



City of Monterey
Community Development Block Grant (CDBG)
Draft Annual Action Plan Fiscal Year 2024-2025

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Monterey, incorporated in 1850, is one of California's oldest communities. Founded in 1770, the City hosted the state's first constitutional convention in the historic Colton Hall where, in 1849, the State of California's Constitution was signed. The City of Monterey is located on Monterey Bay, now a National Marine Sanctuary.

The City is a regional and national tourist destination and is approximately 125 miles south of San Francisco and 345 miles north of Los Angeles. The City also boasts several institutions of higher learning including the Defense Language Institute, which specializes in teaching foreign languages to military personnel; the Middlebury Institute of International Studies, which provides graduate degrees with an emphasis on the international community, customs, languages, and business trends; the Naval Postgraduate School, which provides advanced degrees for military personnel; and Monterey Peninsula College, which offers general education for an associate's degree to transfer to a four-year institution. These institutions attract many culturally diverse populations from across the globe.

This 2024 Annual Action Plan (Action Plan) is submitted to the U.S. Department of Housing and Urban Development (HUD) as the application for Program Year (PY) 2024-2025 funds from the Community Development Block Grant (CDBG) program. This Action Plan encapsulates the fifth and final year of the 2020-2024 Consolidated Plan for Housing and Community Development. For PY 2024, the estimated CDBG entitlement amount is \$270,000, and the estimated amount of program income is \$1,400,000. To ensure the Action Plan process remains on schedule while complying with public participation and local approval requirements, the City used estimates to draft the Action Plan and obtain public comment and local government approvals. Once the U.S. Department of Housing and Urban Development (HUD) releases the final allocation amounts, these estimates will be replaced with exact amounts.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items, or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis, or the strategic plan.

The Action Plan includes the following CDBG budget projections:

- \$270,000 in CDBG entitlement funds from HUD
- \$1,400,000 in projected program income funds

While all projects support the City's 2020-2024 Consolidated Plan, key projects proposed for PY 2024 include:

- Housing Rehabilitation Programs focusing on minor repairs, accessibility improvements, and emergency repairs
- Acquisition, Rehabilitation and Resale of housing units to create affordable units
- Public Service Grants to groups serving youth, seniors, and homeless persons and families
- Capital improvement grants for facility improvements for public service providers
- Staffing and overhead for overall administration of the CDBG program
- Public Facilities Grants
- Subrecipient monitoring

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Monterey prepares the Consolidated Annual Performance and Evaluation Report (CAPER), a report that details how the City met the needs and objectives outlined in the prior year's Annual Action Plan. The City's most recent PY 2022 CAPER reports on the fourth year of the five-year Consolidated Plan. The City worked collaboratively with other agencies to achieve the following accomplishments:

- Assisted households by administering 184 allocated Housing Choice Vouchers (HCVs) with the Housing Authority of the County of Monterey (HACM)
- Administered rehabilitation projects for 13 low-income households
- Rehabilitated 3 affordable ownership units to be sold to first-time low-income homebuyers
- Assisted 21 homeless individuals with street outreach and intensive case management
- Provided homeless outreach and support to 107 homeless individuals and at-risk youth
- Provided emergency shelter to 81 single women and families with children
- Provided case management and day-center services to 235 homeless women
- Provided exercise therapy to 11 seniors and disabled persons
- Assisted 478 seniors with legal advocacy and support
- Assisted 290 seniors with tax assistance, ombudsman services, and referrals
- Provided meal delivery to 206 homebound seniors and disabled persons
- Advocated for 46 children in foster care
- Provided fair housing support services to 82 low-income households
- Provided food bank access to 408 income-eligible residents

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Prior to the adoption of the PY 2024 Annual Action Plan (Action Plan), several meetings were held to allow citizens to participate in the process by providing comments and suggestions on the community's housing, public facility, and public service needs. The first meeting was held on November 15, 2023, and acted as a technical workshop to provide potential applicants with the knowledge necessary to complete the grant application. It also acted to solicit public comment on community development needs. Nonprofit agencies played a key role in providing information and recommendations in the development of this Action Plan. Next, a meeting was held on January 11, 2024, for the public service organizations to provide grant proposal presentations to the Public Service Grant Review Committee. A 30-day minimum public comment period for the draft PY 2024 Action Plan commenced on March 20, 2024, and ended on May 7, 2024. A third meeting on April 9, was held as a public hearing before the Planning Commission to receive their advisory review and recommendations on the draft Action Plan. The City Council held a public hearing to adopt the Action Plan on May 7, 2024.

To ensure maximum participation, the draft Action Plan has been made available for public review online at the City's website, with hard copies available at public counters at the following locations:

- Monterey Public Library, reference desk– 625 Pacific St., Monterey, CA 93940
- Office of the City Clerk, 580 Pacific St., Monterey, CA 93940
- Office of the Planning Department, 570 Pacific St., Monterey, CA 93940
- Housing Programs Office – 570 Pacific Street, Monterey, CA 93940

Draft copies of the Action Plan have also been made available to local organizations and individuals representing neighborhood associations, special needs groups, and low-income constituencies. All entities were sent meeting notifications to solicit oral or written comments.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

All public comments will be included in the attached public comment documentation.

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

All comments and views expressed and received have been incorporated into the Annual Action Plan as applicable.

7. Summary

The City of Monterey has been able to successfully manage the ongoing timeliness obligations of the CDBG program and has identified programs and projects that will benefit the community.

PR-05 Lead & Responsible Agencies – 91.200(b)

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

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	MONTEREY	Housing Office

Table 1 – Responsible Agencies

Narrative (optional)

The City of Monterey's Housing Office administers the City's CDBG funds and serves as the lead agency in performing CDBG planning and administration tasks.

Consolidated Plan Public Contact Information

The City's Housing Office is the designated department responsible for planning and implementing the City's Five-Year Consolidated Plan, each Annual Action Plan, and the City's CDBG program. General inquiries regarding the Consolidated Plan or the CDBG program may be directed to the Housing Office at (831) 646-3995. Written correspondence regarding the Action Plan should be directed to the Housing Office, City of Monterey, City Hall, 580 Pacific Street, Monterey, CA 93940.

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

In order to learn about the community's priority needs, as well as the best way to deliver those services, the City consulted with many of the trusted organizations and agencies it has worked with in the past. In addition, the City continues to consult the 2022 Multi-Jurisdiction Hazard Mitigation Plan and incorporate the mitigation efforts identified throughout. The City recognizes that using the Plan while working towards achieving established goals will help to address the needs of residents who are vulnerable to the effects of both disasters and housing issues.

Provide a concise 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 (91.215(l))

As established in the Housing Element of the General Plan, the City's policy remains to assist the Housing Authority, nonprofit agencies, and private developers in providing housing opportunities to extremely low-, low-, and very low-income households when such an opportunity is identified. Since 2013, the City has participated in the Coalition of Homeless Service Providers' (CHSP) Leadership Council's oversight of the Lead Me Home Plan. Additionally, the City published a 2019 Vulnerable Communities Analysis, currently available online, which identifies the unmet needs of the most vulnerable populations and recommends strategies and practices to address these issues. The Monterey Vulnerable Communities Analysis acted as a platform to gather information from the community, including specific stakeholders and demographic data. This aids in identifying which public or social services in Monterey are in the highest demand, along with what the community's unmet needs are in relation to services and housing.

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 Coalition of Homeless Service Providers (CHSP) is the Continuum of Care (CoC) for Monterey and San Benito Counties. The City of Monterey staff regularly attend monthly meetings held by the CHSP, which include the CHSP Board meeting, the Housing Pipeline meeting, the Leadership Council meeting, and the meeting of the CHSP Executive Committee.

In collaboration with the Monterey County and San Benito County Board of Supervisors, CHSP developed a Lead Me Home (LMH) Plan Update to its initial 10-year LMH Plan. The LMH Plan Update, for July 2021 to June 2026, provides a five-year road map with the goal of reducing homelessness in Monterey and San Benito Counties by 50 percent over the five-year period. This update was made possible due to and builds upon the successful relationships developed during the creation of the original plan. These relationships are rooted in an interdisciplinary nature and are multi-organizational, multi-governmental, and multi-

sectoral. Through collaboration, an approach has identified successful practices, organized resources, scaled up to the size of the problem, and produced public value by delivering meaningful results. Continuation of these efforts will require ongoing innovation by community-based organizations, advances in governmental policy practices, and meaningful private sector investment.

The LMH Plan Update establishes three (3) overarching strategies to accomplish its goals, including:

1. Increase Participation in Homelessness Solutions by Leaders and Key Stakeholders from Across the Region;
2. Improve the Performance of the Homelessness Response System; and
3. Expand Service-Oriented Responses to Unsheltered Homelessness.

