City of Salinas
FY 2019–2020 Action Plan
(July 1, 2019 through June 30, 2020)

City of Salinas
Community Development Department, Housing Division
65 W. Alisal Ave.
Salinas, CA 93901
(831) 758-7334

DRAFT

Table of Contents

Executive Summary **1**

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b) 1

PR-05 Lead & Responsible Agencies – 91.200(b) 4

AP-10 Consultation – 91.100, 91.200(b), 91.215(l) 5

AP-12 Participation – 91.105, 91.200(c) 15

Expected Resources **17**

AP-15 Expected Resources – 91.220(c) (1, 2) 17

Annual Goals and Objectives **21**

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e) 21

AP-35 Projects – 91.220(d) 23

Projects 24

AP-38 Projects Summary 24

AP-50 Geographic Distribution – 91.220(f) 35

Affordable Housing **36**

AP-55 Affordable Housing – 91.220(g) 36

AP-60 Public Housing – 91.220(h) 36

AP-65 Homeless and Other Special Needs Activities – 91.220(i) 38

AP-75 Barriers to affordable housing – 91.220(j) 40

AP-85 Other Actions – 91.220(k) 40

Program Specific Requirements **43**

AP-90 Program Specific Requirements – 91.220(l)(1,2,4) 43

DRAFT

Executive Summary

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

1. Introduction

This Annual Action Plan for FY 2019-2020 represents the fifth and final year of implementing the City's FY 2015-2019 Consolidated Plan. It serves as the City's official application to HUD for Community Development Block Grant (CDBG), HOME Investment Partnership Act (HOME), and Emergency Solutions Grant (ESG) funds. This Action Plan covers the planning period of July 1, 2019 through June 30, 2020. In addition, the City is the lead agency for administering the State ESG program for the counties of Monterey and San Benito Continuum of Care.

For the FY 2019-2020 program year, the City continues its competitive system for funding allocation. The FY 2019-2020 CDBG applications are intended as the second year of the two-year funding cycle. Those agencies funded in FY 2018-2019, if demonstrating satisfactory performance during the program year, would be automatically renewed for FY 2019-2020. The HOME program will be accepting applications on an ongoing basis but giving preference to applications submitted by February 11, 2019. The most critical criterion for HOME funding is project readiness in order to meet HUD guidelines.

2. Summarize the objectives and outcomes identified in the Plan

Consistent with the City's adopted FY 2015-2019 Consolidated Plan, this Action Plan will focus of the following housing and community development priorities:

High Priority

- Affordable housing for lower and moderate income households and those with special needs, including seniors, persons with disabilities, large households, and farmworkers, through new construction, rehabilitation, and acquisition/rehabilitation.
- Energy conservation opportunities in housing.
- Homeless services that complement the Regional Continuum of Care, promoting coordination of services.
- Programs and services focused on the prevention of homelessness, and on the rapid rehousing of those recently homeless or in imminent risk of becoming homeless.
- Emergency shelters and other homeless facilities, as well as transitional housing for the formerly homeless, including runaway and emancipated youth.
- Public services for low and moderate income persons and those with special needs, such as recreational programs focusing on youth and children, particularly gang diversion activities.
- Infrastructure improvements in underserved neighborhoods necessary to provide basic levels of safety and habitability.
- Public Facilities, including parks and recreation facilities and community and neighborhood centers, particularly in underserved areas.
- Economic development activities to facilitate job creation and retention, and job training programs.
- Planning and administration of housing and community development programs.

Low Priority

- Increased homeownership opportunities for low and moderate income households.
- Preservation of affordable housing that is at risk of converting to market rate.

DRAFT

3. Evaluation of past performance

During the past year, the City undertook a range of housing and community development activities to benefit primarily the low and moderate income residents, including persons with special needs. This section only highlights some accomplishments. Detailed CDBG, HOME, and ESG-funded activities are described in the Consolidated Annual Performance and Evaluation Report (CAPER), which can be found on the City's website.

Housing

For the provision of affordable housing, the City partners with nonprofit housing developers such as MidPen, CHISPA, and Monterey County Housing Development Corporation, which all utilize a multi-layer approach to funding affordable housing. Some of the key accomplishments include:

- **Vista de la Terraza:** CDBG and HOME funds were provided to CHISPA to acquire and rehabilitate the 40-unit dilapidated Vista de la Terraza (VDLT) project for lower income families. This project includes eight HOME-assisted units. This project was completed at the end of 2018.
- **Haciendas Phase IV (Seniors):** New construction project with three HOME-assisted units. Project was completed and occupied in FY 2016-17 but closed in IDIS in FY 2017-18. These three units were previously reported in the FY 2016-17 CAPER.
- **Haciendas Phase III (Hikari):** This multi-family rental housing 50-unit project includes three HOME-assisted units. This project was provided $500,000 of HOME funds for construction purposes. The project was completed at the end of 2018.
- **Mid-Peninsula Moon Gate Plaza (formerly 21 Soledad Street):** This mixed-use project is consisted of ground floor commercial/retail space along with 90 units of multi-family rental housing located in Chinatown. This project will include six HOME-assisted units. Construction started in March 2018 and anticipated to complete by the end of 2019.

Public Services

The City continued to participate in the Countywide Continuum of Care and Coalition of Homeless Service Providers programs to end homelessness. In addition, the City is the lead agency for administering the new State ESG program for the counties of Monterey and San Benito Continuum of Care. The City continues to annually provide funding to approximately 20 public service programs that primarily serve families, seniors, youth, and the homeless.

Public Improvements

The City continues to implement a variety of public improvement projects, including street lighting, ADA accessibility improvements, and other improvements to community facilities.

4. Summary of Citizen Participation Process and consultation process

Consultation Meetings: The City conducted one Public Workshop on January 10, 2019 to discuss the process of funding application and provide technical assistance to interested agencies.

Public Review of Draft Documents: A minimum 30-day public review was held from April 9, 2019 through June 4, 2019. Copies of the Draft Consolidated Plan were made available for the public at the following locations, in conformance with the CDBG Citizen Participation Plan:

- City website
- Salinas City Hall – City Clerk Office
- Salinas Department of Community and Economic Development
- All three City libraries

The final CP, amendments, annual Action Plans and performance reports will be available for five years at Salinas City Hall.

Public Hearings: The City Council's CDBG/Housing Subcommittee held a meeting to collect comments on the draft Action Plan on April 9, 2019. The City Council will conduct one public hearing on May 14, 2019, to review the Draft Action Plan. On June 4, 2019, the Final Action Plan will be presented before the City Council (on the consent calendar). The City will accept public comments on the draft Action Plan until June 4, 2019.

5. Summary of public comments

A summary of the public comments received is provided in Appendix A.

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

Not applicable. All comments were received.

7. Summary

The City has undertaken diligent and good faith efforts in outreaching to all segments of the community that may benefit from the City's CDBG, HOME, and ESG programs.

DRAFT

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	Salinas	Community Development Department
HOME Administrator	Salinas	Community Development Department
ESG Administrator	Salinas	Community Development Department

Table 1 – Responsible Agencies

Narrative (optional)

The City's CDBG, HOME, and ESG programs are administered by the City of Salinas Community Development Department.

Consolidated Plan Public Contact Information

For matters concerning the City of Salinas' CDBG, HOME and ESG programs, please contact: Christopher Valenzuela, Planning Manager, City of Salinas Community Development Department, 65 W. Alisal Street, 2nd Floor, Salinas, CA 93901, (831) 775-4244.

DRAFT

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

1. Introduction

As part of the development of this Action Plan, the City undertook an outreach program to consult and coordinate with non-profit agencies, affordable housing providers, and government agencies regarding the needs of the low and moderate income community. The outreach program has been summarized in the Executive Summary and Citizen Participation sections of this Plan and provided in detail as Appendix A to this Plan.

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))

The City conducted outreach to various agencies and organizations consisting of:

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

On an ongoing basis, City staff communicates with various nonprofits and public agencies that serve the City's low and moderate income residents and special needs groups to identify needs and plans for future activities. Annually, City staff discusses with the County Health Department, Environmental Health Division, regarding any lead-based paint cases within the City limits. The City has established a CDBG Subcommittee and Housing Subcommittee to provide an additional forum for residents, agencies, and organizations to discuss housing and community development needs and plans.

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.

On an ongoing basis, City staff participates in the Regional CoC, Coalition of Homeless Service Providers, Salinas Downtown Community Board (Chinatown Area), the Lead Me Home (Ten-Year Plan to End Homelessness), and the Chinatown Renewal Project to identify housing and supportive service needs of the homeless and develop solutions. The City utilizes the State ESG funds to support street outreach and operations of a winter warming shelter at 111. W. Alisal Street, in partnership with the County of Monterey, in addition to rapid re-housing services, HMIS, and homeless prevention activities at the winter warming shelter.

The City also attends the COC's quarterly Administration and Implementation Committee Meeting Conference Calls which discuss the Point in Time Counts and updates in initiatives to end homelessness in Monterey County.

In addition, the City attends a tri-county collaborative with Santa Cruz County on elderly and homelessness. The City is now lead agency for administering the new State ESG program for the counties of Monterey and San Benito Continuum of Care.

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

The CoC priorities provide guidance to the City in allocating its ESG funds. Specifically, the CoC prioritizes the following:

- Permanent Supportive Housing; targeting the chronically homeless, veterans, and families who have become homeless.
- Renewals of successfully operating projects if the community's need for the project continues.

The City has been working with several agencies to provide outreach, shelter, homeless prevention, and rapid re-housing services to the homeless. These programs have been highly successful and the City continues to hold quarterly meetings with ESG subrecipients to coordinate ESG funding efforts and provide technical assistance opportunities which demonstrate a tremendous and continued need for these services.

