

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



Lead Agency

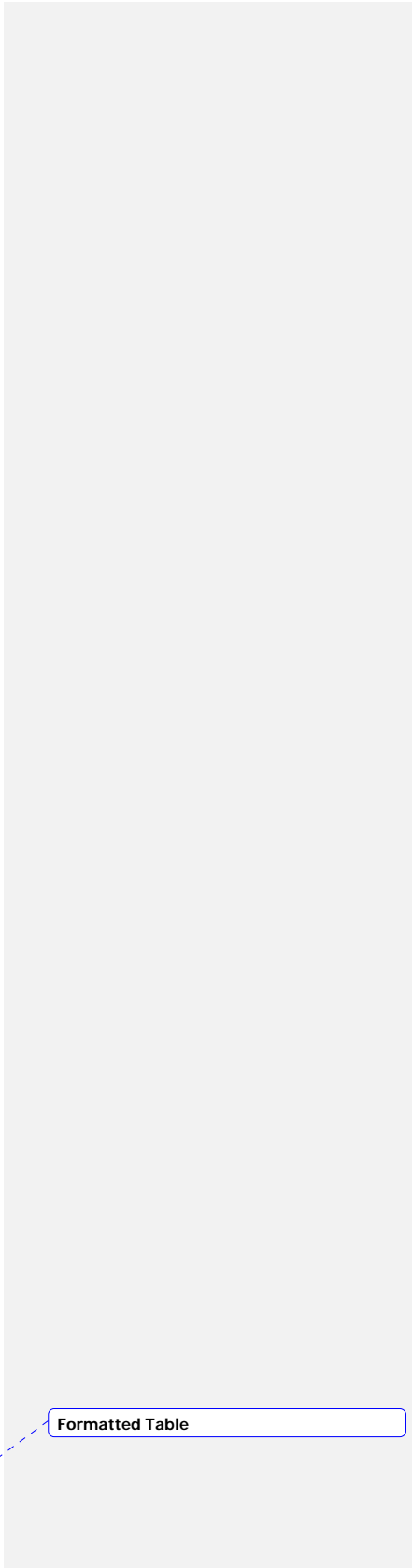
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Executive Summary

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 ~~were~~ known as the Monterey Urban County (Urban County). As part of this requalification process for Urban County status in 2015, the County was again joined by the City of Gonzales; however, the City of Del Rey Oaks declined to continue its participation in the Urban County Program. Instead, however, the cities of Greenfield and Sand City have joined the Urban County program as new participating jurisdictions. Therefore, this Consolidated Plan is amended to provide an updated description of the Urban County geography, the associated housing and community development needs, and changes to priorities and strategies (if any). Other discussions not directly related to or impacted by the addition of Greenfield and Sand City are not revised as part of this amendment.

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;

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- 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, 2013 - Gonzales
- January 8, 2013 - Del Rey Oaks
- January 9, 2013 - 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

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

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- February 12, 2013 - 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, 2013 - to deliberate on the funding applications and to receive comments from the public
- May 7, 2013 - to adopt the Consolidated Plan
- May XX, 2016 - to adopt amendment to 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.

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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, Greenfield, and Sand City.~~ (Del Rey Oaks chose not to continue its participation in the Urban County program during the FY 2016-FY 2018 requalification period.)

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.

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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.
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.

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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?
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.

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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.

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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

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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))

From FY 2013 to FY 2015, the Urban County program covered the County unincorporated areas and the cities of Del Rey Oaks and Gonzales. A community workshop was conducted for each participating jurisdiction. In 2015, Greenfield and Sand City elected to participate in the Urban County but Del Rey Oaks elected to discontinue its participation. 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.

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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

The citizen participation process involves consultation workshops with nonprofit and public agencies, community workshops, a housing and community development needs survey, and public hearings. Through this process, recurring themes were identified: extensive needs for improvements to infrastructure and public facilities, youth services, homeless and homeless prevention services; and affordable housing. These comments correlate to empirical data collected, as well as observations by staff and elected officials of the participating jurisdictions. The Consolidated Plan goals reflect the results of the outreach programs.

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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	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	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.	

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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

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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

Comment [VT1]: This section will be updated when HUD loads data for new Urban County geography

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).

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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

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

Comments:

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

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.

Comments:

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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

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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

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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

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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.

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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).

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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.

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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.

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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.

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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.

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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.

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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.

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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

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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). The new Urban County participating jurisdictions - Greenfield and Sand City - has concentrations of Hispanic population at 91 percent and 37 percent, respectively.

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, which previously was part of the Urban County. No public housing project is located in Sand City. One public housing project - the 50-unit Los Ositos for seniors and disabled - is located in Greenfield.