Overall, the LMH is founded on the vision of a system that begins with stabilizing existing tenancies to prevent homelessness, re-housing people prior to entering shelter, and linking people to appropriate community supportive services so that they may find and keep stable housing while improving their economic position. It seeks to use housing opportunity as a vehicle to link families and individuals with employment or income programs, while measuring progress and identifying outcomes.

The Lead Me Home 10-Year Plan for housing the Monterey and San Benito Counties homeless population was developed to meet the requirements of the Federal Government's Homeless, Emergency Assistance and Rapid Transition to Housing Act. The Plan lays out the priorities, strategies, and action steps for ending homelessness in the two counties. The City of Monterey's Housing Office is working to implement many of the key strategies identified in the Plan.

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

Not applicable. The City does not receive ESG funds.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Interim, Inc.
	Agency/Group/Organization Type	Services – Housing Services – Persons with disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs – Chronically homeless Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) attended at least one community forum and provided input to help prioritize the City's community needs in the Con Plan, which has helped to inform this Action Plan.
2	Agency/Group/Organization	Court Appointed Special Advocates (CASA)
	Agency/Group/Organization Type	Services – Housing Services – Children
	What section of the Plan was addressed by Consultation?	Homelessness Needs – Unaccompanied youth Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) attended at least one community forum and provided input to help prioritize the City's community needs in the Con Plan, which has helped to inform this Action Plan.
3	Agency/Group/Organization	Salvation Army of the Monterey Peninsula
	Agency/Group/Organization Type	Services – Housing Services – Homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs – Chronically homeless Homeless Needs – Families with children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) attended at least one community forum and provided input to help prioritize the City's community needs in the Con Plan, which has helped to inform this Action Plan.
4	Agency/Group/Organization	Community Human Services
	Agency/Group/Organization Type	Services – Housing Services – Children Services – Homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs – Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) attended at least one community forum and provided input to help prioritize the City's community needs in the Con Plan, which has helped to inform this Action Plan.
5	Agency/Group/Organization	Legal Services for Seniors
	Agency/Group/Organization Type	Services – Elderly Persons Service – Fair Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) attended at least one community forum and provided input to help prioritize the City's community needs in the Con Plan, which has helped to inform this Action Plan.
6	Agency/Group/Organization	Alliance on Aging
	Agency/Group/Organization Type	Services – Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) attended at least one community forum and provided input to help prioritize the City's community needs in the Con Plan, which has helped to inform this Action Plan.
7	Agency/Group/Organization	Veterans Transition Center
	Agency/Group/Organization Type	Housing Services – Housing Services – Homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs – Chronically homeless Homelessness Needs – Veterans Homelessness Strategy Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) attended at least one community forum and provided input to help prioritize the City's community needs in the Con Plan, which has helped to inform this Action Plan.

8	Agency/Group/Organization	Food Bank of Monterey County
	Agency/Group/Organization Type	Services – Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs – Chronically homeless Homeless Needs – Families with children Homeless Needs – Veterans
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) attended at least one community forum and provided input to help prioritize the City’s community needs in the Con Plan, which has helped to inform this Action Plan.
9	Agency/Group/Organization	Meals on Wheels of the Monterey Peninsula
	Agency/Group/Organization Type	Services – Elderly Persons Services – Persons with Disabilities Services – Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) attended at least one community forum and provided input to help prioritize the City’s community needs in the Con Plan, which has helped to inform this Action Plan.
10	Agency/Group/Organization	Josephine Kernes Memorial Pool
	Agency/Group/Organization Type	Services – Elderly Persons Services – Persons with Disabilities Services – Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) attended at least one community forum and provided input to help prioritize the City's community needs in the Con Plan, which has helped to inform this Action Plan.
11	Agency/Group/Organization	Monterey Police Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs – Chronically homeless Homeless Needs – Families with children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) attended at least one community forum and provided input to help prioritize the City's community needs in the Con Plan, which has helped to inform this Action Plan.
12	Agency/Group/Organization	City of Monterey Community Development Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Facility Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) attended at least one community forum and provided input to help prioritize the City's community needs in the Con Plan, which has helped to inform this Action Plan.
13	Agency/Group/Organization	City of Monterey Parks and Recreation Department
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Facility Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) attended at least one community forum and provided input to help prioritize the City's community needs in the Con Plan, which has helped to inform this Action Plan.
14	Agency/Group/Organization	The Coalition of Homeless Service Providers
	Agency/Group/Organization Type	Services – Housing Services – Persons with HIV/AIDS Services – Victims of Domestic Violence Services – Homeless Services – Victims Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs – Chronically homeless Homeless Needs – Families with children Homeless Needs – Veterans Homeless Needs – Unaccompanied youth Homeless Strategy Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) attended at least one community forum and provided input to help prioritize the City's community needs in the Con Plan, which has helped to inform this Action Plan.

15	Agency/Group/Organization	Housing Authority of County of Monterey
	Agency/Group/Organization Type	Services – Housing Services – Homeless Other government – County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs – Chronically homeless Homeless Needs – Families with children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) attended at least one community forum and provided input to help prioritize the City’s community needs in the Con Plan, which has helped to inform this Action Plan.
16	Agency/Group/Organization	Eden Council for Hope and Opportunity
	Agency/Group/Organization Type	Housing Services – Housing Service – Fair Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs – Chronically homeless Homeless Needs – Families with children Homeless Needs – Veterans Homeless Needs – Unaccompanied youth Homeless Strategy Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) attended at least one community forum and provided input to help prioritize the City's community needs in the Con Plan, which has helped to inform this Action Plan.
17	Agency/Group/Organization	Gathering for Women
	Agency/Group/Organization Type	Services – Homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs – Chronically homeless Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) attended at least one community forum and provided input to help prioritize the City's community needs in the Con Plan, which has helped to inform this Action Plan.
18	Agency/Group/Organization	Interfaith Homeless Emergency Lodging Program
	Agency/Group/Organization Type	Services – Homeless Services – Health
	What section of the Plan was addressed by Consultation?	Homeless Needs – Chronically homeless Homeless Needs – Families with children Homeless Needs – Veterans Homeless Needs – Unaccompanied youth

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) attended at least one community forum and provided input to help prioritize the City's community needs in the Con Plan, which has helped to inform this Action Plan.
19	Agency/Group/Organization	Boys and Girls Club of Monterey County
	Agency/Group/Organization Type	Services – Children Services – Education Services – Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homeless Needs - Unaccompanied youth Homeless Strategy Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) attended at least one community forum and provided input to help prioritize the City's community needs in the Con Plan, which has helped to inform this Action Plan.
20	Agency/Group/Organization	Avila Construction
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) attended at least one community forum and provided input to help prioritize the City's community needs in the Con Plan, which has helped to inform this Action Plan.

21	Agency/Group/Organization	Silicon Constructors, Inc.
	Agency/Group/Organization Type	Housing Services – Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) attended at least one community forum and provided input to help prioritize the City’s community needs in the Con Plan, which has helped to inform this Action Plan.
22	Agency/Group/Organization	Viasat
	Agency/Group/Organization Type	Services – Broadband Internet Service Providers
	What section of the Plan was addressed by Consultation?	Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from VSAT Systems was included in the survey undertaken by Monterey. In addition, VSAT Systems was included in the Stakeholder meetings for the Con Plan, which has helped to inform this Action Plan.
23	Agency/Group/Organization	AT&T
	Agency/Group/Organization Type	Services – Broadband Internet Service Providers
	What section of the Plan was addressed by Consultation?	Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from the local AT&T Store attended the Stakeholder Meeting and submitted a survey for the Con Plan, which has helped to inform this Action Plan.
24	Agency/Group/Organization	County of Monterey
	Agency/Group/Organization Type	Other government - County

	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) contributed narrative and data to answer questions relevant to the Consolidated Plan in the Con Plan, which has helped to inform this Action Plan.
25	Agency/Group/Organization	United Way Monterey County
	Agency/Group/Organization Type	Services – Housing Services – Children Services – Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) contributed narrative and data to answer questions relevant to the Consolidated Plan in the Con Plan, which has helped to inform this Action Plan.

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

The Community Hospital of Monterey Peninsula (CHOMP) was not consulted regarding the 2020-2024 Consolidated Plan and therefore did not help to provide information for this Action Plan. However, the Coalition of Homeless Service Providers (CHSP) was consulted regarding the provision of temporary shelter needs of homeless individuals following release from CHOMP. Specifically, the Salvation Army Monterey Peninsula Corps works in partnership with CHOMP to create housing plans and provide temporary shelter for homeless individuals. The City consulted with the Salvation Army of the Monterey Peninsula, Interim, Inc., and Community Human Services, all of whom assist in the process of placing homeless individuals after local medical or mental health facility discharge using vouchers and temporary housing.