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

DRAFT

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	Asian Cultural Experience
	Agency/Group/Organization Type	Other - Cultural
	What section of the Plan was addressed by Consultation?	Other - Tourism
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency attended the Funding Application Workshop on January 10, 2019.
2	**Agency/Group/Organization**	Interim, Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment 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?	This agency attended the Funding Application Workshop on January 10, 2019.
3	**Agency/Group/Organization**	Franciscan Workers of Junipero Serra
	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 Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

DRAFT

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Franciscan Workers attended the Funding Application Workshop on January 10, 2019.
4	**Agency/Group/Organization**	County of San Benito
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Non-Housing Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency attended the Funding Application Workshop on January 10, 2019.
5	**Agency/Group/Organization**	Central Coast Center of Independent Living
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities
	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?	This agency attended the Funding Application Workshop on January 10, 2019.
6	**Agency/Group/Organization**	Housing Resource Center of Monterey County
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs

DRAFT

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency attended the Funding Application Workshop on January 10, 2019.
7	**Agency/Group/Organization**	Agriculture and Land-Based Training Association
	Agency/Group/Organization Type	Other – Business Organization
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency attended the Funding Application Workshop on January 10, 2019.
8	**Agency/Group/Organization**	Monterey County Housing Authority Development Corporation
	Agency/Group/Organization Type	Housing PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency attended the Funding Application Workshop on January 10, 2019.
9	**Agency/Group/Organization**	Alisal Union School District
	Agency/Group/Organization Type	Other – School District
	What section of the Plan was addressed by Consultation?	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?	This agency attended the Funding Application Workshop on January 10, 2019.

DRAFT

10	**Agency/Group/Organization**	ECHO Housing
	Agency/Group/Organization Type	Housing Services - Housing Services – homeless Services – Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency attended the Funding Application Workshop on January 10, 2019.
11	**Agency/Group/Organization**	United Way
	Agency/Group/Organization Type	Other – Umbrella Service Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency attended the Funding Application Workshop on January 10, 2019.
12	**Agency/Group/Organization**	Rancho Cielo
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homelessness 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?	This agency attended the Funding Application Workshop on January 10, 2019.
13	**Agency/Group/Organization**	Girl Scouts
	Agency/Group/Organization Type	Services - Children

DRAFT

	What section of the Plan was addressed by Consultation?	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?	This agency attended the Funding Application Workshop on January 10, 2019.
14	**Agency/Group/Organization**	Community Homeless Solutions
	Agency/Group/Organization Type	Services – Homeless Services – Victims of domestic violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency attended the Funding Application Workshop on January 10, 2019.
15	**Agency/Group/Organization**	Boys and Girls Club
	Agency/Group/Organization Type	Services - Children
	What section of the Plan was addressed by Consultation?	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?	This agency attended the Funding Application Workshop on January 10, 2019.
16	**Agency/Group/Organization**	Alliance on Aging
	Agency/Group/Organization Type	Services – Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

DRAFT

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency attended the Funding Application Workshop on January 10, 2019.
17	**Agency/Group/Organization**	Food Bank for Monterey County
	Agency/Group/Organization Type	Other – Food Assistance
	What section of the Plan was addressed by Consultation?	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?	This agency attended the Funding Application Workshop on January 10, 2019.
18	**Agency/Group/Organization**	Legal Services for Seniors
	Agency/Group/Organization Type	Services – Elderly Persons
	What section of the Plan was addressed by Consultation?	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?	This agency attended the Funding Application Workshop on January 10, 2019.
19	**Agency/Group/Organization**	Girls, Inc.
	Agency/Group/Organization Type	Services - Children
	What section of the Plan was addressed by Consultation?	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?	This agency attended the Funding Application Workshop on January 10, 2019.

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

All agency types were consulted.

DRAFT

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	Potential funding allocations to address homeless needs will complement the CoC Strategy.
Lead Me Home	Coalition of Homeless Service Providers	Potential funding allocations to address homeless needs will be consistent with the 10-Year Strategy to End Homelessness.
Economic Development Element of General Plan	City of Salinas	Five Year Implementation Plan supports youth job training and Alisal economic development.
Urban Greening Plan	City of Salinas Environmental Resources Program	Eastside/Alisal is one of three neighborhoods studied for techniques to improve the quality of life for residents at the neighborhood level through enhanced public places and improved green space.
Chinatown Revitalization Plan	City of Salinas	This plan provides design guidelines, development standards, and a focused implementation plan that aim at addressing the land use and socioeconomic issues that have been impacting this historically disadvantaged neighborhood.
Regional Farmworker Housing Study	City of Salinas	In collaboration with jurisdictions in Monterey County, the City is conducting a study of farmworker housing needs in the region.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The City of Salinas will continue to promote and participate in regional efforts to address housing, community development, and employment issues, and to enhance coordination between public and private agencies, social service and housing agencies, and the development community, including:

Monterey County CDBG Program - The City and County both utilize City Data Systems (CDS), the online grant management system. A joint online application was developed so that nonprofit agencies applying for CDBG public services funds to both the City and the County could do so with one application. The City continues to modify the application process to improve the information collected for administering the program.

Coalition of Homeless Services Providers - CHSP is the lead agency for the Continuum of Care (CoC) network and HMIS coordinator. Part of the Coalition's role within the CoC is to assess gaps in service and develop programs, creating a web of services that leaves no local need unmet. The City of Salinas is a community advisor to CHSP.

State Continuum of Care - The City is serving as lead agency for this new process of utilizing State CoC funds.

Transportation Agency for Monterey County (TAMC) - TAMC exists to provide regional planning and coordination of transportation issues and funding. The City of Salinas actively participates in the oversight of TAMC activities and coordinates its own transportation improvement program with that of this regional agency.

Association of Monterey Bay Area Governments (AMBAG) - AMBAG is the designated Metropolitan Planning Organization (MPO) and Council of Governments (COG) organized to serve as a permanent forum for collaboration, planning and study of regional issues of mutual interest to the counties and cities in Monterey, San Benito, and Santa Cruz counties. The City of Salinas is an active participant in the governance of AMBAG.

Regional Analysis of Impediments to Fair Housing Choice (AI) - The City is coordinating with the Monterey Urban County (unincorporated areas, Del Rey Oaks, Greenfield, Sand City, and Gonzales), the cities of Monterey and Seaside, as well as the Housing Authority County of Monterey to prepare a Regional AI study. The Draft AI was made available on April 1, 2019.

Fair Housing and Tenant-Landlord Services (RFP) - The City contracted with Eden Council for Hope and Opportunity (ECHO) to provide services during the FY 2018-19. ECHO assisted in the community outreach process for the Regional AI.

Alisal Neighborhood Revitalization Area (Alisal NRSA) - Engagement with residents in the AHNSRA and in Chinatown is occurring through City planning efforts. The Chinatown Revitalization Plan engagement began in October 2016. The Alisal Vibrancy Plan engagement began in September. The downtown housing target market assessment began in 2016. In addition, the City completed a Farmworker Housing Study in July 2018 to determine the housing needs of farmworkers throughout Monterey County.

DRAFT

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

The City continues to utilize its two-year funding cycle for public service dollars. The FY 2019-2020 application process represents the second year of the two-year funding cycle. For new funding applications, the City's Citizen Participation process involved the following:

- **Public Meeting:** The City conducted a NOFA workshop on January 10, 2019 to assist applicants with the funding application process.
- **City Council CDBG/Housing Subcommittee:** The City Council CDBG/Housing Subcommittee held a meeting on April 9, 2019 to review applications for funding and to receive input on housing and community development needs.
- **Publicity:** Bilingual (Spanish-English) information about the workshops was distributed in: flyers at all three libraries, City Hall, Department of Community and Economic Development and by community partners at schools and churches and by sub-recipient partners at their agencies; email blasts; announcements on City website; display advertisements in *The Californian* (English language) newspaper and *El Sol* (Spanish) newspaper; meeting notice posted in City Hall, City Council chambers, and City Permit Center; and posted on City's Facebook/Twitter pages.
- **Public Hearing:** The City Council will conduct a public hearing on May 14, 2019 regarding the City's CDBG, HOME, and ESG allocations. On June 4, 2019, the Final Action Plan will be presented before the City Council on the consent calendar. The City also conducted an additional public hearing as part of the CAPER process.
- **Public Review of Draft Documents:** A minimum 30-day public review was held from April 9, 2019 through June 4, 2019. Copies of the Draft Action Plan were made available for the public at the following locations: City website; Salinas City Hall; Salinas Community Development Department; and all three City libraries.

The final CP, amendments, annual Action Plans and performance reports will be available for five years at Salinas Community Development Department.

DRAFT

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 Meetings	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	The City conducted one workshop to assist interested organizations with the funding application process. The meeting was held on January 10, 2019. Representatives from 29 agencies attended the meeting.	Agencies attended the meeting were provided assistance with the online application process.	All comments were accepted.	
2	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	The City conducted two public hearings: one with the Council Subcommittee and one with the City Council.	Comments are summarized in Appendix A.	All comments were accepted	

Table 4 **– Citizen Participation Outreach**

DRAFT

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

Introduction

The City of Salinas is an entitlement jurisdiction for CDBG, HOME, and ESG funds, and is receiving $2,037,160 in CDBG funds, $763,800 in HOME funds, and $177,658 in ESG funds for FY 2019-2020.

In addition, $67,876 in CDBG program income is anticipated during FY 2019-2020. The City also plans to swap the CDBG funds previously allocated to Mid-Peninsula for Moon Gate Plaza in FY 2017-18 and FY 2018-19 with HOME funds. This swap would release $965,682 in prior year CDBG funds for other projects. As program income is generated, the City will amend the Action Plan as appropriate to allocate the funding.

