



**EXECUTIVE SUMMARY  
and  
ACTION PLAN**

**FOR 2005/06 HCD PROGRAMS**

**CITY OF MONTEREY, CALIFORNIA**

**COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

**and**

**Redevelopment Agency Housing Programs**

**and**

**Special Grants Programs**

# Executive Summary

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## Citizens' Summary

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

### Action Plan

The City of Monterey's Annual One-Year Action Plan includes the following:

- \$259,170 in 2005/06 Community Development Block Grant (CDBG) funds,
- \$670,000 in anticipated CDBG program income,
- \$205,032 in carry-over program income for a total 2005/06 CDBG budget of \$1,134,202.
- An additional \$2,637,880 in Redevelopment Agency funds,
- a State HCD Home Grant for continuance of the 2004/05 Tenant Based Rental Assistance Program (TBRA) \$240,269, with \$221,645 carried over to 2005/06,
- Implementation of the new rental construction HOME loan for the Alvarado Mixed-Use affordable housing project of \$830,934 and \$47,034 in activity delivery funds,
- 2005/06 HOME TBRA allocation of \$542,000,

All new and continued HOME activities totaling \$1,170,176. The Estrella 8-unit apartment complex funded with 1994 HOME funds received approximately \$30,000 in rents, which when added to the carry over of 2004/05 (\$66,500) consists of a replacement and mainenance reserve of \$98,000.

The additional HOME allocation will assit the City considerably with funding to implement the City's Consolidated Plan priorities.

As noted, the Estrella HOME Program Income will be utilized to fund a replacement reserve for City-owned Estrella low-income rentals. CDBG

funds will be used primarily for public service activities, housing development and housing rehabilitation. Redevelopment Agency funds will be used for down-payment assistance loans and affordable or workforce housing development.

The Wave Street Work Force Housing Project is fully leased and the redevelopment loan is being repaid for an annual repayment of \$116,352, consisting of interest and principal.

Two allocations of HOME funds will be utilized to continue the Tenant Based Rental Assistance Program, and to fund the Alvarado Mixed-Use workforce housing project consisting of 18 units.

### **Citizen Participation**

Through formal and informal surveys, a variety of agencies, organizations and individuals were solicited to develop data and provide identification of emerging needs and strategies for the Consolidated Plan, as well as for this Action Plan. The Housing and Property Management Office met interdepartmentally to determine new priorities and needs identified in the 2005-2010 Consolidated Plan. Nonprofit agencies played a key role in providing information and recommendations in the development of this plan. Through a series of public meetings and hearings additional public comments were obtained. To ensure maximum participation, copies of the draft annual Action Plan were available for review by over 50 organizations and individuals representing neighborhood associations, special needs subgroups and low-income constituencies along with an invitation for oral or written comments. Public comments are requested several times per year; there are four (4) public meetings scheduled per year to receive comments and suggestions.

# I. Community Profile

## City of Monterey Race & Ethnic Statistics CENSUS 2000 Data

Subject	All ages		18 years and over	
	Number	Percent	Number	Percent
<b>RACE</b>				
<b>Total population</b>	<b>29,674</b>	<b>100.0</b>	<b>24,747</b>	<b>100.0</b>
One race	28,354	95.6	23,877	96.5
White	23,985	80.8	20,266	81.9
Black or African American	749	2.5	602	2.4
American Indian and Alaska Native	170	0.6	151	0.6
Asian	2,205	7.4	1,895	7.7
Native Hawaiian and Other Pacific Islander	86	0.3	72	0.3
Some other race	1,159	3.9	891	3.6
Two or more races	1,320	4.4	870	3.5
<b>HISPANIC OR LATINO AND RACE</b>				
<b>Total population</b>	<b>29,674</b>	<b>100.0</b>	<b>24,747</b>	<b>100.0</b>
Hispanic or Latino (of any race)	3,222	10.9	2,406	9.7
Not Hispanic or Latino	26,452	89.1	22,341	90.3
One race	25,402	85.6	21,625	87.4
White	22,246	75.0	18,952	76.6
Black or African-American	716	2.4	580	2.3
American Indian and Alaska Native	122	0.4	106	0.4
Asian	2,171	7.3	1,872	7.6
Native Hawaiian and Other Pacific Islander	83	0.3	71	0.3
Some other race	64	0.2	44	0.2
Two or more races	1,050	3.5	716	2.9