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 Service Providers	The City of Monterey attends monthly meetings held by the Coalition of Homeless Service Providers and has been a contributor to the Lead Me Home Plan. Traditionally, the City has supported agencies and organizations the CHSP regular partner with to carry out the vision of the Plan by providing services to all homeless populations. The City will also comply with the Housing First approach, which requires removing barriers for homeless individuals and families that have faced in obtaining housing, such as income requirements. Additionally, as part of the Plan, training will be enhanced and replicated by Community Action officers in the City of Monterey to train police/law enforcement officers in other jurisdictions on homeless outreach strategies and goals of discharge planning policies.
Emergency Shelter Overlay	City of Monterey	To reference areas ideal for emergency shelters and supportive services.
General Plan and Housing Element	City of Monterey	The General Plan Housing Element is the City policy guide to meeting the community housing needs. The Strategic Plan aligns with the goals and policies for implementation of the Housing Element.
Parks & Recreation Master Plan	City of Monterey	To reference the most ideal areas in need of improvement according to City plans with a focus on low to moderate CDBG target areas.
City of Monterey, 2016 Climate Action Plan	City of Monterey	Development as related to the Consolidated Plan that occurs shall be primarily in the areas where environmental hazards can be properly mitigated.
2019 Analysis of Impediments	City of Monterey	Assessment of impediments and fair housing challenges in Monterey with specific and measurable goals to help address fair housing problems.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2020-2024 Consolidated Plan	City of Monterey	Strategic Plan Goals: 1. The Housing Opportunities goal supports rehabilitating low to moderate rental units, production of low-income rental units and preserving low to moderate income Deed Restricted Ownership units and monitoring and rehabilitating low to moderate Ownership Housing units. 2. Services that support a suitable living environment, including services to homeless persons, seniors, youth, disabled persons, and low to moderate income households in the community. 3. Address the impacts of the health crisis and accompanying economic downturn through emergency housing assistance. 4. Public infrastructure in low to moderate income CDBG target areas. Needs include park upgrades, ADA accessibility, improvements to streets and other infrastructure. 5. Economic development because of the high number of low-income households combined with impacts of the recent COVID-19 health crisis and accompanying economic downturn. 6. Optimal program planning is a goal for administering the CDBG program at the City.
2022 Monterey County Multi-Jurisdictional Hazard Mitigation Plan	County of Monterey	The Hazard Mitigation Plan helps to identify a wide range of natural and manmade hazards that the city must be aware of and take action to mitigate.
Vulnerable Community Needs Analysis	City of Monterey	The Vulnerable Community Needs Analysis helps gain a better understanding of the needs of the most vulnerable populations in Monterey and identify goals and strategies to address these issues

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

Resilience specific stakeholders have been working with Monterey County and all of the surrounding jurisdictions to update the Multi-Jurisdictional Hazard Mitigation Plan. The County finalized the Multi-Jurisdictional Hazard Mitigation Plan in 2022 and the Plan is available online. The City of Monterey will continue to incorporate the mitigation efforts identified in the Plan and move towards achieving the goals established.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal setting

Several meetings were held prior to the adoption of the PY 2024 Annual Action Plan in order to allow for citizens to participate in the process by providing their comments and suggestions on the community's housing, public facility, and public service needs. The first meeting was held on November 15, 2023, and acted as a technical workshop to provide potential applicants with the knowledge necessary to complete the grant application. It also acted to solicit public comment on community development needs. Nonprofit agencies played a key role in providing information and recommendations in the development of this Action Plan. Next, a meeting was held on January 11, 2024, for the public service organizations to provide grant proposal presentations to the Public Service Grant Review Committee. A 30-day minimum public comment period for the draft PY 2024 Action Plan commenced on March 20, 2024, and ended on May 7, 2024. A third meeting on April 9, was held as a public hearing before the Planning Commission to receive their advisory review and recommendations on the draft Action Plan. The City Council held a public hearing to adopt the Action Plan on May 7, 2024.

To ensure maximum participation, the draft Action Plan has been made available for public review online at the City's website, with hard copies available at public counters at the following locations:

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- Office of the City Clerk, 580 Pacific St., Monterey, CA 93940
- Office of the Planning Department, 570 Pacific St., Monterey, CA 93940
- Housing Programs Office – 570 Pacific Street, Monterey, CA 93940

Draft copies of the Action Plan have also been made available to local organizations and individuals representing neighborhood associations, special needs groups, and low-income constituencies. All entities were sent meeting notifications to solicit oral or written comments.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community Public service Providers, Neighborhood and Business Associations	Technical workshop held on November 15, 2023. Attendance by public services providers and residents. Intent to invite comment on unmet community needs and describe the City's CDBG public services grant program and application procedure.			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Non-targeted/broad community	Newspaper notices informing the public of the City's scheduled public meetings and hearings on the Action Plan and notifying the public of the opening public comment period for the draft Action Plan. The public comment period opened on March 20, 2024, and closed on May 7, 2024.		N/A	
3	Internet Outreach	Non-targeted/broad community	Copies of the Action Plan were posted on the City's website for the public comment period.		N/A	https://monterey.org/city_hall/community_development/housing_programs/plans_reports/index.php

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Hearing	Non-targeted/broad community	On April 9, 2024, a public hearing was held before the Planning Commission to receive their advisory review and recommendations on the draft Action Plan.		N/A	
5	Public Hearing	Non-targeted/broad community	The City Council held a public hearing to adopt the Action Plan on May 7, 2024.		N/A	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City's CDBG entitlement allocation of funding requires addressing the ratio of program income to entitlement that the City receives each year. While entitlement allocations have been stable, the amount of program income received each year is unpredictable and has ranged from less than \$500,000 to more than \$1,000,000. The average program income received over the last 10 years is about \$900,000; however, due to rising housing costs, many loans are being repaid to the CDBG fund. To meet CDBG expenditure timeliness requirements and comply with HUD's program funding reporting and public outreach requirements, it is important to make the best estimate regarding the total funding expected to roll over from the prior year and the amount of program income to be received. For PY 2024, the City is budgeting for \$1,400,000 in program income.

CDBG entitlement allocations also fluctuate slightly from year to year. For PY 2024, the City is expecting to receive approximately \$270,000 in CDBG entitlement funding from HUD.

As discussed above, the City anticipates receiving \$270,000 in entitlement funding and up to \$1,400,000 in program income for PY 2024, the fifth and final year of the 2020-2024 Consolidated Plan cycle. Funding will be used towards activities that are similar to what the City has consistently funded throughout the past several years. For example, the City continues to fund programs for the purchase and/or rehabilitation of affordable housing, public facility/public infrastructure improvement projects that provide assistance and service in low-moderate income areas, and public services that assist low-moderate income persons or households including seniors, the homeless, and the disabled.

Currently, the City's CDBG estimated budget (\$270,000 entitlement funding and \$1,400,000 Program Income) is divided approximately as follows:

- Public Services – 15% cap
- Acquisition and Housing Rehabilitation Programs – 50%
- Public Facilities Improvements – 15%
- Program Administration – 20% cap

If the actual CDBG entitlement amount received is less than anticipated, the funding amounts for the activities above will decrease in accordance with the percentages established. For example, Public Facilities would remain at 15 percent of the total budget, but the dollar amount would decrease. If the actual CDBG entitlement amount received is more than anticipated, then the additional allocation will go

toward increasing the amount funded for the City's Housing Rehabilitation Programs, along with increasing the amount funded for Public Facilities Improvements. For Public Facilities Improvements, the City would choose to fund a Tier II Public Works Project in addition to the Tier I Project already allocated for in the proposed budget.

The table below includes the estimated CDBG revenues for the coming year.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder 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	270,000	1,400,000	0	1,670,000	0	Based on HUD 2024-2025 allocation projection and Program Income.

Table 5 - Expected Resources – Priority Table

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

While the City's current housing resources do not have matching fund requirements, Monterey will use PY 2024 funds to leverage other resources. For example, the City will continue to utilize the repayment of housing loans made by the former Redevelopment Agency, for which funds are dedicated to affordable housing activities. On the other hand, the City's CDBG allocation will provide support through infrastructure, public facilities, and public services.

The City has already been chosen to receive a Permanent Local Housing Allocation (PLHA) Grant, for which 65 percent of the monies will be used for predevelopment costs related to affordable housing development on City owned properties. For example, a portion of these funds have been committed through loan execution to MidPen Housing for an affordable housing development project behind City Hall. In addition, the City has been selected as a recipient of the Regional Early Action Planning (REAP) 2.0 Grant as well as the Local Early Action Planning (LEAP) Grant. The City will continue to pursue other funding opportunities as they become available.

