



AGENDA

CITY OF SEASIDE
COMMUNITY DEVELOPMENT
ADVISORY COMMITTEE

REGULAR MEETING
OLDEMEYER CENTER
986 Hilby Avenue
Wednesday, August 15, 2018
6:30 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

COMMUNITY DEVELOPMENT ADVISORY COMMITTEE

1. **ROLL CALL**
2. **PUBLIC COMMENT**
3. **APPROVAL OF MINUTES**
 - A. **APPROVAL OF THE REGULAR MEETING MINUTES FROM JULY 18, 2018**
4. **OLD BUSINESS**
5. **NEW BUSINESS**
 - A. **UPDATE ON ANALYSIS OF IMPEDIMENTS PUBLIC PARTICIPATION SUMMARY**

PURPOSE & RECOMMENDATION: The purpose of this item is to share the draft summary of the Monterey County Analysis of Impediments Public Participation Summary with the CDAC
 - B. **REVIEW FY 2017-2018 FOURTH QUARTER REPORT**

PURPOSE & RECOMMENDATION: THE PURPOSE OF THIS ITEM IS TO RECEIVE THE FOURTH QUARTER 2017-2018 CDBG ACTIVITY REPORT
6. **REVIEW LONG RANGE CALENDAR**

A. REVIEW LONG RANGE CALENDAR AND MAKE ADJUSTMENTS IF NEEDED

7. REPORTS FROM COMMITTEE MEMBERS

8. REPORTS BY STAFF

9. ADJOURNMENT

Next Regularly Scheduled Meeting:
September 19, 2018
6:30 PM

The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, they are asked to contact the City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. The City Council chamber is equipped with a portable microphone and assisted listening devices are available at all meetings.

City Council Meetings that are held in the City Council Chambers are broadcast live to all Seaside residents on Comcast Channel 25 and U-verse Channel 99. Meetings are also available through live streaming at:

<http://cyp.telvue.com/player?id=T01629&video=52314&noplaylists=1&width=400&height=300>

Videos of past meetings are available on demand through the City's website: <http://www.ci.seaside.ca.us>

Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the office of the City Clerk. This agenda is posted in compliance with California Government Code Section 54954.2(a) or Section 54956.

		MEETING MINUTES DRAFT	
CITY OF SEASIDE			OLDEMEYER CENTER 986 HILBY AVE.
COMMUNITY DEVELOPMENT ADVISORY COMMITTEE			JULY 18, 2018
			6:30 P.M.
1.	CALL TO ORDER AT – 6:31P.M.		
2.	ROLL CALL – ESTABLISHMENT OF QUORUM		
	MEMBERS	Sue Hawthorne, John Francis, Clementine Bonner Klein, Zeke Rivera	
	PRESENT:	Hawthorne, Francis, Bonner Klein, Rivera	
	ABSENT:	None	
3.	PUBLIC COMMENT – None		
4.	APPROVAL OF MINUTES		
	N/A		
5.	WELCOME TO 2018-2019		
	Sharon Mikesell, Staff, gave a Powerpoint Presentation on the CDAC’s roles and responsibilities. The presentation also reviewed the Brown Act, Subrecipient Reporting information as well as contact information of City Staff.		
6.	OLD BUSINESS		
	A. STATUS REPORT ON ANNUAL ACTION PLAN AND ANALYSIS OF IMPEDIMENTS Sharon Mikesell presented the following information to the CDAC: The Annual Action Plan was submitted to HUD on June 11, 2018. The San Francisco Field office has reviewed the draft and has asked for some clarifications as there are many new subrecipients and types of activities undertaken as well as some updated form adjustments. Subrecipient contracts will be sent out for execution upon notification by the City that the Annual Action Plan has been approved by HUD. Subrecipients may also start tracking costs and activities for their reimbursements. If a project requires environmental clearance, the project should be delayed until we receive HUD approval. All public services subrecipients are exempt. The Analysis of Impediments project is proceeding. The stakeholder and community workshops have been completed. The next regional conference call		

