incidence of cost burden varies by income level and household type. Small households, for example, were most impacted by housing cost burden. As shown in Tables 9 and 10, more owner-households earning more than 80 percent AMI overpay for housing than households of other income groups. For the Urban County households that own their homes, the prevalence of severe cost burden actually increased as income rose. This is reflective of the housing market conditions during 2005-2009 (timeframe of the CHAS dataset) when many households over-extended financially to achieve homeownership. In contrast, for renter-households, the incidence of severe cost burden declined as household income increased.

Overcrowding (More Than One Person Per Room)

In the Urban County, the prevalence of overcrowding also varies by income level and household type. For households that own their homes, about one-half (53 percent) of overcrowded homes were comprised of multiple unrelated family households while the remaining one-half (47 percent) were made up of single family households. By comparison, about three-quarters of the overcrowded renter-households were made up of single family households (70 percent) while the remaining one-quarter were comprised of multiple unrelated family households (25 percent). This pattern reflects that in general, multiple families may need to pool their resources in order to afford homeownership. For renter-households, affordable large rental units are typically unavailable. Therefore, renter-households may have to reside in smaller than adequate units to avoid or reduce a cost burden. Renter-households experienced similar levels of overcrowding regardless of income level. However, a majority of the owner-households experiencing overcrowding (68 percent) earned 50 to 80 percent of the AMI.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The Monterey County Community Action Partnership (CAP) is responsible for addressing the region's local poverty-related needs through the services provided by its subcontractors. Through its collaborative approach to subcontracting, the CAP provides services to all of the County's major regions—South County, Salinas, North County, and Monterey Peninsula. Every two years, the CAP conducts a public hearing, a survey, and multiple focus groups throughout the County to assess the needs of lower income persons, especially those who are extremely low income and at risk of becoming homeless. The following discussion analyzes in detail the most pressing needs of persons at-risk of becoming homeless: affordable housing and employment assistance.

Affordable Housing

Stable housing is the foundation upon which people build their lives -- absent a safe, decent, affordable place to live, it is next to impossible to achieve good health, positive educational outcomes, or reach one's economic potential. Indeed, for many persons living in poverty, the lack of stable housing leads to costly cycling through crisis-driven systems like foster care, emergency rooms, psychiatric hospitals, emergency and domestic violence shelters, detox centers, and jails. By the same token, stable housing provides an ideal launching pad for the delivery of health care and other social services focused on improving life outcomes for individuals and families. This is especially true for children; when they have a stable home, they are more likely to succeed socially, emotionally, and academically. In order to prevent and end homelessness, Monterey County needs to ensure that there is an adequate supply of affordable housing, including permanent supportive housing. Currently, the County has a significant deficit of affordable housing due to the region's high-priced housing market.

Most minimum-wage workers are unable to afford housing without incurring an excessive cost-burden. In addition, there is a severe lack of housing for local farm workers. A report from the California Institute for Rural Studies found that the circumstances of farm workers in the Salinas Valley were exceptionally poor due to the severe shortage of housing. The report concluded that available housing was in short supply, prohibitively expensive, and often dilapidated and/or dangerous. These problems are especially severe for undocumented farm workers. A recent report by the Policy Institute of California documents that Monterey County has a larger share of undocumented residents than any county in California. The report determined that about 62,000 undocumented immigrants live in Monterey and San Benito counties – 13.5 percent of the population.[1] The County also needs to ensure an adequate supply of interim housing, including emergency shelters and transitional housing, suited to those experiencing a transitional life moment (such as youth leaving foster care, service members returning from duty, etc.).

[1] http://www.mercurynews.com/breaking-news/ci_18602889 (Accessed December 2012).

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Households at risk of becoming homeless include those extremely low income households with a severe housing cost burden (spending 50 percent or more of their income on housing). According to the CHAS data, 1,114 extremely low income renter-households and 702 extremely low income owner-households in the Urban County had a severe cost burden.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Extremely low income households with a severe housing cost burden are more likely to lose their homes in the event of loss of employment or other unexpected expenses. With the current economic recession that is slow in recovery, unemployment and underemployment have been the primary reasons for families losing their homes.

Discussion

See discussions above.

NA-15 Disproportionately Greater Need: Housing Problems

Assess the need of any racial or ethnic group that has a disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionate housing need refers to any group that has a housing need which is at least 10 percentage points higher than the total population. The following tables identify the extent of housing problems by income and race.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,181	429	268
White	1,278	282	228
Black / African American	0	0	0
Asian	24	15	20
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	846	113	19

Table 12 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Note: Other and multi-race households are not included in this table.

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,499	755	0
White	1,073	433	0
Black / African American	64	0	0
Asian	49	14	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,286	300	0

Table 13 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Note: Other and multi-race households are not included in this table.

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,157	1,909	0
White	1,448	1,028	0
Black / African American	120	0	0
Asian	135	20	0
American Indian, Alaska Native	0	8	0
Pacific Islander	0	0	0
Hispanic	1,386	857	0

Table 14 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Note: Other and multi-race households are not included in this table.

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,565	1,423	0
White	851	866	0
Black / African American	45	0	0
Asian	54	55	0
American Indian, Alaska Native	25	0	0
Pacific Islander	0	20	0
Hispanic	552	455	0

Table 15 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Note: Other and multi-race households are not included in this table.

Discussion

Among all households (incomes up to 100 percent AMI) with housing problems, White and Hispanic households were more or less equally impacted. Specifically 50 percent of these households with housing problems were White and 43 percent of these households were Hispanic. However, discrepancies are more apparent when the income factor is in play. White households represented 59 percent of the extremely low income (up to 30 percent AMI) households with housing problems, while Hispanic households represented 52 percent of the low income (up to 50 percent AMI) households with housing problems. However, neither group was considered to have a disproportionate housing need.

NA-20 Disproportionately Greater Need: Severe Housing Problems

Assess the need of any racial or ethnic group that has a disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionate housing need refers to any group that has a housing need which is at least 10 percentage points higher than the total population. The following tables identify the extent of severe housing problems by income and race. Severe housing problems include: inadequate housing; severe overcrowding (1.51 persons or more per room); and housing cost burden of 50 percent.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,924	688	268
White	1,188	367	228
Black / African American	0	0	0
Asian	24	15	20
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	674	282	19

Table 16 - Severe Housing Problems 0 - 30% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Note: Other and multi-race households are not included in this table.

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,902	1,344	0
White	841	674	0
Black / African American	64	0	0
Asian	4	59	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	961	613	0

Table 17 - Severe Housing Problems 30 - 50% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Note: Other and multi-race households are not included in this table.

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,864	3,200	0
White	899	1,560	0
Black / African American	10	110	0
Asian	115	40	0
American Indian, Alaska Native	0	8	0
Pacific Islander	0	0	0
Hispanic	826	1,412	0

Table 18 - Severe Housing Problems 50 - 80% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Note: Other and multi-race households are not included in this table.

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,016	1,963	0
White	507	1,206	0
Black / African American	15	30	0
Asian	54	55	0
American Indian, Alaska Native	0	25	0
Pacific Islander	0	20	0
Hispanic	419	587	0

Table 19 - Severe Housing Problems 80 - 100% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Note: Other and multi-race households are not included in this table.

Discussion

White households made up approximately 51 percent of all households (with incomes up to 100 percent AMI) with severe housing problems. Hispanic households represented 43 percent of households with severe housing problems. However, among the extremely low income households with severe housing problems, White households were disproportionately impacted (at 62 percent).

NA-25 Disproportionately Greater Need: Housing Cost Burdens

Assess the need of any racial or ethnic group that has a disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionate housing need refers to any group that has a housing need which is at least 10 percentage points higher than the total population. The following tables identify the extent of housing cost burden by race.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	21,744	7,946	7,363	268
White	15,368	4,848	4,740	228
Black / African American	199	215	74	0
Asian	799	299	211	20
American Indian, Alaska Native	82	25	0	0
Pacific Islander	44	0	0	0
Hispanic	4,944	2,424	2,231	19

Table 20 - Greater Need: Housing Cost Burdens AMI

Data Source: 2005-2009 CHAS

Note: Other and multi-race households are not included in this table.

Discussion

Overall in the Urban County, 41 percent of the households had a housing cost burden of over 30 percent (paying more than 30 percent of their gross household income on housing). Specifically, 21.3 percent had a housing cost burden of 30 to 50 percent and 19.7 percent had a housing cost burden of over 50 percent. Among these households impacted with cost burden, Black households were disproportionately impacted, with 59 percent experiencing housing cost burden. However, fewer than 500 Black households were residents of the Urban County, representing only 1.3 percent of the households in the Urban County.

NA-30 Disproportionately Greater Need: Discussion

Income categories in which a racial or ethnic group has disproportionately greater need

Please see discussions provided under specific needs by income group presented earlier.

Needs not previously identified

Housing needs of low and moderate income minority households have been previously identified.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The Urban County is comprised of approximately 50 percent Whites, 43 percent Hispanics, 4 percent Asians, 3 percent "Other Races", and less than 1 percent Blacks. Portions of the Urban County area have high concentrations of Hispanic populations. These include: the

unincorporated communities of Boronda (85 percent); Castroville (90 percent); Chualar (97 percent); Las Lomas (89 percent); Pajaro (94 percent); San Ardo (70 percent); San Lucas (83 percent); and the City of Gonzales (89 percent).

NA-35 Public Housing

Introduction

The Monterey County Housing Authority is responsible for managing the public housing inventory and Housing Choice Vouchers, as well as related Section 8 housing programs for the Urban County. The tables below present the countywide public housing inventory and housing vouchers maintained by the Housing Authority according to data provided by HUD. The majority of the public housing units are located in the City of Salinas, not within the Urban County area. Two public housing projects -- 20-unit Casa de Oro (senior housing) and 30-unit Casa Santa Lucia -- are located in the City of Gonzales. No public housing projects are located in the unincorporated areas or in the City of Del Rey Oaks.

According to HUD (see Totals In Use), 3,595 Housing Vouchers are used countywide. Updated data provided by the Housing Authority indicates that only 101 households (three percent of total vouchers) in the City of Gonzales and 186 households (five percent of total vouchers) in the unincorporated areas are currently receiving Housing Choice Vouchers. No data is available for the City of Del Rey Oaks.

Specific information on the race/ethnicity of the public housing residents and voucher recipients, their household characteristics, and special needs is available only for the entire County. Specific information is not available for the Urban County. In general, households being assisted with public housing, Housing Choice Vouchers, and other Housing Authority programs earn extremely low income (less than 30 percent of the County Area Median Income). A majority of those households assisted are Hispanic and many include members with disabilities.

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	566	3,595	241	3,230	72	43	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition

Table 21 - Public Housing by Program Type

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
			Veterans Affairs Supportive Housing				Family Unification Program	Disabled *	
Average Annual Income	0	0	17,604	15,599	14,579	15,701	11,802	15,814	0
Average length of stay	0	0	7	7	2	7	0	5	0
Average Household size	0	0	3	2	2	2	1	3	0
# Homeless at admission	0	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	140	1,113	67	1,030	15	1	0
# of Disabled Families	0	0	84	916	64	816	28	8	0
# of Families requesting accessibility features	0	0	566	3,595	241	3,230	72	43	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five_year, and Nursing Home Transition

Table 22 - Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center) - Data provided by HUD.

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	528	3,196	222	2,877	48	40	0
Black/African American	0	0	27	266	12	230	21	3	0
Asian	0	0	3	82	1	80	1	0	0
American Indian/Alaska Native	0	0	5	38	4	33	1	0	0
Pacific Islander	0	0	3	13	2	10	1	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition

Table 23 - Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	480	2,222	138	2,036	10	29	0
Not Hispanic	0	0	86	1,373	103	1,194	62	14	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition

Table 24 - Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment

Needs of public housing tenants and applicants on the waiting list for accessible units

As shown under "Characteristics of Residents" for Monterey County, requests for accessibility features are frequent. The two public housing projects in Gonzales -- 20-unit Casa de Oro (senior housing) and 30-unit Casa Santa Lucia -- were constructed in the 1960s and therefore do not have units that meet the Section 504 requirements for accessibility. While some improvements have been made to a few units at Casa de Oro, these units have not been fully rehabilitated to meet Section 504 requirements.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

About 16 percent of the voucher users in Gonzales are seniors and 27 percent have a disability. In comparison, 46 percent of the voucher users in the unincorporated areas are seniors and 61 percent have a disability. Information on characteristics and specific needs of households on the waiting list is not available by jurisdiction. Countywide, over 7,300 households are on the waiting list for public housing. Among those households on the waiting list, over 72 percent are Hispanic households, about 6 percent are senior households, and about 14 percent of the households include members with disabilities. Overall, the need for accessible housing is extensive.

How do these needs compare to the housing needs of the population at large

Housing needs in the Urban County area generally reflect the housing needs countywide (refer to discussions above). However, many communities within the unincorporated areas are rural and isolated. Extending/improving infrastructure to better serve the Urban County residents may be more critical compared to other more urbanized cities in the County.

NA-40 Homeless Needs Assessment

Introduction

According to the 2011 Homeless Census, an estimated 556 homeless persons were located in the Urban County area at the time of the homeless count (Del Rey Oaks - 25 persons; Gonzales - 73 persons; and Unincorporated County - 458 persons). This point-in-time count is translated to an annual homeless population of 683 persons (i.e., the number of persons experiencing homelessness each year) in the Urban County. Various studies were used to profile the homeless population in the Urban County. These include:

- 2011 Homeless Census and Survey for Monterey and San Benito Counties
- Lead Me Home - The Game Plan for Housing Homeless People in Monterey and San Benito Counties (Ten-Year Plan to End Homelessness)
- Continuum of Care for Monterey and San Benito Counties

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	27	40	683	248	248	365
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	30	228	0	0	0	0
Chronically Homeless Individuals	10	406	0	0	0	0
Chronically Homeless Families	1	8	0	0	0	0
Veterans	6	441	0	0	0	0
Unaccompanied Child	2	480	0	0	0	0
Persons with HIV	1	6	0	0	0	0

Table 25 - Homeless Needs Assessment

Alternate Data Source Name:

2012 Salinas/Monterey County Continuum of Care

Data Source 1) Estimates of the homeless population are based on the 2011 Point-in-Time Homeless Census and Survey, and discussions in the Continuum of Care and Ten-Year Plan to End Homelessness.2) A homeless person may be categorized in more than one category.

Population includes Rural Homeless: some

Jurisdiction's Rural Homeless Population

According to the 2011 Homeless Census, national studies have found that families, single mothers, and children make up the largest group of people who are homeless in rural areas. Understanding rural homelessness requires a more flexible definition of homelessness. Fewer shelters are located within rural areas and people experiencing homelessness in these areas are less likely to live on the street or in a shelter and more likely to live in a car or camper, or with relatives in overcrowded or substandard housing. In the Urban County, one of the key challenges is assess the number of homeless persons in the rural areas, as most tend to live in isolated areas. Another phenomenon of the rural homeless is migrant farm workers. Farming is an important industry in the Urban County and many migrant farm workers (by definition) do not have permanent residences and travel for work seasonally. Many live in camps, in substandard housing conditions, or in crowded conditions with other families and friends.

For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction

According to the 2011 Monterey County Homeless Census (Point-in-Time Homeless Count), approximately 69 percent of homeless persons identified themselves as White/Caucasian. About 11 percent identified as Black and nine percent as Asian, American Indian/Alaska Native, or Pacific Islander. Over one-third (37 percent) of homeless persons in the County identified themselves as Hispanic/Latino. Compared to the racial/ethnic characteristics of the overall population, a disproportionately higher proportion of Blacks/African Americans and American Indians/Alaska Natives were homeless.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

See discussions above.

Nature and Extent of Homelessness by Racial and Ethnic Group

As part of the 2011 Homeless Census, a survey was conducted to obtain specific information about the homeless. The following characteristics describing the nature and extent of the homeless in the Urban County area were derived from the survey (with 553 respondents):

- Nearly two-thirds (61 percent) of the homeless persons were male, 38 percent were female, and less than 1 percent identified as "transgender" or "other."
- 69 percent were White, 37 percent were Hispanic/Latino, 11 percent were Black, 9 percent were Asian, and 3 percent were American Indian/Alaskan Native.
- A majority (72 percent) were already living in Monterey County when they most recently became homeless.
- 73 percent of the homeless were unsheltered.

- 59 percent had been homeless for a year or more since last permanent living/housing situation.
- 43 percent was homeless for first time.
- 44 percent cited joblessness as the primary cause of homelessness.
- 26 percent indicated they had needed medical care but were unable to receive it.

Nature and Extent of Unsheltered and Sheltered Homelessness, including Rural Homelessness

See estimates above based on discussions contained in 2011 Homeless Census, the Ten-Year Plan to End Homelessness, and Continuum of Care Strategy.

Discussion

See discussions above.

NA-45 Non-Homeless Special Needs Assessment

Introduction

Certain households, because of their special characteristics and needs, may require special accommodations and may have difficulty finding housing due to special needs. Special needs groups may include the elderly, persons with disabilities, persons with HIV/AIDS, female-headed households, large households, and homeless persons and persons at-risk of homelessness.

Characteristics of Special Needs Populations

Seniors: According to 2010 Census data, an estimated 34 percent of households in the unincorporated County had at least one individual who was 65 years of age or older. Certain communities in the unincorporated areas had a significantly higher proportion of households with seniors. Specifically, about 56 percent of Del Monte Forest households, for example, included at least one senior. Approximately 19 percent of all residents in Del Rey Oaks were seniors, while in Gonzales, seniors represented only six percent of the total population.

Persons with Disabilities: Current Census and ACS data does not document disability characteristics for all places within the incorporated and unincorporated County areas. Therefore estimating the number of persons with disabilities for the Urban County areas specifically is not feasible. According to the 2009-2011 ACS, eight percent of the Monterey County population is affected by one or more disabilities. Among persons living with disabilities in the County, ambulatory disabilities were most prevalent (54 percent), followed by independent living disabilities (38 percent), and hearing disabilities (31 percent).

Large Households: Large households are those with five or more members. In 2010, approximately 42 percent of the households in Gonzales, 6 percent in Del Rey Oaks, and 16 percent in the unincorporated areas were large households. Large households may experience overcrowding or cost burden issues due to lack of affordable housing.

Victims of Domestic Violence: Many single women and women with children become homeless as a result of domestic violence. According to a 2011 census and survey of homeless person in

the Counties of Monterey and San Benito, domestic violence was found to be the fifth most common event or condition that led to homelessness. About one in ten (12 percent) of those surveyed stated that family and domestic violence was responsible for their current episode of homelessness.

Persons with Drug/Alcohol Addictions: The U.S. Department of Health and Human Services conducts annual National Surveys on Drug Use and Health. In 2011, the national survey found that 16.7 million Americans (6.5 percent of the population) were dependent on alcohol or had problems related to their use of alcohol (abuse). When applying these figures to the Urban County population, it is estimated that 7,151 persons may have issues with alcohol abuse. The survey also estimated that 22.1 million persons (8.7 percent of the population aged 12 or older) were classified with substance dependence or abuse in the past year based on criteria specified in the Diagnostic and Statistical Manual of Mental Disorders, 4th edition (DSM-IV). This translates to approximately 17,000 persons in the Urban County.

Housing and Supportive Service Needs and Determination

Overall, the Urban County has extensive needs for supportive services, including housing, youth and childcare services, recreational activities, senior services, health/medical care, counseling, employment, case management, transportation, and coordination and information/referral.

The Monterey County Area Agency on Aging and the Older Americans Advisory Council (AAA) recently released a draft of the 2012 - 2016 Area Plan. The AAA identifies the following as issues of great importance for the region's seniors: Income Security, Long-Term Services and Supports; Financial Abuse; and Older Adult Mental Health Services. Overwhelmingly, older adults identify services that meet their basic needs for food, housing, transportation, and access to health care as priorities.

Discussions with service providers during the Consolidated Plan consultation process also indicated that there is a general lack of supportive services in the Urban County area, especially in remote rural communities. Most available services are located in service hubs in Salinas and Monterey, and there is a great need to expand services to the Urban County area. Another issue relating to supportive services is coordination. One-stop service centers are needed in the Urban County area.

Public Size and Characteristics of Population with HIV / AIDS

According to the Monterey County Health Department Public Health Bureau, Communicable Disease Unit, approximately 142 persons with HIV and 440 persons with AIDS reside in and/or receive services in Monterey County as of October 26, 2011. National studies have shown that at least 25 percent of people with disabling AIDS will be in need of supportive housing at some time during their illness.

As indicated in the following table, the majority of People Living with HIV/AIDS (PLWH/A) within Monterey County reside in the geographic regions of the Monterey Peninsula/Big Sur (265 PLWH/A) and the Salinas Urban Area (215 PLWH/A). Over 82 percent of those with HIV and AIDS were men.[1] Of the total HIV/AIDS population in the County, 28 percent were White, 13 percent were Black, 52 percent were Hispanic (all races), and the remaining two percent were Asian/Pacific Islander, American Indian/Alaskan Native, or Other/Multi-Race.

[1] Gender and Race/Ethnicity estimates are based on a limited sample size and do not reflect the total Monterey County HIV/AIDS population.

Discussion

See discussions above.

NA-50 Non-Housing Community Development Needs

Public Facilities

The Urban County has extensive needs for public facilities. These include, but are not limited to the following:

- **Community Facilities:** The Urban County has a general lack of community facilities such as libraries, community centers, healthcare/medical centers, parks and recreation facilities, and senior and youth centers. Existing facilities are also aging and inadequate to serve the residents.
- **Accessibility Improvements to Public Facilities:** Most existing public facilities in the Urban County were constructed prior to 1990 and therefore do not meet ADA (Americans with Disabilities) accessibility standards.
- **Energy Efficiency Improvements to Public Facilities:** Many community facilities require upgrading to improve energy efficiency.

Need Determination

Public facility needs in the Urban County were determined based on the following:

- Comments received during the community outreach process;
- Responses from the Housing and Community Development Needs Survey;
- Input from Public Works departments of participating jurisdictions; and
- Review of the County Capital Improvement Program.

Public Improvements

The Urban County has extensive needs for public improvements. These include, but are not limited, to the following:

- **Water and Sewer Infrastructure and Services:** Extension/improvement of water and sewer lines are needed to serve low and moderate income households and to facilitate economic development activities.
- **Drainage Improvements:** Many communities in the Urban County area are impacted by flooding issues, especially in the Boronda community.
- **Street and Sidewalk Improvements:** Improvements are needed to address safety and traffic issues. In addition, ramps and curb cuts are needed to meet ADA accessibility requirements.

- **Streetlights:** Many streets and public facilities (such as parks and recreation areas) lack adequate streetlighting.

Need Determination

Public Improvement needs in the Urban County were determined based on the following:

- Comments received during the community outreach process;
- Responses from the Housing and Community Development Needs Survey;
- Input from Public Works departments of participating jurisdictions; and
- Review of the County Capital Improvement Program.

Public Services

Given the geographic spread of the Urban County area, many remote and rural communities do not have adequate access to public and supportive services. Service needs in the Urban County include, but are not limited to, the following:

- Youth services, especially services for at-risk youth;
- Childcare services and recreational activities;
- Anti-crime programs;
- Senior services, including case management and advocacy;
- Homeless and homeless prevention services;
- Employment services;
- Fair housing and legal services; and
- Service coordination.

Need Determination

Public service needs in the Urban County were determined based on the following:

- Comments received during the community outreach process;
- Responses from the Housing and Community Development Needs Survey; and
- Review of various plans and studies.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Urban County had a total housing stock of about 42,000 units in 2010, representing a 12 percent increase from 2000. Overall, the housing stock is comprised of about 83 percent single-family units (detached and attached), 11 percent multi-family units, and 7 percent mobile homes. Approximately 70 percent of the housing units are owner-occupied and 30 percent are renter-occupied. The housing stock in the Urban County is relatively old, with 62 percent of the housing units built more than 30 years ago, indicating a significant portion of the units may require substantial rehabilitation and upgrading.

The Urban County continues to struggle with a recession that is slow in recovering and diminishing resources with which to respond. While unemployment rates have improved in recent months, the regional economy has restructured and mismatches between jobs and skill sets exist. Unemployment and underemployment will continue to impact the local and regional economy in the near future. The housing market is directly tied to the local and regional economy. Until unemployment is reduced and people with jobs feel confident that they will retain their jobs or be employed at jobs that pay adequate incomes, the housing market cannot recover.

MA-10 Number of Housing Units

Introduction

According to 2006-2010 ACS data, much of the Urban County's housing stock is comprised of single-family homes (83 percent). Multi-family housing accounts for only 11 percent of total housing units in the Urban County and a majority of these dwelling units are in smaller multi-family structures containing fewer than 20 units. Mobile homes also make up a sizable portion of the housing stock in the Urban County (seven percent). Also, a vast majority (80 percent) of the Urban County's ownership housing was comprised of larger units (i.e. with three or more bedrooms). By comparison, only 42 percent of the Urban County's rental housing was comprised of larger units. This may explain the larger number of overcrowded renter-households in the Urban County.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	31,834	77%
1-unit, attached structure	2,337	6%
2-4 units	2,024	5%
5-19 units	1,766	4%
20 or more units	602	1%
Mobile Home, boat, RV, van, etc	2,689	7%
Total	41,252	100%

Table 28 - Residential Properties by Unit Number

Alternate Data Source Name:

2006-2010 American Community Survey

Data Source Comments:

Detailed information on the housing stock is obtained from the American Community Survey (ACS), which provides extrapolations based on sample estimates and therefore deviates slightly from the 100-percent count of housing units in the 2010 Census. According to the 2010 Census, the total housing stock in the Urban County is estimated at 42,164 units.

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	68	0%	286	3%
1 bedroom	593	2%	1,558	14%
2 bedrooms	4,523	18%	4,447	41%
3 or more bedrooms	20,411	80%	4,485	42%
Total	25,595	100%	10,776	100%

Table 29 - Unit Size by Tenure

Alternate Data Source Name:

2006-2010 American Community Survey

Data Source Comments:

1) Detailed information on the housing stock is obtained from the American Community Survey (ACS), which provides extrapolations based on sample estimates and therefore deviates slightly from the 100-percent count of housing units in the 2010 Census. According to the 2010 Census, the total housing stock in the Urban County is estimated at 42,164 units. 2) This table presents unit size by tenure (occupied housing units). Vacant units are not included in this table and therefore the total number of units does not represent the entire housing stock.

Number and Targeting of Units

With the dissolution of the redevelopment, the County's ability to provide affordable housing has been seriously compromised. The Urban County's CDBG allocation is limited, State HOME funds are not guaranteed, and Neighborhood Stabilization Program (NSP) funds are expiring. With limited resources, the Urban County anticipates the following housing activities:

- **State CDBG Funds:** Approximately 25 units for extremely low, low, and moderate income households over five years. Emphasis will be placed on extremely low and low income households. A current grant targets assistance for farmworkers. In regard to program income, funds are very limited. The Urban County will solicit housing projects annually through the Notice of Funding Availability (NOFA) process and will primarily use the limited funding for single-family rehabilitation.
- **State HOME Funds:** Periodically, the County will apply for State HOME funds for a downpayment assistance program or a new construction multi-family project. As of March 2013, the County has \$1,038,898 in State HOME funds and anticipates assisting five households. Funding will be available to low and moderate income households.
- **NSP Funds:** The County has \$990,457 in NSP funding and program income. The majority of this funding has been allocated to homebuyer assistance. The County anticipates assisting 11 households with these funds. The NSP Program includes a component of rehabilitation which includes retrofitting homes with energy efficient appliances and other limited improvements.
- **Other Funding Sources:** The County will pursue additional funding to address housing needs in the unincorporated areas and may collaborate with other communities in funding applications. Potential funding sources include the State Energy Upgrade California Program and existing PG&E Rebate Program.

Units Expected to be lost from Inventory

According to the Housing Authority of the County of Monterey (HACM) Annual Action Plan for FY 2013, the 20-unit Casa de Oro in Gonzales has been identified as a project for disposition and conversion due to financial feasibility. HACM is pursuing disposition of this project to a private owner and convert the project-based assistance to tenant-based Housing Choice Vouchers. The 20-unit Sunukjian Apartment project in the City of Marina has low income use restrictions that are due to expire in 2014. In addition, the nine-unit Quail Meadows project in the unincorporated County has low income use restrictions that are due to expire in 2019.

Does the availability of housing units meet the needs of the population?

The Urban County has a significant need for affordable housing. Currently, waiting lists for publicly assisted housing and Housing Choice Vouchers have a wait period of many years. In addition to issues relating to affordability, issues relating to housing conditions are also prevalent. With more than 62 percent of the housing units older than 30 years of age, a large portion of the Urban County's housing stock may need substantial rehabilitation and emergency

repairs. The extent of housing needs in the Urban County far exceeds the resources available to address those needs.

Need for Specific Types of Housing

The Urban County has a range of housing needs, including farm worker housing, transitional housing, housing for seniors, and housing suitable for families.

Discussion

See discussions above.

MA-15 Cost of Housing

Introduction

One of the most important factors in evaluating a community's housing market is the cost of housing and, even more significant, whether the housing is affordable to households who live there or would like to live there. Housing problems directly relate to the cost of housing in a community. If housing costs are relatively high in comparison to household income, a correspondingly high prevalence of housing cost burden and overcrowding occurs.

The cost of homeownership varies quite dramatically within Monterey County depending on the community. For example, the median sales price in 2011 for a home in Carmel Valley Village was \$600,000. In other areas of the County, such as Chualar, the median sales price was \$126,000, according to real estate data compiled by DataQuick (www.dqnews.com). Overall, the median home price in Monterey County was \$240,000 in 2011, a six-percent decrease compared to the 2000 Census but a much more significant decline compared to home prices in 2006 (the peak of the housing market).

Rental rates in the Urban County also vary dramatically by community. Rents were highest in the Carmel and Carmel Valley neighborhoods, while Salinas, Boronda, and Spreckels had the lowest average rents with one-bedroom units rented for approximately \$883 and two-bedrooms for \$1,120, according to rental listings on www.craigslist.org.

Cost of Housing

	2000 Census (Base Year)	2011 (Most Recent Year)	% Change
Median Home Value	254,800	240,000	(6%)
Median Contract Rent	713	Not Available	Not Available

Table 30 - Cost of Housing

Alternate Data Source Name:
Dataquick Real Estate Data

Data Source The Census Bureau does not collect median home price or contract rent information in the American Community Survey (ACS). The median home price presented in this table is 2011 median sale price for Monterey County as reported by Dataquick. No information on contract rent is available. Refer to the companion document "Analysis of Impediments to Fair Housing Choice" for detailed home prices and rental listings.

Comments:

Rent Paid	Number	%
Less than \$500	736	19.7%
\$500-999	2,981	30.7%
\$1,000-1,499	3,042	27.8%
\$1,500-1,999	1,518	10.9%
\$2,000 or more	1,628	10.9%
<i>Total</i>	<i>9,905</i>	<i>100.0%</i>

Table 31 - Rent Paid

Alternate Data Source Name:

2006-2010 American Community Survey

Data Source The 2010 Census does not collect information on rent. Rent data presented in this table are obtained from the American Community Survey (ACS).

Comments:

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	521	Not Available
50% HAMFI	1,101	391
80% HAMFI	3,660	638
100% HAMFI	Not Available	1,045
Total	5,282	2,074

Table 32 - Housing Affordability

Data 2005-2009 CHAS
Source:

HAMFI = HUD Adjusted Median Family Income

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	864	971	1,223	1,784	1,994
High HOME Rent	768	824	991	1,136	1,248
Low HOME Rent	606	649	778	900	1,003

Table 33 - Monthly Rent

Alternate Data Source Name:

HUD Fair Market Rents and HOME Rents

Data Source 1) Fair Market Rents for 2013. 2) HOME Rents for 2012.

Comments:

Availability of Sufficient Housing

According to the CHAS data by HUD, mismatches in terms of supply and affordability exist in the Urban County. Approximately 2,863 households earn less than 30 percent of AMI reside in the Urban County, however, there are only 521 dwelling units affordable to those at this income level. Similarly, the Urban County has 3,248 households earning between 31 and 50 percent of AMI and only 1,492 housing units affordable to those at this income level. The shortage of affordable units is most acute for households with the lowest incomes, but even households earning between 51 and 80 percent AMI will have difficulty finding affordable housing. The Urban County is home to 5,065 households earning between 51 and 80 percent AMI but only

4,298 housing units affordable to those at this income level. Furthermore, a housing unit affordable to a particular income group does not mean the unit is actually occupied by a household in that income group. Therefore, the affordability mismatches are likely to be more severe than presented by the CHAS data.