Source: U.S Census 2000 data

The 2000 Census Data reflects changes in the percentages of Monterey's ethnic population. As shown in the chart below, Monterey now has a residential population of approximately 29,674. Caucasians represent 80.8% of the population followed by Asians (7.4%), African-American (2.5%), Native American (.06%), Hawaiian/Pacific Islanders (.03%), other races (3.9%) and two or more races (4.4%). The Hispanic or Latino ethnicity of any race comprises 10.9% of the population. The current median income for a household of four is \$60,800 according to 2004 U.S. Department of Housing and Urban Development (HUD) income limits for Monterey County. The total number of households in Monterey is 12,600 with thirty three percent (33%) of the total households having annual incomes below \$35,000.

**CITY OF MONTEREY  
HOUSEHOLD INCOME  
CENSUS 2000-1999 DATA**

	Income Range							
	Less Than \$15,000	\$15,000 to \$24,999	\$25,000 to \$34,999	\$35,000 to \$49,999	\$50,000 to \$74,999	\$75,000 to \$99,999	\$100,000 or More	TOTAL
Number of Households	1,508	1,262	1,431	2,861	2,865	1,408	1,926	12,656
% of Total	12%	10%	11%	18%	23%	11%	15%	100%

❖ *City median household income: \$49,109 (1999 data)*

## II. Housing and Community Development Needs

### Overview

As outlined in the City's 2003 Housing Element goals and policies, many new programs are being developed to meet Monterey's workforce housing needs and the Housing Element's Regional Housing Allocation. Monterey is largely built out, so most newer housing is higher density and developed on redeveloped or underutilized sites. For Monterey, new housing development is expensive because it typically requires removal of an existing use to provide a development site, and little water is available for development.

Over the past 10 years, the City has experienced a decline in the percentage of owner-occupied housing. Of the 13,382 housing units located within the City, over 61.5% are renter-occupied. The desirable location of the City on the Central Coast and the increased escalation of prices has resulted in the City being designated as one of the nation's least affordable housing markets.

### Housing Market Conditions

The City of Monterey is almost completely built-out, resulting in the need to redevelop or increase densities to accommodate new housing development. The local MLS statistics sales in Monterey for December 2004 resulted in the median sale price for single-family residences at \$658,000 with the average price at \$771,164, up from a median price of \$551,000 at the first of the year in January 2004. Condominiums and townhomes sold at a median price of \$720,000 with an average price of \$637,633, up from the median price of \$499,500 in early 2004. The price of housing in Monterey is far beyond the means of most first-time homebuyers and is nearly triple the national median price.

A review of Monterey's local rental listings for April 2004 indicated a 2 bedroom 2- bath houses rented for an average of \$1,650 per month. This year in March 2005, a 3- bedroom 2 bath home rents at an average of \$2,150. In March 2005 a 2 bedroom, 1 bath house rented for an average of \$1,437, and a two bedroom 1 bath apartment unit were listed as renting at \$1,265. During the past few years the Monterey County area has experienced a surge in the rental rates charged for single-family residences, due primarily to units taken off the market as second homes. Apartment rents have stabilized and many units fall within the Fair Market Rents established for the Section 8 program.

Monterey has taken a leadership role in identifying and addressing the affordable housing issues in the County through the design and adoption of the Voluntary Rental Guidelines for residential rental owners and managers. During the past two years, rents have appeared to be stabilized, although the current rent levels are still above affordable levels for lower-income workforce renters. The stabilization may be due to the impacts of 911 because the numbers of foreign students at the Monterey Institute for International Studies have been declining because students are finding it difficult to obtain visas.