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

The City will be providing technical assistance from the CDBG planning and administration funds for City-sponsored parks projects in CDBG targeted low to moderate areas. Additionally, the City has a program to purchase and rehabilitate deed restricted affordable homes and then resell them to low-income first-time homeowners, to ensure that no inventory is lost. There are currently 540 Deed Restricted Affordable Units in the City. The budget allows for the purchase of up to three units should they come available. The city also will continue outreach efforts and technical assistance to service providers and other jurisdictions in the area to identify new affordable housing projects and additional homeless services or facilities.

In addition, ten units have been rented on City leased property at 595 Munras Avenue, two of which are affordable. There are several other projects under development that will include affordable units through the inclusionary zoning ordinance. Projects include 2300 Garden Road that was recently issued a building permit for 64 units of which 13 are affordable. The developer for 2300 Garden Road also obtained approvals for an additional 91 units at 2000 and 2600 Garden Road of which 20% would be affordable units. However, the developer is reconsidering these proposals at this time and staff anticipates entirely new concepts to be submitted in 2023. Older projects such as 2200 North Fremont that included 40 Dwelling Units with eight affordable units through a seven percent Density Bonus and Inclusionary Housing have been approved but the developer is no longer actively pursuing building permits. The city also has entered into an Exclusive Negotiating Agreement for a 100% affordable low income project on City leased land behind City Hall. The number of units is in the process of being refined although the developer would like to achieve 36 low-income units.

Discussion

See above sections.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing opportunities	2020	2024	Affordable Housing	Citywide	Homelessness Prevention Production of New Rental Units for Extremely Low-Income Production of New Very Low-Income Rental Units Production of New Low-Income Rental Units Production of New Moderate-Income For Sale and Rental; Preservation of LMI Deed Restricted Ownership Units Homeowner Housing Rehabilitation	CDBG: \$715,000	Homeowner Housing Rehabilitated: 16 Household Housing Unit

2	Suitable living environment	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Citywide	Homelessness Prevention Public Service: Emergency housing assistance Economic development Public Services: Homeless counseling Landlord Tenant Counseling/Legal Assistance/Fair Housing Public Service: Job training Public Service: Job generating activities Public Services: Counseling for at-risk youth Public Services: After school programs Public Services: Emergency preparedness Public Services: Transportation Public Services: Healthcare Public Services: Homeless outreach	CDBG: \$180,000	Public service activities other than Low/Moderate Income Housing Benefit: 1,007 Persons Assisted
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
						Public Services: Homeless mental health Public Services: Homeless substance abuse		
3	Creating Affordability	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Citywide	Homelessness Prevention Public Service: Emergency housing assistance Economic Development	CDBG: \$0	Other: 0 Other

4	Public Infrastructure	2020	2024	Non-Housing Community Development	Laguna Grande Park Veterans Transition Center	Permanent and Supportive Housing Emergency Shelters Public Facilities: Parks Public Facilities: recreational facilities Public Facilities: Youth centers Public Facilities: Senior centers Public Facilities: Neighborhood community centers Public Facilities: Healthcare facilities Infrastructure improvements: Sewer/street improvement Infrastructure improvements: Street Improvements Infrastructure improvements: Safe Routes to School Infrastructure improvements: Sidewalk/Curb Improvements	CDBG: \$265,000	Public Facility or Infrastructure Activities other than Low/Moderate Income
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
						Infrastructure improvements: Infrastructure support Infrastructure improvements: ADA accessibility Infrastructure improvements: Bike lanes with light		
5	Economic development	2020	2024	Non-Housing Community Development Economic development	Citywide	Economic development	CDBG: \$0	Businesses assisted: 0 Businesses Assisted

6	Program administration	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development Planning and administration	Citywide	Homelessness Prevention Public Service: Emergency housing assistance Economic development Low Barrier Homeless Shelters Public Services: Homeless counseling Landlord Tenant Counseling/Legal Assistance/Fair Housing Production of New Rental Units for Extremely Low-Income Production of New Very Low-Income Rental Units Production of New Low-Income Rental Units Production of New Moderate-Income For Sale and Rental Preserve LMI Deed Restricted Ownership Units Public Service: Job training	CDBG: \$240,000	Other: 1 Other
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					Public Service: Job generating activities, Public Services: Counseling for at-risk youth Public Services: After school programs Public Services: Emergency preparedness Public Services: Transportation Public Services: Healthcare Public Services: Homeless outreach Public Services: Homeless mental health Public Services: Homeless substance abuse Permanent and Supportive Housing Emergency Shelters Public Facilities: Parks Public Facilities: Recreational facilities Public Facilities: Youth centers		
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					Public Facilities: Senior centers Public Facilities: Neighborhood community centers Public Facilities: Healthcare facilities Infrastructure improvements: Sewer/street improvements Infrastructure improvements: Street Improvements Infrastructure improvements: Safe Routes to School Infrastructure improvements: Sidewalk/Curb Improvements Infrastructure improvements: Infrastructure support Infrastructure improvements: ADA accessibility Infrastructure improvements: Bike		
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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
						lanes with light Homeowner housing rehabilitation		

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Housing opportunities
	Goal Description	The Project Summary table below includes the estimated CDBG revenues for the coming year.
2	Goal Name	Suitable living environment
	Goal Description	Data and community outreach showed a great need for services that support a suitable living environment, including services to homeless persons, seniors, youth, disabled persons, and low to moderate income households in the community.
3	Goal Name	Creating affordability
	Goal Description	Address the impacts of the health crisis and accompanying economic downturn through emergency housing assistance.
4	Goal Name	Public Infrastructure
	Goal Description	Data and community need showed a need for public infrastructure in low to moderate income CDBG target areas. Needs include park upgrades, ADA accessibility, improvements to streets and other infrastructure.
5	Goal Name	Economic development
	Goal Description	Data and community outreach showed a need for economic development because of the high number of low-income households combined with impacts of the COVID-19 health crisis and accompanying economic downturn.

6	Goal Name	Program administration
	Goal Description	Optimal program planning is a goal for administering the CDBG program at the City.

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Projects

AP-35 Projects – 91.220(d)

Introduction

As part of the Consolidated Planning Process, the City is required to complete a Needs Assessment. For the 2020-2024 Consolidated Plan, the Needs Assessment revealed many findings related to the need for affordable housing, rental assistance to prevent homelessness from occurring, and services for homeless and special needs populations. To address these needs, the City will continue to collaborate with the public service agencies that have been traditionally funded by CDBG.

Projects

#	Project Name
1	Planning and Administration
2	Public Services
3	Public Infrastructure Projects
4	Housing Preservation Programs

Table 7 - Project Information

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

In the Needs Assessment portion of the Five-Year 2020-2024 Consolidated Plan, a lack of affordable housing availability was identified as a key, unmet need. Simultaneously, the Consolidated Plan acknowledges that the City of Monterey faces land constraints and limited water, both of which make it increasingly difficult to provide sufficient new housing supply to address affordable housing. As such, the City will focus its funding on preserving low- and moderate-income ownership units through rehabilitation and the retention of deed restricted units. In addition, the City will also focus its funding on homelessness prevention and the provision of services to low-moderate income persons.

AP-38 Project Summary
Project Summary Information

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1	Project Name	Planning and Administration
	Target Area	Citywide
	Goals Supported	Program administration

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Needs Addressed	Homelessness Prevention Public Service: Emergency housing assistance Economic Development Low Barrier Homeless Shelters Public Services: Homeless counseling Landlord Tenant Counseling/Legal Assistance/Fair Housing Production of New Rental Units for Extremely Low-Income Production of New Very Low-Income Rental Units Production of New Low-Income Rental Units Production of New Moderate-Income For Sale and Ren Preserve LMI Deed Restricted Ownership Units Public Service: Job training Public Service: Job generating activities Public Services: Counseling for at-risk youth Public Services: After school programs Public Services: Emergency preparedness Public Services: Transportation Public Services: Healthcare Public Services: Homeless outreach Public Services: Homeless mental health Public Services: Homeless substance abuse Permanent and Supportive Housing Emergency Shelters Public Facilities: Parks Public Facilities: Recreational facilities Public Facilities: Youth centers Public Facilities: Senior centers Public Facilities: Neighborhood community centers Public Facilities: Healthcare facilities Infrastructure improvements: Sewer/street improvements Infrastructure improvements: Street improvements Infrastructure improvements: Safe Routes to School Infrastructure improvements: Sidewalk/curb improvements Infrastructure improvements: Infrastructure support Infrastructure improvements: ADA accessibility Infrastructure improvements: Bike lanes with light Homeowner housing rehabilitation
Funding	CDBG: \$240,000