	for the five participating agencies and the consultant team is scheduled for July 25, 2018. The project is on schedule for completion by the deadline of October 2019. B. UPDATE ON 2017-2018 SUBRECIPIENT ON-SITE MONITORING Monitoring was conducted on two subrecipients: The Salvation Army and The Village project. Both subrecipients were found to have no outstanding items as well as positive conclusions.
7.	NEW BUSINESS
	A. CDBG ACTIVITY REPORTING CHANGES FOR 2018-2019 The 2018-2019 fiscal year has an unusually high number of CDBG activities. There are eight (8) public services subrecipients for 2018-2019 and eight (8) new projects to report to HUD through the IDIS reporting system. During the previous fiscal year, there were five (5) public services subrecipients and three new projects with one carried over (now completed) project. The Cutino Park ADA project is carrying over into this fiscal year as it is not completed. One of the five public services recipients did not reapply for the new fiscal year. As a result, the administrative duties related to the CDBG program have more than doubled for the 2018-2019 fiscal year as it must be tracked and reported to HUD as well as to the CDAC. The City is required to continue participation in the Analysis of Impediments to Fair Housing and the annual Consolidated Annual Performance Evaluation Report (CAPER), Annual Action Plan and start of the new Consolidated (5 year) plan must occur. The City has contracted with City Data services to standardize the CDBG reporting procedures and will no longer be contracting with Michael Baker International for CDBG services. The “City Data” data management service is utilized by the City of Salinas and Monterey County. Since reporting would be done through City Data Services, staff will not need to re-enter data and it will easily interface with IDIS for financial reporting and create more efficient use of staff time. B. DETERMINE SUBRECIPIENTS TO BE MONITORED DURING 2018-2019 CYCLE. This item is continued to a later date.

8.	<u>LONG RANGE CALENDAR</u>																
	No changes were made to the Long Range Calendar																
9.	<u>REPORTS FROM COMMITTEE MEMBERS</u>																
	<u>John Francis, Committee Member announced he will be moving to Minnesota in September, therefore, will no longer serve on the Committee at that time.</u>																
10.	<u>REPORTS FROM STAFF</u>																
	<u>Sharon Mikesell, announced upcoming projects/events within the City such as; The working truck show, Seaside Chats and Car week</u>																
11.	<u>ADJOURNMENT 7:09p.m.</u>																
	<u>On motion by Member Bonner Klein and Seconded by Member Francis and carried by the following vote the CDAC adjourned the regular meeting at 7:09 p.m.</u>																
	<table><tr><td>AYES</td><td>4</td><td>COMMITTEE MEMBERS</td><td>Hawthorne, Francis, Bonner Klein, Rivera</td></tr><tr><td>NOES</td><td>0</td><td>COMMITTEE MEMBERS</td><td>None</td></tr><tr><td>ABSENT</td><td>0</td><td>COMMITTEE MEMBERS</td><td>None</td></tr><tr><td>RECUSED</td><td>0</td><td>COMMITTEE MEMBERS</td><td>None</td></tr></table>	AYES	4	COMMITTEE MEMBERS	Hawthorne, Francis, Bonner Klein, Rivera	NOES	0	COMMITTEE MEMBERS	None	ABSENT	0	COMMITTEE MEMBERS	None	RECUSED	0	COMMITTEE MEMBERS	None
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RECUSED	0	COMMITTEE MEMBERS	None														



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 5.A.

TO: Community Development Advisory Committee

BY: Sharon Mikesell, Administrative Analyst

DATE: August 15, 2018

SUBJECT: UPDATE ON ANALYSIS OF IMPEDIMENTS PUBLIC PARTICIPATION SUMMARY

PURPOSE & RECOMMENDATION

The purpose of this item is to share the draft summary of the Monterey County Analysis of Impediments Public Participation Summary with the CDAC

BACKGROUND

In accordance with U.S. Department of Housing and Urban Development (HUD or the Department) regulations, community recipients of Federal community development block grant funds must certify that they are affirmatively furthering fairness and equal opportunity in housing for individuals and groups protected by the federal Fair Housing Act of 1968. To meet this obligation, jurisdictions that administer or directly receive federal funds from HUD are required to perform an Analysis of Impediments to Fair Housing Choice (AI) as part of their consolidated planning process for housing and community development programs.