Expected Change of Housing Affordability

The depressed housing market has resulted in limited housing construction in recent years but population in the Urban County continues to grow. The tightened housing market will continue to place pressure on market rents and home prices. With diminishing public funds for affordable housing, the Urban County is not only constructing fewer affordable units but is also beginning to lose some existing affordable units due to expiration of subsidy contracts, use restrictions, or financial sustainability.

Rent Comparison

Based on a survey of rental listings on www.craigslist.org, market rents in the Urban County area vary dramatically by location. Market rents in most unincorporated communities are comparable to the Fair Market Rents. However, areas such as Carmel Valley have rents that far exceed established Fair Market Rents for the County. Therefore, while the Urban County desires to de-concentrate affordable housing, market economics dictate that affordable housing may not be financially feasibility or cost-effective in certain locations.

Discussion

See discussions above.

MA-20 Condition of Housing

Introduction

Assessing housing conditions in the Urban County can provide the basis for developing policies and programs to maintain and preserve the quality of the housing stock. The American Community Survey (ACS) defines a “selected condition” as owner- or renter-occupied housing units having at least one of the following conditions: 1) lacking complete plumbing facilities; 2) lacking complete kitchen facilities; 3) more than one occupant per room; and 4) selected monthly housing costs greater than 30 percent of household income. Based on this definition, about one-half of all renter-occupied households (47 percent) in the Urban County have at least one selected condition. A slightly lower proportion of owner-occupied households in the Urban County (44 percent) have at least one selected condition.

Definitions

In the Urban County, substandard housing conditions include the following:

- Violation of State building and housing codes;
- Lack of adequate plumbing, kitchen, or heating facilities; and

- Overcrowding conditions (defined as being occupied by more than one person per room, including living and dining rooms but excluding bathrooms and kitchen).

Substandard units suitable for rehabilitation are those units where the total rehabilitation costs do not exceed 25 percent of the after-rehabilitation value.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	10,863	41%	4,435	40%
With two selected Conditions	536	2%	737	7%
With three selected Conditions	38	0%	23	0%
With four selected Conditions	0	0%	9	0%
No selected Conditions	14,807	56%	5,862	53%
Total	26,244	99%	11,066	100%

Table 34 - Condition of Units

Data 2005-2009 ACS Data
Source:

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,262	9%	759	7%
1980-1999	7,806	30%	2,774	25%
1950-1979	13,270	51%	5,570	50%
Before 1950	2,906	11%	1,963	18%
Total	26,244	101%	11,066	100%

Table 35 - Year Unit Built

Data 2005-2009 CHAS
Source:

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	16,176	62%	7,533	68%
Housing Units built before 1980 with children present	3,585	14%	1,739	16%

Table 36 - Risk of Lead-Based Paint

Data 2005-2009 ACS (Total Units) 2005-2009 CHAS (Units with Children present)
Source:

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	5,102	0	0
Abandoned Vacant Units	452	451	903
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 37 - Vacant Units

Alternate Data Source Name:

2006-2010 American Community Survey

Data Source

Comments:

Not information is available for REO/abandoned properties. According to the ACS, 5102 vacant units were reported in the Urban County. The majority of the vacant units were available for rent, for sale, or for seasonal occupancy. An estimated 903 units were identified as "other vacant" units, typically include boarded up and abandoned units. The exact conditions of these units are unknown and therefore half of these units are generally assumed to be suitable for rehabilitation.

Need for Owner and Rental Rehabilitation

Housing age can indicate general housing conditions within a community. Housing is subject to gradual deterioration over time. Deteriorating housing can depress neighboring property values, discourage reinvestment, and eventually impact the quality of life in a neighborhood. According to ACS, between 2005 and 2009, a majority of the Urban County's housing stock was constructed prior to 1980. Approximately 62 percent of owner-occupied housing and 68 percent of renter-occupied housing in the Urban County is over 30 years old (built before 1980).

Within the unincorporated areas, the County has identified certain communities that have a number of substandard units—the Boronda, Castroville, and Pajaro communities. While there are

other unincorporated areas of the County that have substandard units, none have needs as extensive as the three communities identified above. Spreckles, in particular, is an older, historic community in the County and has some units that are substandard due to the age of the housing stock. Furthermore, both the cities of Del Rey Oaks and Gonzales have identified housing rehabilitation needs, especially emergency repairs for seniors and the disabled.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Housing age is the key variable used to estimate the number of housing units with lead-based paint (LBP). Starting in 1978, the federal government prohibited the use of LBP on residential property. National studies estimate that 75 percent of all residential structures built prior to 1970 contain LBP. Housing built prior to 1940 is highly likely to contain LBP (estimated at 90 percent of housing units), and in housing built between 1960 and 1979, 62 percent of units are estimated to contain LBP.

According to the 2005-2009 ACS Five-Year Estimates, approximately 62 percent of owner-occupied housing and 68 percent of renter-occupied housing in the Urban County was built prior to 1980. Using the 75 percent national average of potential LBP hazard, an estimated 17,782 units (12,132 owner-occupied units and 5,650 renter-occupied units) may contain LBP. Furthermore, approximately 21 percent of the owner-households and 50 percent of the renter-households are low and moderate income. These figures translate to 2,548 owner units and 2,825 renter units with potential LBP may be occupied by low and moderate income households.

Based on ACS data on household type, tenure, and age of housing, about 14 percent of owner-occupied and 16 percent of renter-occupied housing units are at risk of containing lead based paint hazards and have children present. Specific information on household income by age of housing unit is not available.

Discussion

See discussions above.

MA-25 Public and Assisted Housing

Introduction

The Housing Authority of the County of Monterey (HACM) administers the Public Housing and Housing Choice Voucher programs on behalf of jurisdictions within Monterey County. Only two public housing projects are located in the Urban County area (both are in Gonzales), and 101 households in Gonzales and 186 households in the unincorporated areas are receiving Housing Choice Vouchers. No specific information is available for the City of Del Rey Oaks. The table below provides information for the entire County.

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	566	3,565	241	3,230	72	43	0
# of accessible units			0						
# of FSS participants									
# of FSS completions									

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition

Table 38 - Total Number of Units by Program Type

Alternate Data Source Name:

PIC (PIH Information Center)

Supply of Public Housing Development

Both public housing projects in Gonzales are in excellent conditions. Both projects were inspected in 2011 and received an inspection score of over 90.

Public Housing Condition

Public Housing Development	Average Inspection Score
Casa de Oro, Gonzales	98
Casa Santa Lucia	93

Table 39 - Public Housing Condition

Restoration and Revitalization Needs

Both projects are in excellent conditions and do not have any major revitalization needs. Furthermore, Casa de Oro has been identified for potential disposition and conversion to Housing Vouchers. This senior public housing project is not self-sustaining financially.

Strategy of Improving the Living Environment of low- and moderate Income Families

The HACM has adopted the following policies and procedures to maintain and improve the public housing stock, including the following:

- The HACM maintains its dwelling units and developments in a decent, safe and sanitary condition and makes necessary repairs in a timely fashion.
- The HACM inspects each unit prior to move-in, at move out and annually while the unit is occupied. For Public Housing units, the standards followed are those established by REAC and for the units in the Housing Choice Voucher (HCV) program, Housing Quality Standards are enforced.

Annually, through the Public Housing Agency Plan, the HACM identifies projects for renovation and improvements. Both Casa de Oro and Casa Santa Lucia are in excellent conditions and not identified for major renovations in upcoming years.

Discussion

See discussions above.

MA-30 Homeless Facilities

Introduction

The 2011 Point-in-Time Homeless Census for Monterey County reported 556 homeless persons in the Urban County, including 458 persons in the unincorporated areas, 25 persons in Del Rey Oaks, and 73 in Gonzales. The provision of homeless services and facilities for the Urban County homeless faces significant challenges, including inadequate funding, remote locations, and limited public transportation services. Another important issue relating to health care services for the homeless is the discharging of homeless patients from medical facilities.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	65	60	418	49	0
Unaccompanied Youth	164	24	213	49	0
Households with Only Adults	66	0	0	45	32
Chronically Homeless Households	0	0	38	100	0
Veterans	0	0	6	0	0

Table 40 - Facilities Targeted to Homeless Persons

Alternate Data Source Name:

2012 Salinas/Monterey County Continuum of Care

Data Source Estimates are generally based on narratives contained in the Continuum of Care and Ten-Year Plan to End Homelessness.
Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Health Services

The Monterey County Health Department provides a range of preventive and behavioral health services for all County residents, including the homeless. Services offered by the County Health Department include immunization, drug and alcohol programs, HIV/AIDS prevention, and environmental health services. In addition, a number of nonprofit organizations, hospitals, and government agencies provide services directed to the homeless. These include:

- Central Coast HIV/AIDS Services
- Clinica de Salud - Mobile Clinic
- Franciscan Workers
- Department of Veteran Affairs
- Hazel Hawkins Memorial Hospital

The Local Homeless Assistance Committee (LHAC) has formed a subcommittee to address the issue of homeless discharge planning with Salinas Valley Memorial Hospital, Natividad Medical Center, Community Hospital of the Monterey Peninsula (CHOMP), and Mee Memorial Hospital. Central Coast HIV/AIDS Services also works in partnership with the OPIS clinic at Community Hospital and the NIDO clinic at Natividad Medical Center to create housing plans for homeless individuals with HIV/AIDS. In addition, the Salvation Army Monterey Peninsula Corps works in partnership with CHOMP to create housing plans and provide temporary shelter for homeless individuals.

Mental Health Services

Interim, Inc. provides mental health services for the homeless and works in partnership with Monterey County Health Department, Behavioral Health Services, to prevent discharge into homelessness. MCHOME also provides discharge-planning activities for homeless individuals with mental illness, but does not have the capacity to provide these services to all clients. When there is capacity, Interim's Manzanita House provides short-term crisis services as well as emergency placement.

Employment Services

Employment plays a key role in ending homelessness. It also supports recovery for those suffering from mental and substance use disorders. Unfortunately, homeless people face many barriers to finding and sustaining employment. People who are chronically homeless often suffer the impacts of mental illness, substance abuse and co-occurring disorders. Homeless people also confront serious personal challenges, such as a lack of interviewing skills, job credentials, a fixed address and phone number, identification cards, and interview clothes. They may also have issues adapting to a regular work schedule or work environment and problems with their personal appearance or hygiene. Homeless youth face additional obstacles, including a lack of

education or vocational preparation. Moreover, many homeless individuals are on the wrong side of the "digital divide," meaning they are unfamiliar or uncomfortable with increasingly prevalent modern technology such as computers. In addition, many mainstream employment programs do not effectively serve this population.

Current employment-related resources in Monterey and San Benito Counties fall into 3 categories:

- Mainstream Federal Funding: Department of Labor (DOL) programs such as Veterans' Employment and Training Services and Homeless Veterans' Reintegration Program.
- Workforce Investment Act (WIA): Three formula-based funding streams administered by DOL. WIA money is distributed to States and then to localities and is overseen by the State and local Workforce Investment Boards (WIB). Each local WIB charters at least one comprehensive One-Stop Career Center in its area.
- CalWORKS programs: Welfare to Work.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Emergency Shelters

In Monterey County, emergency shelter is offered by 12 facilities. Of the 229 beds available, 65 are for households with children and 164 are for households without children. Two seasonal emergency shelters (one for individuals and one for families) are located in nearby San Benito County. Of the 84 beds available, there 60 are for households with children and 24 are for individuals. The following facilities provide emergency shelter programs and services in Monterey County:

- Community Human Services: Safe Place
- Franciscan Workers/Dorothy's Place: Women Alive!
- Interim Inc: Manzanita House
- Pajaro Rescue Mission (2 facilities): Crisis Teen Challenge and Pajaro Mission
- Salvation Army: Frederickson House
- Shelter Outreach Plus (4 facilities): Hamilton House, I-HELP (Interfaith-Homeless Emergency Lodging Program) Monterey Peninsula, I-HELP Salinas, Natividad Shelter
- Victory Outreach: Pajaro Mission Beds
- YWCA: Lawson House

Transitional Housing

In Monterey County, there are a total of 675 transitional housing beds. Of these, 424 are for households with children and 251 are for households without children. There are 14 facilities in all, each of which serves a particular sub-population, as indicated below:

- Community Human Services: Elm House - Single Females
- Community Human Services: Safe Passage - Single Males and Females (Transitional Age Youth 18-21)
- Housing Authority: Pueblo de Mar - Families in Recovery
- Interim Inc. (4 facilities): Hayes Housing/MCHOME, Shelter Cove, Soledad House, and Sunflower Gardens - Single Males and Females with Mental Illness
- Pajaro Rescue Mission: Crisis Teen Challenge - Single Males
- Shelter Outreach Plus: Homeward Bound - Families (for Single & Dual Parents) with Children
- Shelter Outreach Plus: Men in Transition - Single Males
- The Salvation Army: Casa de las Palmas - Families with Children
- Veteran's Transition Center: Coming Home Program - Veterans - Males, Females, Families with Children
- Victory Mission (2 facilities): Lake Street Hotel and Victory Mission -Single Men

Permanent Supportive Housing

Monterey County has a total of 243 permanent housing beds available for particular sub-populations as indicated below. Currently, 145 of its permanent supportive housing beds are designated for people who are chronically homeless. Most of these chronic homeless beds are restricted to Veterans as VASH vouchers.

- Central Coast HIV/ AIDS Services (2 facilities): Calm Waters and Casa de Paz - Those with HIV/AIDS - Single Males and Females and Families with Children
- Central Coast HIV/ AIDS Services: Safe Shelter - Those with HIV/AIDS - Families with Children
- Housing Authority: S+CII - Single Males and Females with a Permanent Disability
- Interim, Inc. (5 facilities): Acacia House, Casa de Paloma, MCHOPE, Sandy Shores, and Sunflower Gardens - Single Males and Females with Illness
- HUD VASH Housing Vouchers: Veterans - Males, Females, Families with Children

MA-35 Special Needs Facilities and Services

Introduction

A variety of services and facilities targeting persons with special needs are available in Monterey County. However, most services and facilities are located in the more urbanized portions of the County, in service hubs such as Salinas and Monterey. Many Urban County residents have difficulty accessing these available services and facilities.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly persons, especially the frail elderly, may require long-term supportive housing that includes an assisted living or nursing care component. Some persons with disabilities, especially those with physical or developmental disabilities, are able to live either independently or with family members. However, many persons with disabilities may benefit from a group living environment where some level of assistance and supervision is afforded. Persons with HIV are often able to live independently; advances in medical treatment have meant that many persons with HIV are able to lead a normal life. However, persons living with AIDS may require long-term supportive housing as their health conditions deteriorate and impact their ability to work. Persons with drug and alcohol abuse may require supportive housing on a short-term basis while they are undergoing rehabilitation.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Residential care facilities provide supportive housing for persons with disabilities. The types of facilities available in the Monterey Urban County include:

- **Group Homes:** Facilities of any capacity and provide 24-hour non-medical care and supervision to children in a structured environment. Group Homes provide social, psychological, and behavioral programs for troubled youths.
- **Adult Residential Facilities (ARF):** Facilities of any capacity that provide 24-hour non-medical care for adults ages 18 through 59, who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled.
- **Residential Care Facilities for the Elderly (RCFE):** Facilities that provide care, supervision and assistance with activities of daily living, such as bathing and grooming. They may also provide incidental medical services under special care plans.

These facilities are regulated by the State Department of Social Services (DSS), Community Care Licensing Division. According to DSS licensing data, there are three adult residential facilities, 19 residential care facilities for the elderly, and three group homes located in the Urban County. The adult residential facilities have the capacity to serve only 17 persons. The

residential care facilities for the elderly have the capacity to serve 443 persons, and the group homes have the capacity to serve 20 persons.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Given the limited CDBG funding, the Urban County proposes to focus CDBG public service funds for FY 2013-2014 on homeless services, homeless prevention, youth services, and fair housing services. In addition, CDBG funds will be used to fund the construction of a transitional housing facility for at-risk youth under the eligibility of a public facility project.

Jurisdictions within Monterey County are required to update the Housing Element of the General Plan by December 2015. As part of that update, the jurisdictions must address the provision of transitional and supportive housing for the homeless and persons with disabilities. Jurisdictions will be reviewing their Zoning Codes for constraints to housing for persons with disabilities.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

In FY 2013, the Urban County intends to fund the following housing and supportive services projects and programs:

- Youth recreation services;
- Fair housing services;
- Homeless services; and
- Homeless prevention services.

MA-40 Barriers to Affordable Housing

Negative Effects of Public Policies on Affordable Housing and Residential Investment

State and Federal requirements may act as a barrier to the development or rehabilitation of housing and affordable housing in particular.

State Prevailing Wage Requirements

The State Department of Industrial Relations (DIR) expanded the kinds of projects that require the payment of prevailing wages. Labor Code Section 1720, which applies prevailing wage rates to public works of over \$1,000, now defines public works to mean construction, alteration, installation, demolition, or repair work done under contract and paid for in whole or in part out of public funds. Prevailing wage adds to the overall cost of development.

Environmental Protection

State law (California Environmental Quality Act, California Endangered Species Act) and federal law (National Environmental Protection Act, Federal Endangered Species Act) regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, use permits, etc.). Costs resulting from the environmental review process are also added to the cost of housing.

California Coastal Act

The State legislature enacted the Coastal Act in 1976 to protect California's coastline from development encroachment through long-term and comprehensive planning. The Act establishes a coastal zone, outlines standards for development in the coastal zone, and created the Coastal Commission - the State agency tasked with implementing the Act in partnership with local governments. Approximately 197,343 acres, or 9.5 percent of the County's land area, are located within the coastal zone. The Coastal Act's numerous regulatory requirements and limitations on the types and densities of new construction in the coastal zone and potential for appeals resulting in additional layer of project review by an outside agency are a significant constraint on housing development in Monterey County.

Local Residential Development Policies and Regulations

A number of local policies and regulations may also impact residential development, especially affordable housing:

- **Residential Land Use Policies:** The Land Use Element of the General Plan establishes the supply, distribution, and type of residential development within a community. Under State law, each jurisdiction is required to provide adequate capacity to accommodate a range of housing for all income groups. In general, lower residential densities tend to increase the cost of housing.
- **Development Regulations:** The Zoning Ordinance implements the Land Use Element and establishes specific development standards. Restrictive development standards for parking, building heights, setbacks, and landscaping requirements, among others, may negatively impact the cost of housing development.
- **Development Review Process:** Extensive development review requirements (including fees and approval process) and long review timeframes add to the cost of development.

Jurisdictions within Monterey County are required to update their Housing Element of the General Plan by December 2015. As part of that update, each jurisdiction is required to review barriers to the preservation and development of housing. Local policies and regulations that are found to be constraining to housing development must be considered and local jurisdictions must take actions to mitigate these constraints to the extent feasible and legally possible.

MA-45 Non-Housing Community Development Assets

Introduction

According to the Employment Development Department (EDD) Labor Market Information Division, in 2012 there were approximately 203,700 jobs in Monterey County and 25,700 people unemployed throughout the County representing an annual average unemployment rate of 11.2 percent. This 2012 unemployment rate was down from the previous year (12.4 percent) when there were 195,200 jobs in the County and 27,600 people unemployed. The 2012 unemployment rate was significantly higher than it was five years ago when the annual average unemployment rate was 8.4 percent with approximately 194,500 jobs and 17,800 people unemployed. There were a total of 36,000 agricultural jobs and 126,100 non-agricultural jobs in the County as of December 2012. The number of jobs was up slightly from a year ago when there were approximately 32,500 agricultural and 123,500 non-agricultural jobs in the County.

Employment opportunities in the Urban County are estimated to represent about 20 percent of the jobs available countywide. Certain sectors have high unemployment rates, based on the number of workers compared to the number jobs available (as shown in "Business Activity" table). Specifically, jobs are only available to 50 percent of the workers in the Agriculture, Mining, Oil & Gas Extraction, Construction, and Finance, Insurance, and Real Estate sectors; 35 percent of the workers in Education and Health Care Services; 27 percent of the workers in the Professional, Scientific, Management Services sector; and 25 percent of the workers in the Information sector.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	6,520	3,286	13	9	-4
Arts, Entertainment, Accommodations	3,904	7,166	8	19	11
Construction	4,119	2,072	8	6	-2
Education and Health Care Services	9,887	3,497	20	9	-11
Finance, Insurance, and Real Estate	2,598	1,162	5	3	-2
Information	775	209	2	1	-1
Manufacturing	3,418	2,988	7	8	1
Other Services	2,354	2,005	5	5	0
Professional, Scientific, Management Services	4,899	1,347	10	4	-6
Public Administration	2,602	914	5	2	-3
Retail Trade	5,274	6,132	10	16	6
Transportation and Warehousing	1,801	1,137	4	3	-1
Wholesale Trade	2,500	5,279	5	14	9
Total	50,651	37,194	--	--	--

Table 42 - Business Activity

Data 2005-2009 ACS (Workers), 2010 ESRI Business Analyst Package (Jobs)
Source:

Labor Force

Total Population in the Civilian Labor Force	55,531
Civilian Employed Population 16 years and over	50,651
Unemployment Rate	8.79
Unemployment Rate for Ages 16-24	24.08
Unemployment Rate for Ages 25-65	5.58

Table 43 - Labor Force

Data 2005-2009 ACS Data
Source:

Occupations by Sector

Management, business and financial	17,199
Farming, fisheries and forestry occupations	4,188
Service	7,255
Sales and office	11,764
Construction, extraction, maintenance and repair	4,783
Production, transportation and material moving	5,462

Table 44 - Occupations by Sector

Data 2005-2009 ACS Data
Source:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	32,179	70%
30-59 Minutes	10,931	24%
60 or More Minutes	2,717	6%
Total	45,827	100%

Table 45 - Travel Time

Data 2005-2009 ACS Data
Source:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	8,287	1,229	3,195
High school graduate (includes equivalency)	7,774	655	2,762
Some college or Associate's degree	12,572	635	3,850
Bachelor's degree or higher	12,725	713	3,324

Table 46 - Educational Attainment by Employment Status

Data 2005-2009 ACS Data
Source:

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	555	1,831	2,214	3,900	1,462
9th to 12th grade, no diploma	1,411	1,347	1,347	2,072	1,021
High school graduate, GED, or alternative	3,544	2,338	2,989	5,869	2,960
Some college, no degree	3,286	2,619	3,152	6,877	2,526
Associate's degree	431	935	959	2,589	910
Bachelor's degree	453	1,397	2,226	6,202	3,533
Graduate or professional degree	55	451	1,547	5,042	2,435

Table 47 - Educational Attainment by Age

Data 2005-2009 ACS Data
Source:

Educational Attainment - Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	17,412
High school graduate (includes equivalency)	28,494
Some college or Associate's degree	37,402
Bachelor's degree	48,948
Graduate or professional degree	70,597

Table 48 - Median Earnings in the Past 12 Months

Alternate Data Source Name:

2006-2010 American Community Survey

Data Source Median income data are not available for County unincorporated areas. The above
Comments: estimates are for Monterey County as a whole.

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

For Monterey County as a whole, two of the traditional economic “pillars”—agriculture and tourism—are industries that employ a larger proportion of low-skill, entry-level workers. Two pillars which are becoming increasingly important—post-secondary education and technology-based services—are industries where most positions have very high-skill requirements. The needs of these two sets of industries seem to be extremely divergent.

Within the Urban County, the major employment sectors are Arts, Entertainment, Accommodation; Wholesale Trade; and Retail Trade. These three sectors represent approximately 50 percent of the employment available in the Urban County. Arts, Entertainment, Accommodation and Retail Trade are industries that cater to tourism.

Describe the workforce and infrastructure needs of the business community:

In 2011, Monterey County’s Economic Development Committee contracted SRI International to develop a comprehensive economic development program. SRI released a Phase I report outlining a number of potential economic development initiatives for Monterey County in August of 2011. According to this Phase I report, Monterey County has many economic strengths and significant opportunities enabled by those strengths. The physical environment and scenery play a role in the region’s historic advantages in agriculture and tourism. There is also a strong intellectual infrastructure around its universities and research institutes, which can be better integrated with the local economy. On the negative side, a number of constraints on economic growth exist that will need to be addressed. Some of these require long-term investments, such as improving road capacity and upgrading the skill level of the workforce. Progress in these areas will be hampered by the poor macroeconomic environment. With cutbacks at the state and federal levels, the County needs to realize that any investments in improving the region will

need to be funded locally. While the County's agricultural and tourism sectors continue to generate significant revenues, there are danger signs that their health and advantages may be eroding. The following discussion summarizes the County's workforce and infrastructure needs, as identified in the Phase I report:

- **Water:** A key concern here is the availability of water, especially on the Monterey Peninsula. The planned desalination facility near the town of Marina may resolve that issue, at least temporarily, but it highlights the importance of water as a constraint on where and how employment growth can occur.
- **Transportation:** The problem of road capacity is exemplified by the weekend traffic jams as visitors try to get to the region. Access is severely constrained. The Peninsula in particular is cut off from the larger region. This has an impact on employment—as seen in the difficulties in getting employees who live in the Salinas Valley to workplaces on the Peninsula—and on industry, since trucks are the primary mode of shipping goods to and from the region.
- **High-Speed Internet Service:** While Monterey County is comparable to national averages in the availability of low-end broadband service, it lags significantly in the coverage of higher speed services—typically cable-based broadband or direct fiber. In particular, there is virtually no fiber-to-the-home service. As more and more businesses become dependent on exchanging high volumes of information, from engineering drawings to financial transactions, insufficient broadband infrastructure could be a key constraint on growth.
- **Education:** In terms of human capital, the County's primary weakness seems to be K-12 education. Standardized test scores have shown improvement recently, but there is a perception that there are few strong schools in the County. Also, there is a large cohort of workers with relatively low levels of education which may constrain the development of more high-tech industry in the region. One interesting characteristic of the County population is that it has a relatively high share of residents with a high school degree or less (relatively to the state population) but also a fairly high share with advanced degrees. The largest discrepancy in educational attainment is among those with two-year or four-year degrees only. This could be a critical issue, because workers with those degrees tend to be prepared for jobs which are technically demanding but focused on operations, rather than on executive management or research. If the County wants to promote and build businesses in high-tech industries in particular, that middle tier of workers will be a critical part of the employment base.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create

Monterey County's unemployment rates continued to decline in 2012. Labor market data also shows that job growth in California is outpacing the national average. Across Monterey County, many private sector industries are increasing their hiring while most public sector agencies and municipalities have finished trimming their ranks.

The Monterey County Workforce Investment Board (WIB) has been a leader in the three major policy directives:

- **Working Collaboratively:** Monterey County WIB has worked collaboratively with adult and youth employment service providers to make limited resources go farther.
- **Work Regionally:** Monterey County WIB has been at the leading edge of the Obama Administration directive to work across political boundaries and has led the five-county consortium of Central Coast WIBs in regional grant projects.
- **Work from a Business Focus:** Monterey County WIB has worked through the administrative processes to locate the WIB in the recently created Economic Development Department within the County's Administrative Office. In addition, the WIB recently launched a Business Services Committee. This new committee of the Board will engage private sector leaders to better take advantage of the workforce development services provided in Monterey County.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

A 2011 White Paper produced by the Monterey County Office of Housing and Redevelopment on the County's labor force made several observations. Comparing the occupational distribution of the labor force with that of the in-place job base, it was apparent that the County's workforce is more diverse than the job base. The loss of jobs over the past couple years has exacerbated some of the mismatches between job supply and labor supply in the county. The County has a surplus of management workers and health care practitioners (although there remain deficiencies in specific health care support categories), along with protective services, building maintenance, personal care services and sales. In addition, there are surpluses in construction, production, transportation workers, and installation, maintenance and repair workers. These surpluses existed before the recession, but more recent job losses in sectors such as construction, retail and technology sectors have disproportionately affected large groups of Monterey County workers.

Conversely, the County resident labor force does not appear to supply all the workers needed for the county's main employment sectors, including agriculture, tourism and government. This is likely due to the fact that these large employment concentrations attract workers from surrounding areas, as well as the fact that many of these jobs are low paying while living costs in Monterey County are high. Data provided by the Local Employment Dynamics System (LED) indicate that 68 percent of primary job workers live and work in Monterey County and nearly 32 percent are employed outside the county (balanced by a similar level of in-commuting). Monterey County was generally exporting labor on a net basis up until 2006-2007. Since the recession began, out-commuting has slowed more rapidly than in-commuting, and in 2008 and 2009 more primary job workers commuted into the county than commuted out.

Another major concern is shortages of key middle skill workers needed to support growth in important economic sectors. Occupations such as communications equipment operators, occupational and physical therapist assistants, financial specialists and clerks, scientific technicians, material recording and dispatching clerks, health technologists and technicians,

computer specialists, arts and design occupations, and business operations specialists are all under-represented in the labor force compared to the needs of the economic base of the county.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan

A number of workforce training initiatives and programs exist to assist Monterey County residents. The following discussion provides details on the region's major programs:

- **Adult and Dislocated Worker Programs:** The Monterey County Workforce Investment Act (WIA) Adult program offers workforce services by the primary WIA service provider, the Office for Employment Training (OET), as well as two adult program providers - Shoreline Workforce Development Services and Turning Point of Central California.
- **Youth Program:** The Monterey County Workforce Investment Board's (WIB) Youth Council is the oversight and policy making body of all WIA Youth program providers, with services being offered by youth service providers, the Santa Cruz County Office of Education (Sueños), and Turning Point of Central California.
- **Business Services and Rapid Response:** Business Services are provided by the County's main economic development service provider, the Office for Employment Training (OET). OET offers an array of services to companies, including recruitment and applicant screening, access to a pool of potential job candidates, tax credit and incentive information, and access to labor market information. Rapid Response assistance is also available to employers and their workforce that may be impacted by downsizing or a company closure. This effort is supported by a Rapid Response Team of representatives that include OET, the Employment Development Department, Small Business Development Center and Shoreline through special grant funding.
- **AB109 Public Safety Realignment:** The Monterey County Probation Department, the lead agency for the implementation of the AB 109 Public Safety Realignment, collaborated with the Department of Social and Employment Services and OET to provide individuals with ongoing personal, educational and career counseling, assessment of workforce skills and abilities and develop service strategies that encompass appropriate training, placement and other job-related services, including placement in subsidized employment opportunities.
- **California New Start Prison-to-Employment:** In 2011, the State of California passed a bill to reduce overcrowding and recidivism in state prisons. Many counties, such as Monterey, have experienced a high recidivism rate. The New Start program was launched with the goal of reducing recidivism and enhancing public safety by increasing the employability of ex-offenders through education, skills training and specialized workshops that enable parolees to find employment and reestablish themselves in the community.
- **Veterans Collaborative:** OET convenes a veterans collaborative of various stakeholders in Monterey County that has been instrumental in sharing information about resources and services for local veterans, including an online resource directory (Help-4-Vets). The

goal of Help-4-Vets is to provide local information on services, resources and programs that are available to improve and enhance the quality of life of vets.

- **Workforce Solutions:** In January 2012, OET and the Department of Social and Employment Services launched Workforce Solutions, an employment and training program that provides partially subsidized wages for local employers to hire highly motivated, dependable CalWORKs job seekers. The goal is to increase job skills for Welfare to Work customers and lead them to permanent self sufficiency by placing them in full-time and permanent employment.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

A 2011 White Paper produced by the Monterey County Office of Housing and Redevelopment identified a number of potential economic initiatives for the County to consider, including the following:

- Eco-recreation
- Wine and agri-tourism
- Community business promotion (“Third Street”)
- Sustainable construction exports
- Edu-tourism and training
- Motor sports test and demonstration facility
- Agribusiness competitiveness consortium
- Marine research and aquaculture initiative
- Research, development and policy innovation park

Monterey County is undertaking a new economic strategic plan to guide county efforts to support business growth and development. On July 14, 2011, Monterey County and the Monterey County Business Council hosted a City/County Economic Summit, at which each city reviewed their current economic development program and anticipated future directions. A City/County Working Group was formed to coordinate countywide economic development efforts.

Discussion

See discussions above.

MA-50 Needs and Market Analysis Discussion

Are there any populations or households in areas or neighborhoods that are more affected by multiple housing problems?