	Description	Provide general staff administration of CDBG programs and activities, including Integrated Disbursement and Information System (IDIS) administration, program setup, reporting, planning, and subrecipient training and monitoring. A National Objective designation does not apply to activities completed under this project.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Planning and Administration provides oversight to the CDBG program to ensure compliance with HUD regulations.
	Location Description	Citywide
	Planned Activities	General Planning and Administration. HUD Matrix Code: 21A General Administration. National objective: benefit to low- and moderate-income persons or households.
2	Project Name	Public Services
	Target Area	Citywide
	Goals Supported	Housing opportunities Suitable living environment
	Needs Addressed	Homelessness Prevention Public Services: Homeless counseling Landlord Tenant Counseling/Legal Assistance/Fair Housing Public Service: Job training Public Service: Job generating activities Public Services: Counseling for at-risk youth Public Services: Homeless outreach Public Services: Homeless mental health Public Services: Homeless substance abuse Permanent and Supportive Housing
	Funding	CDBG: \$180,000
	Description	Provide public services to low- and moderate-income households and individuals, including services for seniors, persons with disabilities, and homeless persons, youth, and families.
	Target Date	6/30/2025

Estimate the number and type of families that will benefit from the proposed activities	About 1,007 individuals, including seniors, youth, persons with disabilities, homeless and households at risk of homelessness, and low-income households.
Location Description	Citywide

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Planned Activities	<ol style="list-style-type: none"> 1. Alliance on Aging: tax assistance and ombudsman services and referrals to assist 161 low-income seniors. Funding: \$10,000 (CDBG). HUD Matrix Code: 05A Senior Services. National Objective: LMC. 2. Community Human Services Casa De Noche Buena: emergency shelter to serve an estimated 60 single women and families with children. Funding: \$15,000 (CDBG). HUD Matrix Code: 03T Operating Costs of Homeless/AIDS Patients Programs. National Objective: LMC with “homeless” presumed benefit. 3. Community Human Services Safe Place: homeless outreach and support to serve an estimated 57 homeless persons and at-risk youth. Funding: \$19,000 (CDBG). HUD Matrix Code: 03T Operating Costs of Homeless/AIDS Patients Programs. National Objective: LMC with “homeless” presumed benefit. 4. Court Appointed Special Advocates (CASA): Court Appointed Special Advocates Program - advocating for children in foster care to assist an estimated 71 persons. Funding: \$8,400 (CDBG). HUD Matrix Code: 05N Operating Costs of Abused/Neglected children. National Objective: LMC with “abused children” presumed benefit. 5. ECHO Fair Housing Support Services: fair housing support services to low- income households in the city for an estimated 76 persons. Funding: \$13,600 (CDBG). HUD Matrix Code 05J Fair Housing Activities (subject to Public Services cap). The National Objective will be LMC. 6. Food Bank of Monterey County: provide nutrition support to an estimated 72 persons. Funding: \$19,000 (CDBG). HUD Matrix Code: 05W Food Banks. National Objective: LMC with “homeless” presumed benefit. 7. Gathering for Women: case management and day-center services to homeless women to assist an estimated 143 persons. Funding: \$19,000 (CDBG). HUD Matrix Code: 03T Operating Costs of Homeless/AIDS Programs. National Objective: LMC with “homeless” presumed benefit. 8. Interim, Inc.: homeless services, emergency and temporary housing outreach, and case management for an estimated 19 persons with mental illnesses. Funding: \$19,000 (CDBG). HUD
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		<p>Matrix Code: 03T Operating Costs of Homeless/AIDS Patients Programs. National Objective: LMC.</p> <p>9. Josephine Kernes Memorial Pool: warm-water exercise and therapy for 10 senior and disabled persons. Funding: \$9,000 (CDBG). HUD Matrix Code: 05B Handicapped Services. National Objective: LMC with “disabled” presumed benefit.</p> <p>10. Legal Services for Seniors: legal advocacy and support for an estimated 100 low-income seniors. Funding: \$10,000 (CDBG). HUD Matrix Code: 05C Legal Services. National Objective: LMC with “elderly” presumed benefit.</p> <p>11. Meals on Wheels: Meal delivery to homebound seniors and disabled persons; will serve an estimated 152 persons annually. Funding: \$19,000 (CDBG). HUD Matrix Code: 05A Senior Services. National Objective: LMC with “elderly” presumed benefit.</p> <p>12. Community Human Services Shuman HeartHouse: Homeless Center to provide services to 86 families who may be experiencing homelessness. Funding: \$19,000 (CDBG). HUD Matrix Code: 03T Operating Costs of Homeless/AIDS Patients Programs. National Objective: LMC</p>
3	Project Name	Public Infrastructure Projects
	Target Area	Laguna Grande Park Historic Downtown El Estero Citywide
	Goals Supported	Suitable living environment Public Infrastructure
	Needs Addressed	Public Facilities: Parks Public Facilities: Recreational facilities Public Facilities: Youth centers Public Facilities: Senior centers Public Facilities: Neighborhood community centers Public Facilities: Healthcare facilities Infrastructure improvements: Sewer/street improvements Infrastructure improvements: Street Improvements Infrastructure improvements: Safe Routes to School Infrastructure improvements: Sidewalk/Curb Improvements Infrastructure improvements: Infrastructure support Infrastructure improvements: ADA accessibility Infrastructure improvements: Bike lanes with light

Funding	CDBG: \$265,000
Description	Facility and infrastructure improvements to publicly funded facilities, nonprofit public service facilities, public facilities, parks, and public infrastructure in the CDBG target area.
Target Date	6/30/2025
Estimate the number and type of families that will benefit from the proposed activities	Approximately 16 veterans and their families will receive benefits from facility improvements.
Location Description	Laguna Grande, Historic Downtown, El Estero, Citywide

4	Planned Activities	<p>Public Infrastructure, Public Park, and Public Facility Improvements: Accessibility and sustainability improvements for park and public facilities located in the CDBG target area or that predominantly serve low-income households; specific projects still to be determined. (See tiering below.) These projects will be funded by both program income and entitlement funds and will be budgeted to meet HUD's expenditure requirements and deadlines.</p> <ol style="list-style-type: none"> 1. Tier 1 Improvements: projects that are ready for public bid or that are near shovel-ready and that can be completed prior to the completion of the program year – June 30, 2025. Veterans Transition Center: \$130,000 for solar panel installation on homes. National Objective is LMH. 2. Tier 2 Improvements: projects that are in development for the following program year or that may be fast tracked for shovel-readiness within the first quarter of the program year and that could be completed prior to the end of the following calendar year – December 31, 2025 (Tier 2 projects will be considered for funding as funding is available or pending reallocation from delayed or canceled Tier 1 projects). 3. Tier 3 Improvements: projects that are in development that may be ready for implementation in the next two to three funding cycles, but that may be fast-tracked for shovel-readiness within the current program year for implementation in the next program year (Tier 3 projects will be considered for funding as funding is available or pending reallocation from delayed or canceled Tier 1 and 2 projects.)
	Project Name	Housing Preservation Programs
	Target Area	Citywide
	Goals Supported	Housing opportunities
	Needs Addressed	Homeowner housing rehabilitation
	Funding	CDBG: \$715,000
	Description	Emergency housing repairs, minor home repairs, repairs of city owned inclusionary housing units, purchase and resale program, and administration of these activities.
	Target Date	6/30/2025

Estimate the number and type of families that will benefit from the proposed activities	Approximately 18 low-income households will be assisted.
Location Description	Citywide

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Planned Activities	<p>The national objective for all the Housing Rehabilitation Programs will be LMH.</p> <ol style="list-style-type: none"> 1. Mr. Fix-It Grants: small grants to low-income households to make minor repairs to improve overall housing quality (estimated \$50,000 in grants) HUD Matrix Code 14A Rehab: Single Unit 2. Home Safety Grants: small grants to low-income households to make emergency health and safety repairs to meet code (estimated \$50,000 in grants) HUD Matrix Code 14A Rehab: Single Unit 3. Home Accessibility Grants: small grants to low-income households to make accessibility improvements for disabled household members (estimated \$50,000 in grants) HUD Matrix Code 14A Rehab: Single Unit 4. Acquisition, rehabilitation, and repair of between 1 and 2 single-family ownership units purchased for resale to low-income first-time homebuyers (estimated \$300,000) HUD Matrix Code 14G Rehab: Acquisition 5. Housing Rehabilitation Activity Delivery: staff and project activity delivery costs (estimated \$160,000) HUD Matrix Code 14H Rehab: Administration 6. Lead Paint Testing: Provide funds for testing and clearance testing (including risk assessment) of units constructed prior to 1978 that participate in the City's Owner-Occupied Rehabilitation Program. (Estimated \$5,000) HUD Matrix Code 14I. 7. Lead Paint Abatement: This program will provide remediation of lead/asbestos hazards of units constructed prior to 1978 that participate in the City's Owner-Occupied Rehabilitation Program (estimated \$10,000); HUD Matrix Code 14I. 8. Major Rehabilitation Loan Program: This program provides low-interest loans to eligible low-income homeowners for major rehabilitation or modernization of their home. (estimated \$90,000 in grants) HUD Matrix Code 14A Rehab: Single Unit <p>These projects will be funded with both program income and entitlement funds to best meet HUD expenditure requirements and deadlines.</p>
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AP-50 Geographic Distribution – 91.220(f)