The Voluntary Rental Guidelines have been adopted by the City Councils of Monterey, Seaside and Marina. The guidelines were developed in conjunction with the Apartment Association of Monterey County, property managers and owners, and renter advocates. The intent of the Guidelines is to reduce conflict between tenants and managers, and reduce evictions and rent increases. The City assists in mediating issues through a contract with the Conflict Resolution and Mediation Center of Monterey County.

The Housing and Property Manager continues to play a key role in planning models that can be replicated to develop affordable workforce housing in conjunction with the local Fort Ord Reuse Authority.

The City of Monterey plans to continue to provide and seek funding for affordable homeownership programs, rehabilitation and rental assistance programs to assist lower-income households at-risk of homelessness and to meet the great need to preserve the affordable housing stock.

### **Housing Needs**

According to the City's 2003 Housing Element, 20% of Monterey citizens are over 60 years old. The housing needs for this expanding population is identified as requiring rental subsidies to assist with relief from overpaying for rental housing. Elderly (i.e., over 75 years) households have grown from 6% of the population in 1990 to 8% (2,436 persons). Approximately 1/3 of the elderly households (567) are renters and the remaining two-thirds (966) are owner-occupied. Low-income seniors typically require assistance with maintenance and repairs for their owner-occupied homes. While ownership housing in Monterey has escalated in price, most homeowners are long-time owners and have substantial equity in their house, but may be cash poor and categorized as very-low to low-income due to fixed incomes.

Monterey contains 1,638 units of pre-1940 housing that may also contain lead based paint. The 2003 Housing Element indicates 3,024 units are in need of repair and 400 units are in need of replacement; many of these units may also contain lead based paint, although the County Health Department indicates that no children have been impacted by lead-based paint issues in the City. Many of these homes are owned by low-income seniors on fixed incomes who do not have the means to pay for the repairs or qualify for conventional financing. The majority of lead poisoning cases in children in the County are from the Southern Monterey County area.

Single-parent households are also a priority for affordable housing programs. Single-parent households require special consideration and assistance due to their greater need for child care, health care and other supportive services. Female-headed households tend to have lower incomes, which limits housing availability for this population, and places them more at risk of homelessness and excessive cost burdens. In 2000, 1,061 households were single-female heads of households, of which 553 households had children under the age of 18 years.

Homeless and persons at risk of becoming homeless and low-income non-homeless with special needs (frail elderly, disabled and those with HIV/AIDS) also have unmet affordable housing and service needs. The disabled comprise 4,440 individuals or 14% of the population. The homeless are estimated at 139 individuals at any given time. There are 12,980 students who live in the City of Monterey. Large households, of five or more individuals comprise 648 households. Within the County of Monterey, an emerging trend is grandparents as caregivers of grandchildren under 18. In the City of Monterey this group comprises 37 households, and households with grandparents with children under 18 which comprises 219 households.

Severe overcrowding is not a primary concern in the City of Monterey. Overcrowding can be an indicator of high rental housing costs, but in Monterey this is not as extreme a factor as in other cities in Monterey County. Under HUD Housing Quality Standards overcrowding exists when there are more than 1.5 persons per habitable room. According to this definition 384 units were overcrowded in 2000. The 2003 Housing Element notes that 286 large-family households are owner-occupied and 390 large-family households are renter-occupied.

### **Affordable/Workforce Housing Needs**

The 2000 Census reflects that the City's income distribution can be divided into these four income categories as presented below:

<b><u>CATEGORY</u></b>	<b><u>HOUSEHOLDS</u></b>	<b><u>% OF TOTAL</u></b>
Very-Low	2,278	18%
Low	2,149	17%
Moderate	2,491	20%
Above-Moderate	5,738	45%
<b>TOTAL</b>	<b>12,656</b>	<b>100%</b>

Thirty-five percent of the City's total population is categorized as very-low to low-income with 20% of all households designated as moderate-income.