Housing problems impact low and moderate income households disproportionately, compared to non-low and moderate income households. Therefore, areas with concentrations of low and moderate income households are likely to have high rates of housing problems. A concentration is defined as a block group where at least 51 percent of the population is low and moderate income. Appendix D presents the geographic concentration of low and moderate income population by block group.

Are there areas in the Jurisdiction where these populations are concentrated?

According to the 2010 Census, the racial/ethnic composition of the Monterey Urban County's population was: 43 percent Hispanic; 50 percent White (non-Hispanic); four percent Asian and Pacific Islander; one percent Black; and three percent indicating other ethnic group.

Countywide, only 32.9 percent of the population is White; the remaining 67.1 percent of the population is comprised of minority persons. A "concentration" is defined as a block group whose proportion of minority households is greater than the overall Monterey County average of 67.1 percent.[1] Racial and ethnic composition varies considerably across the region. Minority concentration areas within the Urban County are located primarily in the eastern portions of the County, including the City of Gonzales. Northern portions of the unincorporated County also have minority concentration areas. Specifically the CDPs of Boronda and Pajaro have significant concentrations of minority residents. Appendix D contains a map that illustrates the geographic concentration of minority households.

[1] This definition of concentration is derived from the concept of Location Quotient (LQ), which is calculated by comparing the proportion of one group in a smaller geographic unit (e.g. block group) to the proportion of that group in the larger population (e.g. county).

What are the characteristics of the market in these areas/neighborhoods?

According to the 2010 Census, Boronda (54 percent), Pajaro (77 percent), and Gonzales (47 percent) all have higher proportions of renter-households than the Urban County as a whole (34 percent). The proportions of large households in Boronda (41 percent), Pajaro (50 percent), and Gonzales (42 percent) are significantly higher than the Urban County (17 percent). Boronda, Pajaro, and Gonzales are all communities with young families where at least 50 percent of the households there are comprised of families with children. Such demographic characteristics often mean that affordable housing of adequate size is needed in these communities. However, with their generally lower incomes, many households experience housing problems.

Are there any community assets in these areas/neighborhoods?

Gonzales is an important wine cultivation area in Monterey County. Wineries located in Gonzales include Blackstone, Robert Talbott Vineyards, Paul Masson Vineyards, Pisoni Vineyards, Constellation Wines, Boekenoogen Winery, and Salinas Valley Vineyards. The Rex Goliath wine company is also based in Gonzales.

Are there other strategic opportunities in any of these areas?

Gonzales will continue to capitalize on its wine cultivation industry.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan is the centerpiece of the Consolidated Plan. The Plan describes:

- General priorities for assisting households;
- Programs to assist those households in need; and
- Five-year objectives identifying proposed accomplishments.

The Strategic Plan also addresses the following areas:

- Anti-poverty strategy;
- Lead-based paint hazard reduction;
- Reduction of barriers to affordable housing; and
- Institutional Structure/Coordination among agencies.

Given the demographic characteristics, housing market conditions, and economic climate impact of the Urban County, this Consolidated Plan focuses on housing and community development strategies that will:

- Concentrate the limited resources available to help those at the very bottom of the economic ladder - the extremely low and low income and special needs populations; and
- Link housing strategies to economic development activities, promoting housing programs and projects that will also offer employment and training opportunities.

SP-10 Geographic Priorities

Geographic Area

The Urban County has not established specific target areas to focus the investment of CDBG funds. This section and Table 49 are not applicable.

1. Area Name:

Area Type:

Identify the neighborhood boundaries for this target area.

Include specific housing and commercial characteristics of this target area.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

Identify the needs in this target area.

What are the opportunities for improvement in this target area?

Are there barriers to improvement in this target area?

Table 49 - Geographic Priority Areas

Note Applicable

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction:

The Monterey Urban County is comprised of the unincorporated areas and the cities of Del Rey Oaks and Gonzales. Overall, funding allocated to the three participating jurisdictions is determined on a pro rata basis. The formula for allocation is based on overall population, distribution of low and moderate income persons, and poverty rate.

In terms of specific geographic distribution of investments, infrastructure improvements and public facilities will be focused primarily in areas with concentrations of low and moderate income population. Appendix D contains a map and a list of block groups illustrating the low and moderate income areas in the Urban County (defined as a block group where at least 51 percent of the population with incomes not exceeding 80 percent of the Area Median Income). Investments in public facilities and services serving special needs populations and primarily low and moderate income persons will be made throughout the Urban County area.

SP-25 Priority Needs

Priority Needs

Priority Need Name	Priority Level	Population	Goals Addressing
Infrastructure Improvements	High	Extremely Low Low Moderate Large Families Families with Children Elderly Non-housing Community Development	Infrastructure Improvements
Public Facilities	High	Extremely Low Low Moderate Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development	Public Facilities

Priority Need Name	Priority Level	Population	Goals Addressing
Public Services	High	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence	Public Services Fair Housing
Homeless Services and Homeless Prevention	High	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth	Homeless and Homeless Prevention Services
Affordable Housing	High	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence	Affordable Housing

Priority Need Name	Priority Level	Population	Goals Addressing
Planning and Administration	High	Extremely Low Low Moderate Middle	

Table 50 - Priority Needs Summary

Narrative (Optional)

In establishing five-year priorities for assistance, the Monterey Urban County has taken several concerns into consideration:

- Those categories of low and moderate income households most in need of housing and community development assistance;
- Which activities will best meet the needs of those identified households; and
- The extent of federal and other resources available to address these needs.

Based on input obtained from the Consolidated Plan development participation process, priority needs for expenditure of CDBG funds have been assigned according to the following ranking:

- **High Priority:** Activities to address this need will be funded by the Urban County using CDBG funds during the five-year period.
- **Low Priority:** If CDBG funds are available, activities to address this need may be funded by the Urban County during this five-year period.

SP-30 Influence of Market Conditions

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The Urban County is not an entitlement jurisdiction for HOME funds and does not anticipate using CDBG funds for Tenant-Based Rental Assistance.
TBRA for Non-Homeless Special Needs	The Urban County is not an entitlement jurisdiction for HOME funds and does not anticipate using CDBG funds for Tenant-Based Rental Assistance.
New Unit Production	The Urban County is not an entitlement jurisdiction for HOME funds and does not anticipate using CDBG funds for new construction of housing. However, CDBG funds may be used to provide infrastructure improvements associated with new construction of affordable housing.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Rehabilitation	<p>According to the Home Mortgage Disclosure Act (HMDA) for 2011, low and moderate income households in Monterey County experienced high denial rate of 37 percent when applying for home improvement financing on the private market.</p> <p>Given the limited amount of CDBG funds available, and the difficulty of low and moderate income households in obtaining home improvement financing on the private market, CDBG funds may be used for rehabilitation and emergency repairs of housing for low and moderate income households.</p>
Acquisition, including preservation	<p>The Urban County anticipates only about \$800,000 in CDBG funds annually. This limited level of funding makes it difficult to pursue any major affordable housing projects such as acquisition/rehabilitation or preservation.</p>

Table 51 - Influence of Market Conditions

SP-35 Anticipated Resources

Introduction

The Urban County is a CDBG entitlement jurisdiction and anticipates receiving approximately \$800,000 annually for the unincorporated areas and the cities of Del Rey Oaks and Gonzales. Currently, the Urban County is not eligible to receive funding under the HOME Investment Partnership Act (HOME), Emergency Solutions Grant (ESG), or Housing Opportunities for Persons with AIDS (HOPWA) - also programs covered under the Consolidated Plan regulations.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	800,000	0	0	800,000	3,750,000	The Urban County anticipates approximately \$800,000 to be available for FY 2013-2014 based on the current Urban County area. However, over a five-year period, the Urban County conservatively assumes only \$3,750,000 to be available, accounting for potential budget cuts in the future.

Table 52 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The Urban County will utilize a variety of funding sources to leverage CDBG funds. These include:

- **General:** The County has some sources of funding for affordable housing. These include Inclusionary Housing In-Lieu fees, Program Income, competitive State HOME funds, and competitive Neighborhood Stabilization Program (NSP) funds. Many of these funds are being spent down and future funding will be at reduced levels.
- **Section 8 and Public Housing:** The Housing Authority of the County of Monterey (HACM) operates Public Housing and Rental Assistance programs for County residents. HACM programs are a critical resource for extremely low and low income households.
- **Redevelopment Tax Increment Financing:** Redevelopment agencies throughout the State were dissolved as of February 2012. Local jurisdictions no longer have the ability to generate funding for affordable housing and community development through tax increment financing. Existing balance of tax increment funds were transferred to the Monterey County Auditor for distribution to local taxing entities, except for funds that were legally obligated for projects prior to December 31, 2010. Both the County of Monterey and City of Gonzales have established successor agencies to oversee the spending of remaining tax increment funds but these funds are very limited.

The Urban County does not receive HOME funds directly from HUD.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The Urban County does not anticipate utilizing publicly owned land to address the housing and community development needs identified in the Plan. However, the City of Gonzales owns a building that is currently leased to a health service provider to provide much needed health care services for residents. The Kents Court project in Pajaro provides affordable housing to low and moderate income households with incomes up to 60 percent of the AMI. This project was developed on County-owned land.

Discussion

See discussions above.

SP-40 Institutional Delivery Structure

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
County of Monterey	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental Neighborhood improvements Public facilities Public services	Jurisdiction
City of Del Rey Oaks	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental Neighborhood improvements Public facilities Public services	Jurisdiction
City of Gonzales	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental Neighborhood improvements Public facilities Public services	Jurisdiction
Housing Authority of the County of Monterey	PHA	Public Housing Rental	Region

Table 53 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Housing, supportive services, and community development activities for residents in the Urban County are delivered by a large number of public agencies, nonprofit organizations, and private entities (see Appendix B of this Consolidated Plan).

Several gaps exist in the delivery system:

- **Staff Capacity of the Participating Jurisdictions:** With local, state, and federal budget cuts, the Urban County participating jurisdictions have all faced some level of staffing

cuts in recent years. Implementation of the CDBG program requires dedicated staff resources.

- Coordination: With a multitude of agencies providing a variety of services, there is a general lack of coordination among agencies to avoid overlaps in services or to direct clients to the appropriate agencies.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X

Table 54 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

As discussed previously, while services are available to residents in Monterey County, the level of services available is not adequate to meet the needs. Furthermore, there are gaps in the geographic coverage. Most services are located in Salinas and Monterey. The 2011 Homeless Census and Survey indicated that enumerating and serving the rural homeless is difficult due to their isolated locations.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

There are a variety of services for special needs population and persons experiencing homelessness in Monterey County. However, major gaps in the service delivery system exist:

- Inadequate funding to provide the level of services needed;
- Lack of coordination among different agencies; and
- Geographic coverage of services is uneven, with some rural and remote communities being underserved.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Allocating up to 15 percent of the CDBG funds for supportive services is an important step in addressing gaps in the service delivery system. The Urban County will identify gaps in services through the needs assessment process and fund public/supportive service programs that are most in need. A portion of the CDBG funds will also be used to address costs associated with program delivery.

SP-45 Goals Summary

Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Public Facilities	2013	2017	Non-Homeless Special Needs Non-Housing Community Development		Public Facilities	CDBG: \$1,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 30,000 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 6 Beds
Infrastructure Improvements	2013	2017	Non-Housing Community Development		Infrastructure Improvements	CDBG: \$1,237,500	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 30,000 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 10 Households Assisted
Public Services	2013	2017	Non-Homeless Special Needs		Public Services	CDBG: \$165,000	Public service activities other than Low/Moderate Income Housing Benefit: 3,000 Persons Assisted

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Homeless and Homeless Prevention Services	2013	2017	Homeless		Homeless Services and Homeless Prevention	CDBG: \$297,500	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted Homelessness Prevention: 1,000 Persons Assisted
Fair Housing	2013	2017	Non-Homeless Special Needs Fair Housing		Public Services	CDBG: \$100,000	Public service activities other than Low/Moderate Income Housing Benefit: 1,000 Persons Assisted
Affordable Housing	2013	2017	Affordable Housing		Affordable Housing	CDBG: \$200,000	Rental units constructed: 10 Household Housing Unit Rental units rehabilitated: 5 Household Housing Unit Homeowner Housing Rehabilitated: 10 Household Housing Unit

Table 55 - Goals Summary

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Currently, the Urban County's HUD allocation for entitlement grants does not include funding from the HOME program. CDBG funds will be used to provide affordable housing to an estimated 25 households over the next five years.

SP-50 Public Housing Accessibility and Involvement

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Only two public housing projects are located within the Urban County. Both public housing projects - Casa de Oro and Casa Santa Lucia - have made accessibility improvements to some of the units. Casa de Oro has been identified by the Housing Authority of the County of Monterey (HACM) for disposition and conversion to voucher assistance. There is no plan to increase the number of accessible units at these projects.

Activities to Increase Resident Involvements

The HACM requires or promotes a range of activities to increase resident involvement in the public housing program. These include:

- Requiring each adult household member to participate in eight hours of community services;
- Encouraging the installation of neighborhood watch programs;
- Conducting tenant meetings to receive input from residents;
- Conducting specific meetings before the HACM board regarding tenant involvement; and
- Having two tenants sit as board members of the HACM board.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

Not Applicable.

SP-55 Barriers to affordable housing

Barriers to Affordable Housing

State and Federal requirements may act as a barrier to the development or rehabilitation of housing and affordable housing in particular.

State Prevailing Wage Requirements

The State Department of Industrial Relations (DIR) expanded the kinds of projects that require the payment of prevailing wages. Labor Code Section 1720, which applies prevailing wage rates to public works of over \$1,000, now defines public works to mean construction, alteration, installation, demolition, or repair work done under contract and paid for in whole or in part out of public funds. Prevailing wage adds to the overall cost of development.

Environmental Protection

State law (California Environmental Quality Act, California Endangered Species Act) and federal law (National Environmental Protection Act, Federal Endangered Species Act) regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, use permits, etc.). Costs resulting from the environmental review process are also added to the cost of housing.

California Coastal Act

The State legislature enacted the Coastal Act in 1976 to protect California's coastline from development encroachment through long-term and comprehensive planning. The Act establishes a coastal zone, outlines standards for development in the coastal zone, and created the Coastal Commission - the State agency tasked with implementing the Act in partnership with local governments. Approximately 197,343 acres, or 9.5 percent of the County's land area, are located within the coastal zone. The Coastal Act's numerous regulatory requirements and limitations on the types and densities of new construction in the coastal zone and potential for appeals resulting in additional layer of project review by an outside agency are a significant constraint on housing development in Monterey County.

Local Residential Development Policies and Regulations

A number of local policies and regulations may also impact residential development, especially affordable housing:

- **Residential Land Use Policies:** The Land Use Element of the General Plan establishes the supply, distribution, and type of residential development within a community. Under State law, each jurisdiction is required to provide adequate capacity to accommodate a range of housing for all income groups. In general, lower residential densities tend to increase the cost of housing.
- **Development Regulations:** The Zoning Ordinance implements the Land Use Element and establishes specific development standards. Restrictive development standards for

parking, building heights, setbacks, and landscaping requirements, among others, may negatively impact the cost of housing development.

- **Development Review Process:** Extensive development review requirements (including fees and approval process) and long review timeframes add to the cost of development.

Jurisdictions within Monterey County are required to update their Housing Element of the General Plan by December 2015. As part of that update, each jurisdiction is required to review barriers to the preservation and development of housing. Local policies and regulations that are found to be constraining to housing development must be considered and local jurisdictions must take actions to mitigate these constraints to the extent feasible and legally possible.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Individually, local jurisdictions have little influence over national and statewide policies. The Urban County's strategy to remove or mitigate barriers to affordable housing focuses primarily on local efforts.

All jurisdictions within California are required to prepare a Housing Element as part of the state-required General Plan. A key component of the Housing Element is a review of the extent to which government policies act as barriers to housing development (and especially affordable housing development) and the jurisdiction's commitment to eliminating or mitigating the barriers. Such efforts may include revising the zoning ordinances to address the provision of housing for persons with special needs; ensuring adequate sites are available to accommodate the jurisdiction's housing needs; and making sure that the land use controls, development standards, and project review/approval processes are not unduly constraining housing development.

State law requires that the Housing Element be updated every four to eight years. Upon each update, the Housing Element is reviewed by the California Department of Housing and Community Development (HCD) for consistency with state law. Jurisdictions within Monterey County are required to update the Housing Element by December 31, 2015.

In addition, other tools are available to mitigate the cost of housing development. These include:

- **Density Bonus:** State density bonus law provides density increases, along with other regulatory concessions and incentives in exchange for affordable housing.
- **Second Units:** Jurisdictions are required to permit second units through a ministerial process in single-family zones.
- **Streamline Processing:** All local jurisdictions are required to adhere to the Streamline Processing Act to reduce the time associated with project review and approval.
- **CEQA Exemption:** Affordable housing and infill housing projects are exempt under the California Environmental Quality Act (CEQA).

SP-60 Homelessness Strategy

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

The Monterey Continuum of Care (CoC) coordinates with the Housing Resource Center, Shelter Outreach Plus, the Salvation Army, Coalition member agencies, and local media to provide extensive community outreach relating to the availability of rental assistance for eligible homeless families utilizing available resources. CoC providers have also expanded outreach services for the purpose of providing resource availability information in the North County/Pajaro areas and South county areas that have seen an increased number of homeless families with dependent children.

Several CoC service providers also have outreach workers that engage those persons sleeping on the streets and places not meant for habitation. A Mobile Outreach Services Team (MOST) van goes out to places known to be frequented by street homeless to engage and motivate unsheltered persons to access and enroll into mainstream services and homeless specific services. Incentive items such as food, blankets, socks, etc. are offered as an engagement tool. These persons are regularly offered the opportunity for shelter and are provided information on the availability of resources. Interim, Inc also has street outreach staff that engage mentally-ill homeless persons.

Addressing the emergency and transitional housing needs of homeless persons

Compared to the 2009 point-in-time homeless count, Monterey County experienced a 4-percent increase in the number of persons identified as homeless in 2011. While the number of homeless persons increased over the last two years, homeless services providers in Monterey County strongly believe that the successful use of Homeless Prevention Rapid Re-Housing (HPRP) resources in the past has effectively kept many individuals and families from becoming homeless and assisted homeless persons in obtaining stable housing particularly in light of the worsening economic conditions and increasing county unemployment rate.

The Monterey CoC collaborates with emergency shelter housing providers on a regular basis relevant to increasing their capacity to participate in HMIS. Improvements in emergency shelter bed coverage have been made and this collaboration will continue.

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.

One of the key strategies for transitioning homeless persons to permanent housing is employment development. A number of workforce training initiatives and programs exist to assist Monterey County residents. Several of these would benefit the homeless and at-risk homeless:

- **Youth Program:** The Monterey County Workforce Investment Board's (WIB) Youth Council is the oversight and policy making body of all WIA Youth program providers, with services being offered by youth service providers, the Santa Cruz County Office of Education (Sueños), and Turning Point of Central California.
- **AB109 Public Safety Realignment:** The Monterey County Probation Department, the lead agency for the implementation of the AB 109 Public Safety Realignment, collaborated with the Department of Social and Employment Services and OET to provide individuals with ongoing personal, educational and career counseling, assessment of workforce skills and abilities and develop service strategies that encompass appropriate training, placement and other job-related services, including placement in subsidized employment opportunities.
- **California New Start Prison-to-Employment:** In 2011, the State of California passed a bill to reduce overcrowding and recidivism in state prisons. Many counties, such as Monterey, have experienced a high recidivism rate. The New Start program was launched with the goal of reducing recidivism and enhancing public safety by increasing the employability of ex-offenders through education, skills training and specialized workshops that enable parolees to find employment and reestablish themselves in the community.
- **Veterans Collaborative:** OET convenes a veterans collaborative of various stakeholders in Monterey County that has been instrumental in sharing information about resources and services for local veterans, including an online resource directory (Help-4-Vets). The goal of Help-4-Vets is to provide local information on services, resources and programs that are available to improve and enhance the quality of life of vets.

Transitional housing for the homeless and at-risk homeless is also a key component strategy. Pursuant to SB 2, local jurisdictions must address the provision of transitional housing. The Urban County has identified transitional housing as a need to be addressed in the Consolidated Plan.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Provision of homeless prevention services is identified as a priority for funding in this Consolidated Plan. The Coalition of Homeless Services Providers continues to work with hospitals in the region to address their discharge policies to avoid discharging patients into homelessness. Refer to earlier discussions under Section MA-30, Homeless Facilities, of this Consolidated Plan.

SP-65 Lead based paint Hazards

Actions to address LBP hazards and increase access to housing without LBP hazards

California has enacted landmark legislation to prevent childhood lead poisoning. The legislation has established the Childhood Lead Poisoning Prevention Branch (CLPPB) as part of the state government, providing a children's environmental health program with multi-layered solutions to this complex problem. Local branch offices are located throughout the state.

The Center for Disease Control has determined that a child with a blood lead level of 15 to 19 mg/dL is at high risk for lead poisoning, while a child with a blood lead level above 19 mg/dL requires full medical evaluation and public health follow-up. Lead paint hazards are monitored by the California Department of Public Health (CPDH). As of 2010, the CPDH reported a total of 80 cases in Monterey County of persons age 21 and younger with elevated blood lead levels (of 9.5 micrograms per deciliter (mg/dL) or higher). This is a significant decrease from the 181 cases reported in 2007.

In Monterey County, lead poisoning is addressed by the Monterey County Health Department Childhood Lead Poisoning Prevention Program (CLPPP). CLPPP provides services to the community to:

- Increase awareness of the hazards of lead exposure;
- Reduce lead exposure.; and
- Increase the number of children assessed and appropriately blood tested for lead poisoning.

A public health nurse provides home visitation and case management, and a registered environmental health specialist provides environmental home inspections to families of children found to be severely lead-poisoned

How are the actions listed above related to the extent of lead poisoning and hazards?

The number of lead poisoning cases in Monterey County is declining. This can be attributable to public outreach and education and increased public awareness of lead-based paint hazards.

How are the actions listed above integrated into housing policies and procedures?

When public funds are used to assist in the substantial rehabilitation of housing units, testing for lead-based paint is required and when lead-based paint is found, the abatement efforts are included in the scope of the rehabilitation assistance.

SP-70 Anti-Poverty Strategy

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

There are many causes of poverty. However, the two leading causes of poverty are low income-earning capability and low educational attainment or job skills. These top causes can be addressed through programs that combine education and training with job search preparation for individuals.

The Urban County seeks to reduce the number of people living in poverty (extremely low income households earning less than 30 percent of the AMI) by providing a number of programs, including housing assistance, supportive services, economic development assistance, and job training opportunities. This anti-poverty strategy utilizes existing County job training and social service programs to increase employment marketability, household income, and housing options.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Expanding and preserving affordable housing opportunities will reduce the housing cost burden of households living in poverty. Therefore, a portion of the disposable income may be used to pursue other educational or career goals, as well as for other daily necessities.

SP-80 Monitoring

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

The Urban County will maintain accurate records (both program and financial) pertaining to its CDBG-funded activities. Fund disbursements to CDBG public services subrecipients are predicated upon receipt of beneficiary demographics and related programmatic statistics. On-site monitoring of public services activities will be performed annually.

The Urban County will review its CDBG-funded activities on a regular basis to determine whether they are being carried out in accordance with the Consolidated Plan, subrecipient contracts, and memorandum of understanding. The results of such review will be used to:

- Determine suggested revisions to the Consolidated Plan and to the Urban County policies and procedures related to the use of CDBG funds;
- Confirm compliance with statutory and regulatory requirements of applicable provisions of the CDBG program; and
- Prepare performance reports as required by HUD.

The Economic Development Department of Monterey County will undertake monitoring of the use of CDBG funds received and administered by the Urban County. Each year, an outside audit will also be performed by a qualified accounting firm.

Expected Resources

AP-15 Expected Resources

Introduction

The Urban County is a CDBG entitlement jurisdiction and anticipates receiving approximately \$800,000 annually for the unincorporated areas and the cities of Del Rey Oaks and Gonzales. Currently, the Urban County is not eligible to receive funding under the HOME Investment Partnership Act (HOME), Emergency Solutions Grant (ESG), or Housing Opportunities for Persons with AIDS (HOPWA) - also programs covered under the Consolidated Plan regulations.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	800,000	0	0	800,000	3,750,000	The Urban County anticipates approximately \$800,000 to be available for FY 2013-2014 based on the current Urban County area. However, over a five-year period, the Urban County conservatively assumes only \$3,750,000 to be available, accounting for potential budget cuts in the future.

Table 56 - Expected Resources - Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The Urban County will utilize a variety of funding sources to leverage CDBG funds. These include:

- **General:** The County has some sources of funding for affordable housing. These include Inclusionary Housing In-Lieu fees, Program Income, competitive State HOME funds, and competitive Neighborhood Stabilization Program (NSP) funds.
- **Section 8 and Public Housing:** The Housing Authority of the County of Monterey (HACM) operates Public Housing and Rental Assistance programs for County residents. HACM programs are a critical resource for extremely low and low income households.
- **Redevelopment Tax Increment Financing:** Redevelopment agencies throughout the State were dissolved as of February 2012. Local jurisdictions no longer have the ability to generate funding for affordable housing and community development through tax increment financing. Existing balance of tax increment funds were transferred to the Monterey County Auditor for distribution to local taxing entities, except for funds that were legally obligated for projects prior to December 31, 2010. Both the County of Monterey and City of Gonzales have established successor agencies to oversee the spending of remaining tax increment funds.

The Urban County does not receive HOME funds from HUD directly.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The Urban County does not anticipate utilizing publicly owned land to address the housing and community development needs identified in the Plan. However, the City of Gonzales owns a building that is currently leased to a health service provider to provide much needed health care services for residents. The Kents Court project in Pajaro provides affordable housing to low and moderate income households with incomes up to 60 percent of the AMI. This project was developed on County-owned land.

Discussion

See discussions above.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Public Facilities	2013	2017	Non-Homeless Special Needs Non-Housing Community Development		Public Facilities	CDBG: \$254,463	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15162 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 6 Beds
Infrastructure Improvements	2013	2017	Non-Housing Community Development		Infrastructure Improvements	CDBG: \$287,537	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 805 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 3 Households Assisted
Public Services	2013	2017	Non-Homeless Special Needs		Public Services	CDBG: \$15,880	Public service activities other than Low/Moderate Income Housing Benefit: 420 Persons Assisted
Homeless and Homeless Prevention Services	2013	2017	Homeless		Homeless Services and Homeless Prevention	CDBG: \$62,120	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted Homelessness Prevention: 180 Persons Assisted

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Fair Housing	2013	2017	Non-Homeless Special Needs Fair Housing		Public Services	CDBG: \$20,000	Public service activities other than Low/Moderate Income Housing Benefit: 175 Persons Assisted

Table 57 - Goals Summary

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)

Currently, the Urban County's HUD allocation for entitlement grants does not include funding from the HOME program. For FY 2013-2014, no CDBG funds will be directly used to support affordable housing projects. However, CDBG funds will be used to support a transitional housing facility for 30 at-risk youth. In addition, CDBG funds will be used to pay for the assessment for the Oakridge and Via Del Sol Water System for three low income households.

Projects

AP-38 Project Summary

Project Summary Information

Project Name	Target Area	Goals Supported	Needs Addressed	Funding
County - Chualar Waste Water Treatment Plant and Pump Station Improvement Project		Infrastructure Improvements	Infrastructure Improvements	CDBG: \$200,000
County - Independent Living Village - 5th House		Public Facilities	Public Facilities	CDBG: \$100,000
County - Oakridge & Via Del Sol Water System		Infrastructure Improvements	Infrastructure Improvements	CDBG: \$87,537
Del Rey Oaks - City Hall ADA Improvements		Public Facilities	Public Facilities	CDBG: \$24,463
Gonzales - Childcare Center Roof		Public Facilities	Public Facilities	CDBG: \$21,000
Gonzales - Childcare Center HVAC		Public Facilities	Public Facilities	CDBG: \$20,000
Gonzales - Central Park Pedestrian Lighting		Public Facilities	Public Facilities	CDBG: \$21,000
Gonzales - Medical Center HVAC		Public Facilities	Public Facilities	CDBG: \$35,000
Gonzales - Curb Ramp Accessibility Improvements		Public Facilities	Public Facilities	CDBG: \$33,000
Gonzales - Youth Sports Programming		Public Services	Public Services	CDBG: \$15,880
Urban County - Mobile Outreach Services Team (MOST)		Homeless and Homeless Prevention Services	Homeless Services and Homeless Prevention	CDBG: \$17,236
Urban County - Housing Resource Center Housing Assistance Project		Public Services Homeless and Homeless Prevention Services	Public Services Homeless Services and Homeless Prevention	CDBG: \$44,884

Project Name	Target Area	Goals Supported	Needs Addressed	Funding
Urban County - Fair Housing Services (Housing Resource Center)		Fair Housing	Public Services	CDBG: \$12,000
Urban County - Fair Housing Services (Legal Services for Seniors)		Fair Housing	Public Services	CDBG: \$8,000
Urban County - CDBG Planning and Administration		Public Facilities Infrastructure Improvements Public Services Homeless and Homeless Prevention Services Fair Housing	Planning and Administration	CDBG: \$160,000

Table 58 - Project Summary

AP-35 Projects

Introduction

FY 2013-2014 is the Urban County's first year of implementing the Community Development Block Grant (CDBG) program. This program is administered by the U.S. Department of Housing and Urban Development, and provides funding for a variety of projects and programs, with eligibility based on meeting the following national objectives:

- Benefitting low and moderate income persons;
- Eliminating slum and blight; or
- Meeting a particularly urgent community need.

The Urban County plans to expend the CDBG funds to address housing and community development needs identified in the five-year Consolidated Plan according to priorities, goals, and objectives outlined in the five-year plan.

FY 2013-2014 Funding Allocation

As of the writing of this Action Plan, HUD has not yet released the actual CDBG allocations for FY 2013-2014. The Urban County is planning with an estimated amount of \$800,000. Once the actual allocation is announced, the Urban County plans to adjust the CDBG budget on a pro rata basis as follows:

- If the CDBG allocation is less than \$800,000, funding level for all projects will be adjusted downward on a pro rata basis.
- If the CDBG allocation is greater than \$800,000:
 - Non-public service projects in Del Rey Oaks and Gonzales will be adjusted based on the percentage increase in funding.
 - Projects currently proposed for funding in the unincorporated County may receive additional funding or one of the backup projects (described below) may be funded.
 - Public service programs may be adjusted based on the percentage increase in funding, if not fully funded, up to the level of funding requested in their application.

Expenses Incurred Prior to July 1, 2013

As part of the requirements to participate in the CDBG program, the Urban County is required to prepare the FY 2013 - FY 2017 Consolidated Plan, FY 2013-2014 Action Plan, and Analysis of Impediments to Fair Housing Choice. The Urban County has incurred expenses in preparation of these documents prior to the start of the CDBG program on July 1, 2013. As permitted by the CDBG program, the Urban County will seek reimbursement of these expenses from the FY 2013-2014 CDBG allocation of planning and administration funds.

Backup Projects

Should funding become available during FY 2013-2014, the Urban County proposes to activate one or both of the following backup projects:

- **Pajaro Mansion Improvement Project:** This project consists of construction of ADA improvements at the Porter Vallejo Mansion located at 29 Bishop Street, in the unincorporated community of Pajaro. The Pajaro Mansion is currently used as a multi-purpose County-owned facility and serves residents of the unincorporated community of Pajaro. An estimated 61 percent of the residents in this community are considered low and moderate income. Mansion tenants include: Pajaro Branch Library; Sheriff substation; Department of Employment and Social Services satellite office; and Together In Pajaro (non-profit emergency relief). A Facility Assessment was performed in 2008 which assessed structural and ADA needs.
- **San Lucas Branch Library:** This project consists of the construction of a new 1,160-square-foot wood framed library structure

to serve residents of San Lucas. An estimated 61 percent of the residents in San Lucas are considered low and moderate income. The new facility will eliminate blight by replacing an existing facility that has been closed since 2010 due to health and safety concerns. Currently this community is being served by the bookmobile service for only four hours per week.