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

CDBG funding will largely be used city-wide for income eligible persons and households. If additional funding becomes available due to unexpected loan payoffs, the City expects to use CDBG funds in the CDBG target areas. The City has two target areas, Del Monte–Laguna Grande and Downtown target areas. The target areas in downtown are located to the southeast of the City's old town area and includes a portion of Monterey's oldest housing. Del Monte Avenue connects the target areas in downtown with the other CDBG target area, which includes a series of neighborhoods to the southeast of Canyon del Rey Blvd. This means that much of the area's housing is older and vulnerable to the issues that typically face older units, such as deferred maintenance, lead-based paint, and inefficient mechanical and building envelopes. The Downtown target areas are one of the most densely populated neighborhoods in the City, and while it does not have a minority concentration, it is composed of 58 percent low- and moderate-income households. While the Del Monte area is less dense, it has a much larger minority population with 55 percent of the population as low-moderate (low-mod) income. A low- and mod-income map is included in the attachments and shows the location and low-mod concentrations in the CDBG target areas.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Traditionally, the City has committed to spending approximately 70 percent of CDBG funds for housing and infrastructure projects in low- and moderate-income (LMI) census tract block groups. This prioritization has involved a portion of public service grant activity along with public infrastructure funding, targeted to LMI census tract block groups. In addition, the City does not have any racially or ethnically concentrated areas of poverty (R/ECAPS) and only has a handful of census tract block groups that qualify as low- to moderate-income (in accordance with HUD's income data). As a result of the diversified distribution of the low-moderate population across the City, it is necessary to split the use of CDBG funds between low-mod neighborhoods and low-mod needs, citywide.

Discussion

The decision to distribute funding citywide is based on the limited number of low-income census tract block groups that will qualify for HUD's Low-Mod Income Area benefit. Only a handful of census block groups are classified as low income based on the percentage of households with income at or below 80 percent of Area Median Income. For this reason, there is limited ability for the City to target CDBG funds to specific areas and receive Low-Mod Area (LMA) benefit. Additionally, the City's most significant unmet

need for affordable housing is generally citywide in geographic distribution. In recognition of this housing need, the City Council has directed that affordable housing and homeless services should be placed above the priority for public infrastructure improvements and home repair programs for homeowners.

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Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Monterey faces unique hurdles in the development of affordable housing, as it is almost entirely built out and simultaneously lacks the water needed for new development. In addition, a large portion of Monterey's workforce does not reside in the City due to high housing costs. While the City continues to be a desirable place to live, it is difficult to construct new residential development, therefore creating a strong demand and an expensive housing market.

Increasingly, the cost of buying a home in the County of Monterey continues to rise each year. According to several real estate websites' analyses, the median sales price for a home in the County is currently near \$900,000. Such an increase in the cost of purchasing a home at market rate can be indicative of a decrease in supply and an increase in demand. Both these factors can be caused by a surplus of buyers, which many small to medium sized cities experienced as a result of the COVID-19 pandemic causing people to move away from large cities.

In Monterey, Fair Market Rents (FMRs) established by HUD tend to be exceeded by the actual cost of rental housing. As previously discussed, the City's desirability as a place to live due to the coastal environment and amenities, combined with a severe lack of developable land, results in a housing cost that is consistently too high for low- to moderate-income households.

According to HUD User for Fiscal Year 2023, the median family income is \$100,400 for the Salinas Metropolitan Statistical Area. The affordable monthly cost of housing is \$2,510, but the actual market costs can exceed this amount up to 100 percent (depending on unit size), making the City unaffordable to for a household earning the median family income.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	18
Special-Needs	0
Total	18

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	16
Acquisition of Existing Units	2
Total	18

Table 10 - One Year Goals for Affordable Housing by Support Type

Annual Action Plan
2024

Discussion

In terms of maintaining and increasing home ownership affordability, the City has traditionally allocated CDBG funding to homeowner rehabilitation in order to preserve existing housing stock and has provided assistance to eligible low-income first-time homebuyers. In addition, the City has also been successful in offering affordable ownership opportunities through deed-restricted, price-controlled covenants at a number of sites throughout the community. The City also maintains a Purchase and Resale Program which sees a small increase in value annually. This Program provides the opportunity to gain ownership benefits, such as tax benefits, increased equity, and freedom from renting.

At the same time, the City also offers affordable rental opportunities to households through rental assistance with service providers and numerous deed-restricted rental units. In Program Year 2024, the City will continue its various affordability programs while continually searching for new ways to meet affordability goals.

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Authority of the County of Monterey (HACM) is a public agency that provides rental assistance and manages affordable housing throughout Monterey County. The HACM administers Housing Choice Vouchers (HCVs), previously known as Section 8. The Housing Choice Voucher (HCV) is a rental subsidy program that helps lower income (up to 50 percent AMI) families and seniors pay rents in private units. Voucher recipients pay a minimum of 30 percent of their income toward their contract rent, and the local housing authority pays the difference through federal funds up to the payment standard (Fair Market Rent) established by the HACM.

Currently, the HACM has an allocation of 4,225 HCVs and 199 Veterans Affairs Supportive Housing (VASH) vouchers. However, due to budget constraints, only 76 percent of HCVs are in use throughout the County. Of these 3,235 active HCVs, 184 are in use in the City of Monterey. In Program Year 2024, the City will continue to coordinate with the HACM as the regional housing authority and public housing provider whenever possible.

There are 168 current assisted housing units in the City that are managed by the HACM. All of the HACM's public housing units have been converted to Project-Based Rental Assistance. This conversion may offer the City an opportunity to collaborate with the Housing Authority to provide funding assistance for rehabilitation and repair of HACM units. These units exist in five (5) separate projects, including:

- Portola Vista at 20 Del Monte Avenue – 64 units
- Casanova Plaza at 800 Casanova Avenue – 86 units
- Montecito Apartments at 242 Montecito Street – 8 units
- Watson Apartments at 531 Watson Street – 5 units
- Oak Grove Apartments at 1100 Second Street – 5 units

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

The City will continue to collaborate with the HACM to improve access to available public housing units using HCVs. Concurrently, the City will annually review opportunities to provide rehabilitation grant funding to the HACM for upgrading the condition of its public housing units located in the City.

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

The HACM operates the voluntary five-year Family Self-Sufficiency (FSS) Program for interested voucher holders. Designed to help families become independent from cash aid assistance through employment, participants set goals to work on while utilizing services offered to help achieve the goals. The HACM partners and collaborates with local service providers to offer services including career counseling,

education (GED and college degrees), financial literacy, job training, parenting skills, and homeownership preparation. Upon successful completion of the FFS Program, the HACM will establish a savings account for families.

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

Not applicable.

Discussion

See sections above.

DRAFT

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The Coalition of Homeless Service Providers (CHSP) is the Continuum of Care (CoC) for the Counties of Monterey and San Benito, which includes the City. Every two years, in the month of January, communities across the United States conduct counts of the local population experiencing homelessness. These Point-in-Time (PIT) counts collect information on individuals and families residing in temporary shelters and places not meant for human habitation. They ultimately help the federal government to better understand the nature and extent of homelessness nationwide. As required by the U.S. Department of Housing and Urban Development (HUD), jurisdictions receiving federal funding to provide homeless services must report the findings of their local Point-in-Time count to HUD. Information gathered through the PIT survey is used by the CHSP to understand the issues associated with homelessness, including causes of homelessness, service needs of the homeless, the region's unmet housing needs, and trends over time of homelessness in the region.

In 2022, a total of 2,047 homeless persons were counted in the County of Monterey. In the City of Monterey, a total of 101 homeless persons were counted, a 50 percent decrease from the count in 2019. Sheltered individuals totaled 27, while unsheltered individuals totaled 74.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

The City continues to work closely and collaborate with the CoC. In partnership with jurisdictions and service providers, the CoC has launched the Coordinated Outreach and Resources for Encampments (CORE) team. This multi-disciplinary team is built of providers that specialize in persons with mental illness, persons with substance abuse issues, veterans, and youth. CORE outreach workers are paired with homeless guides to penetrate the most difficult encampment communities to 1) establish rapport with the inhabitants, 2) assess client needs and provide linkages to services, and 3) administer CARS assessments to those interested in homeless housing programs, like transitional housing or permanent supportive housing.

Additionally, Monterey Police Department's Community Action Team (CAT) consists of a team of officers who patrol the downtown and waterfront areas of the City. On September 7, 2023, the City's Police Department opened an outreach and navigation center to support the multi-disciplinary outreach team as a collaborative works space to address the unhoused population. This is done to create a closer bond between the community, including unsheltered homeless or persons in need, and officers. The officers patrolling the waterfront and downtown areas typically use bicycles and four-wheel drive beach vehicles to accomplish their duties. Such in-person interactions allow officers to better supply assistance and

referrals to the appropriate agencies.