The 2000 Census indicates 3,306 households paid more than 30% of their income on rental housing in 1999. Among households earning less than \$20,000, 1,502 overpaid for housing and approximately 1,257 of households earning between \$20,000 - \$34,999 overpaid. One thousand six hundred twenty-four (1,624) of the households that earned more than \$35,000 overpaid for housing.

According to the current county-wide income limits, a low-income household of 4 would qualify to purchase a residence for \$161,235 while a moderate-income household (20% of median) of 4 would only qualify to purchase a residence costing \$241,769. This confirms the need for affordable homeownership opportunities and rental subsidies for lower income households in the City of Monterey.

### **Homeless Needs**

Results of a 2002 county-wide survey, indicates approximately 32% of the homeless are families with children, one-third are mentally ill adults and one-third are single persons, many with drug or alcohol abuse problems. Within the County, and the City of Monterey are growing numbers of youths (21%), under 18 years old, who may be homeless, runaways, or aging out of foster care. Many of these youth are attracted to the City due to the safe nature of the community, and service providers report "there is more to do in Monterey". This past winter the Coalition of Homeless Services Providers coordinated a homeless count, that estimates approximately 100 homeless reside in the City of Monterey.

Homeless facilities within the County provide up to 247 emergency shelter beds, 675 transitional housing beds and 123 permanent supportive housing beds for homeless individuals and families. Eleven (11) housing and homeless service providers have formed the Coalition of Homeless Service Providers in which the members have successfully rehabilitated military housing into transitional housing for homeless families on the former Fort Ord military base. The City of Monterey provided financial support to help facilitate services available to homeless families and individuals in these programs. A representative of the City of Monterey sits on the Local Homeless Assistance Committee.

This year the Coalition's Homeless Management Information System will be operational. The system will be able to track an individual through-out the Continuum of Care and provide data that will identify place of origin and past homelessness. It is hoped that the system can assist the Cities of Monterey County to more effectively plan and fund homeless services delivery systems.

## **Public and Assisted-Housing Needs**

The Housing Authority of the County of Monterey owns 2 adjacent public housing sites, one project-based Section 8 site and one agency-owned housing site in Monterey. The units are well maintained, waiting lists are long and vacancies few. A total of 162 units are under project-based Section 8 contracts, one of which is the 64 units of Section 202 elderly housing at the Portola Vista site operated by the Housing Authority. The needs of the elderly and disabled tenants of the public housing and Authority owned sites are similar to the general City population. The Housing Authority coordinates with the Food Bank a Senior Brown Bag program at the two elderly sites through the Food Bank of Monterey County.

## **Affordable Housing**

Citywide there are 438 affordable rental units available to low-mod income renters with an additional 41 approved and/or pending construction. Many affordable rental and homeownership units were established under the City of Monterey's Inclusionary Housing Development Ordinance.

During the next fiscal year 240 condominium units on two separate sites will be converted to homeownership. Under the Inclusionary Housing Ordinance 20% of the units will be dedicated to low and moderate households. The Ordinance also requires dedication for permanent affordability. The City expects 48 units to be added to the Purchase and Resale Program under the Inclusionary Ordinance within the next two years. In preparation of these conversions, the City will provide homeownership counseling to existing low or moderate income tenants, and to prospective new homeowners.

## **Barriers to Affordable Housing**

The limited availability of land, development costs, a very limited water supply and the complex financing required for housing development all contribute to the difficulty of developing new affordable rental or ownership housing. The City continues to maintain an Opportunity-buying Trust Fund and regularly examines its policies to reduce unnecessary barriers and to encourage housing development.

## **Fair Housing**

The City continues to support affirmative marketing to monitor compliance with fair housing policies. There are no current court orders, consent decrees or HUD-imposed sanctions that affect the provision of fair housing remedies. The City's contract agency, the Conflict Resolution and Mediation Center, presents Fair Housing Open House Workshops which provide outreach and education to Monterey citizens concerning fair housing, equal opportunity access and other housing-related issues. Special emphasis is placed on tenant/landlord rights and alternative avenues of resolving disputes. Results of these meetings are incorporated into the City's ongoing Analysis of Impediments to Fair Housing.