For HOME funds, an estimated $190,000 in program income is anticipated ($50,001 to be generated in FY 2019-20 and $140,000 as a carryover from FY 2018-19). In addition, $50,000 of HOME carryover from FY 2018-19 is available. Should the City receive additional HOME program income than estimated for the program year, the additional HOME program income will be allocated to Activity Delivery for housing programs.

The City also serves as the lead agency for the administration of the State ESG funds for the counties of Monterey and San Benito Continuum of Care. For FY 2019-20, the State ESG allocation is $280,598.

Backup Projects/Potential Additional Funding

Alternate projects may be possible depending on funding levels of Program Income (PI), carry over funds or additional funding from HUD. The AAP will recommend the following non-public service alternate projects:

- Housing Services Program (HSP) which includes the Housing Accessibility Assistance (HAA) grant, Lead-Based Paint (LBP) grant, single-family housing rehabilitation and Grid Alternatives Solar Program;
- Acquisition of property for housing rehabilitation and/or development;
- Acquisition and rehabilitation of multi-family or single-family housing to be rented to low-moderate income renters in the City in conjunction with a non-profit housing developer or non-profit housing organization that provides supportive services and management;
- Public facilities and improvement projects; and
- HOME Program Income (PI) to be applied toward HOME Activity Delivery.

DRAFT

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources : $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,037,160	67,876	965,682	3,070,718	0	This is the final year of the five-year Consolidated Plan.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	763,800	190000	50001	1,003,801	0	This is the final year of the five-year Consolidated Plan.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	177,658	0	0	177,658	0	This is the final year of the five-year Consolidated Plan.

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

DRAFT

Affordable Housing: In Salinas' programs, the most frequent example of leveraging occurs in the development of new affordable housing projects. Due to the high cost of developing housing, it is essential for non-profit housing developers to construct new projects by leveraging and matching financial resources from a variety of sources (e.g., federal Low-income Tax Credits, HUD Section 811 financing, USDA housing programs). Salinas uses both CDBG and HOME funds to leverage the participation of other funders. The flexibility inherent in CDBG rules makes it particularly appropriate for use early on in the development process as critical support for non-profits that often are pressed for pre-development funds.

Similarly HOME guidelines emphasize the importance of using HOME to fill in 'financing gaps' that often result when projects face more rigid requirements established either by particular loan regulations, or due to the degree of competition for other financing. In the past several years it appears that those designing governmental financing programs are attempting to make their funds go farther (i.e., leverage them more) by requiring higher percentages of OPM (other people's money) as a condition of providing their own financing.

HOME funds are used to support the Mid-Pen Moon Gate Plaza (formerly called The Farm) – Construction of buildings began March 19, 2018, per California Tax Credits Allocation Committee (CTCAC) deadlines. Completion of the project is anticipated by the end of 2019.

Public Services: For the Public Services subrecipients CDBG funding is often an essential source of funds to access other funds. None of the subrecipients' essential safety net programs are funded exclusively by CDBG.

Public Facilities and Infrastructure Improvements: There are other more subtle forms of leverage. Public investment in a particular neighborhood (upgrading water mains or installing traffic signals or street lighting) can be an inducement for additional investment by area property owners affected by the improvements.

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

The City is working on establishing several new public/community facilities on City-owned properties:

Chinatown Health Service Center

The City purchased the property located on 10 Soledad Street in the Chinatown neighborhood using SRA funds for future use as a public facility. This was originally intended for the Homeless Services Facility. Due to other needs in the community, location of the proposed Homeless Services Facility was moved from 10 Soledad to a property on Lake Street and the project, renamed as Chinatown Health Services Center, is being funded now through Measure G City funding. The services intended for the homeless in this facility include restrooms, showers and access to Franciscan Workers staff who can conduct outreach to facilitate the needs of individuals requesting services.

1081 Buckhorn Drive

The City purchased 1081 Buckhorn Drive with HUD Economic Development Initiatives (EDI) funds with the specific objective to develop a child care center. This 0.8-acre property is located immediately outside of the Alisal NRSA; it is expected that this child care center would primarily serve Alisal residents. The City is working with the Alisal Union School District (AUSD) to develop the site for the District's Early Childhood (Preschool) and Day Care programs. The City took the Enclusive Negotiating Rights Agreement (ENRA) to City Council on August 15, 2017. The City and AUSD entered into an ENRA extension to allow the AUSD to continue its due diligence process on the property. The AUSD conducted public engagement to include various stakeholders to determine future programming and funding for the center. The United Way led the public engagement process on behalf of AUSD. The AUSD is also fundraising to ensure the facility will be built as

planned. The City and AUSD entered into a Land Disposition Agreement (LDA) at the end of 2018. FY 2019-20 CDBG funding is being allocated to help construct the Buckhorn Early Childhood Education Center.

Discussion

Home Match Requirements: Pursuant to HUD regulations, all participating jurisdictions (PJs) must contribute or match 25 cents for each dollar of HOME funds spent on affordable housing. The HOME statute allows for a reduction of the matching contribution requirement under three conditions: 1) fiscal distress, 2) severe fiscal distress, and 3) for Presidentially-declared major disasters. When a local jurisdiction meets one of these distress conditions, it is determined to be in fiscal distress and receives a 50 percent reduction of match. If a local jurisdiction satisfies both of the distress criteria, it is determined to be in severe fiscal distress and receives a 100 percent reduction of match. Matching funds need not be provided for the 2019-2020 allocation because as of September 21, 2018, the City is considered to be in "severe financial distress." This determination was made because per capita income ($17,879) and poverty level percentages (20.2 percent) for Salinas exceed the HUD criteria for severe financial distress. The City will continue to accrue matching funds to be 'banked' against future match requirements.

ESG Match Requirements: The ESG program has a dollar-for-dollar match requirement. Federal (non-ESG), state, local, and private funds may be used as a match. The City's ESG match requirement is satisfied with a variety of funding sources. Subrecipients are required to provide their planned ESG match on the funding application, with the actual match reported at the end of the program year.

DRAFT

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increased Decent and Affordable Housing	2015	2019	Affordable Housing		New Affordable Rental Housing Opportunities Assistance to Homeowners for Rehabilitation Energy Conservation Opportunities in Housing	CDBG: $378,067 HOME: $922,421	Rental units constructed: 90 Household Housing Unit Homeowner Housing Rehabilitated: 15 Household Housing Unit
2	Enhanced Neighborhood Conditions	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	Alisal Neighborhood Revitalization Strategy Area Chinatown Area	Public Services Public Facilities	CDBG:$2,271,644	Public service activities other than Low/Moderate Income Housing Benefit: 87,065 Persons Assisted Public facility activities Low//Moderate Income Housing Benefit: 5 units
3	Enhanced Homeless Facilities and Services	2015	2019	Homeless	Chinatown Area	Homeless Services - Continuum of Care Homeless Prevention Emergency Shelters and Other Homeless Facilities	ESG: $164,334	Public service activities other than Low/Moderate Income Housing Benefit: 26 Persons Assisted Homeless Person Overnight Shelter:239 Persons Assisted Homelessness Prevention: 120 Persons Assisted
4	Planning and Program Administration	2015	2019	Planning and Administration		Planning and Administration	CDBG: $421,007 HOME: $81,380 ESG: $13,324	

DRAFT

Table 6 – Goals Summary

Goal Descriptions

1	**Goal Name**	Increased Decent and Affordable Housing
	Goal Description	For FY 2019-2020, the City anticipates providing for the following housing programs and services: ▪ Housing Rehabilitation Loans and Housing Accessibility Assistance Grants (CDBG) - 5 units ▪ Grid Alternatives (CDBG) - 10 units ▪ Multi-Family Housing (CDBG & HOME) – Mid-Peninsula Moon Gate Plaza (21 Soledad Street)– 90 units
2	**Goal Name**	Enhanced Neighborhood Conditions
	Goal Description	For FY 2019-2020, the City will continue to provide a variety of services utilizing CDBG funds, emphasizing on youth programs and activities, senior services, and services for the disabled.
3	**Goal Name**	Enhanced Homeless Facilities and Services
	Goal Description	For FY 2019-2020, the City proposes to pursue a range of homeless services and activities. The City's homeless program will include the following components: outreach, emergency shelter, homeless prevention, rapid rehousing, and Homeless Management Information System.
4	**Goal Name**	Planning and Program Administration
	Goal Description	City staff will administer the CDBG, HOME, and ESG programs in compliance with HUD regulations.

Table 7 – Goal Descriptions

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

Through the use of HOME funds, an estimated 90 affordable housing units may be created for the Moon Gate Plaza project and another 15 households may be assisted with CDBG rehabilitation assistance through the City, and GRID Alternatives.

DRAFT

AP-35 Projects – 91.220(d)

Introduction

During FY 2019-2020, the City of Salinas will pursue a range of housing and community development activities using CDBG, HOME, and ESG funds.

#	Project Name
1	Housing Rehabilitation, LBP, & Housing Accessibility Assistance
2	Mid-Peninsula – Moon Gate Plaza (21 Soledad St.)
3	Grid Alternatives – Monterey County/City of Salinas Solar Affordable Housing Program
4	Interim, Inc. - Catalyst Renovation
5	Closter and Natividad Creek Community Parks Restroom Rehabilitation
6	Alisal Union School District - Early Childhood Education Center
7	Girl Scouts of California - Girl Scouts Alisal Program Center
8	Boys & Girls Clubs of Monterey County - Catch the Bus (CTB) Transportation Program
9	Partners for Peace – Families are the Heart of the Community
10	Alliance on Aging Inc.– Tax Counseling for the Elderly (TCE) and Ombudsman
11	Girls Inc. of the Central Coast
12	Food Bank for Monterey County
13	Eden Council for Hope and Opportunity (ECHO) - Fair Housing and Tenant/Landlord Services
14	Legal Services for Seniors – Legal and Fair Housing Services
15	HOME Program Planning and Administration
16	ESG SALINAS - Projects and Administration
17	CDBG Program Planning and Administration

Table 8 – Project Information

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

Inadequate funding is the most significant obstacle for serving the underserved needs. The extent of needs in Salinas far exceeds the available funding from the CDBG, HOME, and ESG programs. The projects receiving funding in FY 2019-2020 are those identified as High Priority needs in the City's five-year Strategic Plan. Furthermore, cost-efficiency, demonstrated history of success, and coordination and consistency with other citywide and regional efforts are among some of the factors for funding considerations.