The City's Multi-Disciplinary Outreach Team (MDOT) was launched in 2018 and is a collaborative approach to addressing community issues, including homelessness, quality of life complaints, domestic violence, substance abuse, and associated chronic health lifestyle challenges. This past year, the City hired a homeless navigator, who is a certified social worker. Agencies making up the MDOT team include:

- Monterey Police Department
- Adult Protective Services
- Monterey County Behavioral Health
- Montage Health / Community Hospital of the Monterey Peninsula (CHOMP)
- Young Women's Christian Association (Domestic Violence)
- Interim

A social worker from each of these organizations is assigned a desk at the Monterey Police Department to provide services to MDOT, putting Monterey Police Officers in direct contact with referral services when need arises. Close access to service agencies and organizations allows for direct outreach and intervention efforts with homeless individuals to quickly assist them with access to services and housing.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Continuum of Care (CoC) allocated over \$7M to the construction of homeless shelters in the two jurisdictions that showed the most increase in homelessness per capita in the 2019 Homeless Census. This dollar amount accounts for over half of the entire CoC's Homeless Emergency Aid Program funding allocation and was used for the two proposed projects that met the immediate needs of our community.

Other strategies the City is using to address homelessness include:

- Safe Parking Ordinance
- Emergency Shelter Overlay District

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

The Continuum of Care (CoC) coordinates numerous activities to train our service provider network and directly link homeless persons to affordable housing units. These activities are undertaken to prevent formerly homeless persons from recidivism and include programs and actions such as rapid rehousing

training, weekly e-newsletters listing open low-income housing waitlists, prioritizing permanent supportive housing projects in funding rankings, and dedicating rapid rehousing funds to vetted seasoned providers.

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

The City continues collaboration with the regional Continuum of Care (CoC), the Coalition of Homeless Service Providers (CHSP). The CHSP is currently working to establish diversion programs and best practices among their provider network and are working on streamlining the CARS process to capture those at risk of becoming homeless to provide faster service.

In addition, to work with the CHSP, in PY 2024, the City will provide public service grant funding 10 organizations for 13 programs. Five of these organizations provide direct services to the homeless as well as services for homeless prevention: Food Bank of Monterey County, Gathering for Women, Interim, Inc., Court Appointed Special Advocates (CASA), and Community Human Services. The Food Bank of Monterey County provides food for individuals, families, homeless persons, seniors, and persons with disabilities. Gathering for Women aids homeless women through intake, donated materials, a secure day center, and case management that focuses on the unique challenges faced by homeless women. Interim, Inc. focuses services on homeless persons experiencing mental health crises and assists with chronic and acute mental illness in the homeless population. Court Appointed Special Advocates (CASA) provides advocacy for children in foster care, provides services to move them out of foster care and education on the importance of financial self-sufficiency.

Community Human Services will be funded for three separate programs: Casa de Buena Noche, Safe Place, and Shuman HeartHouse. Casa de Buena Noche focuses efforts on providing a low-barrier emergency shelter for single women and families and Safe Place focuses efforts on homeless youth with special attention on street outreach, family re-unification, and case management. The City has traditionally funded Community Human Service's successful homelessness programs through CDBG. In November 2023, Shuman HeartHouse opened its doors as Monterey's first shelter for homeless single women and families with children. Services offered include shelter, meals, and supportive services designed to lead to

permanent housing.

Discussion

See sections above.

DRAFT

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

A potential barrier to housing opportunities can be related to public policies. Such policies include tax policy, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and other policies that affect the return on residential investment. Amending local zoning and land use laws or allocating funding for affordable housing through grants are mechanisms that can support the development of affordable units. Changes in policies can also help a community to overcome disparities in access to opportunity by the implementation of plans that will revitalize areas with existing affordable housing by improving services, schools and other community assets, sidewalks, and additional infrastructure.

Policies to guide future development and achieve a vision for the community are contained in the City's General Plan. Two of the seven State mandated General Plan elements—Housing and Land Use Elements—have direct impact on the local housing market in terms of the amount and range of housing choice. The Zoning Ordinance, which implements the Land Use Element, is an important document that influences the amount and type of housing available in a community – the availability of housing choice.

When the Department of Housing and Community Development (HCD) finds a General Plan to be in compliance with State law, it is presumed to have adequately addressed its policy constraints. According to HCD, as of January 2023, the City of Monterey's Housing Element was found in compliance.

Specific to the City, a primary barrier continues to be a shortage of available land with utilities. Restrictions on water due to limited regional water supply also prevents residential development. All of the City's water supply has already been allocated to projects. However, some existing properties have water credits that can be allocated to new housing developments. The City has also identified underutilized sites with water credits and the location of these areas are mapped in the City's specific plans.

Other factors make residential development a challenge, such as land feasibility due to terrain, presence of endangered species, and financing development, wherein the costs are passed to the consumers. In addition, zoning density limitations and California legal decisions have prohibited requiring low and moderate-income inclusionary housing as a condition of rental housing entitlement approvals.

The City's policies allow for the following types of housing for low income and special needs populations:

- Emergency Shelters
- Accessory Dwelling Units (ADUs)
- Transitional

Housing

- Supportive Housing
- Residential Care Facilities
- Single Room Occupancy
- Reasonable Accommodation

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.

Traditionally, the City has opted to acquire deed-restricted units to sell to income eligible first-time homebuyers. This effort has been a continued practice through the Purchase and Resale Housing Programs. Currently, there are approximately 375 deed-restricted units throughout the City, 95 percent of which are rentals and 5 percent of which are ownership units through the Purchase and Resale Program.

In addition to Purchase and Resale, the City has created policies to implement more tools that foster affordable housing. These include:

- Inclusionary Housing Program
- Density Bonus Ordinance
- Accessory Dwelling Ordinance
- Short Term Rental Ban Enforcement

When possible, City-owned property will be utilized to accommodate affordable units with density bonuses or inclusionary zoning. Ten units have been rented on City-leased property at 595 Munras Avenue, two of which are affordable. There are several other projects under development that will include affordable units through the inclusionary zoning ordinance. These projects include the following:

- City has executed a loan agreement with Mid Pen Housing for a 100 percent affordable housing project on City-leased land located behind City Hall;
- 2300 Garden Road obtained approval for 64 units of which 13 are affordable; and
- 2000 and 2600 Garden Road previously obtained approval for an additional 91 units of which 20 percent are affordable. With the developer reconsidering the projects, it is expected that new concepts will be submitted in 2024.

As previously discussed, a large barrier to residential development in the City of Monterey is the lack of water resources needed to build. The City continuously attempts to address this issue and has requested additional water allocations from the Monterey Peninsula Water Management District in an effort to meet housing needs and demand. While California American Water Company (Cal Am) received a Coastal

Development Permit for a new regional desalination plant, Monterey Peninsula's water resources continue to be limited at present. Development requiring a water permit is limited to the water credits associated with the site.

In the meantime, the City has amended its Zoning Code to allow an Accessory Dwelling Unit (ADU) Ordinance in compliance with State Law Government Code Section 65852.2. The ADU Ordinance is a state-wide effort to increase affordable housing availability. The City has also placed a ban on short-term rental units.

The State of California has enacted policies to help ameliorate barriers to affordable housing. In 2019, the State signed the following:

- California SB 330: The Housing Crisis Act of 2019. This bill suspends restrictions on housing developments and provides for expedited permitting for housing construction until January 1, 2025.
- California AB 1763: amending the Density Bonus Law. This bill creates a density bonus and other concessions and incentives for affordable housing developments.
- California AB 13: amending Section 65852.2 of the Government Code, among others, relating to land use. Revising existing legislation that allows ADUs in residential and mixed-use districts, this bill allows more than one ADU per lot.

In 2024, the following statutes went into effect:

- California SB 4: provides religious places of worship the ability to develop affordable housing on their land.
- California SB 423: extends SB 35, with some stronger protections. This bill allows qualifying development projects with certain minimum affordable housing guarantees to move more quickly through the local government review process and restricts the ability of local governments to reject such proposals.

Lastly, discrimination, including housing discrimination, due to a protected class is a violation of Federal law and the Fair Housing Act. In PY 2024, the City will provide CDBG funding to Eden Council for Hope and Opportunity (ECHO Fair Housing), an organization that uncovers increased housing discrimination yearly. Fair housing legal services and fair housing education can and do assist in the prevention of discrimination against such households.