#	Project Name
1	County - Chualar Waste Water Treatment Plant and Pump Station Improvement Project
2	County - Independent Living Village - 5th House
3	County - Oakridge & Via Del Sol Water System
4	Del Rey Oaks - City Hall ADA Improvements
5	Gonzales - Childcare Center Roof
6	Gonzales - Childcare Center HVAC
7	Gonzales - Central Park Pedestrian Lighting
8	Gonzales - Medical Center HVAC
9	Gonzales - Curb Ramp Accessibility Improvements
10	Gonzales - Youth Sports Programming
11	Urban County - Mobile Outreach Services Team (MOST)
12	Urban County - Housing Resource Center Housing Assistance Project
13	Urban County - Fair Housing Services (Housing Resource Center)
14	Urban County - Fair Housing Services (Legal Services for Seniors)
15	Urban County - CDBG Planning and Administration

Table 59 - Project Information

No.	Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
1	County - Chualar Waste Water Treatment Plant and Pump Station Improvement Project	Infrastructure Improvements		Infrastructure Improvements	CDBG: \$200,000
	Description	This waste water treatment facility requires rehabilitation to replace obsolete appurtenances of the system. This facility is located in the unincorporated community of Chualar and serves only this community. Of the 1,462 residents in this area, 55.1 percent are low and moderate incomes.			
	Planned Activities	Proposed CDBG-funded rehabilitation of the waste water treatment plant consists of replacing piping and valves, and rehabilitation of the pump station consists of replacing the wet well opening cover with a new cover that meets safety standards and allow unimpeded removal of pumps.			
2	County - Independent Living Village - 5th House	Public Facilities		Public Facilities ⁷	CDBG: \$100,000
	Description	Rancho Cielo proposes to construct a transitional living village for at-risk youth. This facility will provide a safe campus for the at-risk youth while they learn important independent living and employment skills that would allow them to transition to permanent housing. The funding will assist in the construction of one house with a total of six beds. The program is being funded in conjunction with the Youth Build program that provides training in construction skills for the youth.			
	Planned Activities	CDBG funds will be used to provide construction materials.			
3	County - Oakridge & Via Del Sol Water System	Infrastructure Improvements		Infrastructure Improvements	CDBG: \$87,537
	Description	This project is located within the unincorporated County, specifically on Oakridge Drive and Dunbarton Road in Aromas, and La Encina and Via Del Sol in Prunedale. The project provides municipal water, fire hydrant, and water delivery infrastructure.			
	Planned Activities	A property tax assessment district will be formed to pay for the construction of the water system in these areas. County general funds will be used to pay for the assessment for three low income households (totaling over \$250,000). CDBG funds will be used to reimburse the County over a three-year period, with the first year reimbursement of \$87,537.			

No.	Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
4	Del Rey Oaks - City Hall ADA Improvements	Public Facilities		Public Facilities	CDBG: \$24,463
	Description	This project will provide ADA improvements to the Del Rey Oaks City Hall. The City Hall houses all city functions, including holding all public meetings and community workshops.			
	Planned Activities	The order of operation for the improvements includes the following: van parking space next to building with ramp; police phone on wall outside City Hall front door to be lowered to accommodate residents in wheelchairs; front doors with button to enter and exit; and a ramp to the dais and a lower podium at the Council Chamber.			
5	Gonzales - Childcare Center Roof	Public Facilities		Public Facilities	CDBG: \$21,000
	Description	This project is the reconstruction of the roof at a daycare center located within Gonzales. The daycare center is operated by the Mexican American Opportunity Foundation (MAOF).			
	Planned Activities	CDBG funds will be used for the construction and materials costs for the roof reconstruction project.			
6	Gonzales - Childcare Center HVAC	Public Facilities		Public Facilities	CDBG: \$20,000
	Description	The project is the replacement of the HVAC system at a daycare center in Gonzales. The daycare center is operated by the Mexican American Opportunity Foundation (MAOF).			
	Planned Activities	CDBG funds will be used to pay for the HVAC system and installation costs.			

No.	Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
7	Gonzales - Central Park Pedestrian Lighting	Public Facilities		Public Facilities	CDBG: \$21,000
	Description	This project is the installation of pedestrian-scale lighting in Central Park located in Gonzales in order to improve safety and accessibility.			
	Planned Activities	CDBG funds will be used to pay for the lighting system and installation costs, as well as architectural and engineering services.			
8	Gonzales - Medical Center HVAC	Public Facilities		Public Facilities	CDBG: \$35,000
	Description	This project is the replacement of the HVAC system at a rural health care facility in Gonzales. The facility is operated by the Gonzales Medical group, which serves predominantly low to moderate income Latino patients. The medical center serves approximately 1,300 patients monthly and at least 60 percent are low and moderate income persons. The facility is housed in the City-owned building.			
	Planned Activities	CDBG funds will be used to pay for the HVAC system and cost of installation.			
9	Gonzales - Curb Ramp Accessibility Improvements	Public Facilities		Public Facilities	CDBG: \$33,000
	Description	This project is the installation of curb ramps at intersections throughout Gonzales.			
	Planned Activities	CDBG funds will be used to pay for the costs of curb ramps construction at various city intersections.			

No.	Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
10	Gonzales - Youth Sports Programming	Public Services		Public Services	CDBG: \$15,880
	Description	The project serves youth in Gonzales. The project will provide a variety of sports programs for youth, including outdoor soccer, volleyball, basketball, mini T-ball, and indoor soccer. The project will allow youth from low and moderate income families who have been previously excluded from participation due to cost restrictions to now participate.			
	Planned Activities	The program will deliver a variety of sports programs to youth in Gonzales. CDBG funds will be used to subsidize the cost of participation fees for low income youth seeking to participate in a City-sponsored youth sports program.			
11	Urban County - Mobile Outreach Services Team (MOST)	Homeless and Homeless Prevention Services		Homeless Services and Homeless Prevention	CDBG: \$17,236
	Description	The project utilizes a team of outreach workers and operates out of a van five days a week and is deployed to different locations where homeless are known or thought to gather throughout the Urban County area. The program distributes blankets, tarps, food, toiletries, and other personal essentials to homeless people who live outdoors and on the streets. Resources and referrals are also provided to help those in need better access available shelter and services.			
	Planned Activities	Expanded services would include contracted mental health assessments/treatment by a licensed clinical social worker plus medical services.			

No.	Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
12	Urban County - Housing Resource Center Housing Assistance Project	Public Services Homeless and Homeless Prevention Services		Public Services Homeless Services and Homeless Prevention	CDBG: \$44,884
	Description	This Housing Resource Center (HRC) plans to address the housing needs of low and moderate income persons in Del Rey Oaks, Gonzales, and the County unincorporated areas by providing financial literacy workshops, counseling, and short-term emergency homeless prevention. These services will assist low and moderate income persons, especially those who are at risk of becoming homeless.			
	Planned Activities	<p>The project will deliver a variety of housing services, including:</p> <ul style="list-style-type: none"> • Financial literacy workshops • Financial literacy counseling • Emergency homeless prevention 			

No.	Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
13	Urban County - Fair Housing Services (Housing Resource Center)	Fair Housing		Public Services	CDBG: \$12,000
	Description	The Housing Resource Center (HRC) will delivery fair housing services to residents in the Urban County area. The fair housing program will include three components: education; outreach; and referral.			
	Planned Activities	<p>Specific activities include:</p> <ul style="list-style-type: none"> • Conducting fair housing seminars (three seminars total) to focus on fair housing laws and regulations, landlord/tenant rights and responsibilities, tenant selection criteria and discrimination, and reasonable accommodation and accessibility, among other topics. • Providing training to County, Del Rey Oaks, and Gonzales staff on fair housing issues and laws, reasonable accommodation resources, and current events. • Developing and distributing outreach materials. • Developing and maintaining a well publicized system to receive fair housing complaints and refer to the appropriate agencies for resolution. 			

No.	Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
14	Urban County - Fair Housing Services (Legal Services for Seniors)	Fair Housing		Public Services	CDBG: \$8,000
	Description	Legal Services for Seniors (LSS) will provide fair housing services in the Urban County area.			
	Planned Activities	Legal Services for Seniors (LSS) will present a seminar in the Unincorporated County and in the cities of Del Rey Oaks and Gonzales (three presentations total) on fair housing laws and issues for clients, nonprofit agencies, government agencies, and/or other audiences. LSS staff will also provide training and technical assistance to County, Del Rey Oaks, and Gonzales staff and others as requested regarding fair housing issues, laws, reasonable accommodation resources, and current events. Other services include also fair housing outreach activities (distribution of fair housing materials and participation in regional fair housing fairs, etc.), and direct fair housing services (legal counseling, mediation, administrative law hearing and eviction defense representation, etc.)			

No.	Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
15	Urban County - CDBG Planning and Administration	Public Facilities Infrastructure Improvements Public Services Homeless and Homeless Prevention Services Fair Housing		Planning and Administration	CDBG: \$160,000
	Description	The project provides for the administration of the CDBG program to comply with HUD regulations and requirements. In order to participate in the CDBG program, the Urban County is required to prepare the FY 2013 - FY 2017 Consolidated Plan, FY 2013 Action Plan, and Analysis of Impediments to Fair Housing Choice. Therefore, the Urban County has already incurred expenses associated with preparation of these required planning documents. As permitted by HUD CDBG regulation, a portion of the Urban County's CDBG allocation for planning and administration activities will be used to reimburse the Urban County for expenses incurred prior to July 1, 2013 (start of the Urban County CDBG program) for preparation of these planning documents.			
	Planned Activities	CDBG program administration includes, but is not limited to, the following activities: <ul style="list-style-type: none"> • Preparation of planning, reporting, and environmental clearance documents; • Delivery of CDBG-funded programs and projects; • Monitoring of progress, achievements, and expenditure of CDBG funds; and • Maintenance of program and financial records. 			

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The following established Priority Needs form the basis for allocating investments geographically within the Urban County during the next five-year period and are a result of various community outreach efforts and consultation meetings conducted during the Citizen Participation process.

- Improvements to infrastructure and public facilities in order to foster a suitable living environment for low and moderate income households and those with special needs;
- Provision of services and program to benefit low and moderate income households and those with special needs, such as youth (and at-risk youth), seniors, farmworkers, and the disabled;
- Provision of services for the homeless and those at risk of becoming homeless; and
- Provision of affordable housing to low and moderate income households and those with special needs.

The Urban County has extensive housing and community development needs. The lack of adequate funding is the most critical obstacles to addressing the underserved needs. Only eligible activities that received a High priority level in the FY 2013 - FY 2017 Consolidated Plan will be funded during the next five years.

AP-50 Geographic Distribution

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

For FY 2013-2014, CDBG funds will be expended to provide public facility and infrastructure improvements, focusing in areas with concentrations of low and moderate income residents, such as in the City of Gonzales and in the unincorporated community of Chualar. These areas also correlate with areas with minority concentrations (primarily Hispanic residents). Fair housing, homeless, and homeless prevention services will be available throughout the Urban County. In addition, CDBG funds will be used to provide youth sports programs in Gonzales where there are high concentrations of low and moderate income and minority residents. Other projects, such as ADA improvements in Del Rey Oaks and Gonzales, Oakridge and Via Del Sol water system, and Independent Living Village, benefit targeted clients (disabled, low income households, and at-risk youth, respectively).

Geographic Distribution

Not applicable. The Urban County has not established target areas for the investment of CDBG funds.

Target Area	Percentage of Funds

Table 60 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The Urban County has not established specific geographic target areas where CDBG funds will be focused. Housing and community development needs in the Urban County far exceed the availability of funding to address those needs. Annually, Urban County staff and the CDBG Ad Hoc Committee will evaluate applications for funding based on a number of factors, including:

- Urgency of needs;
- Availability of other funding sources; and
- Project feasibility and cost effectiveness.

Discussion

See discussions above.

Affordable Housing

AP-55 Affordable Housing

Introduction

With a limited CDBG allocation, the Urban County does not anticipate expending a significant portion of its CDBG funds on providing affordable housing. Other funding sources, such as State HOME funds, Neighborhood Stabilization Program (NSP) funds, and inclusionary housing in-lieu fees, will be the primary sources of funding to address affordable housing needs in the Urban County.

For FY 2013-2014, CDBG funds will be used to support the construction of a transitional housing facility for at-risk youth and to pay for the assessment for the Oakridge and Via Del Sol Water System on behalf of three low income households. These projects, while providing affordable housing for at-risk youth and allowing three low-income households to retain their homes, are qualified for CDBG funds under "Public Facilities" and "Public Improvements", respectively. Therefore, Tables 61 and 62 are not applicable.

One Year Goals for the Number of Households to be Supported	
Homeless	1
Non-Homeless	3
Special-Needs	0
Total	4

Table 61 - One Year Goals for Affordable Housing by Support Requirement

Note: 5th house at Independent Living Village will provide transitional housing for six at-risk homeless youth but is counted here as one housing unit/household. Oakridge and Via Del Sol water system project will benefit three low income households. Both the transitional housing project and the water system project are not qualified for CDBG projects under Low/Moderate Income Housing but are qualified under Public Facilities/Infrastructure benefitting low/moderate income persons.

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	1
Rehab of Existing Units	3
Acquisition of Existing Units	0
Total	4

Table 62 - One Year Goals for Affordable Housing by Support Type

Note: 5th house at Independent Living Village will provide transitional housing for six at-risk homeless youth but is counted here as one housing unit/household. Oakridge and Via Del Sol water system project will benefit three low income households. Both the transitional housing project and the water system project are not qualified for CDBG projects under Low/Moderate Income Housing but are qualified under Public Facilities/Infrastructure benefitting low/moderate income persons.

Discussion

As discussed before, the Urban County will assist in the construction of a transitional housing unit with a capacity of six beds and assist three low income households in their property assessment for the installation of water system improvements.

AP-60 Public Housing

Introduction

Two public housing developments are located in the City of Gonzales. No public housing developments are located in the City of Del Rey Oaks or in the unincorporated County areas.

Actions planned during the next year to address the needs to public housing

The Housing Authority of the County of Monterey (HACM) manages the two public housing developments in Gonzales. The HACM is exploring opportunities to privatize one of the developments.

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

The HACM requires or promotes a range of activities to increase resident involvement in the public housing program. These include:

- Requiring each adult household member to participate in eight hours of community services;
- Encouraging the installation of neighborhood watch programs;
- Conducting tenant meetings to receive input from residents; and
- Conducting specific meetings before the HACM board regarding tenant involvement.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The Housing Authority of the County of Monterey is not designated as "troubled."

Discussion

See discussions above.

AP-65 Homeless and Other Special Needs Activities

Introduction

Homeless and homeless prevention services are identified as a high priority need in the FY 2013 - FY 2017 Consolidated Plan. The Urban County anticipates expending approximately 50 percent of its public service cap (up to 15 percent of the CDBG annual allocation) to provide homeless and homeless prevention services. Additional CDBG funds may be used to provide housing opportunities for the at-risk homeless.

Describe the jurisdiction's one-year goals and actions for reducing and ending homelessness including Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

For FY 2013-2014, the Urban County plans to allocate funding for the Mobile Outreach Service Team (MOST). This program will operate out of a van and be dispatched five times a week to areas where homeless persons are known to be gathering. MOST will provide items such as food, blanket, toiletries, and other basic personal items to the homeless. Information and referral, along with basic case management, will be provided to help the homeless access shelters and permanent housing.

Addressing the emergency shelter and transitional housing needs of homeless persons

For FY 2013-2014, the Urban County will support the construction of a transitional housing facility at Rancho Cielo. CDBG funds will be used to support the construction of the fifth house at the Independent Living Village. The house will provide a total capacity of six beds for at-risk youth, who are either homeless or at risk of becoming homeless.

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

As mentioned above, the Urban County plans on funding the Mobile Outreach Service Team (MOST) to provide homeless outreach activities. These activities will help connect the homeless with available services and assist them in transitioning to permanent housing. In addition, the Urban County will continue to rely on a vast network of public and nonprofit agencies in the Continuum of Care (CoC) system to provide a range of housing options and services. The CoC system strives to provide and expand housing opportunities for the homeless and formerly homeless, through emergency shelters, transitional housing, supportive housing, and permanent housing. Outreach, assessment, and case management services are also offered through this network to assist the homeless in transitioning to permanent housing.

In addition, the Urban County plans to assist Rancho Cielo in the construction of a fifth house at the Independent Living Village. This fifth house will have the capacity of accommodating six at-risk homeless youth, assisting them in the transition to permanent housing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

During FY 2013-2014, the Urban County plans to fund a number of programs and projects that will help low income individuals and families avoid becoming homeless:

- Independent Living Village will provide housing for at-risk youth and offer invaluable employment training in construction skills, allowing the youth to learn a trade that could provide adequate income.
- Housing Resource Center will provide housing assistance to low income persons, including financial literacy and counseling, as well as emergency homeless prevention assistance. These activities will help families avoid becoming homeless.

Discussion

See discussions above.

AP-75 Barriers to affordable housing

Introduction

Market and governmental factors pose constraints to the provision of adequate and affordable housing. These factors tend to disproportionately impact low and moderate income households due to their limited resources for absorbing the costs. Individually, local jurisdictions have little influence over the market factors (such as the cost of labor and construction materials, cost of land, or availability of financing), or statewide and national policies (such as prevailing wage requirements, environmental protection, and California Coastal Act). Other local factors that could potentially impede affordable housing development include:

- Residential Land Use Policies
- Development Regulations
- Development Review Process

The Urban County strives to mitigate local barriers to affordable housing by offering incentives to encourage affordable housing development.

Actions it planned 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

The following tools are available to mitigate the cost of housing development. These include:

- Density Bonus: State density bonus law provides density increases, along with other regulatory concessions and incentives in exchange for affordable housing.
- Second Units: Jurisdictions are required to permit second units through a ministerial process in single-family zones.
- Streamline Processing: All local jurisdictions are required to adhere to the Streamline Processing Act to reduce the time associated with project review and approval.

- CEQA Exemption: Affordable housing and infill housing projects are exempt under the California Environmental Quality Act (CEQA).

Discussion

See discussions above

AP-85 Other Actions

Introduction

This section discusses the Urban County's efforts in addressing underserved needs, developing the institutional structure for delivering housing and community development activities, and expanding and preserving affordable housing opportunities.

Actions planned to address obstacles to meeting underserved needs

Based on the results of the community outreach process, the Urban County's most underserved groups are the homeless and youth. Generally, the lack of funding is the most critical obstacle to meeting the needs of these groups. The Urban County intends to help bridge the gap by allocating CDBG funds to homeless, homeless prevention, and youth programs.

CDBG funds are limited. Therefore, the Urban County will continue to rely on the existing network of public and nonprofit agencies to deliver a variety of housing and supportive services for the homeless and youth in the community.

Actions planned to foster and maintain affordable housing

The Urban County will continue to foster and maintain affordable housing through the following:

- Density Bonus: State density bonus law provides density increases, along with other regulatory concessions and incentives in exchange for affordable housing.
- Second Units: Jurisdictions are required to permit second units through a ministerial process in single-family zones.
- Streamline Processing: All local jurisdictions are required to adhere to the Streamline Processing Act to reduce the time associated with project review and approval.
- CEQA Exemption: Affordable housing and infill housing projects are exempt under the California Environmental Quality Act (CEQA).

In addition, the Urban County will continue to pursue funding from the State and Federal levels to support new construction, rehabilitation, and acquisition/rehabilitation of affordable housing.

Actions planned to reduce lead-based paint hazards

Lead poisoning is addressed by the Monterey County Health Department Childhood Lead Poisoning Prevention Program (CLPPP). CLPPP provides services to the community to:

- Increase awareness of the hazards of lead exposure;

- Reduce lead exposure.; and
- Increase the number of children assessed and appropriately blood tested for lead poisoning.

A public health nurse provides home visitation and case management, and a registered environmental health specialist provides environmental home inspections to families of children found to be severely lead-poisoned. Local code enforcement staff will continue to provide information on lead-based paint hazards and resources to abatement.

Actions planned to reduce the number of poverty-level families

The Urban County seeks to reduce the number of people living in poverty (extremely low-income households earning less than 30 percent of the AMI) by providing a number of programs, including housing assistance, supportive services, economic development assistance, and job training opportunities. This anti-poverty strategy utilizes existing County job training and social service programs to increase employment marketability, household income, and housing options. These programs are detailed in the FY 2013-FY 2017 Consolidated Plan.

Actions planned to develop institutional structure

Urban County staff will continue to communicate with local HUD staff, consult with neighboring CDBG jurisdictions, and attend HUD trainings to expand their knowledge in the CDBG program.

Actions planned to enhance coordination between public and private housing and social service agencies

The Urban County will continue to coordinate with public and private housing and services agencies to deliver housing and community development activities in the Urban County area. Various agencies will continue to be invited to attend public meetings related to the CDBG program. The Urban County will continue to maintain and expand the outreach list for the CDBG program.

Discussion

See discussions above.

Program Specific Requirements

AP-90 Program Specific Requirements

Introduction

The following provides additional information about the CDBG program requirements. However, as FY 2013-2014 is the Urban County's first year of implementing the CDBG program, most topics below do not apply to the Urban County.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220.(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Note: "Urgent Needs" refers to needs arising from conditions that had occurred within the previous 18 months that threaten public health and safety, and that the jurisdiction has no other means of addressing the needs.

Discussion

The Urban County anticipates receiving \$800,000 in CDBG funds for FY 2013-2014. The Urban County plans to allocate 20 percent for planning and administration, 15 percent for public services, and the remaining 65 percent for housing and community development activities such as public facility and infrastructure improvement projects. Except for the 20 percent planning and administration funds (which is not required to have a low and moderate income benefit), 100 percent of the 80 percent CDG funds (15 percent public services plus 65 percent housing and community development) will benefit low and moderate income persons through either "LMA" Low and Moderate Income Area or "LMC" Low and Moderate Income Limited Clientele eligibility criteria.

Appendix A: Summary of Public Comments

The following issues were identified by participants of the Consolidated Plan outreach process:

- Extensive needs for improvements to infrastructure and public facilities;
- Youth services, particularly services for at-risk youth;
- Services for the homeless and at-risk homeless;
- Affordable housing, including transitional housing;
- Aging housing stock and lack of resources for housing rehabilitation and emergency repairs, especially for seniors and the disabled;
- Gaps in services, relating to a general lack of coordination county-wide and lack of services throughout the Urban County;
- Fair housing issues, particularly for seniors and non-English speakers; and
- Unemployment and underemployment.

Appendix B: Citizen Participation Process for Consolidated Plan

B-1: Outreach List

Organization	Contact & Title	Address	City	State	Zip Code	Telephone Number	E-Mail
Action Council of Monterey Bay	Larry Imwalle, Executive Director	295 Main St., Suite 300	Salinas	CA	93901	831-783-1244	larry@actioncouncil.org
Active Seniors, Inc.	Bob McGregor, President	100 Harvest St.	Salinas	CA	93901	831-424-5066	
Alisal Center for Fine Arts	Willow Array, Executive Director	745 N. Sanborn Rd	Salinas	CA	93915	831-758-5715	willowarray@gmail.com
Alliance on Aging of Monterey County	Teresa Sullivan, Executive Director	247 Main St	Salinas	CA	93901	831-655-4240	tsullivan@allianceonaging.org
Alzheimer's Association - Monterey County		21 Lower Ragsdale Dr.	Monterey	CA	93940	831-647-9890	
American Red Cross, Monterey Chapter	Timothy Duncan, Chief Executive Director	Eighth Ave. at Dolores St. P.O. Box AR	Carmel	CA	93921		Tim.duncan@redcross.org
Apostolic Assembly	Rev. Jose Medina	P.O. Box 787	Gonzales	CA	93926	831-675-3077	
Blind & Visually Impaired Center	Gail Garcia, President	225 Laurel Avenue	Pacific Grove	CA	93950	831-649-3505	vision@blindandlowvision.org
Boys & Girls Club of Monterey County	M Trotter	1332 La Salle Avenue, P.O. Box 97	Seaside	CA	93955	831-394-5171	mtrotter@bgcmc.org
Buddhist Temple	Larry Hirahara	1155 Noche Buena St.	Seaside	CA	93955	831-394-6439	seedyguy@aol.com
California Rural Legal Assistance, Inc.	Jose Padilla, Executive Director	3 Williams Road	Salinas	CA	93905	831-757-5221	cccil@cccil.org
California State University Monterey Bay	Ken Feske	100 Campus Center	Seaside	CA	93955		ken_feske@csu-mb.edu
Catholic Charities - Diocese of Monterey	Terrie Lacino	1705 Second Ave.	Salinas	CA	93905	831-393-3110	charities@dioceseofmonterey.org
Center for Employment Training	Diana Carillo, Regional Director	421 Monterey St.	Salinas	CA	93901	831-424-0665	dianac@cet2000.org
Central California Alliance for Health	Alan McKay, Executive Director	339 Pajaro Street, Suite E	Salinas	CA	93901	831-755-6000	
Central Coast Center for Independent Living	Elsa Quezada, Executive Director	318 Cayuga St., Suite 208	Salinas	CA	93901	831-757-2968	
Central Coast Citizenship Project	Cesar Lara, Executive Director	931 E. Market St	Salinas	CA	93905	831-422-4262	director@citizenshipproject.org
Central Coast Energy Services		P.O. BOX 2707	Watsonville	CA	95077	888-728-3637	
CHISPA, Inc	Alfred Diaz	295 Main St., Suite 100	Salinas	CA	93901	831-757-6251 ext. 115	alfredd@chispahousing.org
Clinica De Salud Del Valle De Salinas	Walter Espinoza	440 Airport Blvd	Salinas	CA	93905	831-757-8689	wespinoza@csvs.org

Organization	Contact & Title	Address	City	State	Zip Code	Telephone Number	E-Mail
Coalition of Homeless Services Providers		Martinez Hall 220 12th Street	Marina	CA	93933	831-883-3080	chspmontry2@aol.com
Community Foundation of Monterey County	Dan Baldwin	2354 Garden Road	Monterey	CA	93940	831-375-9712 ext. 115	danb@cfmco.org
Community Hospital of the Monterey Peninsula - The Recovery Center	Steven J. Packer, President/CEO	23625 Holman Highway	Monterey	CA	93940	841-624-5311	information@chomp.org
Community Human Services, JPA	Robin McCrae	P.O. Box 3076	Monterey	CA	93942	831-373-4775	rmccrae@chservices.org
Community Services Development Corporation	Jeff Jeffers	1111 San Felipe Rd.	Hollister	CA	95023		jjeffers@csdcsbc.org
Compassionate Care Alliance	Vicki Nelson, Executive Director	P.O. Box 1785	Monterey	CA	93942	831-655-9506	vcnelson@earthlink.net
Conflict Resolution & Mediation Center		1900 Garden Road, Ste. 240	Monterey	CA	93940	831-424-4694	
Deaf & Hard of Hearing Center, Inc.	Michelle Bronson, Executive Director	339 Pajaro Street Suite B	Salinas	CA	93901	831-753-6540	ccinfo@dhhs.org
Del Mar Caregiver Resource Center		21 West Alisal Street, Suite 104	Salinas	CA	93901	831-424-4359	info@delmarcaregiver.org
Door to Hope	Chris Shannon, Executive Director	130 W. Gabilan Street	Salinas	CA	93901	831-758-5127	chriss@doortohope.org
Episcopal Senior Communities	Kevin J. Gerber, President/CEO	2185 N. California Blvd., Suite 575	Walnut Creek	CA	94596	831-424-0911	dclaytor@jtm-esc.org
Faith Community - Monterey County	Gary Gallegos						pastorgarydean@aim.com
Faith Emergency Shelter	Linda Reed	12 Primrose Cir	Seaside	CA	93955		faithshelter@att.net
Family Resource Center	Annabelle Rodrigues	1441 Del Monte Ave.	Salinas	CA	93905		annabelle.rodriguez@alisal.org
Family Service Agency of the Central Coast		104 Walnut Avenue, Suite 208	Santa Cruz	CA	95060	831-423-9444	dbianchifsa@gmail.com
First Community Housing	Jeff Oberdorfer, Executive Director	75 East Santa Clara Street, Suite 1300	San Jose	CA	95113	408-291-8650	
First Presbyterian Church of Monterey	Rev. Mark Peake	501 El Dorado St.	Monterey	CA	93940	831-373-7072	revpeake@fpcmonterey.org
First United Methodist Church		404 Lincoln Avenue	Salinas	CA	93901	831-424-0855	newhope@salinasfirst.org
Food Bank for Monterey County	Leslie Sunny, Executive Director	815 W. Market, #5	Salinas	CA	93901	831-758-1523 ext. 205	lsunny@food4hungry.org
Food Bank - San Benito County	Mary-Anne Hughes	1133 San Felipe Drive	Hollister	CA	95023		maryanne@communityfoodbankofsb.org

Organization	Contact & Title	Address	City	State	Zip Code	Telephone Number	E-Mail
Franciscan Workers of Junipero Serra	Jill Allen	Dorothy's Place Hospitality Center 30 Soledad Street	Salinas	CA	93901	831-757-3838	jill.allen@dorothysplace.org
Ft. Ord Environmental Justice Network	LeVonne Stone	335 El Dorado St.	Monterey	CA	93940		ejustice@mbay.net
Gabilan Plaza Apartments		730 Williams Rd	Salinas	CA	93905	831-758-4522	
Gateway Center	Stephanie Lyon, Executive Director	850 Congress Ave.	Pacific Grove	CA	93950	831-372-8002	slyon@gatewaycenter.org
Girl Scouts of Central Coast	Sherry Sybesma, Chief Executive Officer	10550 Merritt Street	Castroville	CA	95012	800-822-2427 ext. 103	ssybesma@girlscoutsgcc.org
Gonzales Community Church	Rev. Edward Lee	P.O. Box 2294	Gonzales	CA	93926	831-675-3881	
Goodwill Industries	Michael J. Paul, CEO-President	350 Encinal Street	Santa Cruz	CA	95060	831-423-8611 ext. 227	mjpaul@scgoodwill.org
Habitat for Humanity	Pat Canada, President	P.O. Box 742	Seaside	CA	93955	831-272-4830	steve.thigpen@habitatmonterey.org
Hartnell College	Loyanne Flinn	411 Central Avenue	Salinas	CA	93901		lflinn@hartnell.edu
Health Projects Center	John Beleutz, Executive Director	1537 Pacific Avenue, Suite 300	Santa Cruz	CA	95060	831-459-6639	info@hpcn.org
Homeless Coalition of San Benito County	Linda Emerson	P.O. Box 2710	Hollister	CA	95024		lilindaj427@yahoo.com
Hope Center Pantry of Monterey County	Kim Lemaire	241 B Dela Vina	Monterey	CA	93940	831-920-7275	Kim@hopecentermonterey.com
Hope Services	John Christensen, President/CEO	30 Las Colinas Lane	San Jose	CA	95119	831-393-1575	
Housing Advocacy Council of Monterey County	Audrey Peck	P.O. Box 1307	Salinas	CA	93902	831-424-9186	
Housing Choices Coalition	Jan Stokley, Executive Director	21 Brennan Street, #18	Watsonville	CA	95076	831-722-3954	info@housingchoices.com
Housing Coalition of San Benito County	Emery Smith						emeryinhollister@gmail.com
Housing Resource Center	Leila Emadine, Executive Director	134 E. Rossi Street	Salinas	CA	93901	831-424-9186	Progasst@hrcmc.org
INTERIM, Inc	Barbara L. Mitchell	P.O. Box 3222	Monterey	CA	93942	831-649-4522	bmitchell@interiminc.org
ITN Monterey County	Nancy Budd, Executive Director	5 Harris Court, Building A	Monterey	CA	93940	831-240-0850	info@itnmontereycounty.org
Kinship Center	Carol Bishop	2214 N. Main St.	Salinas	CA	93906	831-443-0662	cbishop@kinshipcenter.org
Land Watch Monterey County	Amy White	P.O. Box	Salinas	CA	93902	831-422-9390	landwatch@mclw.org
Legal Services for Seniors	Kellie Morgantini, Executive Director	21 West Laurel Drive, Suite 83	Salinas	CA	93906	831-442-7700	
Monterey County Hospitality Association, Inc.	John Narigi	P.O. Box 223542	Carmel	CA	93922		jnarigi@montereyplazahotel.com