Most activities to be pursued by the City with CDBG, HOME, and ESG funds will be leveraged with a variety of funding sources, including: grants from State, Federal, and local governments; private foundations; capital development funds; general funds; private donations of funds or services; and other various funding sources. For the provision of affordable housing, the City partners with nonprofit housing developers such as MidPen, CHISPA, and Monterey County Housing Authority Development Corporation (MCHADC), which all utilize a multi-layer approach to funding affordable housing.

The HOME program requires that for every HOME dollar spent, the local jurisdiction must provide a 25 percent match with non-federal dollars. However, given the distressed conditions in Salinas, the City consistently receives a 100 percent reduction in the match requirements.

Given the limited annual allocations in CDBG funds, the City has pursued the use of the Section 108 loan guarantee within the five-year Consolidated Plan period in order to support large-scale projects.

Projects

AP-38 Projects Summary

Project Summary Information

Table 9 – Project Summary

1	**Project Name**	**Housing Rehabilitation, Housing Accessibility Assistance, LBP**
	Target Area	Citywide
	Goals Supported	Increased Decent and Affordable Housing
	Needs Addressed	Assistance to Homeowners for Rehabilitation
	Funding	CDBG: $323,067
	Description	The project includes the various components of the City's housing rehabilitation activities, including the Housing Rehabilitation Program, Housing Accessibility Assistance, and Lead-Based Paint Abatement. Budget for this project includes $29,104 of program delivery costs. For the Housing Rehabilitation Program, loans are only available to qualifying low-income households with eligible properties or to owners of rental properties (limit 7 units) that agree to rent to low income household at affordable rents for the term of the loan. Property improvements funded by these loans must be located within the Salinas City limits. For the Housing Accessibility Assistance (HAA), grants in amounts up to $14,000 per household are available to assist qualifying property owners to remove architectural barriers which limit access or impede mobility, as well as to install fixtures which may reduce hazards aggravated by a disability.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	An estimated five households may benefit from the various housing rehabilitation activities.
	Location Description	This program is available to all eligible households citywide, and is administered by the Housing Division of the Community Development Department located at 65 W. Alisal Street, Salinas. Program is available citywide.
	Planned Activities	Program delivery involves various activities, including marketing, processing of applications, review and approval of work orders, monitoring of the construction work, and inspection for compliance with codes. The City has a separate line item to provide for the costs associated with implementing the several housing programs.

DRAFT

2	**Project Name**	**Mid-Peninsula – Moon Gate Plaza (21 Soledad Street)**
	Target Area	Chinatown Area
	Goals Supported	Increased Decent and Affordable Housing
	Needs Addressed	New Affordable Rental Housing Opportunities
	Funding	HOME: $922,421
	Description	21 Soledad Street Housing Community is a proposed 90 units of rental housing located on 0.82 acre in the Chinatown Neighborhood of Salinas. 21 Soledad Street's design is comprised of 81 SRO, 4 one-bedroom, and 5 two-bedroom apartments in three stories above a podium that contains 42 parking spaces and 10,512 square feet of commercial space fronting the street. Through collaborations with the Central California Alliance for Health (CCAH), the Monterey County Mental Health Department, and Interim Inc., a portion of these units will be targeted towards persons with mental illness and those who, because of unstable housing, have improperly managed health conditions that result in inappropriate and excessive use of health care resources. Budget for this project includes $21,612 of program delivery costs.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	A total of 90 units will be created for low income households.
	Location Description	This project is located at 21 Soledad Street in the Chinatown Area.
	Planned Activities	The 0.82-acre site at 21 Soledad Street is owned by the City of Salinas. Demolition and soils remediation on site began in February and anticipated to be completed by March 2018. Actual construction of buildings to begin by March 19, 2018 per California Tax Credits Allocation Committee (CTCAC) deadlines.
3	**Project Name**	**Grid Alternatives Monterey County/City of Salinas Solar Affordable Housing Program**
	Target Area	Citywide
	Goals Supported	Increased Decent and Affordable Housing
	Needs Addressed	Energy Conservation Opportunities in Housing
	Funding	CDBG: $55,000
	Description	With CDBG funding, GRID Alternatives will train and lead volunteers and job trainees to install solar electric systems for low income homeowners in Salinas. Budget for this project includes $5,000 of program delivery costs.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This program anticipates assisting ten low income homeowners.

DRAFT

	Location Description	Program is available citywide.
	Planned Activities	Each Client will be provided with outreach, education, system design and engineering, procurement of permits and equipment, an industry-standard 10-year labor warranty, preparation and submittal of utility interconnection and rebate paperwork. GRID Alternatives will also help clients obtain free energy efficiency and weatherization services through existing energy assistance programs.
4	**Project Name**	**Interim, Inc. – Catalyst Renovation**
	Target Area	Citywide
	Goals Supported	Enhanced Neighborhood Conditions
	Needs Addressed	Public Facilities
	Funding	CDBG: $550,000
	Description	To rehabilitate and renovate five apartments that Interim owns at 235 Martella Street. The building is single-story, and each apartment is approximately 550 sq. ft. The site structure is a legal, non-conforming zoning (grandfathered use) of approximately 2,760 sq. feet. Renovations include replacing roof and downspouts, repairing building siding, replacing windows, replacing sidewalks, upgrading exterior lighting, installing security gate, replacing doors, replacing floors, replacing water heaters and upgrading kitchens and bathrooms. Budget for this project includes $50,000 of program delivery costs.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This project will rehabilitate 5 apartments that will provide housing and supportive services to low and very low income adults with mental illnesses.
	Location Description	The project is located at 235 Martella St. (units A-E).
	Planned Activities	The work for this project will include completing construction plans, completing resident relocation plan, obtaining building permits, relocating current tenants, completing construction and then re-occupying the rehabilitated units with the tenants.
5	**Project Name**	**Closter and Natividad Creek Community Parks Restroom Rehabilitation**
	Target Area	Alisal Neighborhood Revitalization Strategy Area
	Goals Supported	Enhanced Neighborhood Conditions
	Needs Addressed	Public Facilities
	Funding	CDBG: $442,070
	Description	Funds will be used to provide improvements and rehabilitation to restrooms at the Closter Community Park and Natividad Creek Community Park. Budget for this project includes $40,188 of program delivery costs.
	Target Date	6/30/2020

DRAFT

	Estimate the number and type of families that will benefit from the proposed activities	Closter and Natividad Creek are community parks. This project would benefit 87,065 low/moderate income persons citywide, but specifically residents from the Alisal neighborhood would benefit from this project.
	Location Description	Closter Park is located at 401 Towt Street and Natividad Creek Park is located at 1395 Nogal Drive.
	Planned Activities	The work for this project will include completing rehabilitation and improvements to the public restrooms located at Closter Community Park and Natividad Creek Park.
6	**Project Name**	**Alisal Union School District – Early Childhood Education Center**
	Target Area	Alisal Neighborhood Revitalization Strategy Area
	Goals Supported	Enhanced Neighborhood Conditions
	Needs Addressed	Public Facilities
	Funding	CDBG: $968,000
	Description	The City purchased 1081 Buckhorn Drive with HUD Economic Development Initiatives (EDI) funds with the specific objective to develop a child care center. The City has entered into an agreement to dispose the site to the SUSD to develop an Early Childhood Education Center. The CDBG funding will be used for the construction of the new facility. Budget for this project includes $88,000 of program delivery costs.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 100 children (ages 3 to 5) would benefit from this facility. About 80 percent of the children would come from low and moderate income households.
	Location Description	This project is located at 1081 Buckhorn Drive
	Planned Activities	
7	**Project Name**	**Girl Scouts of California - Alisal Program Center**
	Target Area	Alisal Neighborhood Revitalization Strategy Area
	Goals Supported	Enhanced Neighborhood Conditions
	Needs Addressed	Public Services
	Funding	CDBG: $35,000
	Description	The East Salinas Program Center helps girls develop critical skills and traits such as self-confidence, sound decision-making skills, self-efficacy, and stronger ties to their community, and fostering concepts such as caring, equality, social justice, responsibility and restraint. These critical skills/traits are linked to resiliency in at-risk youth populations, providing children the tools they need to be resilient to gangs, potential youth violence, and crime.
	Target Date	6/30/2020

DRAFT

	Estimate the number and type of families that will benefit from the proposed activities	This program anticipates assisting 200 girls in the Alisal neighborhood.
	Location Description	The Girl Scouts Alisal Program Center at 345 Towt Street in East Salinas (typically operating M-F 3 pm to 6pm during the school year, and M-F 8am-6pm during the summer).
	Planned Activities	The East Salinas Program Center provides these girls opportunities afforded girls in more advantaged communities—the opportunity to develop long-term relationships (for some girls over five years) with positive adult role models/mentors and peers, access to new learning and extra-curricular opportunities, and a strong focus on asset building, enabling girls to explore their strengths and develop their confidence and skills through a myriad of hands-on, learning-by-doing projects in areas such as science, environmental conservation, arts and crafts, and healthy cooking. Integrating the computer lab into these learning opportunities and experiences enables girls to explore, connect, and supplement learning by virtual means – promoting critical technical literacy skills.
8	**Project Name**	Boys & Girls Club - Catch the Bus (CTB) Transportation Program
	Target Area	Citywide
	Goals Supported	Enhanced Neighborhood Conditions
	Needs Addressed	Public Services
	Funding	CDBG: $30,000
	Description	Transportation can be most complex and formidable of the challenges faced by after-school programs. It affects the hours of programming, access and the cost of the program. With a high demand of transportation after school and a limited supply of buses and drivers, accessing safe transportation from school to a quality after school program can be difficult. BGCMC's free transportation program is vital to ensuring Salinas youth access to the impactful programming offered at our Salinas Clubhouse and extension sites. The Catch the Bus program has been providing the necessary afterschool support for the children who live in the Salinas community for the past 10 years. The Catch the Bus program for 2019-2020 will focus on three key components: Safe transportation daily after school for a minimum of 300 Salinas youth and provide an opportunity for 425 Salinas youth to participate in 1 of 25 field trips.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 800 youth would benefit from this program (including 600 who identify as low and moderate income).
	Location Description	The program allows students from El Gabilan, Kammann, Sherwood, Steinbeck, Harden Middle and North Salinas High schools to access after school activities offered at the Boys and Girls Salinas Clubhouse (85 Maryal Drive).