Discussion:

In the Needs Assessment and Housing Market Analysis sections of the Consolidated Plan, the lack of affordable housing in the City of Monterey was identified as a key, unmet need. The Consolidated Plan acknowledges, however, that land constraints and limited water make it incredibly difficult to create new housing stock sufficient enough to fully address the unmet need. As a result, the Consolidated Plan

identifies strategies that will support the development of housing with a focus to supply needed EL-I, VL-I, and L-I housing units.

DRAFT

AP-85 Other Actions – 91.220(k)

Introduction:

This section describes the activities that are planned by the City to implement strategies to maintain and increase the supply of affordable housing, reduce lead-based paint (LBP) hazards, reduce the number of families at poverty level, and develop institutional structure. In addition, it also describes strategies used to improve coordination among regional agencies and public service organizations so that identified community development needs might be effectively addressed during the five-year term of the Consolidated Plan.

Actions planned to address obstacles to meeting underserved needs

The City continues to fund Community Human Service's (CHS's) Safe Place, a homeless emergency shelter for youth between the ages of 18-24. According to CHS, occupancy typically ranges between 4 to 6 persons.

Typical occupancy is between 4-6 persons according to the Safe Place operator, Community Human Services (CHS). In November 2023, CHS opened a new homeless shelter (Shuman HeartHouse) with an additional 35 beds for women and families. Shuman HeartHouse is Monterey's first shelter for homeless women specifically. In addition, CHS also operated Casa De Noche Buena, a homeless shelter in the adjacent City of Seaside. In PY 2024, the City will continue to provide funding for all three CHS programs.

As far as new development, there are several projects under development that will include affordable units through the inclusionary zoning ordinance. Projects include 2300 Garden Road that was recently issued a building permit for 64 units of which 13 are affordable. The developer for 2300 Garden Road also obtained approvals for an additional 91 units at 2000 and 2600 Garden Road of which 20% would be affordable units. However, the developer is reconsidering these proposals at this time and staff anticipates entirely new concepts to be submitted in 2024. Older projects such as 2200 North Fremont that included 40 Dwelling Units with eight affordable units through a seven percent Density Bonus and Inclusionary Housing have been approved but the developer is no longer actively pursuing building permits. The City also has executed a Loan Agreement for a 100% affordable low-income project on City-leased land behind City Hall. The number of units is in the process of being refined although the developer would like to achieve 36 low-income units. Development continues to be severely constrained due to the lack of water supply and a State issued Cease and Desist Order on new water hookups.

As previously discussed, the City provides CDBG funding to several service organizations that provide other forms of important supportive services to low-income and special needs populations throughout the City. These organizations assist in improving the quality of life for the populations that they serve.

In addition, the City is able to support economic development by providing support to small businesses, striving for business retention, job training, commercial rehabilitation, construction, and assisting private

and for-profit businesses. Assistance may include grants, loans, loan guarantees, and technical help.

Moreover, the City can also support local resources for unemployed persons. The Monterey County Workforce Development Board (WDB) is a one-stop career center operating under state and local Workforce Investment Boards.

Monterey County holds outreach meetings to promote employment, including the Prison to Employment Initiative. Operating under the Corrections-Workforce Partnership, the program aims to strengthen linkages between the state workforce and corrections systems to assist formerly incarcerated individuals in re-entering the workforce. The goal is to create partnerships between rehabilitative programs within California Department of Corrections and Rehabilitation (CDCR) and the state workforce system by bringing CDCR under the policy umbrella of the State Workforce Plan

Through its summer job opportunities and volunteer programs, the City continues to support its youth population in preparing to enter the workforce. Youth can gain job skills and customer service experience through different jobs, including a playground recreation leader, a day camp counselor, and other similar positions that simultaneously benefit the community.

Leveraging other financial resources is an additional method by which the City can support economic development. For example, the remaining tax increment finance tool still available under State law is the creation of Infrastructure Finance Districts. The current statute has been advocated for due to its ability to support local economic development.

The City can also work to leverage grants from Federal, State and Regional Grant Programs. A variety of these grant sources fall under transportation and are related to AMBAG and TAMC. With these funds, enhancements can be made to transit, including alternative modes of travel (both bicycle and pedestrian) as well as economic development.

Actions planned to foster and maintain affordable housing

As previously mentioned, the City will continue to support the Van Buren Senior Housing project (developed on City-owned land), the Monterey Hotel Apartments (a project solely funded with former Redevelopment Agency housing funds), and Estrella Apartment (funded by HOME grant), all of which provide housing affordable to low- to moderate-income households.

The City will continue its work in preserving existing housing stock through its Mr. Fix-It Grant program for low-income households to make minor repairs to improve overall housing quality, and its Home Safety Grant program for income eligible LMI households that apply.

As of March 20, 2024, the City Council approved a Rental Assistance program in the amount of \$250,000 funded through general funds to assist residents in need who earn up to 120% area median income (AMI). The City also launched a rental inventory program to collect more data on rents in the community and

determine community needs.

Actions planned to reduce lead-based paint hazards

The City actively promotes its Mr. Fix-It grants to low-income households to make minor repairs to improve overall housing quality, Home Safety Grants to low-income households to make emergency health and safety repairs to meet code, and Home Accessibility Grants. Each rehabilitation project is tested for lead-based paint. When lead-based paint is discovered, the City uses the allocated CDBG funds to abate lead-based paint hazard in connection with these CDBG-funded housing rehabilitation projects. The City will continue to allocate CDBG funding to Mr. Fix-it, Home Safety, and Home Accessibility grant programs in PY 2024.

Actions planned to reduce the number of poverty-level families

In PY 2024, the City will provide CDBG grant allocations to service organizations offering important supportive services to homeless and low-income populations to assist in the following:

- Food donation from the Food Bank of Monterey County
- Court Appointed Special Advocates (CASA) helps children in foster care
- Legal Services for low-income seniors in need
- Food delivery by Meals on Wheels for seniors and disabled seniors
- Alliance on Aging that provides tax assistance to low-income seniors
- Josephine Kernes Memorial Pool's therapy program for low-income seniors and disabled persons, and
- Fair housing education and counseling on housing and home lending discrimination
- Acquisition and rehabilitation of ownership units for resale to low-income first-time homebuyers
- Outreach and support for homeless persons and at-risk youth by CHS
- Providing a homeless shelter for single women and families with children by CHS
- Providing homeless services, emergency and temporary housing, and case management for persons with mental illnesses through Interim, Inc.
- Day-center services to homeless women in the city through Gathering for Women
- Home rehabilitation to low- to moderate-income residents in the City
- Rental Assistance Program
- Rental Inventory Program

Actions planned to develop institutional structure

The City is in the process of developing implementation of plans for the SB2 grant. The SB2 grant will help

the city to do the following:

- Accelerate housing production
- Streamline the approval of housing development affordable to owner and renter households at all income levels
- Facilitate housing affordability, particularly for lower- and moderate-income households
- Promote development consistent with the State Planning Priorities (Government Code Section 65041.1)
- Ensure geographic equity in the distribution and expenditure of the funds

In addition to these efforts, the City will continue to work closely and collaborate with CHSP, the CoC, to implement the Lead Me Home Plan. CHSP partners with a wide-range of public and private entities that include CA-506—Salinas/Monterey, San Benito Counties CoC, affordable housing developers, community clinics and health centers, other healthcare providers, educational institutions, faith-based organizations, housing and homeless services providers, local government, probation/criminal justice, non-profit agencies, private foundations, public housing authorities, people with lived experience of homelessness, and service providers for families, seniors, survivors of domestic violence, veterans, and youth. Many of these partners mentioned are traditional recipients of the City's CDBG program. The City continues to work closely and on a regular basis with these providers through the CDBG program's annual activities.

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

In PY 24, the City will continue to coordinate and work closely with agencies and organizations to provide services to LMI households, special needs populations, and homeless families and individuals. Objectives and priorities for addressing homelessness that are established in the Lead Me Home Plan are, and will continue to be, aligned with the City's Consolidated Plan and annual activities. As previously described, the CHSP works in close coordination with the CDBG subrecipients receiving CDBG allocations from the City. These include:

- Community Human Services (CHS) Safe Place – counseling, family reunification, temporary shelter, and street outreach for homeless youth.
- CHS Casa de Buena Noche – emergency shelter for single women and families with children.
- CHS Shuman HeartHouse – homeless shelter for single women and families with children.
- Interim, Inc. – homeless services, emergency and temporary housing outreach, and case management for persons with mental illness.
- Veterans Transition Center – services for homeless veterans and their families.

Additionally, the City's Housing Programs office is proactive regarding opportunities to acquire new properties for the development of affordable housing. The City has an interest in ensuring that deed-

restricted units remain affordable to low-income households.

Discussion:

See sections above.

DRAFT

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

The below section identifies other program specific requirements. The City of Monterey plans to use at a minimum 70% of CDBG funds to assist low- and moderate-income households.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%