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, which previously was part of the Urban County. XXX households (XXXX percent of total vouchers) in Greenfield and XXX households (XXXX percent of total vouchers) in Sand City receive vouchers.

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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.

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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)

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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.

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Race of Residents

Race	Program Type								
	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)

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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)

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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. Los Ositos in Greenfield is in good condition and received a recent REAC inspection score of 92. This project is targeted for seniors and disabled. The HAMC is in the process of converting all public housing units countywide to Project-Based Rental Assistance. As such, any 504 needs will be addressed in the rehabilitation of the units at conversion.

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. In Greenfield, XX percent of the voucher users are seniors and XX have a disability, with Sand City having XX percent and XX percent, respectively.

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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

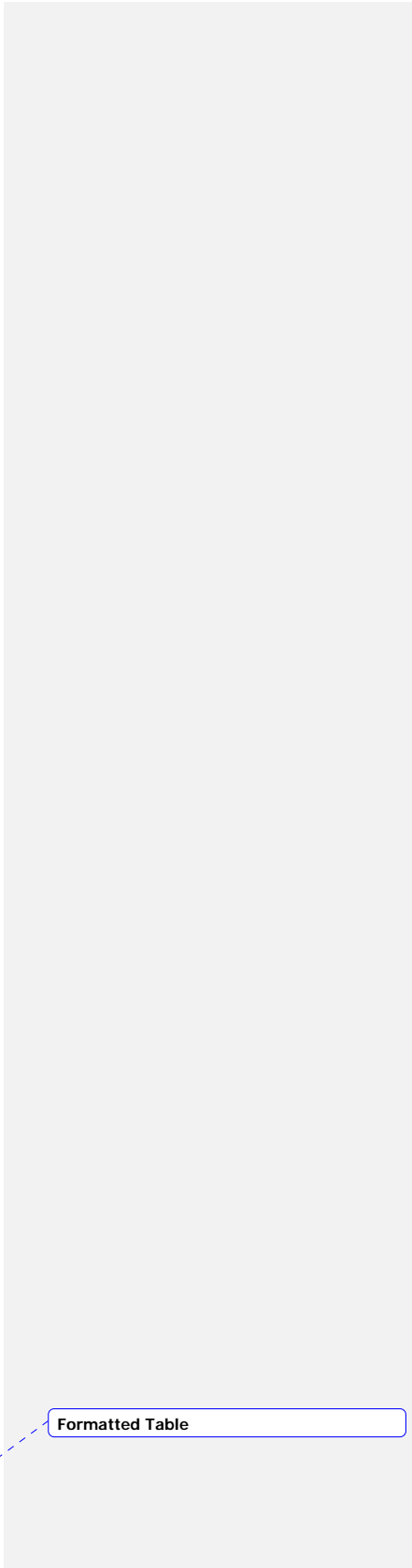
According to the 2011 Homeless Census, an estimated 556 homeless persons were located in the Urban County area at the time of the homeless count (Del Rey Oaks - 25 persons; Gonzales - 73 persons; and Unincorporated County - 458 persons). The 2015 Homeless Census indicated that Greenfield had two homeless persons and Sand City had 55. 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:

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- 2011 Homeless Census and Survey for Monterey and San Benito Counties

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- 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



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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

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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.

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- 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. [Omin comparison, seniors made up 4.7 percent of the residents in Greenfield and 2.7 percent in Sand City.](#)

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 made up 47 percent of all households in Greenfield. In Sand City, about 9 percent were large households.](#)

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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.

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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:

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- **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 street lighting.

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

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- 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 425,003~~20 units in 2010, representing a ~~124~~ 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 ~~76~~ percent mobile homes. Approximately ~~7065~~ percent of the housing units are owner-occupied and ~~3035~~ 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~~6 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.**

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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.

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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 [The](#) Housing Authority of the County of Monterey (HACM) [is pursuing conversion of all public housing units countywide to Project-Based Rental Assistance. This conversion process is anticipated to be completed during Springspring 2016. 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

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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.

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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%
Total	9,905	100.0%

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:

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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

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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

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- 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:

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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 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.
Comments:

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

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are other unincorporated areas of the County that have substandard units, none have needs as extensive as the three communities identified above. Spreckels, 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. ~~Three~~ Only two public housing projects are located in the Urban County area (~~both two are~~ in Gonzales and one in Greenfield), and 101 households in Gonzales and 186 households in the unincorporated areas are receiving Housing Choice Vouchers (HCV). In Greenfield and Sand City, _____ and _____ households are utilizing (HCV), respectively. No specific information is available for the City of Del Rey Oaks. The table below provides information for the entire County.