DRAFT

	Planned Activities	▪ Safe transportation will be provided daily from school to Boys & Girls Club after school program for a minimum of 300 Salinas youth ▪ Provide an opportunity for 425 Salinas youth to participate in 1 of 25 field trips.
9	**Project Name**	Partners for Peace – Families are the Heart of the Community
	Target Area	Alisal Neighborhood Revitalization Strategy Area
	Goals Supported	Enhanced Neighborhood Conditions
	Needs Addressed	Public Services
	Funding	CDBG: $30,785
	Description	Parent Project Junior, Loving Solutions is a best practice model for the prevention of juvenile delinquency. The class, for parents of the five to ten year old, will increase protective factors identified by research to prevent youth violence: Parent-family connectedness, parent-youth time together, structure and rules at home and ability of parent-youth to communicate and to discuss problems together.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The program will benefit 115 youths, including 86 youths from low and moderate income households.
	Location Description	The Parent Project parent education program operates out of the Silver Star Resource Center at 855 East Laurel Drive.
	Planned Activities	The 10-week (20 hours) program is designed specifically to assist high-risk families that are experiencing heightened levels of conflict, tension and anger. Through weekly two-hour sessions, parents participate in a series of workshops specifically designed for parents raising difficult, strong-willed, or highly impulsive children, with special application to ADDD/ADHD issues. Topics include: Parenting the Strong-willed Child; Parental Influence; Encouraging Positive Choices; Redirecting Negative Choices; Structuring for Success; Improving School Performance; Concrete Solutions for Tough Kids; Sleep Diet and Behavior; and Staying the Course.
10	**Project Name**	Alliance on Aging Inc.– Tax Counseling for the Elderly (TCE) and Ombudsman
	Target Area	Citywide
	Goals Supported	Enhanced Neighborhood Conditions
	Needs Addressed	Public Services
	Funding	CDBG: $25,000
	Description	CDBG funding would support two of Alliance on Aging's programs: Tax Counseling for the Elderly and Ombudsman. Tax Counseling for the Elderly assists seniors with the preparation and filing of their federal and state income tax returns at no charge. CDBG funding would also support the Ombudsman Program, where Ombudsmen serve as advocates for the frail and elderly residents in Salinas' nursing homes and residential care facilities.

DRAFT

	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This program anticipates assisting 685 seniors with ombudsman and tax counseling services.
	Location Description	Alliance on Aging's administrative offices are located at 247 Main Street, Salinas. The Ombudsman program serves the city of Salinas by providing oversight in the city's skilled nursing and residential care facilities. Currently, the City of Salinas has 20 residential care facilities for the elderly (a total of 406 beds) and five skilled nursing facilities (with a total of 483 beds). Tax Counseling for the Elderly provide services for all eligible Salinas residents, and are not limited to one particular geographic area. The outreach sites in Salinas include: Alliance on Aging, St. Ansgar's Lutheran church, La Canada Mobile Home Park, Villa Serra, American Legion, Regency Court, Sherwood Village, Los Abuelitos, and La Gloria Senior Housing, and Gateway Apartments. Tax Counseling for the Elderly also make some limited home visits when people can't get to one of these sites.
	Planned Activities	Ombudsman provides a number of critical services to these low-income seniors: Advocacy Ombudsman educates residents on the kind of care they should expect and provides the mechanisms necessary to file complaints of abuse or neglect. When Ombudsmen enter a facility, they are serving every resident and advocating on their behalf. Placement Information allows seniors and their families to make informed decisions about the long-term care opportunities in Monterey County and the Witnessing of Advance Health Directives for seniors residing in long-term care facilities. Ombudsman strives to ensure seniors dignity, choice, and quality of life. The Tax Counseling for the Elderly program addresses the complexities seniors face in understanding and negotiating the IRS taxing process. Our program provides opportunities for significant savings and refunds to seniors. For many, their tax refund is the largest check outside of their social security check and is often used to pay for basic needs that their monthly income does not cover. In addition, when first contact is made with a senior through the Tax Counseling program, seniors learn about the other programs available through the Alliance on Aging, such as our Benefits Checkup Program, and HICAP, which can provide further support. The Alliance on Aging conducts extensive outreach at various locations in order to improve accessibility to services and reach the underserved elderly.
11	**Project Name**	Girls Inc. of the Central Coast – After School Program
	Target Area	Alisal Neighborhood Revitalization Strategy Area
	Goals Supported	Enhanced Neighborhood Conditions
	Needs Addressed	Public Services
	Funding	CDBG: $25,000

	Description	Girls Inc. provides after-school programming and job opportunities for girls ages 9-18 at four school sites in East Salinas. The programs encourage and help develop positive communication between girls and their parents; promote and develop goal setting and decision-making skills; and provide training and opportunities to explore new life options.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This program anticipates assisting 135 girls ages 9-18 with after-school programming, including 115 girls from low and moderate income households.
	Location Description	In Salinas, the after-school programs are located at four school sites in East Salinas: Alisal High School, El Sausal Middle School, Cesar Chavez School and Fremont School.
	Planned Activities	This program will provide a series of programs that are age and developmentally appropriate, and involve hiring teens who have graduated from prior years programs as facilitators and peer leaders to younger girls. These programs focus on pregnancy prevention, leadership development, pursuing post-secondary education, self-empowerment, avoiding drugs and alcohol and resisting peer pressure including gang prevention.
12	**Project Name**	Food Bank for Monterey County
	Target Area	Citywide
	Goals Supported	Enhanced Neighborhood Conditions
	Needs Addressed	Public Services
	Funding	CDBG: $102,424
	Description	The Food Bank supplies emergency and supplemental food to low and moderate income residents of Salinas.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 900 persons of extremely low and lower income may benefit from this program.
	Location Description	The Food Bank is headquartered at 815 West Market Street, #5, Salinas. The Food Bank will serve low and moderate income City of Salinas residents via direct-distributions and via 150 nonprofits in their Agency Clearinghouse Program, 74 who are located within the City of Salinas.
	Planned Activities	The Food Bank's service population is the low and no income families and individuals. The Agency Clearinghouse program ensures that necessary emergency supplemental food is distributed to a network of over 150 agencies; that provide direct food assistance serving the elderly, chronically ill, homeless, veterans, unemployed and working poor. Member agencies include churches food outreach ministries; emergency food pantries; soup kitchens; homeless shelters; group shelters; rehabilitation centers; residential treatment programs; youth activity programs; after school programs; and senior centers. The Food Bank is the primary food resource for these agencies.

13	**Project Name**	Eden Council for Hope and Opportunity (ECHO) – Fair Housing and Tenant/Landlord Service
	Target Area	Citywide
	Goals Supported	Enhanced Neighborhood Conditions
	Needs Addressed	Public Services
	Funding	CDBG: $38,365
	Description	ECHO's Fair Housing Services will assist Salinas tenants and landlords who require information regarding fair housing and discrimination, or complainants who allege discrimination based on federal, state, and local protected classes. Protected classes are the following: race, color, ancestry, national origin, religion, mental or physical disability, gender, sexual orientation, gender identity, marital status, familial status, source of income, or any other arbitrary class. Tenant/Landlord Counseling and Mediation services will provide counseling, mediation, and renters' rights and responsibilities services to low income persons, racial and ethnic minorities, single and female heads of households, the disabled, and seniors.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	ECHO's Fair Housing program anticipates assisting 110 persons with fair housing services, of which 60 are expected to be low moderate income.
	Location Description	ECHO will provide services citywide.
	Planned Activities	• Respond to 15 Fair Housing Inquiries • Conduct 5 investigations of Fair Housing Complaints • Conduct 10-site Fair Housing Audits • Provide Tenant/Landlord Counseling to 85 inquiries • Facilitate 10 Tenant/Landlord Conciliations/Mediations • Conduct outreach: 12 presentations, distribute 2,000 flyers, one annual television/radio interview, and publish one press release/newspaper article
14	**Project Name**	Legal Services for Seniors - Legal and Fair Housing Services
	Target Area	Citywide
	Goals Supported	Enhanced Neighborhood Conditions
	Needs Addressed	Public Services
	Funding	CDBG: $25,000
	Description	Legal Services for Seniors provides free legal representation to low and moderate income seniors in a variety of housing issues.
	Target Date	6/30/2020