Organization	Contact & Title	Address	City	State	Zip Code	Telephone Number	E-Mail
MCHOME	Barbara L. Mitchell, Executive Director	P.O. Box 3222	Monterey	CA	93942	831-649-4522	
Meals on Wheels of the Salinas Valley, INC.	Janine Nuñez Robinette, Executive Director	40 Clark Street, Suite C	Salinas	CA	93901	831-758-6325	janiner@mowsalinas.org
Mid Peninsula Housing Coalition	Betsy Wilson	303 Vintage Park Drive, Suite 250	Foster City	CA	94404		ewilson@midpen-housing.org
Monterey Bay Area Council, BSA	Jason Stein, Scout Executive	55 E. San Joaquin St.	Salinas	CA	93901	831-422-5338	jason.stein@scoouting.org
Monterey County Housing Incorporated	Tony Caldwell, President and Housing Authority Appointee	123 Rico St	Salinas	CA	39307	831-775-5000	mchi@redshift.com
Monterey Peninsula Wisdom Adult Day Health Care Center	Shani Robins, Program Director	1910 North Davis Rd.	Salinas	CA	93907	831-441-0100	shani_robins@hotmail.com
Multiple Sclerosis Quality of Life Project	Andrew Dowdall, Program Supervisor	519-B Hartnell St.	Monterey	CA	93904	831-333-9091	msqlp@sbcglobal.net
Natividad Medical Center	Harry Weis, Chief Executive Officer	1441 Constitution Blvd.	Salinas	CA	93906	831-755-4111	
Neighborhood Housing Services Silicon Valley - Salinas Branch	Matthew Huerta, Executive Director	201 John St., Suite G	Salinas	CA	93901	408-579-6505	mhuerta@nhssv.org
Pajaro Rescue Mission		111 Railroad Ave.	Watsonville	CA	95076	831-758-6325	
Poder Popular	Nick Sandoval	423 Center St. P.O. Box 296	Gonzales	CA	93926	831-675-3435	
Rancho Cielo	Susie Brusa	P.O. Box 6948	Salinas	CA	93912		susie@ranchocieloyc.org
Rehabilitation Services of No. CA	Debbie Toth, Chief Executive Officer	490 Golf Club Road	Pleasant Hill	CA	94523	925-682-6343 ext. 140	
ROP (SUHSD)	Charles Felice	431 West Alisal St.,	Salinas	CA	93901		charles.felice@salinasuhdsd.org
Safe Passage	Helga Ralston	Community Human Services P.O. Box 3076	Monterey	CA	93942		hralston@chservices.org
Safe Place	Vincent Delgado	Community Human Services P.O. Box 3076	Monterey	CA	93942		vncent@chservices.org
Salinas Circle for Children	Kelli Hemenway, President	P. O. Box 2064	Salinas	CA	93902	831-424-7232	president@salinascircle.org
Salvation Army - Monterey Peninsula	Majors David and Gaylene Yardley, Corps Officers and Pastors	1491 Contra Costa	Seaside	CA	93955	831-899-4911	
Salvation Army - Salinas Corps	Captain Kris & Camie Potter, Pastors/Officers	2460 North Main Street	Salinas	CA	93906	831-443-9655	
San Andreras Regional Center		344 Salinas Street, Suite 207	Salinas	CA	93901	831-759-7500	

Organization	Contact & Title	Address	City	State	Zip Code	Telephone Number	E-Mail
Second Chance Youth Program of Monterey County		690 Main Street	Soledad	CA	93960	831-678-6300	info@scyp.org
Shelter Outreach Plus	Tom Melville	P.O. Box 1340	Marina	CA	93933	831-384-3388	tmelville@sopinc.org
Shoreline Workforce Development Services, Inc. - Salinas Neighborhood Career Center	Bill Taylor	1325 N. Main	Salinas	CA	93906	831-423-8611 ext. 223	btaylor@scgoodwill.org
St. Mary's Church	Michael Reid	146 Twelfth Street	Pacific Grove	CA	93950		associaterector@stmarysbythesea.org
St. Theodore Catholic Church	Father Efrain Medina	P.O. Box B	Gonzales	CA	93926	831-675-3648	sttheodorechurch@sbcglobal.net
Sun Street Centers	Anna Foglia, Chief Executive Officer	37 Central Avenue	Salinas	CA	93901	831-753-5151	afoglia@sunstreet.org
Sunrise House, JPA	Jim Rear, Executive Director	119 Capitol St.	Salinas	CA	93901	831-758-3302	jim@sunrisehouse.org
The Carmel Foundation	Jill Sheffield, President/CEO	P.O. Box 1050	Carmel	CA	93921	831-264-1588	jsheffield@carmelfoundation.org
The Gathering by the Bay	Brian Bahari	P.O. Box 224	Soquel	CA	95073		bbajari@gmail.com
Trucha, Inc.		725 E Market St	Salinas	CA	93905	831-424-0521	
Turning Point of Central California	Deborah Carillo	P.O. Box 7447	Visalia	CA	93277	559-732-8086 ext. 115	dcarrillotp@sbcglobal.net
United Way of Monterey County	Ronn Rygg, Director	60 Garden Court, Suite 350	Monterey	CA	93940	831-372-8026	rrygg@unitedwaymcca.org
Veterans Transition Center	Ronald M. Holland, Executive Director	220 12th Street	Marina	CA	93933	831-883-8387	rholland@vtcmonterey.org
Victory Mission	Sam Ackerman	43 Soledad St.	Salinas	CA	93901	831-424-5688	tsamackerman@yahoo.com
Visiting Angels	Jeanette Pagliaro, Executive Director	229 Reindollar Ave., Suite E	Marina	CA	93933	831-430-0616 ext. 303	jeanette@angelcareforseniors.com
VNA Community Services	Mary Claypool, Chair	6 Quail Run Circle, Suite 101	Salinas	CA	93907	831-372-6668	vnainfo@ccvna.com
Vocational Rehab Sycs	John Garkse	3180 Imjin Rd., Suite 154	Marina	CA	93933		john@vrspecialists.com
YWCA Monterey County	Kathleen Adamson, Executive Director	236 Monterey Street	Salinas	CA	93901	831-422-8608	mail@ywcamc.org
Big Sur Unified School District		69325 Highway 1	Big Sur	CA	93920	805-927-4507	
Bradley Union School District	Ian M. Trejo, Superintendent and Principal	65600 Dixie St. P.O. Box 60	Bradley	CA	93426	805-472-2310	itrejo@bradleyusd.org
Chualar Union School District	Robert Rios, Superintendent and Principal	24285 Lincoln St. P.O. Box 188	Chualar	CA	93925	831-679-2504 ext. 101	rrios@chualarusd.org
Gonzales Unified School District	Elizabeth A. Modena, Superintendent	600 Elko St. P.O. Box G	Gonzales	CA	93926	831-675-0100 ext. 110	lmodena@gonzales.k12.ca.us
Graves School District	Rosemarie Grounds, Principal/Teacher	15 McFadden Rd.	Salinas	CA	93908	831-422-6392	rgrounds@monterey.k12.ca.us

Organization	Contact & Title	Address	City	State	Zip Code	Telephone Number	E-Mail
Lagunita School District	Sharon Theis, Superintendent/Principal	975 San Juan Grade Rd.	Salinas	CA	93907	831-449-2800	stheis@monterey.k12.ca.us
Mission Union School District	Timothy E. Ryan, Superintendent/Principal	36825 Foothill Rd.	Soledad	CA	93960	831-678-3524	tryan@monterey.k12.ca.us
Salinas City Elementary School District	Cheryl Camany	840 South Main St.	Salinas	CA	93901		ccamany@yahoo.com
San Antonio Union School District	Linda M. Irving, Superintendent/Principal	67550 Lockwood/Jolon Rd. P.O. Box 5000	Lockwood	CA	93932	931-385-3051	lirving@sanantoniousd.org
San Ardo Union School District	A. Carlos Vega, Superintendent/Principal	62428 Center St.	San Ardo	CA	93450	831-627-2520	arcmevega@hotmail.com
San Lucas Union School District	Nicole Hester, Superintendent/Principal	53675 San Benito St. P.O. Box 310	San Lucas	CA	93954	831-382-4426 ext. 203	nhesterslud@gmail.com
Santa Rita Union School District	Michael Brusa, Superintendent	57 Russell Rd.	Salinas	CA	93906	831-443-7200 ext. 202	mbrusa@santaritaschools.org
South Monterey County Joint Union High School District	Dr. John Bernard, State Administrator	800 Broadway St.	King City	CA	93930	831-385-0606 ext. 4304	jbernard@kingcity.k12.ca.us
Spreckels Union School District	Eric Tarallo, Superintendent	130 Railroad Ave. P.O. Box 7362	Spreckels	CA	93962	831-455-2550 ext. 16	etarallo@monterey.k12.ca.us
Washington Union School District	Dee Baker, Superintendent	43 San Benancio Rd.	Salinas	CA	93908	831-484-2166	dbaker@monterey.k12.ca.us
City of Del Rey Oaks - Public Works Department		650 Canyon Del Rey Rd.	Del Rey Oaks	CA	93940	831-394-1182	
City of Gonzales - Community Development	Tom Truskowski, Community Development Director	147 Fourth St.	Gonzales	CA	93926	831-675-5000	ttruskowski@ci.gonzales.ca.us
City of Gonzales - Public Works Department	Carlos Lopez, Director	147 Fourth St.	Gonzales	CA	93926	831-675-5000	clopez@ci.gonzales.ca.us
CA Department of Veterans Affairs	Calvin Angel	1227 O Street	Sacramento	CA	95814	800-952-5626	calvin.angel@cdva.ca.gov
Housing Authority of the County of Monterey	Jean Goebel, Executive Director	123 Rico Street	Salinas	CA	93907	831-775-5000	webmaster@hamonterey.org
Monterey County	Christine Lerable						lerablec@co.monterey.ca.us
Monterey County - Behavioral Health Department	Bev Movson	1270 Natividad Road	Salinas	CA	93906		movsonb@co.monterey.ca.us
Monterey County - Board of Supervisors District 3	Reyna Navarrete	168 West Alisal St., 3rd Floor	Salinas	CA	93901		district3@co.monterey.ca.us
Monterey County - District Attorney	Dean Flippo	230 Shurch Street, Bldg. 2 & 3 P.O. Box 1131	Salinas	CA	93901		district3@co.monterey.ca.us

Organization	Contact & Title	Address	City	State	Zip Code	Telephone Number	E-Mail
Monterey County - Economic Development Department	Karina Torres	168 West Alisal St., 3rd Floor	Salinas	CA	93901		torresk@co.monterey.ca.us
Monterey County Health Department - Environmental Health Department	John Ramirez, Director	1270 Natividad Road	Salinas	CA	93906	831-755-4539	Ramirezj1@co.monterey.ca.us
Monterey County Health Department - Woman, Infants, and Children (WIC)		632 E. Alisal St., Ste. 120	Salinas	CA	93905	831-757-7651	
Monterey County - Military & Veterans Affairs Office	Tom Griffin, Director	1000 S. Main St, Suite 107	Salinas	CA	93901	831-796-3585	griffint@co.monterey.ca.us
Monterey County - Probation Department	Chief Manual Real	20 E. Alisal	Salinas	CA	93901		realm@co.monterey.ca.us
Monterey County Resource Management Agency - Housing and Redvelopment Office	Jim Cook, Director	168 West Alisal St., 2nd Floor	Salinas	CA	93901	831-755-5390	
Monterey County - Social and Employment Services	Barbara Verba	1000 S. Main St., Ste. 208	Salinas	CA	93901	831-796-4466	verbab@co.monterey.ca.us
Monterey Police Department	Chief Mike Aspland	351 Madison St.	Monterey	CA	93940		aspland@ci.monterey.ca.us
Monterey-Salinas Transit District	Tom Hicks	150 Del Monte Avenue	Monterey	CA	93940	888-678-2871	thicks@mst.org
Association of Monterey Bay Area Governments	Maura F. Twomey, Executive Director	445 Reservation Road, Suite G P.O. Box 809	Marina	CA	93933	831-264-5100	mtwomey@ambag.org
City of Carmel-by-the-Sea	Jason Stilwell, City Administrator	P.O. Box CC	Carmel-by-the-Sea	CA	93921	831-620-2000	jstilwell@ci.carmel.ca.us
City of Greenfield	Brent Slama, Interim City Manager	Greenfield City Hall 599 El Camino Real	Greenfield	CA	93927	831-5591	bslama@ci.greenfield.ca.us
City of King City	Michael Powers, City Manager	King City City Hall 212 So. Vanderhurst Ave.	King City	CA	93930	831-386-5917	mpowers@kingcity.com
City of Monterey	Fred Meurer, City Manager	City Hall 580 Pacific Street	Monterey	CA	93940	831-646-3760	meurer@ci.monterey.ca.us
City of Pacific Grove	Thomas Frutchey, City Manager	City Manger's Office 300 Forest Ave., 2nd Fl.	Pacific Grove	CA	93950	831-648-3106	tfrutchey@ci.pg.ca.us

Organization	Contact & Title	Address	City	State	Zip Code	Telephone Number	E-Mail
City of Salinas	Ray Corpuz, City Manger	200 Lincoln Ave.	Salinas	CA	93901	831-758-7201	
City of Sand City	Steve Matarazzo, City Administrator/Community Development Director	City Hall : 1 Sylvan Park	Sand City	CA	93955	831-394-6700 ext. 12	steve@sandcity.org
City of Seaside	John Dunn, Interim City Manager	City Manager's Office 440 Harcourt Avenue	Seaside	CA	93955	831-899-6702	jdunn@ci.seaside.ca.us
City of Soledad	Adela P. Gonzalez, City Manager	248 Main St. P.O. Box 156	Soledad	CA	93960	831-223-5014	adelag@cityofsoledad.com
County of San Benito - Behavioral Health	Alan Yamamoto, Director	1131 San Felipe Road	Hollister	CA	95023	831-636-4020	alan@sbcmh.org
County of San Benito - Health & Human Services Agency	Enrique Arreola	1111 San Felipe Road, Suite 206	Hollister	CA	95023	831-636-4180	earreola@cosb.us
County of San Benito - Homeless Winter Shelter	Grace Orta						gorta@cosb.us
County of San Benito - Sheriff's Department	Kristi Reyna	2301 Technology Parkway	Hollister	CA	95023	831-636-4080	kreyna@sbcsheriff.org
Business and Education Alliance of the Monterey Peninsula (B.E.A.M.)	Martin Puentes	2200 Garden Rd.	Monterey	CA	93940	831-646-5299	
Carmel Chamber of Commerce	Monta M. Potter, Chief Executive Officer	P.O. Box 4444	Carmel	CA	93921	831-624-2522	monta@carmelcalifornia.org
Central Coast Small Business Development Center		SBDC Cabrillo College 6500 Soquel Dr.	Aptos	CA	95003	831-479-6136	sbdc@cabrillo.edu
Greenfield Chamber of Commerce	Paul Muga, Economic Development and Housing Director	45 El Camino Real	Greenfield	CA	93927	831-674-5591	pmuga@ci.greenfield.ca.us
King City Chamber of Commerce & Agriculture	Gerry Ramirez, President	200 Broadway St., Suite 40	King City	CA	93930	831-385-3814	kingcitychamber@sbcglobal.net
Marina Chamber of Commerce	Jessica McKillip, President	P.O. Box 425	Marina	CA	93933	831-402-4705	info@marinachamber.com
Monterey County Business Council	Nancy Martin, Executive Director	P.O. Box 2746	Monterey	CA	93942	831-883-9443	nmartin@mcbc.biz
Monterey Peninsula Chamber of Commerce	Jody Hansen, President/CEO	30 Ragsdale Drive, Suite 200	Monterey	CA	93940	831-648-5359	jody@mpcc.com
Monterey County Workforce Investment Board		168 West Alisal St., 3rd Floor	Salinas	CA	93901		aldrichj@co.monterey.ca.us

Organization	Contact & Title	Address	City	State	Zip Code	Telephone Number	E-Mail
North Monterey Chamber of Commerce		10700 Merritt Street	Castroville	CA	95012	831-633-2465	info@northmontereycountychamber.org
Pacific Grove Chamber of Commerce	Moe Ammar, President	P.O. Box 167	Pacific Grove	CA	93950	831-373-3304	moeammar@pacificgrove.org
Salinas Downtown Community Board	Eugene Bigay	22 Soledad St.	Salinas	CA	93901		bigay.eugene@gmail.com
Salinas Valley Chamber of Commerce	Paul Farmer, President & CEO	119 East Alisal St. P.O. Box 1170	Salinas	CA	93902	831-751-7725	president@salinaschamber.com
Salinas Valley Enterprise Zone	Andrew Myrick, Enterprise Zone Manager	65 West Alisal St., 2nd Floor	Salinas	CA	93901	831-758-7362	andym@ci.salinas.ca.us
San Benito County Chamber of Commerce	Debbie Taylor	650 San Benito Street	Hollister	CA	95023		debbie@sanbenitocountychamber.com
San Benito County Workforce Investment Board	Sylvia Jacquez	1111 San Felipe Road, Suite 107	Hollister	CA	95023		sjacquez@cosb.us
Seaside-Sand City Chamber of Commerce	Jim Vossen, President	505 Broadway Ave.	Seaside	CA	93955	831-236-5994	Jim@MontereyRadio.com
Soledad-Mission Chamber of Commerce	Catherine Lindstrom, Preident	641 Front Street	Soledad	CA	93960	831-678-3941	soledadmissionchamber@yahoo.com
Apartment Association of Monterey County	Steven Romberg	975 Cass St.	Monterey	CA	93940	831-649-4704	
Monterey County Association of REALTORS	Sandy Haney, Chief Executive Officer	201 A Calle Del Oaks	Del Rey Oaks	CA	93940	831-393-8660	ceo@mcar.com
Monterey Commercial Property Owners Association	Bob Massaro, Executive Director	P.O. Box 1953	Monterey	CA	93942	831-655-3764	mcpoa@redshift.com
Women's Council of REALTORS - Monterey Peninsula Chapter	Lori Jakubowski, President	P.O. Box 222292	Carmel	CA	93922		
Benito Street Affordable	Leticia Esperaza, Property Manager	425 Benito Street	Soledad	CA	93960	831-678-8852	
Benito Farm Labor Center	Leticia Esperaza, Property Manager	425 Benito Street	Soledad	CA	93960	831-678-8852	
Casa De Oro	Sandra Rosales, Property Manager	48 C Street	Gonzales	CA	93926	831-675-3307	
Casanova Plaza	Sheila Buchand, Property Manager	800 Casanova Ave.	Monterey	CA	93940	831-375-0373	
Catalyst		235 Martella St.	Salinas	CA	93901	831-649-4522	
El Estero Senior		151 Park Ave.	Monterey	CA	93940	831-655-0924	elestero@chispa housing.org
El-Gin Village	Sara Giron, Property Manager	350 Casentini St.	Salinas	CA	93907	831-783-0438	
Fanoe Vista	Marissa Saucedo, Area Manager	550 Fanoe Rd.	Gonzales	CA	93926	831-675-0755	
Gabian Plaza		730 & 736 Williams Rd.	Salinas	CA	93905	831-758-4522	

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Jardines Del Monte	Gloria Venegas, Property Manager	1253 Del Monte	Salinas	CA	93905	831-759-2652	
King City Migrant	Araceli Trujillo, Property Manager	440 Jayne St.	King City	CA	93930	831-385-3482	
Laguna Haciendas	Sara Girom, Property Manager	44 Hacienda Place	Salinas	CA	93901	831-422-4521	
Lakeview Towers	Socorro Vasquez, Property Manager	58 Natividad Rd.	Salinas	CA	93906	831-443-3860	
Las Casas De Madera		510 E Market St.	Salinas	CA	93905	831-422-5131	
Leo Meyer Senior Plaza	Sandra Rosales, Property Manager	425 Queen St.	King City	CA	93930	831-385-1381	
Los Ositos	Sandra Rosales, Property Manager	1083 Elm Ave.	Greenfield	CA	93927	831674-2974	
Mchi Affordable Acquisitions, Inc.		123 Rico St.	Salinas	CA	93907	831-424-2892	
Monterey County Housing Authority Development Corporation	Starla Warren, President	134 East Rossi St.	Salinas	CA	93901	831-796-4660	
Monterey Street Affordable	Elva Kellenbeck, Property Manager	266 1st St.	Soledad	CA	93960	831-678-2494	
Northridge Plaza	Socorro Vasquez, Property Manager	1513 Wheeler Dr.	Salinas	CA	93906	831-443-3860	
Ocean View Apartments	Sara Giron, Property Manager	44 Natividad Rd.	Salinas	CA	93906	831-422-4521	
Parkside Manor	Socorro Vasquez, Property Manager	1112 Parkside St.	Salinas	CA	93906	831-449-7268	
Plaza House		30 Market St.	Salinas	CA	93901	831-783-0483	
Portola Vista	Silvia Nunez, Property Manager	20 Del Monte Ave.	Monterey	CA	93940	831-372-5057	
Pueblo Del Mar	Alejanda Sanchez, Property Manager	17 Regiment Ct.	Marina	CA	93933	831-884-9783	
Northridge Plaza	Socorro Vasquez, Property Manager	1515 Wheeler Dr.	Salinas	CA	93906	831-443-3860	
Steinbeck Commons		10 Lincoln Ave.	Salinas	CA		831-754-1918	
Tesoro Del Campo	Lucila Vera, Property Manger	42 La Posada Dr.	Salinas	CA	93906	831-753-6897	
Tynan Village, Inc.	Sally Adams, Property Manager	323 Front St.	Salinas	CA	93901	831-757-3192	
Academy Mortgage Corporation	Darius Livian, Branch Manager	659 Abrego St.	Monterey	CA	93940	831-645-1050	darius.livian@AcademyMortgage.com
Bank of America Home Loans		200 E Franklin St., 200	Monterey	CA	93940	831-644-2242	
Blue Adobe Mortgage	Wendy Bartz, Loan Manager	26390 Carmel Rancho Lane	Carmel	CA	93923	831-626-2112 ext. 115	Wendy@BlueAdobeMortgage.com
Diversified Capital Funding	Dan Divine, Mortgage Consultant	30 Whitney Street	Los Altos	CA	94022	650-551-1187	Dan@ConsultWithDan.com
Guild Mortgage Company	Jayson Stebbing, Branch Manager	18525 Sutter Boulevard, Suite 140	Morgan Hill	CA	95037	408-782-8800	jstebbins@guildmortgage.net
Mortgage California		16780 Lark Ave.	Los Gatos	CA	95032	408-335-1000	

Organization	Contact & Title	Address	City	State	Zip Code	Telephone Number	E-Mail
Neighbor Financial	Janet Tejada	P.O. Box 909	Gonzales	CA	93926	831-675-2125	
Pacific Home Lending		536 Pearl St.	Monterey	CA	93940	831-648-8080	
Princeton Capital		16780 Lark Ave.	Los Gatos	CA	95032	408-355-2138	
RPM Mortgage Company	Steve Rammel, Branch Manager	60 Garden Court, Suite 110	Monterey	CA	93940	831-648-9310	srammel@rpm-mtg.com
Treehouse Mortgage Group	Heidi Daunt, Branch Manager/Mortgage Planner	451 Washington St.	Monterey	CA	93940	831-645-1160	HDaunt@TreeHouseMortgage.com
W.J. Bradley Mortgage Capital		80 Garden Court, Suite 104 & 106	Monterey	CA	93940	831-233-6035	
Wells Fargo Home Mortgage		26619 Carmel Center Pl., #101	Carmel	CA	93923	831-622-8464	
Wells Fargo Home Mortgage Builders		50 Ragsdal Dr., Suite 150	Monterey	CA	93940	831-333-9691	
A&D Property Management and Real Estate		P.O. Box 4018	Monterey	CA	93940		jim@montereycountyrentals.com
Affinity Properties - The Phinney Group		341 Main St.	Salinas CA	CA	93901	831-905-4504	
A.G. Davi Property Management		484 Washington St.	Monterey	CA	93940	831-373-2222	
Alain Pinel Realtors		P.O. Box 7249	Carmel	CA	93921	831-622-1040	
Bailey Properties		9119 Soquel Dr.	Aptos	CA	95003	931-688-7434	aptos@baileyproperties.com
Calendra Real Estate							
Century 21 A Property Shoppe		2033 N Main St.	Salinas	CA	93906	831-443-2121	
Century 212 Advantage		10 Katherina Avenue	Salinas	CA	93901	831-596-9403	Sold@wesleyfranklin.com
Century 21 Scenic Bay Properties		496 Pearl St.	Monterey	CA	93940	831-648-7271	
Coldwell Banker American Home Realty		17571 Vierra Canyon Rd.	Prunedale	CA	93907	831-663-0288	info@coldwellbankerahr.com
Coldwell Banker Northern California		3375 Nona Marie P.O. Box 22070	Carmel	CA	93922		
David Lyng Real Estate						831-277-0640	davidterdy@earthlink.net
Keller Williams Realty		26200 Carmel Rancho Blvd.	Carmel	CA	93923		
Legacy Real Estate Group		24571 Silver Cloud Court, Suite 101	Monterey	CA	93940	831 647-2447	
Mariner Real Estate		933 W Alisal St.	Salinas	CA	93901	831-757-3333	cliff@marinerrealestate.com
Mid Coast Investments		San Carlos 3NW of 8th	Carmel	CA	93921	831-626-0145	midcoast@redshift.com
Mont Grove Realty		800 Lighthouse Ave., Suite C	Monterey	CA	93940	831-373-5595	info@montgroverealty.com

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Monterey Bay Property Manegment		816 Wave Street	Monterey	CA	93940	831-655-7845	info@montereyrentals.com
Pacific Street Real Estate, Inc.		799 Pacific Street	Monterey	CA	93940	831-373-8451	office@pacificstreetrealestate.com
Prudential Real Estate		116 E. Laurel Dr.	Salinas	CA	93906	831-372-0372	
Regency Management Group, Inc.	William A Silva, President	24571 Silver Cloud Court #101	Monterey	CA	93940	831-647-2442	info@regencymg.com
Roger Powers Realty		1000 Pajaro, Suite C	Salinas	CA	93901	831-757-4246	rpr@rogerpowers.com
Segal Real Estate		820 Park Row Suite #6	Salinas	CA	93901	831-422-8864	jeff@segalrealestate.com
Shankle Real Estate		261 Weebster St.	Monterey	CA	93940	831-646-1401	info@shanklerealestate.com
Smith Realty Salinas, Inc.		911 Padre Drive	Salinas	CA	93901	831-751-9600	barbara@smithrealtysalinas.com
Sotheby's Internatoin Realty - Monterey Peninsula, Northern California		200 Clocktower Place	Carmel	CA	93923	931-624-1566	
Steinbeck Real Estate		307 Main St., Suite 130	Salinas	CA	93901	831-417-1000	
Tom Redfern & Associated, Realtors		26485 Carmel Rancho Blvd., Suite 7	Carmel	CA	93923	831-625-5200	tom@tomredfern.com
Valley Pride Realty	Alma Valladares, Broker/Agent	1096 Monterey St.	Soledad	CA	93960	831-678-4663	alma@valleypriderealty.com

B-2: Proof of Publication

PROOF OF PUBLICATION

STATE OF CALIFORNIA
County of Monterey

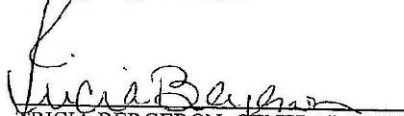
I am a citizen of the United States and a Resident of the County aforesaid; I am over the age of eighteen years and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of The King City Rustler, Greenfield News, Soledad Bee and Gonzales Tribune newspapers of general circulation by The Superior Court of the County of Monterey, State of California; that the notice of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspapers and not in any supplement thereof on the following dates, to wit:

11/21/2012

I certify (or declare) under penalty of perjury that the forgoing is true and correct.

Executed on: 11/21/2012

At King City, California


LUCIA BERGERON, GENERAL MANAGER

PUBLIC NOTICE

COUNTY OF MONTEREY
NOTICE OF WORKSHOP FOR FY 2013/2014
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM
NOTICE OF FUNDING AVAILABILITY (NOFA) AND APPLICATION PROCESS AND ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

The County of Monterey, in cooperation with the cities of Del Rey Oaks and Gonzales, has recently become an entitlement jurisdiction participating in the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) Program. The County's CDBG program covers the unincorporated areas and the cities of Del Rey Oaks and Gonzales, collectively known as the "Urban County" for CDBG purposes. The County and cities of Del Rey Oaks and Gonzales are seeking proposals for eligible projects to be funded with CDBG in FY 2013-2014 (July 1, 2013 - June 30, 2014), as well as input on potential projects during the Five-Year Consolidated Plan period covering July 1, 2013 through June 30, 2018. The Analysis of Impediments to Fair Housing Choice is a component of the County's 2013 through 2018 Consolidated Planning process, as required by HUD to receive CDBG funding.

The County of Monterey, along with the cities of Del Rey Oaks and Gonzales, will conduct two workshops for potential applicants in order to present and distribute the FY 2013/2014 CDBG funding NOFA and application package and to obtain comments on the County's housing and community development needs, including fair housing issues.

All potential CDBG funding applicants are strongly encouraged to attend one of the two workshops in order to submit an application to the County of Monterey by the application deadline of January 2, 2013. The workshops will be held on Wednesday, December 5, 2012 from 9:00am to 12:00pm and from 1:00pm to 4:00pm at the County of Monterey Government Center, 169 W. Alisal Street, Salinas, CA 93901, Monterey Room, 2nd Floor.

The workshop will make available copies of the NOFA and the CDBG Funding Application for potential applicants who are proposing projects or programs to be administered to beneficiaries residing in the cities of Gonzales and Del Rey Oaks, along with the unincorporated portions of the County all of which comprise the CDBG Entitlement Area. The purpose of the workshop is to explain the County's CDBG funding application process, present the application timeline, provide technical application assistance to potential applicants and to gather input from potential applicants (non-profit organizations and other agencies) regarding unmet needs housing and

physical assistance or other assistance to attend or participate in the workshop, please contact Jane Royer Barr at: (831) 755-5389 by December 3, 2012. You can download the Notice of Funding Availability (NOFA) at: <http://www.co.monterey.ca.us/EconomicDevelopment/housing-documents.shtml>. The CDBG Application forms will be available for download on November 30, 2012 and at the workshop. You may also send a request for the CDBG Application forms after November 30, 2012 via e-mail to Christina.Perez@vtaipanning.com.

CONDADO DE MONTEREY

AVISO DE TALLER PARA EL AÑO FISCAL 2013/2014 PROGRAMA DE BECA DE DESARROLLO DE LA COMUNIDAD (CDBG) AVISO DE DISPONIBILIDAD DE FONDOS (NOFA) Y PROCESO DE SOLICITUD Y ANALISIS DE LOS IMPEDIMENTOS A LA ELECCION DE VIVIENDA JUSTA

El Condado de Monterey, en cooperación con las ciudades de Del Rey Oaks y Gonzales, se ha convertido recientemente en una jurisdicción de derecho que participan en los EE.UU. Departamento de Vivienda y Desarrollo Urbano (HUD) Beca de Desarrollo de la Comunidad Bloque (CDBG). El programa CDBG del Condado cubre las áreas no incorporadas y las ciudades de Del Rey Oaks y Gonzales, conocidos colectivamente como el "Condado Urbano" a los efectos del CDBG. El Condado y las ciudades de Del Rey Oaks y Gonzales se invita a presentar propuestas de proyectos elegibles para ser financiadas con CDBG en el año fiscal 2013-2014 (1 de julio de 2013 hasta el 30 de junio de 2014), así como los insumos de los proyectos potenciales durante los cinco años de período que abarca el Plan Consolidado, 1 de julio de 2013 al 30 de junio de 2018. El análisis de impedimentos a la Elección de Vivienda Justa es un componente del 2013 del Condado hasta el 2018, el proceso de planificación consolidado, como es requerido por HUD para recibir fondos CDBG.

El Condado de Monterey, junto con las ciudades de Del Rey Oaks y Gonzales, llevará a cabo dos talleres para los solicitantes potenciales a fin de presentar y distribuir el año fiscal 2013/2014 los fondos CDBG NOFA y el paquete de solicitud. También se obtendrá comentarios sobre la vivienda del Condado y de la comunidad necesidades de desarrollo, incluidas las cuestiones de equidad de vivienda.