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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)

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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. One public housing project is located in Greenfield; the most recent inspection score was 92.

Public Housing Condition

Public Housing Development	Average Inspection Score
Casa de Oro, Gonzales	98
Casa Santa Lucia	93
<u>Los Ositos</u>	<u>92</u>

Table 39 - Public Housing Condition

Restoration and Revitalization Needs

~~Both All~~ 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.~~ HACM is in the process of converting all public housing units county-wide to Project-Based Rental Assistance.

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 All three public housing projects Casa de Oro and Casa Santa Lucia~~ are in excellent conditions and not identified for major renovations in upcoming years.

Discussion

See discussions above.

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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. [In 2015, there were 2 homeless persons in Greenfield and 55 homeless in Sand City.](#) 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:

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Describe mainstream services, such as health, mental health, and employment services to the extent those services are use 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

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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

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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

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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

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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.

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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.

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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.

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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:

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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%
<i>Total</i>	<i>45,827</i>	<i>100%</i>

Table 45 - Travel Time

Data 2005-2009 ACS Data
Source:

Education:

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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:

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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

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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.

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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,

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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

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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.

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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.

Comment [VT2]: Preparing map

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: 43.9 percent Hispanic; 50.44 percent White (non-Hispanic); four.33 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), Greenfield (47 percent), and Sand City (86 percent) all have higher or similar proportions of renter-households than the Urban County as a whole (~~34-49~~ percent). The proportions of large households in Boronda (41 percent), Pajaro (50 percent), ~~and Gonzales~~ (42 percent), and Greenfield (47 percent) are significantly higher than the Urban County (~~17-20~~ percent). Boronda, Pajaro, ~~and Gonzales~~, and Greenfield 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.

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Are there any community assets in these areas/neighborhoods?

Gonzales ~~and Greenfield is-are an~~ important wine cultivation areas in Monterey County. Wineries ~~and vineyards~~ located in Gonzales ~~and Greenfield~~ include Blackstone, Robert Talbott Vineyards, Paul Masson Vineyards, Pisoni Vineyards, Constellation Wines, Boekenooen Winery, ~~and~~ Salinas Valley Vineyards, ~~Scheid Vineyards, Mesa Del Sol, Wente Bros Vineyards, and Arroyo Seco Vineyards, among others.~~ The Rex Goliath wine company is also based in Gonzales.

Are there other strategic opportunities in any of these areas?

Gonzales ~~and Greenfield~~ 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.

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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:

In 2012, the Monterey Urban County was comprised of the unincorporated areas and the cities of Del Rey Oaks and Gonzales. With the 2015 recertification of the Urban County program, Del Rey Oaks has decided not to participate in the future. However, the cities of Greenfield and Sand City will join the Urban County program starting FY 2016. Overall, funding allocated to the ~~three~~ four 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.

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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

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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

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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.

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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 housing preservation	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.

Table 51 - Influence of Market Conditions

SP-35 Anticipated Resources

Introduction

~~In 2012, t~~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. ~~With the changes in participating jurisdictions and annual appropriations, the FY 2016 HUD allocation budget is \$1,156,760 for the unincorporated areas and the cities of Gonzales, Greenfield, and Sand City.~~ 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.

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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

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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. However, HACM is in the process of converting all public housing units county-wide as Project-Based Rental Assistance.
- **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 all three participating cities (City of Gonzales, Greenfield, and Sand City) 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.

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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
<u>City of Greenfield</u>	<u>Government</u>	<u>Economic Development</u> <u>Homelessness</u> <u>Non-homeless special needs</u> <u>Ownership</u> <u>Planning</u> <u>Rental</u> <u>Neighborhood improvements</u> <u>Public facilities</u> <u>Public services</u>	<u>Jurisdiction</u>
<u>City of Sand City</u>	<u>Government</u>	<u>Economic Development</u> <u>Homelessness</u> <u>Non-homeless special needs</u>	<u>Jurisdiction</u>

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Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
		Ownership Planning Rental Neighborhood improvements Public facilities Public services	
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		

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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