DRAFT

	Estimate the number and type of families that will benefit from the proposed activities	Legal Services for Seniors serves the entire City of Salinas, and anticipates assisting 350 seniors.
	Location Description	This program will be offered at the new office at 947-B Blanco Circle, Salinas.
	Planned Activities	This program provides direct free legal representation to the City of Salinas' low and moderate income seniors in a wide variety of fair housing, tenant and home ownership housing problems. LSS also provides workshops and presentations to the community to educate them on their rights before individual legal problems arise.
15	**Project Name**	HOME Program Planning and Administration
	Target Area	Citywide
	Goals Supported	Planning and Program Administration
	Needs Addressed	Planning and Administration
	Funding	HOME: $81,380
	Description	This line item will provide for the planning and administration activities to implement the City's HOME program.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The delivery of the City's various HOME-funded programs and activities will benefit the City's low and moderate income persons and those with special needs.
	Location Description	The HOME program is administered by the Housing Division of the Community and Economic Development Department.
	Planned Activities	The City will perform all planning, administration, monitoring, and review functions in compliance with HUD regulations.
16	**Project Name**	ESG SALINAS - Projects and Administration
	Target Area	Citywide
	Goals Supported	Planning and Program Administration Enhanced Homeless Facilities and Services
	Needs Addressed	Homeless Services - Continuum of Care Homeless Prevention Emergency Shelters and Other Homeless Facilities Planning and Administration
	Funding	ESG: $177,658
	Description	The ESG Program will involve a range of activities to address homelessness. These include the provision of outreach, shelters, prevention, rapid re-housing, and HMIS services.
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	The agencies funded anticipate providing assistance to 583 homeless and at-risk homeless persons as follows: ▪ Interim, Inc. - 26 persons with outreach activities ▪ Community Homeless Solutions Warming Shelter – 239 persons with emergency shelters ▪ Housing Resource Center RRH Plan – 120 persons with homeless prevention and rapid rehousing
	Location Description	The City's homeless programs are being delivered by multiple agencies to assist the homeless families and individuals citywide.
	Planned Activities	The following activities are planned: ▪ Interim, Inc. - MCHOME - Street Outreach ($59,799); Homeless Prevention (18,435); HMIS ($1,490) ▪ Community Homeless Solutions Warming Shelter - $32,658 ▪ Central Coast Center for Independent Living – Homeless Prevention ($10,000); Rapid Re-Housing ($40,032); HMIS ($1,920) ▪ City of Salinas - ESG Administration (7.5 percent cap) - $13,324 - Administration
17	**Project Name**	CDBG Program Planning and Administration
	Target Area	Citywide
	Goals Supported	Planning and Program Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: $421,007
	Description	This line item is to provide for the general program planning and administration of the CDBG program.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The delivery of various CDBG-funded programs and activities will benefit low and moderate income persons in the City, along with persons with special needs, such as the youth, homeless, elderly, and disabled.
	Location Description	The CDBG program is administered by the Housing Division of the Community and Economic Development Department located at 65 West Alisal Street, Salinas.
	Planned Activities	The City will perform all program planning, administration, monitoring, and review functions in compliance with HUD regulations.

DRAFT

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

The City's strategy is to focus its investment in a most impactful manner by providing significant investments in two target areas, the Alisal Neighborhood Revitalization Strategy Area (ANRSA) and Chinatown. Specifically, the City has designated the Alisal as a Neighborhood Revitalization Strategy Area (NRSA). In addition, the Chinatown area is identified as a local target area, as it is currently isolated from the rest of the City and is seeing serious issues of homelessness, unreported violence and a high percentage of low and moderate income residents. Most public services are available to residents citywide. However, by nature and/or location of some of the activities/programs, youth from the Alisal NRSA and Chinatown would benefit greatly from many of these programs.

Geographic Distribution

Target Area	Percentage of Funds
Alisal Neighborhood Revitalization Strategy Area	35
Chinatown Area	22

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

These two areas represent the most distressed neighborhoods in the City. These areas have the highest concentration of poverty and substandard living conditions. The Alisal area includes some of the most distressed neighborhoods in Salinas. The area faces challenges such as inadequate public infrastructure, high levels of unemployment, high levels of poverty, and violent criminal activity. Within the Alisal NRSA, a third (33.3 percent) of all residents lives in poverty, a higher proportion than the City overall (21 percent). The 12 blocks that form the Chinatown area are located primarily within Census Tract 18.02 Block Group (BG) 2. This BG has a population of about 2,000, with 78.5 percent being low and moderate income.

Discussion

See discussions above.

DRAFT

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Under the City's Affordable Housing Goal, the City proposes to pursue the following housing activities:

- Housing Rehabilitation Loans, LBP and Housing Accessibility Assistance Grants (CDBG) - 5 households
- GRID Alternatives (CDBG) -10 households
- Mid-Peninsula – Moon Gate Plaza (HOME) – 90 units

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	15
Special-Needs	90
Total	105

Table 11 - 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	90
Rehab of Existing Units	15
Acquisition of Existing Units	0
Total	105

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion

This summary includes only the uses of CDBG and HOME funds for the improvement and provision of long-term affordable housing. Temporary assistance through rapid rehousing and homeless prevention activities are not included under this summary.

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Authority of the County of Monterey (HACM) owns and manages 22 housing developments in Salinas (372 units). These developments were recently converted from Public Housing to Project-Based Rental Assistance. Nineteen of the 22 HACM housing complexes in Salinas are concentrated within the Alisal NRSA.

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

The City is not directly involved in the planning and development of public housing in the City. However, the City works closely with the Monterey County Housing Authority Development Corporation (MCHADC, developer arm of HACM) to create affordable housing in the community. Specifically, in FY 2018-2019, the City allocated $575,000 in HOME and $667,000 in CDBG funds for the construction of Moon Gate Plaza. In FY 2019-2020, the City is

swapping the previously allocated CDBG funds for the project with HOME funds in FY 2019. However, these are not HUD "public housing" units.

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

HACM's Family Self-Sufficiency (FSS) program is designed to help families with a HCV establish a savings account and find stable employment. FSS is a Federal Government program that offers the opportunity of homeownership and other options to clients that successfully complete the five-year program. Programs and services through FSS may include career counseling, job training, credit counseling and homeownership preparation. The program helps prepare residents for HACM's Homeownership Program, allowing first-time homebuyers to use their HCV to help with monthly homeownership expenses.

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

Not applicable.

Discussion

See discussions above.

DRAFT

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

Introduction

The City proposes to utilize CDBG and ESG funds to provide assistance to the City's homeless and special needs populations:

Seniors Services:

- Alliance on Aging - Ombudsman and Tax Counseling for the Elderly
- Food Bank for Monterey County
- Legal Services for Seniors

Youth Services

- Girl Scouts of California - Alisal Program Center
- Girls Inc. of the Central Coast - Girls Inc.
- Partners for Peace - Families are the Heart of the Community - Parent Project/Loving Solutions
- Boys & Girls Club – Catch the Bus Transportation Program

Homeless:

- Interim, Inc. –MCHOME
- Community Homeless Solutions – Warming Shelter
- Central Coast Center for Independent Living – Rapid Re-Housing

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 coordinates and partners with Dorothy's place and the Franciscan Workers to assist with outreach efforts. Data is collected that enables the City to focus efforts on the goals to reduce homelessness within the City of Salinas.

The City provides ESG funding to the Central Coast Center for Independent Living (CCCIL). The CCCIL provides short-term rental assistance, medium term rental assistance, case management, financial literacy/assistance, housing location services/housing navigation.

Interim, Inc. receives funds for its MCHOME homeless services program for costs related to outreach, emergency/temporary housing, and supportive services for homeless adults with serious mental illness. Services include emergency or temporary housing (in motels or in transitional housing units leased by Interim), mental health evaluation and medication, substance abuse treatment, healthcare and dental services, support in obtaining income (through jobs or public benefits), and food, clothing, and personal care items. MCHOME pays for the temporary housing and all supportive services or obtains them from other providers until participants obtain public benefits or employment.

For FY 2019-2020, the City is providing $102,424 in CDBG funds to assist the Food Bank for Monterey County to serve low and moderate income City of Salinas residents, and via 150 nonprofits in their Agency Clearinghouse Program, 74 who are located within the City of Salinas. These agencies rely on Food Bank for Monterey County as their sole source of food used to stock emergency pantries and serve hot meals. These agencies include residential treatment centers, homeless shelters, domestic violence shelters, and programs/resources that support children, seniors, veterans, and persons with disabilities.

Addressing the emergency shelter and transitional housing needs of homeless persons

For the FY 2019-2020, the ESG program includes funding to support Community Homeless Solutions to provide to provide nightly shelter and meals to up to 70 homeless persons, provide case management and behavioral health

services to clients, and HMIS. In addition, the City will serve as the lead agency for the administration of the State ESG funds for the counties of Monterey and San Benito Continuum of Care. These include additional funding for Community Homeless Solutions warming shelter, Interim Inc. MCHOME, and to the Central Coast Center for Independent Living's rapid-rehousing and homeless prevention program.

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 CCCIL program, funded with ESG funds, will include both homeless prevention and rapid rehousing services by providing rent subsidies to the recently homeless or those who are at risk of becoming homeless. This program will help prevent homelessness or shorten the period of time that individuals and families experience homelessness. ESG funds will also be provided to Interim, Inc. for outreach services. This program targets homeless persons with mental disabilities.

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.

Several agencies, such as the Natividad Medical Center and the Monterey County Family and Children's Services provide discharge planning and placement assistance. The Natividad Medical Center Mental Health Unit works collaboratively with community agencies to find the appropriate level of care and housing. The Monterey County Family and Children's Services provides discharge planning and placement assistance to youth leaving foster care through a Transitional Independent Living Plan beginning when the youth turn 16 years old and every year thereafter. Interim, Inc. will provide street outreach services in Salinas. This agency can help connect persons/families in need with services available.