Todos los posibles solicitantes de fondos del CDBG se les recomienda asistir a uno de los dos talleres con el fin de presentar una solicitud para el Condado de Monterey de la fecha límite del 2 de enero del 2013. Los talleres se llevarán a cabo el Miércoles 16 de diciembre de 2012 a las 9AM a 12PM y de 1PM a 4PM en el Condado de

Alisal Street, Monterey, en

El taller por del NOFA y CDBG para lo que están o programas los beneficiarios de (junto con las del Condado comprenden) El propósito del Condado financiación, de aplicación a los solicitantes obtener la o potenciales otras agencias necesarias desarrollo de ingresos delinear las hacer frente relativo a las CDBG elegible y llenar una Desarrollo Co en <http://www.co.monterey.ca.us/EconomicDevelopment/housing-documents.shtml>. El Condado de Monterey, en cooperación con las ciudades de Del Rey Oaks y Gonzales, se ha convertido recientemente en una jurisdicción de derecho que participan en los EE.UU. Departamento de Vivienda y Desarrollo Urbano (HUD) Beca de Desarrollo de la Comunidad Bloque (CDBG). El programa CDBG del Condado cubre las áreas no incorporadas y las ciudades de Del Rey Oaks y Gonzales, conocidos colectivamente como el "Condado Urbano" a los efectos del CDBG. El Condado y las ciudades de Del Rey Oaks y Gonzales se invita a presentar propuestas de proyectos elegibles para ser financiadas con CDBG en el año fiscal 2013-2014 (1 de julio de 2013 hasta el 30 de junio de 2014), así como los insumos de los proyectos potenciales durante los cinco años de período que abarca el Plan Consolidado, 1 de julio de 2013 al 30 de junio de 2018. El análisis de impedimentos a la Elección de Vivienda Justa es un componente del 2013 del Condado hasta el 2018, el proceso de planificación consolidado, como es requerido por HUD para recibir fondos CDBG.

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Si necesita u otra ayu en el taller contacto: (831) 755-5389. Pued Disponible en: <http://www.co.monterey.ca.us/EconomicDevelopment/housing-documents.shtml>.

El Condado de Monterey, junto con las ciudades de Del Rey Oaks y Gonzales, llevará a cabo dos talleres para los solicitantes potenciales a fin de presentar y distribuir el año fiscal 2013/2014 los fondos CDBG NOFA y el paquete de solicitud. También se obtendrá comentarios sobre la vivienda del Condado y de la comunidad necesidades de desarrollo, incluidas las cuestiones de equidad de vivienda.

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Proof of Publication
(2015.5 C.C.P.)

Salinas Newspapers, Inc.
123 W. Alisal St.
Salinas, CA 93901
831-754-4138/Fax: 831-754-7156

NOV 28 2012

ja

State Of California ss:
County of Monterey

Advertiser: MONTEREY CO ECONOMIC DEV DEPT
168 W ALISAL ST FL 3
SALINAS, CA 93901:

Kornia Jones

Our Order # 0000239210
Net Order Cost \$ 495.00

RE: COUNTY OF MONTEREY NOTICE OF WORKSHOP
239210/495

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I hereby certify that the attached advertisement appeared in said newspaper on the following dates:

Newspaper: Salinas Californian

11/24/2012

I acknowledge that I am a principal clerk of the printer of said paper, which is published in the City of Salinas, County of Monterey, State of California. The Salinas Californian is printed and published daily, except Sunday and has been adjudged a newspaper of general circulation by the Superior Court of the County of Monterey, State of California. El Sol is printed and published weekly on Saturday and has been adjudged a newspaper of general circulation by the Superior Court of Monterey, State of California.

I certify (or declare) under penalty of perjury that the foregoing is true and correct. Executed on this 24 day of Nov, 2012 at Salinas, California.

C. Clark

Declarant

NOTICE OF WORKSHOP FOR FY 2013/2014 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM NOTICE OF FUNDING AVAILABILITY (NOFA) AND APPLICATION PROCESS AND ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

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The Urban County anticipates receiving FY 2013/2014 CDBG funds of approximately \$800,000. CDBG funds may be utilized for public services (limited to 15% of the grant amount), program administration (limited to 20% of the grant amount), affordable housing, code enforcement, public facilities, and economic development.

If you require language translation, physical assistance or other assistance to attend or participate in the workshop, please contact Jane Royer Barr at (831) 755-5389 by December 3, 2012. You can download the Notice of Funding Availability (NOFA) at: <http://www.co.monterey.ca.us/EconomicDevelopment/housing-documents.shtml>. The CDBG Application forms will be available for download on November 30, 2012 and at the workshop. You may also send a request for the CDBG Application forms after November 30, 2012 via e-mail to Christina.Perez@vtaplanning.com.

November 24, 2012 (239210)

Proof of Publication
(2015.5 C.C.P.)

Salinas Newspapers, Inc.
123 W. Alisal St.
Salinas, CA 93901
831-754-4138/Fax: 831-754-7156

NOV 28 2012

off

State Of California ss:
County of Monterey

Advertiser: MONTEREY CO ECONOMIC DEV DEPT
168 W ALISAL ST FL 3
SALINAS, CA 93901:

Karina Torres

RE: CONDADO DE MONTEREY AVISO DE TALLER
239206/528.00

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I hereby certify that the attached advertisement appeared in said newspaper on the following dates:

Newspaper: El Sol-Salinas

11/24/2012

I acknowledge that I am a principal clerk of the printer of said paper, which is published in the City of Salinas, County of Monterey, State of California. The Salinas Californian is printed and published daily, except Sunday and has been adjudged a newspaper of general circulation by the Superior Court of the County of Monterey, State of California. El Sol is printed and published weekly on Saturday and has been adjudged a newspaper of general circulation by the Superior Court of Monterey, State of California.

I certify (or declare) under penalty of perjury that the foregoing is true and correct. Executed on this 24 day of Nov., 2012 at Salinas, California.

E. Clark

Declarant

CONDADO DE MONTEREY

**AVISO DE TALLER PARA EL AÑO FISCAL 2013/2014
PROGRAMA DE BECA DE DESARROLLO DE LA COMUNIDAD (CDBG)
AVISO DE DISPONIBILIDAD DE FONDOS (NOFA) Y PROCESO DE SOLICITUD Y
ANÁLISIS DE LOS IMPEDIMENTOS A LA ELECCIÓN DE VIVIENDA JUSTA**

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El Condado de Monterey, junto con las ciudades de Del Rey Oaks y Gonzales, llevará a cabo dos talleres para los solicitantes potenciales a fin de presentar y distribuir el año fiscal 2013/2014 los fondos CDBG/NOFA y el paquete de solicitud. También se obtendrá comentarios sobre la vivienda del Condado y de la comunidad necesidades de desarrollo, incluidas las cuestiones de equidad de vivienda.

Todos los posibles solicitantes de fondos del CDBG se les recomienda asistir a uno de los dos talleres con el fin de presentar una solicitud para el Condado de Monterey de la fecha límite del 2 de enero del 2013. Los talleres se llevarán a cabo el Miércoles 5 de diciembre de 2012 a las 9AM a 12PM y de 1PM a 4PM en el Condado de Monterey, Centro de Gobierno, 168 W. Alisal Street, Salinas, CA 93901, sala Monterey en el segundo piso.

El taller pondrá a disposición de los NOFA y la solicitud de fondos CDBG para los solicitantes potenciales que están proponiendo proyectos o programas que se administrarán los beneficiarios que residen en las ciudades de Gonzales y Del Rey Oaks, junto con las partes no incorporadas del Condado de todas ellas comprenden el Área de Derecho CDBG. El propósito del taller es explicar CDBG del Condado proceso de solicitud de financiación, presentar el cronograma de aplicación, ofrecer asistencia técnica a los solicitantes potenciales y para obtener la opinión de los solicitantes potenciales (sin fines de lucro y otras agencias) en relación con las necesidades de vivienda insatisfechas y desarrollo comunitario para personas de ingresos bajos y moderados y definir las posibles actividades para hacer frente a esas necesidades en o relativa a las actividades del Programa CDBG elegibles. Usted puede descargar y llenar una encuesta de Vivienda y Desarrollo Comunitario de Necesidades en <http://www.comonterey.ca.us/EconomicDevelopment/housing-documents.html> para ayudar al Condado con la determinación de las necesidades de la Comunidad para el Desarrollo Necesidades encuesta también estará disponible en el taller.

El Condado Urbano anticipa recibir el año fiscal 2013/2014 los fondos CDBG de aproximadamente \$800,000. Los fondos de CDBG se pueden utilizar para los servicios públicos limitado al 15% del importe de la subvención; el programa de administración limitado al 20% del importe de la subvención; la vivienda asequible; la aplicación del código, las instalaciones públicas y el desarrollo económico.

Si necesita traducción, asistencia física u otra ayuda para asistir o participar en el taller, por favor, póngase en contacto con Jane Barr-Royer en (831) 755-5389, 3 de diciembre de 2012. Puede descargar el Aviso de Disponibilidad de Fondos (NOFA) en: <http://www.comonterey.ca.us/EconomicDevelopment/housing-documents.html>. Los formularios de solicitud CDBG estará disponible para su descarga el 30 de noviembre de 2012 y en el taller. Usted también puede enviar una solicitud de los formularios de solicitud del programa CDBG después de 30 de noviembre 2012 por correo electrónico a Christina.Perez@vtaPlanning.com.

November 24, 2012 (239206)

Monterey County
The Herald

www.montereyherald.com
A Media News Group Newspaper
PO BOX 271 • MONTEREY, CALIFORNIA 93942-0271
831-646-4387
Fax: 831-372-4225
Email: mhlegals@montereyherald.com

MONTEREY COUNTY OF- HOUSING & REDEVELOPMENT
Account No. 2140586
168 W ALISAL, 3RD FLOOR
SALINAS, CA 93901

Legal No. 0004694969
Notices of a workshop for CDBG Program (Spanish)
Total Cost: \$594.39
Ordered by: Karina Torres

This space is reserved for the County Clerk's Filing Stamp

PROOF OF PUBLICATION

STATE OF CALIFORNIA

County of Monterey

I am a citizen of the United States and a resident of the County aforesaid. I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of The Herald, a newspaper of general circulation, printed and published daily and Sunday in the City of Monterey, County of Monterey, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Monterey, State of California; that the notice, of which the annexed is a printed copy (set in type not smaller than 7 point), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

11/26/12

I certify (or declare), under penalty of perjury, that the foregoing is true and correct

Executed on 11/26/2012 at Monterey, California.



Signature

Monterey County
The Herald

www.montereyherald.com
A Media News Group Newspaper
PO BOX 271 • MONTEREY, CALIFORNIA 93942-0271
831-646-4387
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Executed on 11/26/2012 at Monterey, California.



Signature

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COUNTY OF MONTEREY

NOTICE OF WORKSHOP FOR FY 2013/2014
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM
NOTICE OF FUNDING AVAILABILITY (NOFA) AND APPLICATION PROCESS
AND ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

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Published NOV. 26, 2012

CONDADO DE MONTEREY

AVISO DE TALLER PARA EL AÑO FISCAL 2013/2014
PROGRAMA DE BECA DE DESARROLLO DE LA COMUNIDAD (CDBG)
AVISO DE DISPONIBILIDAD DE FONDOS (NOFA) Y PROCESO DE SOLICITUDY ANÁLISIS DE
LOS IMPEDIMENTOS A LA ELECCIÓN DE VIVIENDA JUSTA

El Condado de Monterey, en cooperación con las ciudades de Del Rey Oaks y Gonzales, se ha convertido recientemente en una jurisdicción de derecho que participan en los EE.UU. Departamento de Vivienda y Desarrollo Urbano (HUD) Beca De Desarrollo de la Comunidad Bloque (CDBG). El programa CDBG del Condado cubre las áreas no incorporadas y las ciudades de Del Rey Oaks y Gonzales, conocidos colectivamente como el "Condado Urbano" a los efectos del CDBG. El Condado y las ciudades de Del Rey Oaks y Gonzales se invita a presentar propuestas de proyectos elegibles para ser financiadas con CDBG en el año fiscal 2013-2014 (1 de julio de 2013 hasta el 30 de junio de 2014), así como los insumos de los proyectos potenciales durante los cinco años de período que abarca el Plan Consolidado 1 de julio de 2013 al 30 de junio de 2018. El Análisis de impedimentos a la Elección de Vivienda Justa es un componente del 2013 del Condado hasta el 2018 el proceso de planificación consolidado como es requerido por HUD para recibir fondos CDBG.

El Condado de Monterey, junto con las ciudades de Del Rey Oaks y Gonzales, llevará a cabo dos talleres para los solicitantes potenciales a fin de presentar y distribuir el año fiscal 2013/2014 los fondos CDBG NOFA y el paquete de solicitud. También se obtendrá comentarios sobre la vivienda del Condado y de la comunidad necesidades de desarrollo, incluidas las cuestiones de equidad de vivienda.

Todos los posibles solicitantes de fondos del CDBG se les recomienda asistir a uno de los dos talleres con el fin de presentar una solicitud para el Condado de Monterey de la fecha límite del 2 de enero del 2013. Los talleres se llevarán a cabo el Miércoles, 5 de diciembre de 2012, a las 9AM a 12PM y de 1PM a 4PM en el Condado de Monterey Centre de Gobierno, 168 W. Alisal Street, Salinas, CA 93901, sala Monterey, en el segundo piso.

El taller pondrá copias disponibles del NOFA y la solicitud de fondos CDBG para los solicitantes potenciales que están proponiendo proyectos o programas que se administran a los beneficiarios que residen en las ciudades de Gonzales y Del Rey Oaks, junto con las partes no incorporadas del Condado de todas ellas comprenden el Área de Derecho CDBG. El propósito del taller es explicar CDBG del Condado proceso de solicitud de financiación, presentar el cronograma de aplicación, ofrece asistencia técnica a los solicitantes potenciales y para obtener la opinión de los solicitantes potenciales (sin fines de lucro y otras agencias) en relación con las necesidades de vivienda insatisfecha y desarrollo comunitario para personas de ingresos bajos y moderados y delinear las posibles actividades para hacer frente a esas necesidades en lo relativo a las actividades del Programa CDBG elegibles. Usted puede descargar y llenar una encuesta de Vivienda y Desarrollo Comunitario de Necesidades en <http://www.co.monterey.ca.us/EconomicDevelopment/housing-documents.shtml> para ayudar al Condado con la determinación de las necesidades. La Comunidad para el Desarrollo Necesidades encuesta también estará disponible en el taller.

El Condado Urbano anticipa recibir el año fiscal 2013/2014 los fondos CDBG de aproximadamente \$800,000. Los fondos de CDBG se pueden utilizar para los servicios públicos (limitado al 15% del importe de la subvención), el programa de administración (limitado al 20% del importe de la subvención), la vivienda asequible, la aplicación del código, las instalaciones públicas y el desarrollo económico.

Si necesita traducción, asistencia física u otra ayuda para asistir o participar en el taller, por favor póngase en contacto con Jane Barr Royer en (831) 755-5389 3 de diciembre de 2012. Puede descargar el Aviso de Disponibilidad de Fondos (NOFA) en: <http://www.co.monterey.ca.us/EconomicDevelopment/housing-documents.html>. Los formularios de solicitud CDBG estará disponible para su descarga el 30 de noviembre de 2012 y en el taller. Usted también puede enviar una solicitud de los formularios de solicitud del programa CDBG después de 30 de noviembre 2012 por correo electrónico a Christina.Perez@vtplanning.com.
Published NOV. 26. 2012

RECEIVED
JAN 02 2013

BY: _____

PROOF OF PUBLICATION

STATE OF CALIFORNIA
County of Monterey

This space is for the county clerk's filing stamp

I am a citizen of the United States and a Resident of the County aforesaid; I am over the age of eighteen years and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of The King City Rustler, Greenfield News, Soledad Bee and Gonzales Tribune newspapers of general circulation by The Superior Court of the County of Monterey, State of California; that the notice of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspapers and not in any supplement thereof on the following dates, to wit:



12/19/2012

I certify (or declare) under penalty of perjury that the forgoing is true and correct.

Executed on: 12/19/2012

At King City, California

Tricia Bergeron
TRICIA BERGERON, GENERAL MANAGER

COUNTY OF MONTEREY
 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
 FY 2013 - FY 2017 CONSOLIDATED PLAN, FY 2013-2014 ACTION PLAN, AND ANALYSIS
 FAIR HOUSING CHOICE
 NOTICE OF PUBLIC MEETINGS

The County of Monterey, in cooperation with the cities of Del Rey Oaks and Gonzales, its filidment jurisdiction participating in the US Department of Housing and Urban Development Block Grant (CDBG) Program. The County's CDBG program covers the urban cities of Del Rey Oaks and Gonzales, collectively known as the "Urban County" for CDBG.

The Urban County will conduct three Public Meetings in order to obtain public input on considered in the FY 2013 - FY 2017 Consolidated Plan, FY 2013-2014 Action Plan, and to Fair Housing Choice.

Monday, January 7, 2013, 6:00 am
 Gonzales City Council Chambers
 177 Fourth Street, Gonzales, CA

Tuesday, January 8, 2013, 6:00 am
 Del Rey Oaks City Council Chambers
 650 Canyon De Rey Road, Del Rey Oaks, CA

Wednesday, January 9, 2013, 6:00 pm
 Monterey County Administration 3110 Monterey Room, 2nd Floor
 166 West Alisal Street, Salinas, CA

The purpose of these meetings is to receive input from residents, community stakeholders regarding the current housing and community development needs for low and moderate income with special needs in the Urban County area.

Residents are also encouraged to participate in a Housing and Community Development N English Survey: <http://www.surveymonkey.com/s/MontereyCounty>
 Spanish Survey: <http://www.surveymonkey.com/s/MontereyCounty>

The Urban County anticipates receiving approximately \$800,000 in CDBG funds for FY 2013 be utilized for public services (limited to 15% of the grant amount), affordable housing development, and program administration (limited to 20% of the grant amount).

If you require language translation, physical assistance or other assistance to attend or participate, please contact Jane Royer Barr at (831) 756-6889 by January 9, 2013.

CONDADO DE MONTEREY
 EL PROGRAMA DE BECA DE DESARROLLO DE LA COMUNIDAD (C)
 Año Fiscal 2013 - Año Fiscal 2017 Plan Consolidado, año fiscal 2013-2014 PLAN DE A
 LOS IMPEDIMENTOS A LA ELECCION DE VIVIENDA JUSTA

AVISO DE REUNIONES PÚBLICAS

El Condado de Monterey, en cooperación con las ciudades de Del Rey Oaks y Gonzales, s merte en una jurisdicción de derecho que participan en los EEUU. Programa De Beca Dasa (CDBG) de Departamento de Vivienda y Desarrollo Urbano (HUD). El programa CDBG de

Monterey County
The Herald

www.montereyherald.com
A Media News Group Newspaper
PO BOX 271 • MONTEREY, CALIFORNIA 93942-0271
831-646-4387
Fax: 831-372-4225
Email: mhlegals@montereyherald.com

MONTEREY COUNTY OF- HOUSING & REDEVELOPMENT
Account No. 2140586
168 W ALISAL, 3RD FLOOR
SALINAS, CA 93901

Legal No. 0004718560
CDBG Program Consolidated Plan

Ordered by: galvanf@co.monterey.ca.u

PROOF OF PUBLICATION

STATE OF CALIFORNIA

County of Monterey

I am a citizen of the United States and a resident of the County aforesaid. I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of The Herald, a newspaper of general circulation, printed and published daily and Sunday in the City of Monterey, County of Monterey, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Monterey, State of California; that the notice, of which the annexed is a printed copy (set in type not smaller than 7 point), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

12/19/12

I certify (or declare), under penalty of perjury, that the foregoing is true and correct

Executed on 12/19/2012 at Monterey, California.



Signature

This space is reserved for the County Clerk's Filing Stamp

COUNTY OF MONTEREY
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
FY 2013 - FY 2017 CONSOLIDATED PLAN, FY 2013-2014 ACTION
PLAN, AND ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

NOTICE OF PUBLIC MEETINGS

The County of Monterey, in cooperation with the cities of Del Rey Oaks and Gonzales, has recently become an entitlement jurisdiction participating in the US Department of Housing and Urban Development's (HUD's) Community Development Block Grant (CDBG) Program. The County's CDBG program covers the unincorporated areas and the cities of Del Rey Oaks and Gonzales, collectively known as the "Urban County" for CDBG purposes.

The Urban County will conduct three Public Meetings in order to obtain public input on the CDBG program to be considered in the FY 2013 - FY 2017 Consolidated Plan, FY 2013-2014 Action Plan, and Analysis of Impediments to Fair Housing Choice:

Monday, January 7, 2013, 6:00 pm
Gonzales City Council Chambers
117 Fourth Street, Gonzales, CA

Tuesday, January 8, 2013, 6:00 pm
Del Rey Oaks City Council Chambers
650 Canyon Del Rey Road, Del Rey Oaks, CA

Wednesday, January 9, 2013, 6:00 pm
Monterey County Administration Bldg. Monterey Room, 2nd Floor
168 West Alisal Street, Salinas, CA

The purpose of these meetings is to receive input from residents, community stakeholders, and service providers regarding the unmet housing and community development needs for low and moderate income persons and those with special needs in the Urban County area.

Residents are also encouraged to participate in a Housing and Community Development Needs Survey:

English Survey -
<http://www.surveymonkey.com/s/MontereyCountyEng>
Spanish Survey -
<http://www.surveymonkey.com/s/MontereyCountySpanish>

The Urban County anticipates receiving approximately \$800,000 in CDBG funds for FY 2013-2014. CDBG funds may be utilized for public services (limited to 15% of the grant amount), affordable housing, public facilities, economic development, and program administration (limited to 20% of the grant amount).

If you require language translation, physical assistance or other assistance to attend or participate in the public meetings, please contact Jane Royer Barr at (831) 755-5389 by January 3, 2013

Monterey County
The Herald

www.montereyherald.com
A Media News Group Newspaper
PO BOX 271 • MONTEREY, CALIFORNIA 93942-0271
831-646-4387
Fax: 831-372-4225
Email: mhlegals@montereyherald.com

MONTEREY COUNTY OF- HOUSING & REDEVELOPMENT
Account No. 2140586
168 W ALISAL, 3RD FLOOR
SALINAS, CA 93901

Legal No. 0004718560
CDBG Program Consolidated Plan
Total Cost: \$843.97
Ordered by: galvanf@co.monterey.ca.u

PROOF OF PUBLICATION

STATE OF CALIFORNIA

County of Monterey

I am a citizen of the United States and a resident of the County aforesaid. I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of The Herald, a newspaper of general circulation, printed and published daily and Sunday in the City of Monterey, County of Monterey, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Monterey, State of California; that the notice, of which the annexed is a printed copy (set in type not smaller than 7 point), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

12/19/12

I certify (or declare), under penalty of perjury, that the foregoing is true and correct

Executed on 12/19/2012 at Monterey, California.

Signature

This space is reserved for the County Clerk's Filing Stamp

CONDADO DE MONTEREY
EL PROGRAMA DE BECA DE DESARROLLO DE LA COMUNIDAD
(CDBG)
Año Fiscal 2013 - Año Fiscal 2017 Plan Consolidado, año fiscal
2013-2014 PLAN DE ACCIÓN, Y ANÁLISIS DE LOS IMPEDIMENTOS A
LA ELECCIÓN DE VIVIENDA JUSTA

AVISO DE REUNIONES PÚBLICAS

El Condado de Monterey, en cooperación con las ciudades de Del Rey Oaks y Gonzales, se ha convertido recientemente en una jurisdicción de derecho que participan en los EE.UU. Programa De Beca Desarrollo de la Comunidad (CDBG) de Departamento de Vivienda y Desarrollo Urbano (HUD). El programa CDBG del Condado cubre las áreas no incorporadas y las ciudades de Del Rey Oaks y Gonzales, conocidos colectivamente como el "Condado Urbano" con respecto al CDBG.

El Condado Urbano llevará a cabo tres reuniones públicas con el fin de obtener la opinión del público sobre el programa de CDBG para ser considerado en el año fiscal 2013 - el año fiscal 2017 del Plan Consolidado, FY 2013-2014 Plan de Acción y Análisis de Impedimentos a la Elección de Vivienda Justa:

Lunes, 07 de enero 2013, 6:00 pm
Gonzales Concilio de la Ciudad
117 Fourth Street, Gonzales, CA

Martes, 08 de enero 2013, 6:00 pm
Del Rey Oaks City Council Chambers
650 Canyon Del Rey Road, Del Rey Oaks, CA

Miércoles, 09 de enero 2013, 6:00 pm
Edificio de Administración del Condado de Monterey, Sala de
Monterey, 2º piso
168 West Alisal Street, Salinas, CA

El propósito de estas reuniones es recibir información de los residentes, las partes interesadas de la comunidad (stakeholders) y los proveedores de servicios sobre las necesidades insatisfechas de vivienda y de desarrollo comunitario para personas de ingresos bajos y moderados y las personas con necesidades especiales en el Condado Urbano.

Los residentes también se les anima a participar en una encuesta de viviendas y necesidades de la comunidad:

Encuesta de Inglés:
<http://www.surveymonkey.com/s/MontereyCountyEng>
Encuesta en Español:
<http://www.surveymonkey.com/s/MontereyCountySpanish>

El Condado Urbano anticipa recibir aproximadamente \$ 800,000 en fondos CDBG para el año fiscal 2013-2014. Los fondos de CDBG se pueden utilizar para los servicios públicos (limitados al 15% del importe de la subvención), la vivienda asequible, instalaciones públicas, desarrollo económico, y la administración del programa (limitado al 20% del importe de la subvención).

Si necesita traducción, asistencia física u otra ayuda para asistir o participar en las reuniones públicas, por favor póngase en contacto con Jane Barr Royer en (831) 755-5389 3 de enero de 2013.

Published Dec. 19, 2012

NOTICE OF PUBLICATION
(2015.5 C.C.P.)

Salinas Newspapers, Inc.
123 W. Alisal St.
Salinas, CA 93901
831-754-4138/Fax: 831-754-7156

JAN 02 2012

State Of California ss:
County of Monterey

Advertiser: MONTEREY CO ECONOMIC DEV DEPT
168 W ALISAL ST FL 3
SALINAS, CA 93901:

Fior Galvan

RE: COUNTY OF MONTEREY COMMUNITY DEVELOPMENT
241417/396.00

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I hereby certify that the attached advertisement appeared in said newspaper on the following dates:

○ Newspaper: Salinas Californian

12/19/2012




I acknowledge that I am a principal clerk of the printer of said paper, which is published in the City of Salinas, County of Monterey, State of California. The Salinas Californian is printed and published daily, except Sunday and has been adjudged a newspaper of general circulation by the Superior Court of the County of Monterey, State of California. El Sol is printed and published weekly on Saturday and has been adjudged a newspaper of general circulation by the Superior Court of Monterey, State of California.

I certify (or declare) under penalty of perjury that the foregoing is true and correct. Executed on this 19 day of Dec., 2012 at Salinas, California.

C. Clark

○ Declarant

Our Order # 0000241417
Net Order Cost \$ 396.00

**COUNTY OF MONTEREY
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
FY 2013 - FY 2017 CONSOLIDATED PLAN,
FY 2013-2014 ACTION PLAN, AND ANALYSIS OF
IMPEDIMENTS TO FAIR HOUSING CHOICE**

NOTICE OF PUBLIC MEETINGS

The County of Monterey, in cooperation with the cities of Del Rey Oaks and Gonzales, has recently become an entitlement jurisdiction participating in the US Department of Housing and Urban Development's (HUD's) Community Development Block Grant (CDBG) Program. The County's CDBG program covers the unincorporated areas and the cities of Del Rey Oaks and Gonzales, collectively known as the "Urban County" for CDBG purposes.

The Urban County will conduct three Public Meetings in order to obtain public input on the CDBG program to be considered in the FY 2013 - FY 2017 Consolidated Plan, FY 2013-2014 Action Plan, and Analysis of Impediments to Fair Housing Choice.

Monday, January 7, 2013, 6:00 pm
Gonzales City Council Chambers
117 Fourth Street, Gonzales, CA

Tuesday, January 8, 2013, 6:00 pm
Del Rey Oaks City Council Chambers
650 Canyon Del Rey Road, Del Rey Oaks, CA

Wednesday, January 9, 2013, 6:00 pm
Monterey County Administration Bldg.
Monterey Room, 2nd Floor
168 West Alisal Street, Salinas, CA

The purpose of these meetings is to receive input from residents, community stakeholders, and service providers regarding the urban housing and community development needs for low and moderate income persons and those with special needs in the Urban County area.

Residents are also encouraged to participate in a Housing and Community Development Needs Survey:

English Survey - <http://www.surveymonkey.com/s/MontereyCountyEng>
Spanish Survey - <http://www.surveymonkey.com/s/MontereyCountySpanish>

The Urban County anticipates receiving approximately \$800,000 in CDBG funds for FY 2013-2014. CDBG funds may be utilized for public services (limited to 15% of the grant amount), affordable housing, public facilities, economic development, and program administration (limited to 20% of the grant amount).

If you require language translation, physical assistance or other assistance to attend or participate in the public meetings, please contact Jane Reyer Barr at (831) 755-5389 by January 3, 2013.

Proof of Publication
(2015.5 C.C.P.)

JAN 02 2012

Salinas Newspapers, Inc.
123 W. Alisal St.
Salinas, CA 93901
831-754-4138/Fax: 831-754-7156

BY: *[Signature]*

State Of California ss:
County of Monterey

Advertiser: MONTEREY CO ECONOMIC DEV DEPT
168 W ALISAL ST FL 3
SALINAS , CA 93901:

RE: CONDADO DE MONTEREY EL PROGRAMA DE BECA
241420/433.13

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I hereby certify that the attached advertisement appeared in said newspaper on the following dates:

Newspaper: El Sol-Salinas

12/22/2012

I acknowledge that I am a principal clerk of the printer of said paper, which is published in the City of Salinas, County of Monterey, State of California. The Salinas Californian is printed and published daily, except Sunday and has been adjudged a newspaper of general circulation by the Superior Court of the County of Monterey, State of California. El Sol is printed and published weekly on Saturday and has been adjudged a newspaper of general circulation by the Superior Court of Monterey, State of California.

I certify (or declare) under penalty of perjury that the foregoing is true and correct. Executed on this 22 day of Dec, 2012 at Salinas, California.

[Signature]
Declarant

CONDADO DE MONTEREY
EL PROGRAMA DE BECA DE DESARROLLO
DE LA COMUNIDAD (CDBG)
AÑO FISCAL 2013 - AÑO FISCAL 2014 PLAN DE
CONSOLIDADO, AÑO FISCAL 2013-2014 PLAN DE
ACCIÓN, Y ANÁLISIS DE LOS IMPEDIMENTOS A LA
ELECCIÓN DE VIVIENDA JUSTA

AVISO DE REUNIONES PÚBLICAS

El Condado de Monterey, en cooperación con las ciudades de Del Rey Oaks y Gonzales, se ha convertido recientemente en una jurisdicción de derecho que participan en los EE.UU. Programa de Beca Desarrollo de la Comunidad (CDBG) del Departamento de Vivienda y Desarrollo Urbano (HUD). El programa CDBG del Condado cubre las áreas no incorporadas y las ciudades de Del Rey Oaks y Gonzales, conocidos colectivamente como el Condado Urbano con respecto al CDBG.

El Condado Urbano llevará a cabo tres reuniones públicas con el fin de obtener la opinión del público sobre el programa de CDBG para ser considerado en el año fiscal 2013 - el año fiscal 2014 del Plan Consolidado, FY 2013-2014 Plan de Acción y Análisis de Impedimentos a la Elección de Vivienda Justa.

Lunes, 07 de enero 2013, 6:00 pm
Gonzales Concilio de la Ciudad
117 Fourth Street, Gonzales, CA

Martes, 08 de enero 2013, 6:00 pm
Del Rey Oaks City Council Chambers
650 Canyon Del Rey Road, Del Rey Oaks, CA

Miércoles, 09 de enero 2013, 6:00 pm
Edificio de Administración del Condado de Monterey
Sala de Monterey, 2º piso
168 West Alisal Street, Salinas, CA

El propósito de estas reuniones es recibir información de los residentes, las partes interesadas de la comunidad (stakeholders) y los proveedores de servicios sobre las necesidades insatisfechas de vivienda y de desarrollo comunitario para personas de ingresos bajos y moderados y las personas con necesidades especiales en el Condado Urbano.

Los residentes también se les anima a participar en una encuesta de viviendas y necesidades de la comunidad.

Encuesta de Inglés
<http://www.surveymonkey.com/s/MontereyCountyEng>
Encuesta en Español
<http://www.surveymonkey.com/s/MontereyCountySpanish>

El Condado Urbano anticipa recibir aproximadamente \$1,800,000 en fondos CDBG para el año fiscal 2013-2014. Los fondos de CDBG se pueden utilizar para los servicios públicos (limitados al 15% del importe de la subvención), la vivienda asequible, instalaciones públicas, desarrollo económico, y la administración del programa (limitado al 20% del importe de la subvención).