The City has allotted funds to address fundings contained in the City's Analysis of Impediments to Fair Housing this fiscal year. Homeownership

conseling and housing fairs will be utilized to educate lower-income households on the value and opportunities of homeownership and building and maintaining a good credit history.

### **Lead-Based Paint**

The Housing and Property Management Office has coordinated with the Monterey County Dept. of Health, Environmental Health Division to link with their services if necessary. The Environmental Health Division operates a Childhood Lead Poisoning Program. Their Certified Inspector/Assessors spend approximately 60-80 hours per month on lead poisoning related issues. The County of Monterey operates a Childhood Lead Poisoning Response Team. A Public Health Nurse home visitation is available to assist the family to respond to health issues relating to lead-based paint. The Monterey County Environmental Health's State Certified Inspector indicates approximately 40 new cases of environmental lead poisoning occurs countywide per year. The majority of these cases are located in Southern Monterey County.

According to 1990 census data, 3,079 lower-income renters and 98 lower-income homeowners may reside in housing units that have a 62 percent or greater likelihood of lead-based paint usage. Almost 100 percent of the pre-1940 housing units may have lead-based paint. Therefore approximately 1,909 units may have lead based paint. The City of Monterey has developed a Lead-Based Paint Plan that meets HUD's Lead-Based Paint regulations for the CDBG Program and State Home Program.

### **Community Development Needs**

The greatest community development needs include services for children, teenagers, students, seniors, the homeless and the disabled. There are a number of educational and employment programs for the under-employed and unemployed within the County and the City of Monterey. The City is the site of a number of educational institutions including the Monterey Peninsula Community College, the Naval Post Graduate School, the Defense Language Institute, the Monterey Institute for International Studies, and Monterey College of Law.

The City of Monterey has a strong tradition of welcoming families and children. The predominant concerns confronting families in Monterey are affordable housing, before and after school care and schools. The City has exceptionally strong recreation and library programs, although due to budget reductions ancillary programs such as teen after school programs and youth recreation programs have been reduced or eliminated.

The City's senior population has been expanding; the City is generally shifting towards a more mature population when comparing 1990 and 2000 Census data. These shifts can be attributed to many factors, but there are two factors most likely to cause this change: (1) The large post-World War II baby boom generation is aging. Many of these households have the income to locate in a desirable area like Monterey. (2) Increased longevity. There

will be a greater demand for City services to meet the unique needs of seniors, such as transportation, housing, medical care and recreation.

The City's General Plan has been updated and includes a Social Element containing a number of goals and policies directed toward supporting educational programs at all levels; providing services for the elderly and disabled; facilitating day care facilities; continuing and expanding community arts and historic preservation programs; and providing services to reduce crime and youth delinquency. The goals of the Social Element, the Land Use Element, Safety Element and Housing Element have been integrated into the planning process for new programs, and priorities.

### **Nonhousing Community Development Priorities**

Priorities for nonhousing community development activities are to provide a wide array of programs to low-income residents. These activities include counseling, healthcare, senior services, food delivery systems and day-care facilities for frail elderly and abused children. These services are available for families, children, teenagers, students, seniors and the disabled, and special economic development.

Priorities for assisting the homeless include providing financial assistance to non-profit agencies offering emergency shelter, rental assistance and supportive services to those who are homeless or at-risk of becoming homeless.

Priorities for assisting those with special needs, particularly the elderly and disabled, include providing financial assistance to nonprofit agencies to develop housing programs and services for these groups.

A second priority for community development needs include neighborhood preservation activities for impacted areas of the City that may contain concentrations of minority and low income households. If an area is identified that exceeds the HUD's threshold, the City will conduct a needs assessment in preparation of a Neighborhood Preservation Strategy for submittal to HUD.