Several programs and services to be offered by the City will help low income families and individuals avoid becoming homeless. These include:

- Alliance on Aging - Ombudsman Program
- Eden Council for Hope and Opportunity – Fair Housing and Tenant/Landlord Service
- Legal Services for Seniors – Legal and Fair Housing Services

These programs advocate for the most at-risk groups of our community and help them address their immediate housing needs, thereby avoiding becoming homeless.

Discussion

See discussions above.

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	NA
Tenant-based rental assistance	NA
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated	NA
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	NA
Total	NA

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

Introduction

The most critical barrier to affordable housing in Salinas is that the need for decent and affordable housing far exceeds the City's available resources. With the elimination of redevelopment funds, the City's ability to address its affordable housing needs is seriously compromised. With rising housing costs, and diminishing public funds available, the City suspended its First-Time Homebuyer Program. In addition to the limited availability of HOME funds, the HOME program regulations also establish a maximum purchase price of $439,980 in Salinas, limiting the number of eligible properties for purchase. The City will continue to aggressively pursue funding available at the local, state, and federal levels to supplement its limited funds.

The City values its partnership with nonprofit housing developers such as CHISPA, MidPen, and MCHADC in pursuing innovative strategies to addressing the City affordable housing needs, including providing more permanent housing options for the homeless.

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

The City's inclusionary housing program can be an effective strategy for providing affordable housing in the community and also to help achieve the goal of de-concentrating affordable housing in the Alisal NRSA, allowing residents other locational choices. The City has updated its Inclusionary Housing Ordinance to enhance the program's effectiveness. This update was completed in June 2017.

Discussion

See discussions above.

AP-85 Other Actions – 91.220(k)

Introduction

The extent of housing and community development needs in Salinas far exceeds the City's funding capacity. To utilize its limited funding in the most cost-effective manner, the City targets its investments in the most distressed neighborhoods in the community.

Actions planned to address obstacles to meeting underserved needs

The homeless are among the most underserved group in Salinas, with ESG funding at a level far below what is needed to address the City's homeless issues. In response, the City is taking the lead to coordinate additional ESG allocation from the State ESG program for the San Benito County and Monterey County Continuum of Care. Additionally, the City is working closely together with Urban Initiatives (an industry leader in effectively eliminating homelessness among some Californian regions), San Benito County and Monterey County Continuum of Care and

ESG subrecipients on a plan to eliminate homelessness in Chinatown in conjunction with the City's continued Chinatown Revitalization efforts. CDBG funds will be used to support the Food Bank for Monterey County who focuses on serving residents facing poverty via direct-distributions and via 150 nonprofits in their Agency Clearinghouse Program, more than half of which are located within the City of Salinas.

Actions planned to foster and maintain affordable housing

For FY 2019-2020, the City proposes to utilize a signification portion of its HOME funds to support affordable housing activities. Specifically, the City will be swapping CDBG funds previously allocated to Mid-Pen's Moon Gate Plaza with $900,809 in HOME funds, with an additional $21,612 for program delivery. CDBG funds are fairly restrictive when being used for new construction. This swap could facilitate the development of Moon Gate Plaza and timely expenditure of both CDBG and HOME funds.

CDBG funds will continue be used to support the City's Housing Rehabilitation, Lead-Based Paint Reduction, and Housing Accessibility Assistance programs, as well as GRID Alternatives. In addition, CDBG funds will be allocated for the renovation of Catalyst – five apartments that Interim owns at 235 Martella Street. The structure is a legal, non-conforming zoning (grandfathered use) of approximately 2,760 sq. feet. Renovations include replacing roof and downspouts, repairing building siding, replacing windows, replacing sidewalks, upgrading exterior lighting, installing security gate, replacing doors, replacing floors, replacing water heaters and upgrading kitchens and bathrooms.

Actions planned to reduce lead-based paint hazards

As required as a condition of receiving HUD funds, the City of Salinas complies with HUD's Lead Safe Housing Regulation (Title 24, Part 35). Primary compliance is through City Housing Services Program staff. Potential project sites with housing units constructed prior to 1978 are tested by a certified lead inspection firm (for lead paint and, where applicable, for other possible materials containing lead, such as ceramic tiles). When found, lead remediation is performed by certified LBP contractors before the rehabilitation contractor is permitted to begin work. In addition, regardless of date-of-construction, rehabilitation sites are inspected for failing paint surfaces (chipping, flaking) during the initial rehabilitation evaluation. If such deteriorating paint is found, lead testing is performed and the necessary steps taken if lead is found. All general contractors involved in the Rehabilitation/Housing Accessibility Assistance grants and First Time Homebuyer program have received their certification as an EPA Renovation, Repair and Painting (RRP) contractor. Additionally, the Executive Director for Rebuilding Together/Monterey Salinas (RTMS), an agency that performs minor rehabilitation of single-family home and local Salinas general contractors who perform work on their projects have or will attend training in FY 2018-19 to obtain their Lead Based Paint Certification.

Lead-based paint testing, remediation and abatement activities are expensive. While such activities are eligible items for rehab loans, the cost was found to be a deterrent to potential rehab clients. The City therefore established a lead hazard grant program whereby rehabilitation clients are provided a grant sufficient to cover most -if not all- the costs of lead abatement. The lead testing and lead hazard grant policies also apply to participants in the Housing Accessibility Assistance (HAA) program, also administered by Housing Services.

Actions planned to reduce the number of poverty-level families

As a California municipality, the City of Salinas has very limited control over the existence of poverty among its residents. Nevertheless, the City's actions – particularly with regard to the use of federal funds covered under this plan – can work to assist those households and individuals currently facing poverty. These include

- Alliance for Aging Tax Counseling program to help seniors achieve tax refunds;
- Youth programs that focus on providing youth a positive direction and outlook in life, assisting them in achieving educational and career goals;
- Food Bank for Monterey County focuses on serving low and moderate income Salinas residents via direct-distributions and via 150 nonprofits in their Agency Clearinghouse Program.

Actions planned to develop institutional structure

The City collaborates with the County of Monterey and develops a joint funding application process/system to help reduce administrative works associated with funding application and reporting. Use of City Data Services allows for more efficient and accurate management of the funds.

For FY 2019-2020, the City proposes to provide CDBG funding to seven non-profit agencies which have provided services within the City for many years.

The City has established one Council subcommittee – Affordable Housing and CDBG – to oversee the use of HUD funds. This subcommittee provides an additional forum for nonprofits and stakeholders to communicate with the City and community members regarding housing and community development needs and plans for future projects. This subcommittee is tasked with the objective of enhancing coordination and improving the effectiveness and efficiency in using HUD funds. Specifically, the subcommittee has evaluated, with input from the service providers and stakeholders, made changes to the criteria for allocating funds and established a minimum amount of grant to each agency.

The City has implemented a two-year cycle and a competitive funding application that would yield less administration effort by the City and non-profits and allow for funding to assist in serving more clients. The City will also continue to monitor and evaluate the changing needs within the City and how best to fund various agencies to assist the low-moderate income citizens with CDBG Public Service and ESG funds.

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

The City of Salinas partners with its strong network of public and private housing and social service agencies to provide housing and community development programs in the City. Coordination efforts are ongoing.

Discussion

See discussions above.

DRAFT

Program Specific Requirements

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

Introduction

This section addresses the regulatory requirements of the CDBG, HOME, and ESG programs not covered in the previous sections.

In 2014, the City received approval from HUD to begin using its Section 108 Loan Guarantee for large scale improvement projects. The IWWC project was completed in 2015. The City has drawn down from its Section 108 Loan Guarantee to pay for this improvement. User fees are used to make the loan payment.

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.	100.00%

DRAFT

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

1. **A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

   No other forms of HOME investments beyond those previously described.

2. **A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

   The City suspended its First-Time Homebuyer Program in 2014. Existing loans will be subject to the City's recapture/resale provisions. Pursuant to HUD's HOME recapture regulations the City has chosen to recapture the entire principal loan balance (direct homebuyer subsidy) to the extent there are net proceeds after the sale of the home and repayments of the first mortgage and closing costs. This indebtedness is due and payable upon sale or transfer of the property, prior to the expiration of the period of affordability, to the extent there are sufficient "net proceeds". Net proceeds are defined as the amount of sale proceeds remaining (if any) after payment of any superior loan(s) (Other than HOME funds) and customary closing costs. If upon the voluntary or involuntary sale of the above named property prior to the expiration of the period of affordability there are insufficient net proceeds to pay the balance remaining of the First-Time Homebuyer Program, the homebuyer is relieved from any further obligation to pay the indebtedness.

3. **A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:**

   The City suspended its First-Time Homebuyer Program in 2014. Existing loans will be subject to the City's recapture/resale provisions. Pursuant to HUD's HOME recapture regulations the City has chosen to recapture the entire principal loan balance (direct homebuyer subsidy) to the extent there are net proceeds after the sale of the home and repayments of the first mortgage and closing costs. This indebtedness is due and payable upon sale or transfer of the property, prior to the expiration of the period of affordability, to the extent there are sufficient "net proceeds". Net proceeds are defined as the amount of sale proceeds remaining (if any) after payment of any superior loan(s) (Other than HOME funds) and customary closing costs. If upon the voluntary or involuntary sale of the above named property prior to the expiration of the period of affordability there are insufficient net proceeds to pay the balance remaining of the First-Time Homebuyer Program, the homebuyer is relieved from any further obligation to pay the indebtedness.

4. **Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

   The City has no plan to use HOME funds to refinance existing debt.

DRAFT

Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)

1. **Include written standards for providing ESG assistance (may include as attachment)**

   All subrecipients receiving funding must establish and consistently apply these written standards:

   An initial evaluation to determine program eligibility of individuals and/or families will be conducted by the agencies/service providers. It will establish the kind and the amount of assistance needed. Evaluations will be conducted in accordance with the requirements set forth under §576.400(d) and the written standards established under §576.400(e).