Si necesita traducción, asistencia física u otra ayuda para asistir o participar en las reuniones públicas, por favor póngase en contacto con Jane Barr Royer en (831) 755-5389 3 de enero de 2013.

December 22, 2012 (241420)

Proof of Publication
(2015.5 C.C.P.)

Salinas Newspapers, Inc.
123 W. Alisal St.
Salinas, CA 93901
831-754-4138/Fax: 831-754-7156

FEB 01 2013

State Of California ss:
County of Monterey

Advertiser: MONTEREY CO ECONOMIC DEV DEPT
168 W ALISAL ST FL 3
SALINAS , CA 93901;

Gretchen Markley

Our Order # 0000245098
Net Order Cost \$ 544.50

RE: PUBLIC NOTICE COUNTY OF MONTEREY NOTICE
245098/544.50

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I hereby certify that the attached advertisement appeared in said newspaper on the following dates:

Newspaper: Salinas Californian

1/29/2013

I acknowledge that I am a principal clerk of the printer of said paper, which is published in the City of Salinas, County of Monterey, State of California. The Salinas Californian is printed and published daily, except Sunday and has been adjudged a newspaper of general circulation by the Superior Court of the County of Monterey, State of California. El Sol is printed and published weekly on Saturday and has been adjudged a newspaper of general circulation by the Superior Court of Monterey, State of California.

I certify (or declare) under penalty of perjury that the foregoing is true and correct. Executed on this 29 day of Jan., 2013 at Salinas, California.

C. Clark

Declarant

PUBLIC NOTICE
COUNTY OF MONTEREY
NOTICE OF TWO PUBLIC HEARINGS ON THE ALLOCATION OF
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FOR FY 2013/2014
FOR THE MONTEREY URBAN COUNTY

NOTICE IS HEREBY GIVEN that on Tuesday, February 12, 2013 at 10:00 am, the County of Monterey Board of Supervisors will conduct a Public Hearing to receive public input in regard to the allocation of Community Development Block Grant Program (CDBG) funds estimated at \$800,000 for Fiscal Year 2013/2014. The County's CDBG program covers the unincorporated areas of the County and the Cities of Del Rey Oaks and Gonzales, collectively known as the "Urban County" for CDBG purposes.

NOTICE IS ALSO GIVEN that the County Board of Supervisors will conduct another Public Hearing on Tuesday, March 12, 2013 at 1:30 pm to make decisions on funding allocation for proposed programs and projects.

The Public Hearings will take place at the Board of Supervisors Chambers in the Monterey County Government Center, 168 W. Alisal Street, First Floor, Salinas, CA 93901. The Government Center is accessible to the disabled. Persons with disabilities can call the County of Monterey (831) 755-5389 to request a specific accommodation.

The Urban County's CDBG allocation for FY 2013/2014 is estimated at \$800,000. The final allocation is expected to be announced by the U.S. Housing and Urban Development Department (HUD) by March 2013. Funding level for projects and programs recommended for funding may be adjusted depending upon the final allocation by HUD.

The objectives of the Community Development Block Grant program are to assist in improving and conserving urban communities. Eligible CDBG Program activities to be considered for CDBG funding approval include: Public Services, Housing, Rehabilitation of Public Facilities, and Infrastructure and Economic Development projects program.

The CDBG program is a flexible program but limits the amount of funds that can be spent in two categories: Public Service and Administration. The total of all public service contracts cannot exceed 15% of the total grant (\$800,000). The estimated limitation on public service contracts for FY 2013/2014 is estimated to be \$120,000. Administration (or related activities) cannot exceed 20% of the total grant, and is estimated to be limited to \$160,000. Thus, approximately 65% (an estimated \$520,000) of the total grant is available for "other activities" such as economic development, housing, infrastructure and public facilities.

On November 26, 2012, the Urban County issued a Notice of Funding Availability (NOFA) for CDBG funds. Applications for funding were received by January 12, 2013. Final recommendations for funding will be made to the Board of Supervisors on March 12, 2013 in conjunction with the Public Hearing.

Monterey County's Board agendas are published on the County's website with the supporting documents for each agenda item. Board Agendas are posted to the Monterey County website at least 72 hours prior to the meeting and are provided for the convenience of the public. For further information or to provide written comments regarding the February 12 CDBG Program Public Hearing, please write or e-mail comments by February 8, 2013. For further information or to provide written comments regarding the March 12 CDBG Program Public Hearings, please write or e-mail comments by March 8, 2013. Comments or questions should be directed to: Jane Royer Barr, Program Manager, at 168 W. Alisal Street, 3rd Floor, Salinas, CA 93901, or Barr.j@co.monterey.ca.us or call: (831) 755-5389.

All interested Urban County residents and business persons are requested to participate. Posted on January 29, 2013.

Jan. 29, 2013 (245098)

Proof of Publication
(2015.5 C.C.P.)

Salinas Newspapers, Inc.
123 W. Alisal St.
Salinas, CA 93901
831-754-4138/Fax: 831-754-7156

State Of California ss:
County of Monterey

Advertiser: MONTEREY CO ECONOMIC DEV DEPT
168 W ALISAL ST FL 3
SALINAS, CA 93901

Gretchen Maricley

Our Order # 0000245100
Net Order Cost \$ 544.50

RE: AVISO PUBLICO CONDADO DE MONTEREY A
245100/544.50

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I hereby certify that the attached advertisement appeared in said newspaper on the following dates:

Newspaper: Salinas Californian

1/29/2013

I acknowledge that I am a principal clerk of the printer of said paper, which is published in the City of Salinas, County of Monterey, State of California. The Salinas Californian is printed and published daily, except Sunday and has been adjudged a newspaper of general circulation by the Superior Court of the County of Monterey, State of California. El Sol is printed and published weekly on Saturday and has been adjudged a newspaper of general circulation by the Superior Court of Monterey, State of California.

I certify (or declare) under penalty of perjury that the foregoing is true and correct. Executed on this 29 day of Jan., 2013 at Salinas, California.

C. Clark

Declarant

AVISO PÚBLICO
CONDADO DE MONTEREY
AVISO DE DOS AUDIENCIAS PÚBLICAS SOBRE LA ASIGNACIÓN DE
COMUNIDAD DESARROLLO BLOQUE BECA FONDOS PARA
EL AÑO FISCAL 2013/2014
PARA EL CONDADO DE MONTEREY URBANO

PRESENTE SE DA AVISO que en Martes, 12 de Febrero 2013 a las 10:00 am, el Condado de Monterey, Junta de Supervisores, llevará a cabo audiencias públicas con respecto a la asignación de Comunidad Desarrollo Bloque Beca Programa (CDBG) que se estima en \$800,000 dólares para el año fiscal Año 2013/2014. El programa CDBG del Condado cubre las áreas no incorporadas del Condado y las ciudades de Del Rey Oaks y González, conocidos colectivamente como el Condado Urbano. Los efectos del CDBG.

Se comunicará además que la Junta de Supervisores del Condado llevará a cabo otra audiencia pública sobre Martes, 12 de Marzo, 2013 a las 1:30 pm para tomar decisiones sobre la asignación de fondos para los programas y proyectos propuestos.

Las audiencias públicas se llevarán a cabo en el Consejo de Cámaras de Supervisores del Condado de Monterey, Centro de Gobierno, 166 W. Alisal Street, primer piso, Salinas, CA 93901. El Centro de Gobierno es accesible a las personas con discapacidad. Las personas con discapacidades pueden comunicarse con el Condado de Monterey (831) 755-5389 para solicitar una adaptación específica.

La asignación del Condado Urbano de CDBG para el año fiscal 2013/2014 se estima en \$800,000 dólares. La asignación final se espera que sea anunciado por la Vivienda y Desarrollo Urbano de EE.UU. Departamento de EE.UU. (HUD) en Marzo de 2013. Nivel de financiación de los proyectos y programas recomendados para su financiación puede ser ajustada en función de la asignación final por HUD.

El programa CDBG es un programa flexible, pero limita la cantidad de dinero que se puede gastar en dos categorías: Servicios Públicos y Administración. El total de todos los contratos de servicio público no puede superar el 15% de la subvención total (\$800,000 dólares). El plazo estimado de los contratos de servicio público para el año fiscal 2013/2014 se estima en \$120,000 dólares. Administración (o actividades relacionadas) no puede superar el 20% de la subvención total, y se estima que se limita a \$180,000. Así, aproximadamente el 65% (unos \$520,000) de total de la subvención está disponible para "otras actividades" tales como el desarrollo económico, la vivienda, la infraestructura y el público.

El 28 de Noviembre de 2012, el Condado Urbano emitió un Aviso de Disponibilidad de Fondos (NOFA) para los fondos CDBG. Las solicitudes de subvención se recibieron el 2 de Enero de 2013. Las recomendaciones finales para la financiación se hará a la Junta de Supervisores el 12 de Marzo de 2013 en relación con la Audiencia Pública.

Agendas de la Junta del Condado de Monterey se publican en el sitio web del Condado con los documentos justificativos de cada tema del programa. Orden del Día se publican en el sitio web del Condado de Monterey al menos 72 horas antes de la reunión y se ofrecen para la comodidad del público. Para más información o para formular observaciones por escrito acerca del 12 de Febrero de CDBG Programa de Audiencia Pública, por favor escriba o comentarios por correo electrónico al 8 de Marzo de 2013. Comentarios o preguntas deben ser dirigidas a: Jane Barr Royer, Gerente del Programa, en el 168 W. Alisal Street, 3rd Planta, Salinas, CA 93901, o Barrj@co.monterey.ca.us o llame al: (831) 755-5389.

Todos los residentes del Condado Urbano interesados y personas de negocios se solicitan para participar. Publicado el 29 de Enero 2013.

Jan. 29, 2013 (245100)

Monterey County
The Herald

www.montereyherald.com
A Media News Group Newspaper
PO BOX 271 • MONTEREY, CALIFORNIA 93942-0271
831-646-4387
Fax: 831-372-4225
Email: mhlegals@montereyherald.com

MONTEREY COUNTY OF- HOUSING & REDEVELOPMENT
Account No. 2140586
168 W ALISAL, 3RD FLOOR
SALINAS, CA 93901

Legal No. 0004751781
Public Notice
Total Cost: \$527.37
Ordered by: markleyg@co.monterey.ca.

PROOF OF PUBLICATION

STATE OF CALIFORNIA

County of Monterey

I am a citizen of the United States and a resident of the County aforesaid. I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of The Herald, a newspaper of general circulation, printed and published daily and Sunday in the City of Monterey, County of Monterey, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Monterey, State of California; that the notice, of which the annexed is a printed copy (set in type not smaller than 7 point), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

01/29/13

I certify (or declare), under penalty of perjury, that the foregoing is true and correct

Executed on 01/29/2013 at Monterey, California.



Signature

This space is reserved for the County Clerk's Filing Stamp

**PUBLIC NOTICE
COUNTY OF MONTEREY
NOTICE OF TWO PUBLIC HEARINGS ON THE ALLOCATION OF
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FOR FY
2013/2014
FOR THE MONTEREY URBAN COUNTY**

NOTICE IS HEREBY GIVEN that on Tuesday, February 12, 2013 at 10:30 am, the County of Monterey Board of Supervisors will conduct a Public Hearing to receive public input in regard to the allocation of Community Development Block Grant Program (CDBG) funds, estimated at \$800,000 for Fiscal Year 2013/2014. The County's CDBG program covers the unincorporated areas of the County and the Cities of Del Rey Oaks and Gonzales, collectively known as the "Urban County" for CDBG purposes.

NOTICE IS ALSO GIVEN that the County Board of Supervisors will conduct another Public Hearing on Tuesday, March 12, 2013 at 1:30 pm to make decisions on funding allocation for proposed programs and projects.

The Public Hearings will take place at the Board of Supervisors Chambers in the Monterey County, Government Center, 168 W. Alisal Street, First Floor, Salinas, CA 93901. The Government Center is accessible to the disabled. Persons with disabilities can call the County of Monterey (831) 755-5389 to request a specific accommodation.

The Urban County's CDBG allocation for FY 2013/2014 is estimated at \$800,000. The final allocation is expected to be announced by the U.S. Housing and Urban Development Department (HUD) by March 2013. Funding level for projects and programs recommended for funding may be adjusted depending upon the final allocation by HUD.

The objectives of the Community Development Block Grant program are to assist in improving and conserving urban communities. Eligible CDBG Program activities to be considered for CDBG funding approval include: Public Services, Housing Rehabilitation, Public Facilities and Infrastructure, and Economic Development projects/program.

The CDBG program is a flexible program but limits the amount of funds that can be spent in two categories: Public Service and Administration. The total of all public service contracts cannot exceed 15% of the total grant (\$800,000). The estimated limit on public service contracts for FY 2013/2014 is estimated to be \$120,000. Administration (or related activities) cannot exceed 20% of the total grant, and is estimated to be limited to \$160,000. Thus, approximately 65% (an estimated \$520,000) of the total grant is available for "other activities" such as economic development, housing, infrastructure and public facilities.

On November 26, 2012, the Urban County issued a Notice of Funding Availability (NOFA) for CDBG funds. Applications for funding were received by January 2, 2013. Final recommendations for funding will be made to the Board of Supervisors on March 12, 2013 in conjunction with the Public Hearing.

Monterey County's Board agendas are published on the County's website with the supporting documents for each agenda item. Board Agendas are posted to the Monterey County website at least 72 hours prior to the meeting and are provided for the convenience of the public. For further information or to provide written comments regarding the February 12 CDBG Program Public Hearing, please write or e-mail comments by February 8, 2013. For further information or to provide written comments regarding the March 12 CDBG Program Public Hearings, please write or e-mail comments by March 8, 2013. Comments or questions should be directed to: Jane Royer Barr, Program Manager, at 168 W. Alisal Street, 3rd Floor, Salinas, CA 93901; or Barrj@co.monterey.ca.us or call: (831) 755-5389.

All interested Urban County residents and business persons are requested to participate. Posted on January 29, 2013.
Published JAN. 29, 2013

PUBLIC NOTICE

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COUNTY OF MONTEREY
NOTICE OF TWO PUBLIC HEARINGS
ON THE ALLOCATION OF
COMMUNITY DEVELOPMENT BLOCK
GRANT FUNDS FOR FY 2013/2014
FOR THE MONTEREY URBAN COUNTY

STATE OF CALIFORNIA
County of Monterey

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I am a citizen of the United States, a Resident of the County aforesaid, over the age of eighteen years, a party to or interested in the above entitled matter. I am the principal of the printer of The King City Greenfield News, Soledad Bee Gonzales Tribune newspapers in circulation by The Superior County of Monterey, State of California that the notice of which the annexed printed copy (set in type not seriffed), has been published in regular and entire issue of said newspapers and not in any supplement thereof on the following dates,

1/30/2013

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Executed on: 1/30/2013

At King City, California


TRICIA BERGERON, GENERAL MANAGER

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All interested Urban County residents and business persons are requested to participate. Posted on January 29, 2013.

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CONDADO DE MONTEREY
AVISO DE DOS AUDIENCIAS PÚBLICAS
SOBRE LA ASIGNACIÓN DE
COMUNIDAD DESARROLLO
BLOQUE BECA FONDOS PARA
EL AÑO FISCAL 2013/2014
PARA EL CONDADO DE MONTEREY
URBANO

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Junta de Supervisores el 12 de Marzo de 2013 en relación con la Audiencia Pública.

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Todos los residentes del Condado Urbano interesadas y personas de negocios se solicitan para participar. Publicado el 29 de Enero 2013.

#22 Publish: 1/30/13

B-3: Sign-In Sheets

MONTEREY COUNTY
ECONOMIC DEVELOPMENT DEPARTMENT



CDBG Workshop Sign-in sheet
 Wednesday, December 5, 2012 A.M.

	Name	Company/Agency	Phone	Email Address
1.	Katherine Thomas	Central Coast HIV/AIDS Services/SOP	() 442-3259	Katharine@ccatlas.org
2.	Cecilia Flores	Rondro Cielo	() 444-3530	mcflores@randocielo.org
3.	Roberta Camacho	Asamblea de Poder Popular de Gonzales	(931) 262-6175	
4.	Vivian R Camacho	"	(831) 262-6032	
5.	Robert RAPP	Community Human Services	(831) 658-3811	rrapp@chservices.org
6.			()	
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18.			()	

MONTEREY COUNTY

ECONOMIC DEVELOPMENT DEPARTMENT



CDBG Workshop Sign-in sheet
 Wednesday, December 5, 2012 A.M

	Name	Company/Agency	Phone	Email Address
1.	KONN RYGG	UWMC	(831) 372-8026	kon.rygg@united.wa.gov
2.	Vicki MORRIS	Aromas Water District	(831) 726-3155	v.morris@aromaswa.gov
3.	Katherine Howell	CPHAS J-SAP	(877) 442-3559	khowell@cpas.org
4.	JOEL HERNANDEZ	PP/CCA	(831) 753-2324/15	jhernandez@cca-iva.org
5.	KAREN MINAMI	DEL Rey OAKS	(831) 384-8511	kminami@delreyoaks.org
6.	TOM PRUSZKOWSKI	City of Gonzales	(831) 675-5400	tpruszkowski@cityofgonzales.ca.us
7.	Jane Ryznar Burr	Monterey County E. Dev Dept	(831) 755-5389	jburr@co.monterey.ca.us
8.	Karen Hagman	YWCA Monterey county	(831) 422-8602	khagman@ywcamonterey.org
9.	MARIE HOEL	MONT. CO RMA	(831) 755-5394	mhoel@co.monterey.ca.us
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MONTEREY COUNTY

ECONOMIC DEVELOPMENT DEPARTMENT



CDBG Workshop Sign-in sheet
 Wednesday, December 5, 2012 PM Session

	Name	Company/Agency	Phone	Email Address
1.	Sandi Hollenbeck	South County Housing	(831) 843-9239	sandi@sccounty.ca.gov
2.	Marzen Esquerria	Monterey County Workforce Investment Board	(909) 796-6412	esquerria.m@co.monterey.ca.us
3.	Florence Kahwea-Green	County of Monterey, Public Works	(831) 755-4805	fkahwea@monterey-ca.gov
4.	Opazta Carranza	" " " "	(831) 755-5174	carranza.o@co.monterey.ca.us
5.	Pat Oueda	Habitat for Humanity Monterey	(831) 747-7673	pat.oueda@habitatmonterey.org
6.	Danielle Sims	Habitat for Humanity Monterey	(831) 913-0335	danielle.sims@habitatmonterey.org
7.	Dana Cleary	CHESPA	()	ms.danielle.sims@gmail.com
8.	Dana Cleary	CHESPA	(831) 757-6257 x141	dcleary@chispahousing.org
9.	Lita Emadio	Closing Resource Center	(831) 424-9186 x30	led@hrcc.org
10.	Angela Di Novella	Catholic Charities Diocese of Monterey	(831) 393-3110	adnovella@dioceseofmonterey.org
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B-4: Housing and Community Development Needs Survey

The following are top rating needs based on results of the Housing and Community Development Needs Survey:

Top Rating Needs	Weighted Score
Youth Activities	2.78
Anti-Crime Programs	2.41
Sidewalk Improvements	2.28
Energy Efficient Improvements	2.23
Job Creation/Retention	2.20
Street/Alley Improvement	2.16
Health Services	2.13
Small Business Loans	2.00
Graffiti Removal	1.97
Employment Training	1.97



COUNTY OF MONTEREY - RESIDENT SURVEY
Fiscal Year 2013 – 2018
WHAT ARE THE HOUSING AND COMMUNITY DEVELOPMENT
NEEDS IN YOUR NEIGHBORHOOD?

The County of Monterey (unincorporated areas) and the cities of Del Rey Oaks and Gonzales recently applied to the U.S. Department of Housing and Urban Development (HUD) to become an Urban County, eligible to receive Community Development Block Grant (CDBG) funds directly from HUD.

If you live in the *unincorporated areas*, or in the cities of *Del Rey Oaks and Gonzales*, please help determine how this money is invested by responding to this survey.

As you fill-out this survey, please consider the following: 1) The needs in your neighborhood and how they can be improved; 2) Rate the relative need level for each of the following items by checking the box that best applies. Keep in mind that only limited funding is available so prioritizing the need level is important.

PLEASE ENTER YOUR ZIP CODE: _____

Senior? (65+) _____ **Do you have a disability? Y/N** _____ **Do you rent or own your home?** _____

Use the range from High Need-No Such Need to rate the relative importance. High indicates the highest, most critical need, No indicates no such need.

Community Facilities	High Need	Medium Need	Low Need	No Such Need	Community Services	High Need	Medium Need	Low Need	No Such Need
Senior Centers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Senior Activities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Youth Centers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Youth Activities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Child Care Centers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Child Care Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Park and Recreational Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Transportation Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Health Care Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Anti-Crime Programs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Centers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Mental Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					Legal Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Infrastructure	High Need	Medium Need	Low Need	No Such Need	Neighborhood Services	High Need	Medium Need	Low Need	No Such Need
Drainage Improvement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tree Planting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water/Sewer Improvement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trash & Debris Removal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street/Alley Improvement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Graffiti Removal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street Lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Code Enforcement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sidewalk Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cleanup of Abandoned Lots and Buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special Needs Services	High Need	Medium Need	Low Need	No Such Need	Businesses & Jobs	High Need	Medium Need	Low Need	No Such Need
Centers/Services for Disabled	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Start-up Business Assistance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Domestic Violence Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Small Business Loans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Substance Abuse Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Job Creation/Retention	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homeless Shelters/ Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Employment Training	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HIV/AIDS Centers & Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Commercial/Industrial Rehabilitation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Neglected/Abuse Children Center and Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Façade Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Housing			High Need	Medium Need	Low Need	No Such Need			
Accessibility Improvements			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Ownership Housing Rehabilitation			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Rental Housing Rehabilitation			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Homeownership Assistance			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Affordable Rental Housing			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Housing for Disabled			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Senior Housing			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Housing for Large Families			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Fair Housing Services			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Lead-Based Paint Test/Abatement			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Energy Efficient Improvements			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			

Please write in any needs not listed above:

FAIR HOUSING

Fair housing is a right protected by Federal and State laws. Each resident is entitled to equal access to housing opportunities regardless of race, color, religion, sex, national origin, disability/medical conditions, familial status, marital status, age, ancestry, sexual orientation, source of income, or any other arbitrary reason.

We want to hear about your experience with fair housing issues and concerns. Please fill out the following survey. Thank you!

1. Have **you** personally ever experienced discrimination in housing?
 YES NO

2. Who do you believe discriminated against you?
 a landlord/property manager a real estate agent
 a mortgage lender a city/county staff person

3. Where did the act of discrimination occur?
 an apartment complex a condo development
 a single-family neighborhood a public or subsidized housing project
 a trailer or mobilehome park when applying for city/county programs

4. On what basis do you believe you were discriminated against (check all that apply)?
 Race Color Religion
 National Origin Ancestry Gender
 Marital Status Sexual Orientation Age
 Family Status Source of Income Disability
(e.g. single-parent with children, family with children or expecting a child) (e.g. welfare, unemployment insurance) (either you or someone close to you)
 Other (please elaborate: _____)

5. How were you discriminated against?

6. Have you ever been denied "reasonable accommodation" (flexibility) in rules, policies, or practices to accommodate your disability?
 YES NO
If YES, what was your request?

7. If you believe you have been discriminated against, have you reported the incident?
 YES NO
If NO – Why? don't know where to report afraid of retaliation
 don't believe it makes any difference too much trouble

If YES, how did you report the incident?

8. Has any hate crime been committed in your neighborhood?

YES NO Don't Know

If YES, what was the basis (check all that apply)

<input type="checkbox"/> Race	<input type="checkbox"/> Color	<input type="checkbox"/> Religion
<input type="checkbox"/> National Origin	<input type="checkbox"/> Ancestry	<input type="checkbox"/> Gender
<input type="checkbox"/> Marital Status	<input type="checkbox"/> Sexual Orientation	<input type="checkbox"/> Age
<input type="checkbox"/> Family Status	<input type="checkbox"/> Source of Income	<input type="checkbox"/> Disability
<input type="checkbox"/> Other (please elaborate: _____)		

(Questions 11-12 are optional; however your response will allow us to better serve the community. Your individual response will be confidential.)

9. What is your race?

<input type="checkbox"/> White	<input type="checkbox"/> White/Armenian or Middle Eastern	<input type="checkbox"/> Black
<input type="checkbox"/> Asian	<input type="checkbox"/> Native American	<input type="checkbox"/> Other

10. Are you of Hispanic origin?

YES NO

THANK YOU!

Please return surveys to:

Jane Royer Barr, Program Manager
Monterey County Economic Development
168 W. Alisal Street, 3rd Floor
Salinas, CA 93901

THIS SURVEY IS ALSO AVAILABLE ONLINE AT:

<http://www.surveymonkey.com/s/MontereyCountyEnglish>



CONDADO DE MONTEREY - ENCUESTA DE RESIDENTE
Año Fiscal 2013 - 2018

**¿CUÁLES SON LAS NECESIDADES DE VIVIENDA Y DESARROLLO
 COMUNITARIO EN SU BARRIO?**

El Condado de Monterey (áreas no incorporadas) y las ciudades de Del Rey Oaks y Gonzales solicitaron recientemente a el Departamento de Vivienda y Desarrollo Urbano de EE.UU. (HUD) para convertirse en Condado Urbano y calificar para recibir becas del programa Subsidio Definido de Desarrollo Comunitario (CDBG) directamente de HUD.

Si usted vive en **las áreas no incorporadas, o en las ciudades de Del Rey Oaks y Gonzales**, sírvase ayudarnos llenando esta encuesta que ayudara a determinar cómo serán invertidos estos fondos.

Cuando llene esta encuesta, por favor considere lo siguiente: 1) Las necesidades en su comunidad y cómo pueden ser mejoradas, 2) Marque la casilla que mejor corresponda el nivel de necesidad de cada uno de los siguientes conceptos. Tenga en cuenta que porque el financiamiento disponible es muy limitado, priorizar el nivel de necesidad es importante.

Indique su código postal: _____
 Jubilado? (Edad 65 +) Y / N _____ Usted tiene una discapacidad? Y / N _____ Usted alquila o es dueño de su casa? _____

Evalúe y priorítze el nivel de necesidad de los siguientes conceptos. Use el rango de "Alta Necesidad" a "No Necesidad" donde "Alta Necesidad" indica necesidad más crítica y "No Necesidad" indica que no hay tal necesidad.

Centros Comunitarios	Alta	Medio	Baja	No	Servicios Comunitarios	Alta	Medio	Baja	No
	Necesidad	Necesidad	Necesidad	Necesidad		Necesidad	Necesidad	Necesidad	Necesidad
Centros para Personas Mayores	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Actividades para Mayores	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centros Juveniles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Actividades Juveniles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centros de Cuidado Infantil/Guarderías	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Servicios de Cuidado Infantil	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parque e instalaciones recreativas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Servicios de Transporte	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centros de Salud	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Programas de Prevención del Delito	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centros Comunitarios	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Servicios de Salud	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bibliotecas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Servicios de Salud Mental	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					Servicios Legales	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Infraestructura	Alta Necesidad	Medio Necesidad	Bajo Necesidad	No Necesidad	Servicios a los Vecindarios	Alta Necesidad	Medio Necesidad	Bajo Necesidad	No Necesidad
Mejoras a el Sistema de Drenaje	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plantación de Árboles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mejoras a el Sistema de Agua y Alcantarillado	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Eliminación de Basura y Escombros	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mejoras a Calle / Callejones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Eliminación de Grafiti	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alumbrado Público e Calles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cumplimiento de los Códigos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mejoras a Banquetas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Limpieza de Terrenos Baldíos y Edificios Abandonados	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Servicios de Necesidades Especiales	Alta Necesidad	Medio Necesidad	Bajo Necesidad	No Necesidad	Empresas y Empleo	Alta Necesidad	Medio Necesidad	Bajo Necesidad	No Necesidad
Centros/Servicios para Personas Discapacitadas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Asistencia Para Inicia de Empresas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Servicios de Violencia Doméstica	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Préstamos para Pequeñas Empresas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Servicios de Abuso De Alcohol/Drogas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Creación/Retención de Empleo	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Servicios/Albergue Para Personas Sin Hogar	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Entrenamiento para Empleos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centros/Servicios Para Personas con VIH/SIDA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rehabilitación Comerciales y Industriales	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centros/Servicios para Niños Descuidados o Maltratados	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Mejoras a Fachadas de Negocios	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Viviendas			Alta Necesidad	Medio Necesidad	Bajo Necesidad	No Necesidad			
Mejoras a Accesibilidad de Viviendas			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Rehabilitación de Viviendas – Para Propietarios			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Rehabilitación de Viviendas – Vivienda de Alquiler			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Asistencia Para Compra de Vivienda			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Viviendas Con Rentas Accesibles			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Viviendas Para Personas Discapacitadas			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Viviendas Para Personas Mayores			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Viviendas para Familias Grandes			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Servicios Contra La Discriminación de Viviendas			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Prueba/Servicios Para Disminuir el Plomo de la Pintura			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Mejoras a Rendimiento de Energía			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			

Por favor escriba cualquier necesidad no mencionadas anteriormente:

VIVIENDA JUSTA

Equidad de Vivienda es un derecho protegido por las leyes federales y estatales. Cada residente tiene derecho a un acceso igualitario a las oportunidades de vivienda sin importar la raza, color, religión, sexo, origen nacional, condición de discapacidad / médica, estado familiar, estado civil, edad, ascendencia, orientación sexual, fuente de ingresos, o cualquier otra razón arbitraria.

Queremos saber acerca de su experiencia en temas de equidad de vivienda y preocupaciones. Por favor, llene el siguiente cuestionario. ¡Gracias!

1. ¿Alguna vez ha sido usted víctima de la discriminación en la vivienda?
 SI NO

2. ¿Quién cree que discriminó contra usted?
 Un gerente propietario un agente de bienes raíces
 Un prestamista de hipoteca una persona de la ciudad o el condado

3. ¿En dónde ocurrió el acto de discriminación?
 complejo de apartamentos complejo de condominios
 vecindario de casas unifamiliares vivienda pública o subsidiada
 remolque o parque de casas móviles cuando aplique para programas de la ciudad/condado

4. ¿ En base a qué crees que fue discriminado (marque todo lo que corresponda)?

<input type="checkbox"/> Raza	<input type="checkbox"/> Color	<input type="checkbox"/> Religión
<input type="checkbox"/> Origen Nacional	<input type="checkbox"/> Ascendencia	<input type="checkbox"/> Género
<input type="checkbox"/> Estado Civil	<input type="checkbox"/> Orientación Sexual	<input type="checkbox"/> Edad
<input type="checkbox"/> Situación familiar	<input type="checkbox"/> Fuente de Ingresos	<input type="checkbox"/> Discapacidad
<i>(Por ejemplo, familias monoparentales con hijos, familia con niños o esperando un hijo)</i>	<i>(Por ejemplo, welfare, el seguro de desempleo)</i>	<i>(Ya sea usted o alguien cercano a usted)</i>
<input type="checkbox"/> Otro (indique los detalles: _____)		

5. ¿Cómo fue discriminado?

6. ¿Alguna vez ha sido denegado "ajustes razonables" (flexibilidad) de las normas, políticas, o prácticas para adaptarse a su discapacidad?
 SI NO
 En caso afirmativo, ¿cuál fue tu petición?

7. Si usted cree que ha sido discriminado, ¿ha reportado el incidente?
 SI NO

Si NO - ¿Por qué? No sé a dónde denunciar Miedo a represalias
 No creo que hará una diferencia Demasiados problemas

En caso afirmativo, ¿cómo informar sobre el incidente?

8. ¿Algún crimen de odio ha sido cometido en su barrio?

SI NO No sabe

En caso afirmativo, ¿cuál fue la base (marque todas las que apliquen)

Raza Color Religión
 Origen Nacional Ascendencia Género
 Estado Civil Orientación Sexual Edad
 Situación familiar Fuente de Ingresos Discapacidad
 Otro (indique los detalles: _____)

(Preguntas 9-10 son opcionales, sin embargo, su respuesta nos permitirá servir mejor a la comunidad. Su respuesta individual será confidencial.)

9. ¿Cuál es su raza?