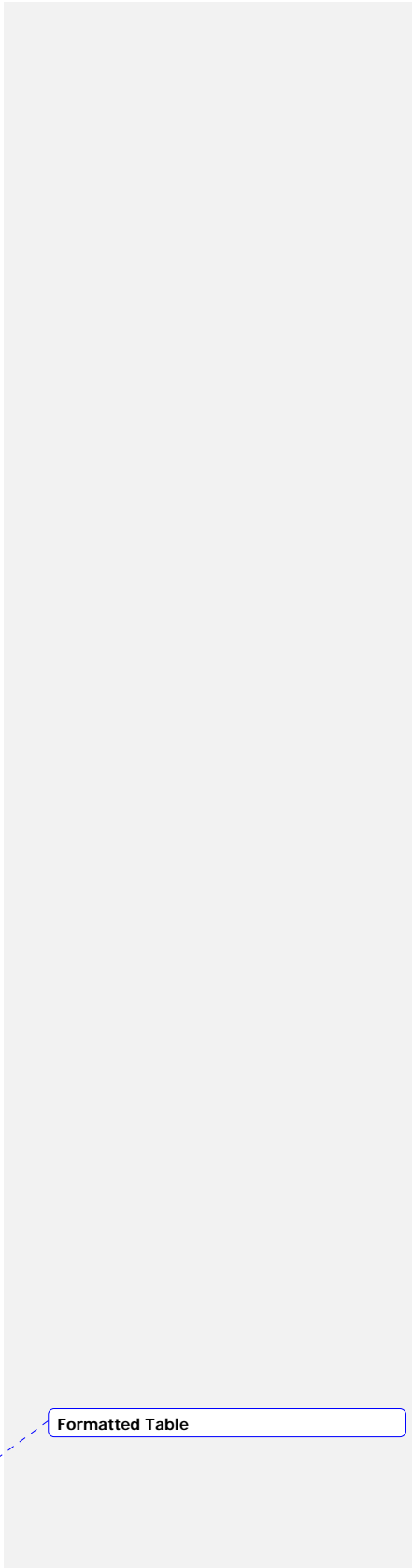
There are a variety of services for special needs population and persons experiencing homelessness in Monterey County. However, major gaps in the service delivery system exist:

- 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

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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.



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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

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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

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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-Three~~ public housing projects are located within the Urban County (two in Gonzales and one in Greenfield). ~~Both-Two fo these~~ 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. HACM is in the process of converting all public housing units county-wide into Project-Based Rental Assistance. All accessibility improvements will be made as part of the conversion process.~~

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.

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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

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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).

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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:

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- **Youth Program:** The Monterey County Workforce [DevelopmentInvestment](#) Board's (WIDB) 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.

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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.

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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

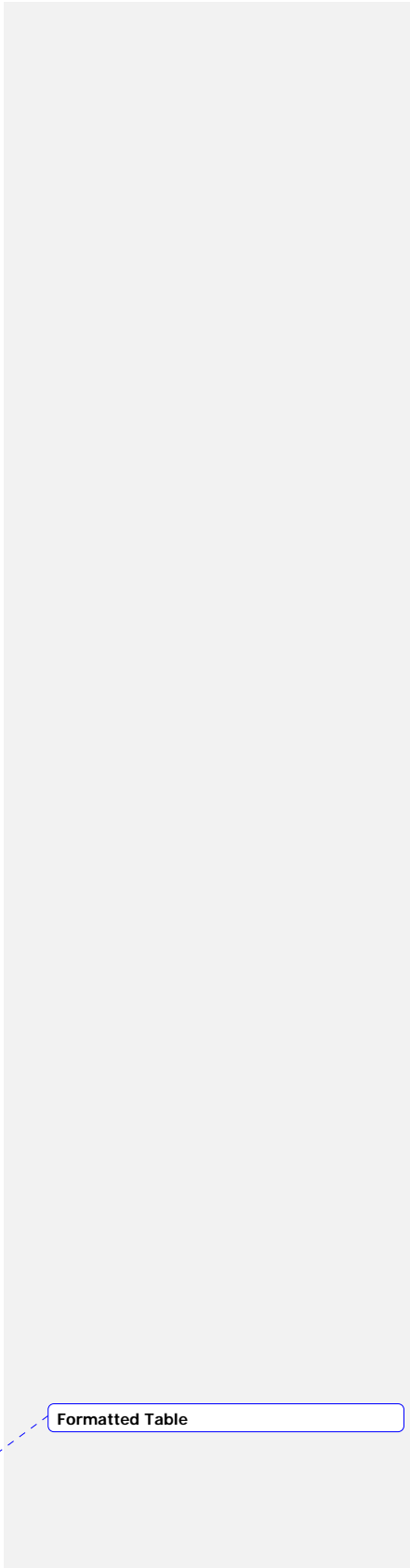
The Urban County will maintain accurate records (both program and financial) pertaining to its CDBG-funded activities. Fund disbursements to CDBG public services subrecipients are predicated upon receipt of beneficiary demographics and related programmatic statistics. On-site monitoring of public services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

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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.



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