Additional enhancements to the historic preservation programs will occur next fiscal year. All historic preservation programs will eliminate specific conditions of blight or physical decay on a spot basis and be limited in terms of the rehabilitation to the building, to only those conditions which are detrimental to the public health and safety. The Historic Preservation Program will be leveraged to obtain additional historic preservation funds through grants or donations.

### **Coordination**

The City of Monterey coordinates with other housing and support service agencies to ensure that available resources are fully utilized and leveraged. Extensive inter-departmental coordination has occurred this year to define needs of neighborhoods. Applicants for funds administered by the City are encouraged to combine federal, state and private resources with grant or

loan funds from the City. The City's progress toward meeting its Consolidated Plan goals are monitored on an on-going basis with annual reports distributed to Planning Commission and the City Council for public review. In addition, financial and program audits are conducted annually. During the budget process, each proposed project is evaluated for compliance with program requirements and goals.

### **Anti-Poverty Strategy**

The goals of the City of Monterey are to stabilize and improve all aspects of the community's living environment by generally promoting employment opportunities, and housing opportunities, facilitating linkages to social and medical services, and stabilizing families that may be at-risk of homelessness. The City attempts to reduce the numbers of homeless families by supplying a safety net through prevention programs.

### **Housing and Community Development Resources**

Funding sources for projects that meet the needs and goals identified in the City's Consolidated Plan include the Community Development Block Grant Program, three (3) Redevelopment Agency areas, pursuing special grant funds, and collaborating with the Housing Authority of Monterey County, local and County non-profit housing organizations and social service agencies. This partnership between public and private agencies ensures that resources are effectively delivered and fully utilizes and leverages many of the programs prioritized in the Consolidated Plan.

### **Coordination of Strategic Plan**

The City's Housing and Property Management Division has lead responsibility for the implementation of the Consolidated Plan and works in concert with the Housing Authority of the County of Monterey and local and county nonprofit housing and social service agencies to ensure that available resources are fully utilized and leveraged in order to carry out the Consolidated Plan.

### **Housing and Community Development Goals**

The City's CDBG-funded housing rehabilitation program will assist up to 25 low-income Monterey households to meet their housing repair and safety needs. Additionally, the HCD-funded programs such as emergency rent and deposit assistance, tenant/landlord conflict resolution and several emergency and temporary housing programs are expected to assist more than 700 low-income households to meet their housing needs.

### **Locations**

All projects will benefit residents on a City-wide basis.

### **Lead Agencies**

The City's Housing and Property Management Division is the designated lead agency for implementing the City's Consolidated Plan and the Community Development Block Grant Program. The City of Monterey's contact is Sandra Reeder, HCD Administrative Analyst at (831) 646-3728

[Fax at (831) 646-5616, e-mail: reeder @ ci.monterey.ca.us, TDD at (831) 646-3721].

# III. Housing and Community Development Strategy

## **Supportive Services Priorities**

1. Seniors and frail elderly services to enhance their well being and assist them to remain independent
2. Services for single parents to assure healthy family functioning
3. Services for the disabled to assist them to remain independent
4. Other special needs groups
5. All others

## **Homeless Services Priorities**

1. Homeless prevention and intervention
2. Rental Assistance and Tenant Based Rental Assistance programs
3. Homeless Youth and youth aging out of foster care
4. Domestic Violence victims programs
5. Homeless Mentally Ill, and dual diagnosed, and disabled homeless populations
6. Chronic Street homeless
7. Homeless services plans, homeless tracking and information reporting systems

## **Community Development Priorities**

1. Plans and studies to implement housing programs, neighborhood plans, studies, and guidelines
2. Historic Preservation activities
3. Historic Preservation loans
4. Neighborhood Preservation
5. Crime reduction programs

## **Vision for 2005-2010**

The City of Monterey intends to use its available resources to:

- 1) increase and preserve the supply of affordable housing;
- 2) provide expanded forms of rental assistance to alleviate rental cost burden;
- 3) provide financial assistance to first-time homebuyers;
- 4) promote additional homeownership opportunities;
- 5) promote homeownership and tenant counseling;
- 6) reduce lead-based paint hazards;
- 7) assist non-profit entities to address the needs of individuals with special needs;
- 8) assist non-profit entities to define gaps in the service delivery system for reducing chronic street homeless;
- 9) collaborate with developers and non-profit entities to provide increased housing choices and opportunities for minority and low-income citizens.
- 10) provide a suitable living environment

## **Housing Priorities**

### **Priorities for affordable housing include:**

- 1) provide housing rehabilitation loans to preserve and improve existing single-family ownership housing stock;
- 2) provide down payment assistance to first-time buyers;
- 3) provide rental assistance to those with the most severe cost burden;
- 4) increase the supply of ownership and rental housing through new construction;
- 5) provide workforce housing through mixed use development in areas near transit and amenities.

The City of Monterey intends to use available resources to:

- ◆ Increase and preserve the supply of affordable housing;
- ◆ Provide safe neighborhoods, and reduce impacts upon neighborhoods that may have large concentrations of high density development;
- ◆ Provide rental assistance to alleviate rental cost burden to those financially impacted;
- ◆ Provide housing counseling and down payment assistance to first-time homebuyers;
- ◆ Promote homeownership development projects;
- ◆ Promote credit counseling and homeownership financing counseling to eliminate predatory lending practices, and provide equal financial opportunities to all;
- ◆ Evaluate and when present, reduce lead based paint hazards;
- ◆ Assist non-profits to address the supportive services needs of individuals, including families, elderly and disabled with special needs;
- ◆ Provide funds to successful programs that reduce or eliminate chronic street homeless;
- ◆ Provide for accountability and reporting for programs funded by the City;
- ◆ Seek additional partnerships to increase affordable and workforce housing
- ◆ Provide staff to promote collaborative and innovative programs and projects citywide and/or countywide.
- ◆ Support historic preservation programs, and historic preservation projects, including historic public art.
- ◆ Leverage funds to acquire additional resources for historic preservation programs, housing programs and neighborhood safety programs;
- ◆ Continue to seek grants to finance City housing programs, historic preservation and services programs, while leveraging to the greatest extent City HCD or CDBG funds.

# IV. SUMMARY OF One-Year Action Plan

## Description of Key Projects

The City of Monterey's One-Year Action Plan for 2005/06 outlines the proposed use of approximately \$1,134,202 in CDBG funds, including CDBG carryover funds and anticipated program income. These funds will be spent mainly on the following activities:

- \$317,800 for public services to be provided City-wide to low-income families, individuals, youths, seniors, homeless and disabled persons. A total of \$90,000 CDBG funds and \$227,800 in HCD funds for housing related services is included in the total allocation. Also, this includes \$15,000 for a Homeownership Expo.
- \$578,000 for a variety of major and minor housing rehabilitation loans and grants to low-income homeowners and for temporary relocation.
- \$125,000 for historic preservation plans, environmental assessment and activities for commercial and residential properties.
- \$278,822 CDBG Administration, Rehab Project Delivery and CDBG Administration Trust Reserve

Redevelopment Agency and HOME Project funds are also outlined in the text of this Action Plan for funds report. HCD funds will provide the following:

- \$46,600 for extensive Homeownership, and Credit Counseling classes with emphasis on homeownership for lower- income households.
- Homeownership Expo involving major lenders, Fair Housing experts, surrounding jurisdictions and others in the homeownership sector.
- \$785,800 in redevelopment funds from FY 2004-05, and \$850,000 for FY 2005/06 HOME funds for a new Affordable Housing Project

## Locations of Benefit

All projects will benefit residents on a City wide basis.

## Lead Agency

The City's Housing and Property Management Division is the designated lead agency for implementing the City's Consolidated Plan and Action Plan. The City's contact is Sandra Reeder, HCD Analyst at (831)646-3728