Blanco Blanco / Armenio o de Oriente Medio Negro
 Asiático Americanos Nativos Otro

10. ¿Es usted de origen Hispano?

SI NO

¡GRACIAS!

Por favor entregué las encuesta a:

Jane Barr Royer, Gerente del Programa
Desarrollo Económico del Condado de Monterey
168 W. Alisal Street, 3rd Planta
Salinas, CA 93901

ESTA ENCUESTA ES TAMBIEN DISPONIBLES POR INTERNET EN:

<http://www.surveymonkey.com/s/MontereyCountySpanish>

Appendix C: Monterey Urban County Citizen Participation Plan for the Community Development Block Grant (CDBG) Program

A. Introduction

1. Background

The County of Monterey, in conjunction with the following participating jurisdictions, became an entitlement jurisdiction to receive Community Development Block Grants (CDBG) directly from the U.S. Department of Housing and Urban Development (HUD) annually on a formula basis.

Participating Jurisdictions:

City of Del Rey Oaks
City of Gonzales

Collectively, the County of Monterey (covering the unincorporated areas) and its participating jurisdictions are known as the “Urban County” for the purpose of the CDBG program.

This Citizen Participation Plan (CPP) sets forth the Monterey Urban County’s policies and procedures for citizen participation for the use of Community Development Block Grants (CDBG). The Citizen Participation Plan provides an opportunity for the community to work in partnership with the Urban County to identify needs and to allocate CDBG funds.

The Monterey Urban County holds the following standards regarding citizen involvement:

1. All citizen participation is to be done openly.
2. Involvement of low and moderate income persons, minorities, project area residents, elderly, handicapped and others is to be evident.
3. Reasonable efforts to ensure continuity of involvement of citizens throughout all stages of the CDBG program are to be evident.
4. Timely and adequate information is to be given to citizens.
5. Citizens are encouraged to submit their views and proposals regarding the Consolidated Plan and use of CDBG funds.

While the Citizen Participation Plan will aim to ensure the participation of all residents, special assurances will be made to ensure the participation of the following groups:

- Extremely low, low, and moderate income persons;
- Persons living in areas where CDBG funds are proposed to be used;
- Residents of publicly assisted housing;
- Minorities;
- Non-English speaking persons;
- Persons with disabilities; and
- Farm workers.

2. Lead Agency

The County of Monterey Economic Development Department serves as the lead agency for the Urban County.

3. Definitions

For purposes of the CDBG program, the following definitions will apply:

Amendments: Changes to the Consolidated Plan and Annual Action Plan are divided into two categories - minor changes and substantial amendments. Changes meeting the substantial amendment criteria outlined in Section B.4 of this document are considered substantial amendments to the Consolidated Plan and Action Plan and adhere to the official amendment process set forth in this document. Changes not meeting the substantial amendment criteria are considered minor changes and can be carried out administratively by Urban County staff.

Community Development Block Grant (CDBG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD). This grant allots money to cities and counties for housing rehabilitation, affordable housing assistance, community services, and community development activities (including community facilities and economic development).

Consolidated Plan (CP): The Consolidated Plan is a five-year planning document for the CDBG program. The CP must contain a housing and community development needs assessment, a five-year strategic plan to address the needs identified, and a one-year action plan to identify specific activities and planned use of CDBG funds. The CP is due to HUD 45 days before the beginning of a program year. The Monterey Urban County CDBG program begins annually on July 1, making the CP due to HUD no later than May 17.

Consolidated Annual Performance Evaluation Report (CAPER): The CAPER is an annual report summarizing the Urban County's progress in implementing the Consolidated Plan and Annual Action Plan. The CAPER is due to HUD 90 days after the close of a program year. For the Monterey Urban County, each program year ends on June 30, making the CAPER due to HUD no later than September 28 of each year.

Area Median Income (AMI): HUD surveys major metropolitan areas annually to develop an index of median family income adjusted for household size.

Low and Moderate Income Households - Pursuant to HUD regulations, the primary beneficiaries of the CDBG program should be low and moderate income households, defined by HUD as follows:

<i>Extremely Low Income</i>	0-30% of County Area Median Income (AMI) adjusted for household size.
<i>Low Income</i>	31-50% of County AMI adjusted for household size.
<i>Moderate Income</i>	51-80% of County AMI adjusted for household size.

Low and Moderate Income Area - Generally defined as a census tract(s) or block group(s) in which 51 percent or more of the residents have an income not exceeding 80 percent of the area median income.

Slum or Blighted Area - An area that meets the definition of a slum, blighted, deteriorated or deteriorating area under State or local law or where a substantial number of deteriorating or dilapidated buildings or improvements are present throughout the area.

Participating Jurisdiction - A jurisdiction participating in the Urban County CDBG program through a Joint Power Authority agreement to receive CDBG funds from HUD on an entitlement basis.

Publicly Assisted Housing Developments - Housing projects (either rental or ownership housing) developed with the assistance of public funds such as HOME, CDBG, and redevelopment set-aside funds.

Urban County Staff - Urban County staff is comprised of staff representing each participating jurisdiction.

4. Decision-Making Bodies

City Councils of Participating Cities: Each participating jurisdiction is allocated a portion of the CDBG funds based on an agreed upon formula. The city council of each participating city will determine the projects to be funded with its allocation in each program year. In addition, each participating city will make recommendations in regard to public service applications including fair housing.

Ad Hoc Committee: Annually the Board of Supervisors will appoint an Ad Hoc Committee to review funding applications and make recommendations to the Board of Supervisors concerning the following:

- Public service applications
- Funding applications for projects in the unincorporated County areas

The Ad Hoc Committee consists of two members from the Board of Supervisors. Staff members representing the participating jurisdictions will serve in a consulting role to the Ad Hoc Committee.

Board of Supervisors: The Board of Supervisors will be the final decision-making body in the approval of and substantial amendment to the Consolidated Plan and Action Plan.

B. Citizen Involvement

1. Citizen Participation Plan (CPP)

The Urban County recognizes that CDBG funds are tax money returned to the Urban County to be used primarily to benefit extremely low, low, and moderate income persons. Urban County staff and officials are stewards of these public monies and will openly discuss all records, except those confidential records protecting a household's privacy. The Urban County presents this Citizen Participation Plan (CPP), in accordance with 24 CFR Parts 91, et al.

The Citizen Participation Plan seeks to involve the participation of residents within the Urban County area, social service agencies, and community stakeholders in the development and adoption of the Consolidated Plan and related documents. In addition, efforts will be made to focus on the involvement of low and moderate income persons, those persons living in slum and blighted areas, persons living in low and moderate income areas, and persons living in areas where CDBG funds are proposed to be used. The Citizen Participation Plan consists of a number of elements designed to foster community involvement as specified in each section of the Plan.

Pursuant to HUD regulations, the Urban County will conduct a minimum of two public hearings annually at different stages in the CDBG program year (July 1 through June 30). The Urban County will conduct public hearings at locations and at times that are convenient to the public, especially for those persons affected by program resources, and the locations will be equipped to accommodate persons with physical disabilities. As such, all public hearings and meetings will be conducted at the Monterey County, Government Center, 168 W. Alisal Street, Salinas, CA 93901. For non-English speakers, translation services will be provided upon request. These services will be available at all public hearings if requested three (3) days prior to the hearing date. Other requests for reasonable accommodation (such as sign language) must be made three (3) days prior to the hearing date, and the Urban County will provide appropriate assistance to the extent feasible.

a. Adoption of the Citizen Participation Plan

Prior to the adoption of this Citizen Participation Plan, implementation of the following public comment, review, and adoption procedures will ensure that all citizens have a chance to participate in development of the Plan.

i. The Urban County will provide a notice of the 30-day public review period and Public Hearing on the Citizen Participation Plan in the following newspapers:

- Californian
- Monterey Herald
- Gonzalez Tribune
- El Sol

The notice will be printed in these newspapers a minimum of 14 days prior to the public hearing date.

ii. The proposed Citizen Participation Plan will be available for public review at the following locations:

- Monterey County Economic Development Department, Government Center, 168 W. Alisal Street, Third Floor, Salinas, CA 93901
- Monterey County website at: <http://www.co.monterey.ca.us/>
- Websites of participating jurisdictions

Upon request, the Plan will be made accessible to any person with disabilities. The Urban County will provide a reasonable number of free copies of the Citizen Participation Plan to citizens and groups that request copies.

iii. Comments or views of citizens received in writing during the public review period or orally at the Public Hearing will be solicited by the Monterey County Board of Supervisors.

iv. The Draft Citizen Participation Plan will be adopted upon a majority vote of the Monterey County Board of Supervisors at a designated and publicly noticed Board meeting. After adoption of the Plan, a Final Plan will be prepared. The Final Plan will include a summary of public comments and a summary of any comments not accepted and the

reasons therefore, all of which will be attached to the final Citizen Participation Plan.

b. Schedule of Review and Amendment of the Citizen Participation Plan

Once adopted, the Citizen Participation Plan is not required to be updated regularly. However, the Urban County will review the Citizen Participation Plan along with the preparation of a five-year Consolidated Plan to ensure its effectiveness and continued appropriateness.

The Urban County will amend its approved Citizen Participation Plan whenever a change in the public participation process, as outlined in this plan, is proposed. The Urban County will provide a notice of the 30-day public review period and Public Hearing on the amendment to this Citizen Participation Plan in the following newspapers:

- Salinas Californian;
- Monterey Herald;
- Gonzales Tribune; and/or
- El Sol

The notice will be printed in these newspapers a minimum of 14 days prior to the public hearing date. Appeals concerning the amendment should follow the Appeal procedures outlined in Section H of this document.

2. Consolidated Plan (Strategic Component)

a. Guiding Principles

In developing the Consolidated Plan, the Urban County is guided by two leading principles:

- **Customer Service:** focus program efforts on the most critical needs.
- **Comprehensive Approach:** achieve empowerment of individuals and families while ensuring long economic independence.

Inherent in these principals is extensive, relevant, and ongoing citizen participation. The Urban County believes it is essential to have widespread, meaningful participation throughout the planning process to ensure genuine community "ownership" of the plan.

In all cases, the Consolidated Plan and Action Plan seek to minimize the displacement of residents from their homes or places of business.

b. Schedule of Review

The Consolidated Plan must be updated every five years. The schedule for review and adoption of the Consolidated Plan is as follows:

January/February	Public meetings to review programs and projects currently offered and funded with CDBG funds and to solicit input from residents and service providers for housing and community development needs in the Urban County. Meetings should be geographically located to provide easy
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	access for residents throughout the Urban County area.
February/March	Public Hearings before the Board of Supervisors to review the community needs.
March/April	Consolidated Plan available for 30-day public review.
May	Public Hearing before the Board of Supervisors to adoption of the Consolidated Plan.
May 15	Submittal of the Consolidated Plan to HUD.

c. Plan Development

The Urban County will implement the following strategies to solicit meaningful community input in preparation of the Consolidated Plan (Five-Year Strategy). Specifically, the Urban County will:

- i. Review past year performance with the Board of Supervisors and discuss priority needs for upcoming years.
- ii. Consult public agencies including staff from Participating Jurisdictions, adjacent local governments, economic development interests, and State and local health agencies.
- iii. Consult private agencies that provide health services, social services for children, services to the elderly, disabled, homeless, persons with AIDS, victims of domestic violence, and persons with alcohol/drug abuses, etc.
- iv. Conduct at least one public meeting during the development of the housing and community development needs assessment.
- v. Since the Analysis of Impediments to Fair Housing Choice (AI) is a component of the Consolidated Plan, the Citizen Participation requirement for the Consolidated Plan applies. Therefore, the Urban County will solicit meaningful community input in the preparation of its AI.

d. Plan Adoption

The following procedures will ensure that all residents and community stakeholders will have a chance to influence the final Plan. Specifically, the Urban County will:

- i. Publish a notice announcing the 30-day public comment period and Public Hearing on the Draft Consolidated Plan. The notice will be published in the following newspapers:
 - Salinas Californian;
 - Monterey Herald;
 - Gonzales Tribune; and/or
 - El Sol

The notice will include a summary of the Draft Consolidated Plan that describes the contents and purpose and a list of the locations where copies of the Draft Plan may be examined. The notice will be published at least 14 days prior to the Public Hearing.

- ii. The Draft Consolidated Plan will be available for public review at the following locations:

- Monterey County Economic Development Department, Government Center, 168 W. Alisal Street, Third Floor, Salinas, CA 93901
- Monterey County website at: <http://www.co.monterey.ca.us/>
- Websites of participating jurisdictions

Upon request, the Draft Consolidated Plan will be made accessible to any person with disabilities. The Urban County will provide a reasonable number of free copies of the Draft Consolidated Plan to citizens and groups that request copies.

- iii. The Monterey County Board of Supervisors will conduct a Public Hearing on the Draft Consolidated Plan.
- iv. At the end of the 30-day review period, the Board of Supervisors will consider adoption of the Draft Consolidated Plan. The Draft Consolidated Plan will be adopted upon a majority vote of the Board of Supervisors. After adoption of the Plan, the Final Consolidated Plan will be submitted to HUD. The Final Plan will include a summary of public comments and a summary of any comments not accepted and the reasons therefore, all of which will be attached to the Final Plan.

3. Annual Action Plan

a. Annual Action Plan Schedule of Review

The Action Plan must be updated annually. The schedule for review and adoption of the Annual Action Plan is as follows:

October	Notice of Funding Availability.
November	Application workshops and community needs consultation.
December	Applications for funding due.
January/February	Urban County staff deliberation of applications and reports to respective elected officials for funding recommendations.
February/March	Board of Supervisors decision on funding allocation.
March/April	Action Plan available for 30-day public review.
May	Public Hearing to adopt the Action Plan by the Board of Supervisors.
May 15	Submittal of Action Plan to HUD.

b. Plan Development

The Urban County will implement the following strategies to solicit meaningful community input in preparation of the Annual Action Plan. Specifically, the Urban County will:

- i. Review past year performance with the Board of Supervisors and discuss priority needs for the upcoming year.
- ii. Consult public agencies including staff from Participating Jurisdictions, adjacent local governments, economic development interests, and State and local health agencies.

c. Plan Adoption

The following procedures will ensure that all residents and community stakeholders will have a chance to influence the final Plan. Specifically, the Urban County will:

- i. Publish a notice announcing the 30-day public comment period and Public Hearing on the Draft Action Plan. The notice will be published in the following newspapers:

- Salinas Californian;
- Monterey Herald;
- Gonzales Tribune; and/or
- El Sol

The notice will include a summary of the Draft Action Plan that describes the contents and purpose and a list of the locations where copies of the Draft Plan may be examined. The notice will be published at least 14 days prior to the Public Hearing.

- ii. The Draft Action Plan will be available for public review at the following locations:

- Monterey County Economic Development Department, Government Center, 168 W. Alisal Street, Third Floor, Salinas, CA 93901
- Monterey County website at: <http://www.co.monterey.ca.us/>
- Websites of participating jurisdictions

Upon request, the Draft Action Plan will be made accessible to any person with disabilities. The Urban County will provide a reasonable number of free copies of the Draft Action Plan to citizens and groups that request copies.

- iii. The Monterey County Board of Supervisors will conduct a Public Hearing on the Draft Action Plan.
- iv. At the end of the 30-day review period, the Board of Supervisors will consider adoption of the Draft Action Plan. The Draft Action Plan will be adopted upon a majority vote of the Board of Supervisors. After adoption of the Plan, the Final Action Plan will be submitted to HUD. The Final Plan will include a summary of public comments and a summary of any comments not accepted and the reasons therefore, all of which will be attached to the Final Plan.

4. Substantial Amendment to the Consolidated Plan and Action Plan

The Urban County may officially amend the adopted Consolidated Plan and Action Plan through a substantial amendment process if changes to the Consolidated Plan and Annual Action Plan meet the substantial amendment criteria outlined below. The following also outlines the procedures to be used when substantially amending the Consolidated Plan and Action Plan. Other changes to CDBG programs and activities not meeting these criteria are considered minor changes not subject to this Citizen Participation Plan and can be undertaken by staff administratively.

a. Substantial Amendment Criteria

Consolidated Plan (Strategic Plan): The Urban County will amend its approved Consolidated Plan (Strategic Plan component) whenever a decision is made to propose a substantial change in allocation priorities. For the purpose of the Consolidated Plan (Strategic Plan), a “substantial change” will constitute a cumulative change equal to or in excess of 25 percent of the Urban County’s CDBG entitlement for a program year.

Changes in funding priority needs in the Consolidated Plan not amounting to more than 25 percent of a program year will not be considered a substantial change to the Consolidated Plan; no formal amendment to the Consolidated Plan requiring public review and comment will be warranted. (For example, an amendment to the Consolidated Plan is needed if the Strategic Plan identifies only a low priority need for historic preservation, but during the timeframe of the Consolidated Plan, the Urban County decides to establish a CDBG-funded historic preservation program that amounts to more than 25 percent of the Urban County’s annual allocation.)

Annual Action Plan - The Urban County will amend its approved Action Plan whenever one of the following decisions is made to:

1. Carry out an activity not previously described in the Action Plan;
2. Cancel an activity previously described in the Action Plan;
3. Increase the amount to be expended on a particular activity from the amount stated in the Action Plan by more than 25 percent or \$25,000, whichever is smaller; or
4. Substantially change the purpose, scope, location, or beneficiaries of an activity.

Changes in funding for an existing activity (project) not amounting to more than 25 percent or \$25,000 will not be considered a substantial change to the Action Plan; no formal amendment to the Action Plan requiring public review and comment will be warranted.

Backup Projects: The Urban County may include a backup list of projects in the Action Plan. Should funding become available, the backup projects will be activated. Approval of the Action by the Board of Supervisors and by HUD will be considered as approval for the backup projects. Activating the backup projects does not constitute a substantial amendment to the Action Plan.

Delays in Implementation: Delays in implementing a project is not considered a significant change to the Action Plan. No amendment or substantial amendment is required.

b. Substantial Amendment Process

The following procedures will ensure that all residents and community stakeholders will have a chance to comment on the proposed amendment to the Consolidated Plan and Action Plan.

- i. When necessary, a request for written concurrence is sent to the Project Manager at the San Francisco Field Office for HUD.
- ii. Publish a notice of the 30-day public comment period on the proposed amendment to the adopted Consolidated Plan and/or Annual Action Plan. The notice will be published in the following newspapers:

- Salinas Californian;
- Monterey Herald;
- Gonzales Tribune; and/or
- El Sol

The notice will include a summary of the amendment and where copies of the proposed amendment may be examined.

- iii. The proposed amendment will be available for public review at the following locations:
- Monterey County Economic Development Department, Government Center, 168 W. Alisal Street, Third Floor, Salinas, CA 93901
 - Monterey County website at: <http://www.co.monterey.ca.us/>
 - Websites of participating jurisdictions

Upon request, the amendment will be made accessible to any person with disabilities.

- iv. At the end of the 30-day review period, the Monterey County Board of Supervisors will conduct a public hearing and consider adoption of the amendment upon a majority vote of the Board of Supervisors.
- v. A copy of the approved amendment will be sent to the San Francisco Field Office for HUD.

c. Back-up Projects

The Annual Action Plan contains a list of projects to be funded for the program year with funding anticipated. During each program year, however, additional funding may become available as a result of program income, projects completed below budget, or projects canceled or delayed due to a variety of reasons. A list of capital improvement or affordable housing projects may be included in the Annual Action Plan and approved by the Board of Supervisors for funding as back-up projects. The Urban County may activate these back-up projects at any time when funding becomes available. The Urban County receives HUD approval for these back-up projects along with the approved and funded projects as part of its approval for the Annual Action Plan. Initiation and funding of these projects would not constitute a “substantial amendment” defined above.

d. Interim Assistance Activities

Interim Assistance Activities are those immediate activities typically involving a quick repair or temporary alleviation of a sudden emergency by performing work that would otherwise be considered ineligible. There are two types of interim assistance activities.

1. **Immediate Interim Repairs** - These activities are to prevent further deterioration of public improvements and facilities. Permanent improvements must be made as soon as practicable. Examples are: repairing streets, sidewalks, parks, playgrounds, utilities and public buildings and neighborhood cleanup programs.
2. **Alleviating Emergency Conditions which Threaten Public Health and Safety** - These activities require a determination by the Board of Supervisors that an emergency

condition exists and requires immediate resolution. Examples include those listed above, except parks and playgrounds, and are limited to the extent necessary to alleviate the emergency.

Due to their emergent nature, interim assistance activities are exempt from the citizen participation, public hearing and legal noticing processes. The Board of Supervisors is required to document the emergency nature of the activities by minute order at the time it is asked to approve the activity for funding. However, these projects are not exempt from Davis-Bacon wage rates. All interim assistance activities must still meet at least one of the national objectives of the CDBG Program to be eligible.

5. Consolidated Annual Performance and Evaluation Report (CAPER)

a. Schedule of Review

The CAPER is due annually, following the following schedule:

August/September	CAPER available for 15-day public review.
August/September	Participating jurisdictions report to respective city councils for progress and accomplishments.
September	CAPER included in the Board of Supervisors meeting as a Consent Calendar item.
September 28	Submittal of CAPER to HUD.

b. Public Review

The Consolidated Annual Performance and Evaluation Report (CAPER) details the accomplishments of the Consolidated Plan and the Action Plan. The following procedures will ensure that all residents and community stakeholders will have a chance to comment on the CAPER.

i. Publish a notice of the 15-day public comment period on the draft CAPER. The notice will be published in the following newspapers:

- Salinas Californian;
- Monterey Herald;
- Gonzales Tribune; and/or
- El Sol

The notice will include a list of locations at which the draft CAPER can be reviewed.

ii. The draft CAPER will be available for public review at the following locations:

- Monterey County Economic Development Department, Government Center, 168 W. Alisal Street, Third Floor, Salinas, CA 93901
- Monterey County website at: <http://www.co.monterey.ca.us/>
- Websites of participating jurisdictions

Upon request, the CAPER will be made accessible to any person with disabilities.

C. Public Notification of Public Hearings

Staff will ensure adequate advance notice of all public hearings. Adequate noticing will include:

- Printing notices in accordance with the noticing requirements as specified for the different Consolidated Planning processes outlined earlier.
- Notices will be available for review at the following locations:
 - Monterey County Economic Development Department, Government Center, 168 W. Alisal Street, Third Floor, Salinas, CA 93901
 - Monterey County website at: <http://www.co.monterey.ca.us/>
 - Websites of participating jurisdictions

D. Access to Records

The Urban County will provide residents, public agencies, and other interested parties with reasonable and timely access to information and records relating to the Consolidated Plan documents and the use of CDBG funds during the preceding five years.

At all times during the County Government Center operating hours, all information regarding the HUD programs will be made available upon request, including the Federal Regulations governing the CDBG program, a year-by-year breakdown of the program expenditures, the minutes of the most recent public meeting, the most recent monthly report of the program activities, mailings and promotional material, prior years' applications, letters of approval from HUD, grant agreements, this Citizen Participation Plan, reports required by HUD, and any other documents regarding important program requirements by HUD.

During the period of planning for the next program year, information will be made available to the public and will include such items as the amount of funds available to the Urban County, the range of activities that may be undertaken with these funds, the kind of activities previously funded in the Urban County, the process of developing the Consolidated Plan and related documents, the role of Urban County residents in the CDBG program and any other information necessary for the Urban County's residents and community stakeholders to participate in the process fully. The use of CDBG funds shall be announced in a newspaper serving the non-English speaking communities in the Urban County, including but not limited to Spanish in a local Spanish newspaper.

Requests for information and records must be made to the Urban County in writing. Staff will respond to such requests within 30 working days or as soon as possible thereafter.

E. Technical Assistance

Upon request, staff will provide technical assistance to groups representing extremely low, low and moderate income persons to develop funding requests for CDBG-eligible activities. Technical assistance will be provided as follows:

- i. Answer, in writing or verbally, all inquiries received from residents or representative groups relating to funding requests.

- ii. Meet with groups or individuals as appropriate, to assist in identifying specific needs and to assist in preparing request/application for assistance.
- iii. Provide translation in Spanish on an as needed basis.

F. Comments and Complaints

1. Comments

Residents, community stakeholders, as well as agencies providing services to the community are encouraged to state or submit their comments on the CDBG program. Written and verbal comments received at Public Hearings or during the comment period will be considered, summarized, and included as an attachment to the appropriate plan documents. Written comments should be addressed to:

County of Monterey
Jane Royer Barr, Program Manager
168 W. Alisal Street, 3rd Floor, Salinas, CA 93901
Email: Barrj@co.monterey.ca.us
Phone: (831) 755-5390

A written response will be made to all written comments within 30 working days, acknowledging the letter and identifying a plan of action, if necessary. Every effort will be made to send a complete response within 30 working days to those who submit written comments.

2. Complaints

Residents and community members with complaints concerning the Consolidated Plan, the Annual Action Plan, substantial amendments, or the CAPER should contact the County of Monterey personnel by phone or in writing within 30 days from the date the document is published for comment. Complaints concerning any CDBG-funded program in which the person believes access has been limited or denied must be made within 30 days from the date of the occurrence. Staff will review each complaint based on the information provided within the complaint and provide a complete written response to the complaint within 30 working days from the date of their complaint when practicable.

The Urban County will accept written complaints provided they specify the following:

- The description of the objection, and supporting facts and data
- Provide name, address, telephone number, and a date of complaint

Complaint should be sent to:

County of Monterey
Jane Royer Barr, Program Manager
168 W. Alisal Street, 3rd Floor, Salinas, CA 93901
Email: Barrj@co.monterey.ca.us
Phone: (831) 755-5390

A record will be maintained of all complaints received that will include the nature of the complaint, staff investigation of facts and evidences, referrals made, and the final disposition.

Residents and community members may contact HUD directly if they wish to object to any part of the Consolidated Plan, Annual Action Plan or Consolidated Annual Performance and Evaluation Report, or if they feel that they have been aggrieved by any program, activity or procedure funded through the CDBG funds. Such objections should be made to:

Program Manager
Community Planning and Development Division
Department of Housing and Urban Development
San Francisco Field Office
600 Harrison Street, 3rd Floor
San Francisco, CA 94107

G. Bilingual Opportunities

Translation services will be provided upon advance request to the extent feasible. Translation services at public hearings and meetings will be provided in Spanish if translation services are requested at least three (3) days prior to the meeting date. Other languages may be accommodated to the extent feasible.

H. Reasonable Accommodation

The Monterey County Government Center is accessible to the disabled. Persons with disabilities can call the County of Monterey (831) 755-5390 to request a specific accommodation.

I. Appeals

Appeals concerning the CDBG program or decisions, statements, recommendations of the Urban County staff, or disposition of complaints should be made first to:

County of Monterey
Jane Royer Barr, Program Manager
168 W. Alisal Street, 3rd Floor, Salinas, CA 93901
Email: Barrj@co.monterey.ca.us

Thereafter appeals should be made to the County Board of Supervisors. If concerns are not addressed, appeals may be made to the San Francisco Field Office of HUD.

J. Anti-displacement/Relocation

In the event that any residential displacement and relocation must take place in order to carry out a program activity, the Urban County ensures that it will develop an Anti-displacement and Relocation Plan in connection with that project as applicable per Federal regulations.

In the event that any acquisition and relocation must take place in order to carry out a program activity, the Urban County will also comply with the acquisition and relocation requirements of

the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1070, as amended and implementing regulations of 49 CFR Part 24.

K. Assurances

The Urban County assures that the most diligent effort will be made to comply with the process and procedures outlined in this CPP.

Appendix D: Low/Moderate Income and Minority Concentrations

County Name	Place Name	Tract	Block Group	Number of Low / Mod Persons	Total Persons	Percent Low/Mod
Monterey County		101	1	535	1164	46.00
Monterey County		101	2	131	762	17.20
Monterey County		104	1	0	0	
Monterey County		900	9	0	0	
Monterey County		1000	2	144	265	54.30
Monterey County		1500	1	72	121	59.50
Monterey County		1600	1	0	0	
Monterey County		1800	1	498	819	60.81
Monterey County		10101	1	2815	4696	59.94
Monterey County		10102	1	624	1585	39.40
Monterey County		10102	2	276	1815	15.21
Monterey County		10201	1	595	1258	47.30
Monterey County		10201	2	1797	3716	48.36
Monterey County		10202	1	468	991	47.20
Monterey County		10202	2	430	1674	25.69
Monterey County		10202	3	472	1528	30.89
Monterey County		10302	1	88	178	49.40
Monterey County		10302	2	385	996	38.65
Monterey County		10303	1	162	396	40.91
Monterey County		10304	1	307	1162	26.42
Monterey County		10304	2	404	1848	21.86
Monterey County		10304	3	601	1296	46.37
Monterey County		10305	1	424	1609	26.35
Monterey County		10305	2	349	1978	17.60
Monterey County		10305	3	108	906	11.90
Monterey County		10400	1	2114	3294	64.20
Monterey County		10400	2	1087	1796	60.50
Monterey County		10400	3	1009	1603	62.90
Monterey County		10501	1	303	1342	22.58
Monterey County		10501	2	827	3267	25.31
Monterey County		10501	3	129	674	19.14
Monterey County		10501	4	183	601	30.40
Monterey County		10501	4	236	1050	22.48
Monterey County		10503	1	0	0	
Monterey County		10504	1	342	981	34.86
Monterey County		10606	1	119	611	19.48
Monterey County		10606	2	544	1418	38.40
Monterey County		10701	1	144	743	19.40
Monterey County		10701	2	236	1471	16.00
Monterey County		10701	3	360	4303	8.37
Monterey County		10702	1	208	1998	10.41
Monterey County		10702	2	231	2026	11.40
Monterey County		10801	1	1602	2343	68.37
Monterey County		10801	2	917	1387	66.11
Monterey County		10801	3	741	1099	67.42

County Name	Place Name	Tract	Block Group	Number of Low / Mod Persons	Total Persons	Percent Low/Mod
Monterey County		10801	4	1403	3806	36.86
Monterey County		10801	5	336	736	45.65
Monterey County		10802	1	258	373	69.17
Monterey County		10802	2	547	1089	50.23
Monterey County		11000	1	252	1303	19.30
Monterey County		11000	2	161	1395	11.54
Monterey County		11000	3	167	1452	11.50
Monterey County		11000	4	473	1135	41.67
Monterey County		11000	5	353	948	37.24
Monterey County		11101	3	184	779	23.60
Monterey County		11102	1	213	434	49.08
Monterey County		11102	2	77	77	100.00
Monterey County		11102	3	0	72	-
Monterey County		11201	1	368	770	47.79
Monterey County		11201	2	249	415	60.00
Monterey County		11202	1	79	119	66.40
Monterey County		11202	2	40	40	100.00
Monterey County		11301	1	0	0	
Monterey County		11301	2	517	854	60.54
Monterey County		11301	3	698	2796	24.96
Monterey County		11400	1	1448	2805	51.62
Monterey County		11400	2	217	435	49.90
Monterey County		11500	1	282	922	30.60
Monterey County		11500	2	116	306	37.90
Monterey County		11600	1	813	3018	26.94
Monterey County		11600	2	129	668	19.31
Monterey County		11600	3	101	922	10.95
Monterey County		11600	4	228	1379	16.53
Monterey County		11600	5	339	1335	25.40
Monterey County		11700	1	250	1296	19.29
Monterey County		11700	2	206	1709	12.10
Monterey County		11700	3	200	1236	16.20
Monterey County		11800	2	0	0	
Monterey County		11900	1	44	481	9.15
Monterey County		11900	2	36	573	6.30
Monterey County		11900	3	57	784	7.30
Monterey County		11900	4	93	845	11.00
Monterey County		11900	5	117	1331	8.80
Monterey County		11900	6	28	534	5.24
Monterey County		12301	1	205	1065	19.20
Monterey County		12600	9	0	0	
Monterey County		12800	5	0	29	-
Monterey County		13200	1	113	509	22.20
Monterey County		13200	2	124	1487	8.30
Monterey County		13300	5	0	0	
Monterey County	Del Rey Oaks city	13400	1	326	1650	19.80
Monterey County		14000	3	0	0	

County Name	Place Name	Tract	Block Group	Number of Low / Mod Persons	Total Persons	Percent Low/Mod
Monterey County		14101	2	1467	2850	51.47
Monterey County		14102	1	0	34	-
Monterey County		14103	1	7	7	100.00
Monterey County		14301	1	0	14	-
Monterey County		14302	1	0	0	