   Agencies/service providers will reassess the eligibility of individuals and/or families; the kind and amount of assistance needed for program participants receiving homelessness prevention services will be reassessed monthly and quarterly for program participants receiving rapid re-housing assistance. Each reassessment of eligibility will ascertain that:

   - The program participant does not have an annual income that exceeds 30% of the median family income for the area, as determined by HUD;
   - The program participant lacks sufficient resources and support network necessary to retain housing without ESG assistance.

   In order to be funded with ESG funds, an agency/service provider is required to be a collaborative member of the Coalition of Homeless Services Providers, Continuum of Care. This avoids duplication of services and allows a smooth transition and/ or delivery of services rendered. In addition, the collaborative further engage and coordinate resources to improve streamlining of current programs and funding strategies, and provide ongoing training as procedures and bylaws are ratified and refined.

   The City will allow ESG-funded agencies that provide rapid re-housing and homelessness prevention services to determine the prioritization of eligible families. In addition, the Coalition established basic registration and screening processes (intake, referral, eligibility, documentation verification, case notes, to name a few) that allow all agencies a more consistent determination on the initial risk assessment during the intake process.

   ESG-funded agencies that provide rapid re-housing and homelessness prevention services may determine the share of rent and utilities costs that each participant must pay. However, if applicants show income, they must pay 30 percent of their adjusted monthly income towards rent.

   ESG-funded agencies shall assist individuals and/or families for no more than 24 months, during any 3-year period – this in accordance with the general conditions under §576.103 and §576.104. Program participants receiving rapid re-housing assistance are required to be re-evaluated at least once every year and those receiving homeless prevention assistance must be re-evaluated at least once every three months. As mandated by HUD, all program participants receiving project-based rental assistance must have a lease that is for a period of one year, regardless of the length of rental assistance.

   Rental assistance may be provided for short-term (up to 4 months) or medium-term (from 4 to 24 months). Rent in arrears is paid to the owner of the housing at the time the security deposit and 1st month's rent are paid. After 4 months, if program participants need additional financial assistance to remain housed, they must be evaluated for eligibility to receive up to 20 additional months of medium-term rental assistance. Case Managers will provide ongoing case management to transition program participants to independence.

2. **If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.**

   The Continuum of Care (CoC) is in the process of developing an assessment system. Due to geography and other factors, The CoC has elected "coordinated" assessment and referral system as opposed to centralized

assessment and referral. The Coordinated Assessment and Referral System (CARS) is intended to offer those seeking services multiple locations from which they can access services; each agency doing intake using the same set of agreed-upon assessment and targeting tools; makes referrals using the same criteria; and has access to the same set of referrals. The CARS is designed to improve service provision and data efficiency and improvement through a standardized access and assessment process for all clients and a coordinated referral process for clients to receive prevention, housing, and/or other related services. Key CARS strategies include: 1) Tailor to local needs and systems; 2) Ensure access for all in geographic area; 3) Implement in parts/pieces; 4) Use HMIS; 5) ID available resources in system; 6) Quality assurance; and 7) Test and adjust.

3. **Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).**

   The City of Salinas is an "Entitlement City" and as such receives a funding allocation relating to population from HUD. The funding, subject to federal budget authorization, is provided on an annual basis and coincides with the City's July 1 through June 30, fiscal year.

   To distribute funds previously mentioned, the City conducts an annual request for proposal (RFP). The RFP process begins with published notices in the local newspapers, both in English and Spanish. Flyers are sent out to the various non-profit agencies that provide public services to the community. A workshop is held by City staff to assist with proposals and to inform applicants of changes and new regulations.

   The application is available online by visiting www.citydataservices.net. All proposals must be submitted electronically. A deadline is provided for the submission of proposals. It is normally 30-45 days from the day of the RFP workshop. Applications that are incomplete, lack required attachments, or applications submitted after the published deadline are not to be considered for funding. After the closing date, proposals are first reviewed for completeness and then evaluated against applicable HUD regulations, the City's Consolidated Plan, City Council goals and objectives, and other related City policy (e.g., General Plan). Funding recommendations are developed by housing staff taking into account total available funds, applicant experience, project readiness and feasibility, leveraging of funds, track record with City (when applicable), and likelihood for timely use of HUD funds.

   Staff recommendations are forwarded to the entire Council for consideration. City Council meets regarding the draft Annual Action Plan to obtain public and Councilmember comment. Advance notice is published in El Sol and The Californian to allow for a 30-day public comment period. City Council provides direction to staff regarding the draft Action Plan. City Council will later meet again to approve Plan by resolution and direct submittal to HUD.

4. **If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.**

   Under § 576.405(a) of the Interim Rule, all subrecipients are required to meet the homeless participation requirement, which calls for not less than one homeless or formerly homeless individual on the board or other equivalent policymaking entity. All agencies currently receiving ESG funding meet the homeless participation requirement by having a formerly homeless person on its board or policymaking entity. In addition, all potential ESG applicants for funding are asked to certify meeting the homeless participation requirement under Part 11, #5 of the RFP application. This is critical because part of our standard policies dictate that applicants not meeting this requirement will not be considered for funding.

5. **Describe performance standards for evaluating ESG.**

   The following performance standards for evaluating ESG activities were developed in consultation with the CoC using the format detailed in Section 427(b) of the McKinney-Vento Act (as amended by the Hearth Act). These standards will be used to evaluate each ESG subrecipient's effectiveness in targeting those most in need,

lowering the number of homeless persons, reducing the amount of time people are homeless, and mitigating housing barriers for the participants. Staff will work closely with the CoC as well as the subrecipients this first year and over time to determine the reasonableness of these standards.

Barriers faced by individuals and families (participants) o the length of time participants remain homeless:

- extent to which participants experience repetitive homelessness
- effectiveness of subrecipient in reaching the homeless
- overall reduction in the number of homeless
- job and income growth
- success at reducing the number of participants who become homeless

Plan of the subrecipient to:

- reduce the number of participants who become homeless
- reduce the length of time participants remain homeless
- identify participants who become or remain homeless through collaboration with local education agencies
- fulfill other criteria such as: addressing the needs of all relevant subpopulations incorporating comprehensive strategies for reducing homelessness setting quantifiable performance measures setting timelines for completion of specific tasks identification of specific funding sources for planned activities identification of individual/group/agency responsible for overseeing implementation of specific strategies
- exercise authority to use funds under section 422(j)

Discussion

See discussions above.

DRAFT

Appendix A: Public Outreach

Public Meetings and Summary of Comments

Funding Application Workshop – January 10, 2019
Representatives from __ different agencies and organizations attended the first informational meeting regarding the funding availability and application process. See attendance list included in this appendix.

CDBG Subcommittee Meeting – April 9, 2019
(Summary of comments to be provided)

Public Hearing – May 14, 2019
(Summary of comments to be provided)

Public Hearing –June 4, 2019
(Summary of comments to be provided)

Written Comments Received

(Summary of comments to be provided)

DRAFT

Sign-in Sheets

Community Development Department
Housing Division

FY 2019-20 CDBG/HOME & ESG NOFA WORKSHOP

January 10, 2019 at 9:30 a.m.
Rotunda - 200 Lincoln Ave. Salinas, CA 93901

Print Name	Organization	Signature	Email address
SUSAN ALNAS	LSS		susan@alnas-ink.com
SUSAN ALNAS	INTERIM		
Georgina Alvarez	CCCIL		galvarez@cccil.org
Elsa Quezada	CCCIL		equezada@cccil.org
Andrew Vie	BBCMC		avieo@bbcmc.org
Roy Melendez	Rancho Cielo		rmelendez@ranchocieloyc.org
Sarah Edwards	Food Bank for Monterey County		sedwards@food4hungry.org
Patty Fernandez	Girls Inc of the Central Coast		pattygirlsincc@gmail.com
Emily Garnica	ECHO Housing		emily@echofairhousing.org
Joan Vergara	ACE		okirzk@gmail.com
Alexa Johnson	HRC		alexaj@hrcmc.org
Jessica Rivas	HDC		Jrivas@hdcmonterey.org
jessica sanchez	Girl Scouts		jsanchez@girlscoutsccc.org
Chris Brown	ALBA		chris@albakimers.org
Rob RAPP	CHS		rrapp@chservices.org
Tamara McKee	Alliance on Aging		tmckee@allianceonaging.org

OMB Control No: 2506-0117 (exp. 06/30/2018)

SALINAS
RICH IN LAND RICH IN VALUES

Community Development Department
Housing Division

FY 2019-20 CDBG/HOME & ESG NOFA WORKSHOP

January 10, 2019 at 9:30 a.m.
Rotunda - 200 Lincoln Ave. Salinas, CA 93901

Print Name	Organization	Signature	Email address
Michael Brewer	Alisal Union District		michael.brewer@alisd.org
Mayra P. Diaz	United Way		mayra.perez@unitedwaymcca.org
JILL ALLEN	FWTS		jill.allen@dorothysplace.org
Henry T. Gong	ACE		
Enrique Arreola	San Benito		earreola@cusb.us
Cathy Alva	San Benito		calva@cusb.us
Amanda Mussies	Pajaro Valley H		amussies@pajarovalleyh
Sara Soto, Sarahi	Community Homeless Solutions		ssoto@communityhomelesssolutions.org
Karin Doss	Interim, Inc.		kdoss@interiminc.org

OMB Control No: 2506-0117 (exp. 06/30/2018)

Proof of Publication

\

DRAFT

Appendix B: Certifications

DRAFT

Appendix C: SF 424

See the forms on the following pages.

DRAFT

Appendix D: SF 424 D

See the forms on the following pages.

DRAFT