In Monterey County, four entitlement jurisdictions and a countywide housing agency are collaborating on the preparation of a Regional Analysis of Impediments to Fair Housing Choice (AI). This group of city, county and agency partners, referred to in this document as the “Collaborating Parties” includes:

- City of Monterey
- City of Salinas
- City of Seaside
- County of Monterey (Urban County)
- Housing Authority for the County of Monterey (HACM)

The County of Monterey, also known as the “Urban County,” includes the incorporated areas of Gonzales, Greenfield and Sand City.

The Collaborating Parties, in partnership with MIG, Inc. and Veronica Tam and Associates, facilitated a comprehensive outreach process to ensure a broad cross-section of residents,

housing providers, interest groups, government agencies and community organizations participated in the AI development.

Between February and June 2018, MIG conducted two partner forums, four community workshops and eight stakeholder interviews. Veronica Tam and Associates conducted an online survey to collect additional public input. This report summarizes the key findings from the public engagement process regarding housing barriers, housing discrimination and fair housing priorities for Monterey County.

The CDAC hosted the partner forum in May 2018.

ATTACHMENTS

1. MontereyCo._AI_PublicParticipationSummary_Rev_7-23-18=
 2. MontereyCo.AI_PublicParticipationSummary_Appendices_7-23-18
-



Monterey County | Cities of Monterey, Salinas & Seaside | Housing Authority of County of Monterey

Analysis of Impediments to Fair Housing Choice: Public Participation Summary

July 2018



MIG, Inc.

800 Hearst Avenue, Berkeley, CA 94710

In association with:

Veronica Tam & Associates

107 S. Fair Oaks Avenue #212, Pasadena, CA 91105

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I. Introduction

In accordance with U.S. Department of Housing and Urban Development (HUD or the Department) regulations, community recipients of Federal community development block grant funds must certify that they are affirmatively furthering fairness and equal opportunity in housing for individuals and groups protected by the federal Fair Housing Act of 1968. To meet this obligation, jurisdictions that administer or directly receive federal funds from HUD are required to perform an Analysis of Impediments to Fair Housing Choice (AI) as part of their consolidated planning process for housing and community development programs.

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- Housing Authority for the County of Monterey (HACM)

The County of Monterey, also known as the “Urban County,” includes the unincorporated areas of Gonzales, Greenfield and Sand City.

The Collaborating Parties are working together to develop the Regional AI to identify barriers to fair housing choice across the county, and to collectively identify strategies to address those challenges. Figure 1 highlights the steps to developing an AI.

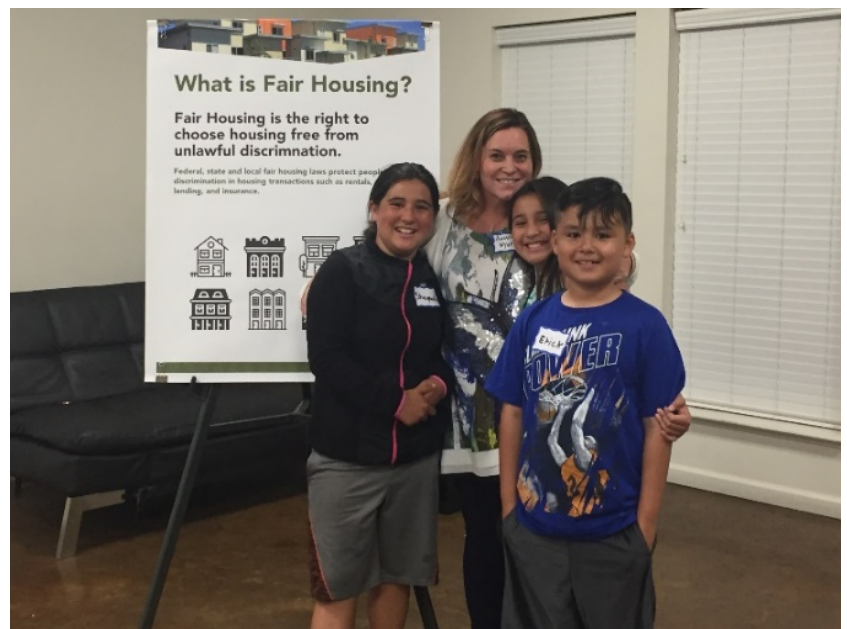


Figure 1: Analysis of Impediments Process Graphic



The scope of the Regional AI is broad. Specific areas of research include:

- Demographic and housing characteristics
- Patterns of segregation and integration
- Racially or ethnically concentrated areas of poverty (R/ECAPs)
- Disparities in access to housing opportunity
- Disproportionate housing needs
- Publicly supported housing
- Disability and access
- Fair housing enforcement, outreach capacity, and resources
- Fair housing goals and priorities

The AI recommendations to address fair housing needs serve as the basis for fair housing planning throughout Monterey County, and provides critical information to staff, policy makers, housing providers, lenders, fair housing advocates, and the general public.

A. Public Outreach Overview

Outreach is an essential component of developing the AI. Engaging local communities and stakeholders is an effective approach to assessing the nature and extent of impediments to fair

housing. Community members affected by restrictions to fair housing choice have the right to share their concerns and participate in the decision-making process to mitigate and/or eliminate barriers to fair housing. According to the Fair Housing Planning Guide (Volume 1),

“HUD works to foster effective fair housing strategies, [and] it recognizes that, as in most things, the people most knowledgeable about fair housing problems facing their communities are the people who live in those communities.”¹

The Collaborating Parties, in partnership with MIG, Inc. and Veronica Tam and Associates, facilitated a comprehensive outreach process to ensure a broad cross-section of residents, housing providers, interest groups, government agencies and community organizations participated in the AI development.

Between February and June 2018, MIG conducted two partner forums, four community workshops and eight stakeholder interviews. Veronica Tam and Associates conducted an online survey to collect additional public input. This report summarizes the key findings from the public engagement process regarding housing barriers, housing discrimination and fair housing priorities for Monterey County.



Monterey Community Workshop, June 19th, 2018.

¹ U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity, “Fair Housing Planning Guide (Volume 1).” <https://www.hud.gov/sites/documents/FHPG.PDF>

II. Key Audiences and Outreach Tools

The public engagement program offered a wide range of opportunities for residents and stakeholders to share input to inform the AI development. The community outreach efforts were designed to collect feedback from community members representing a diversity of perspectives, interests and needs.

At the outset of the outreach planning, MIG developed a Community Participation Plan (CPP) which described the activities that the Collaborating Parties and consultant team would undertake to engage a diverse cross-section of the County and attract a wider audience to participate in the development of the AI. The CPP identified specific outreach approaches, methods, target audiences, key activities and a preliminary schedule for implementation.

A. Target Audiences

The Collaborating Parties sought to engage a broad range of community members and geographies across the County. In particular, the outreach program emphasized targeted engagement of “hard-to-reach” populations such as seniors, youth, people with disabilities, limited-English proficient communities, and low- and moderate-income residents. These “hard to reach” or traditionally under-represented groups are typically more vulnerable to housing discrimination. The key audiences targeted during the outreach process are outlined below. This list is not intended to be exhaustive; instead it is a high-level review of select target audiences.

1. Monterey County Residents
 - a. Low- to Moderate-Income Residents
 - b. Limited-English Proficient Residents
 - c. Seniors
 - d. Youth
 - e. Individuals with Disabilities
2. Monterey County (Urban County) Department Officials and Staff
3. Municipal Agencies and Staff
4. Staff from the Cities of Monterey, Seaside and Salinas
5. City Council and Planning Commissioners
6. Housing Authority of the County of Monterey Staff and Leadership
7. Housing and Community Development Advisory Committees
8. Housing and Social Service Agencies
9. Service Providers Utilizing Entitlement Funds for Projects
10. Affordable Housing Developers
11. Affordable and Fair Housing Advocates and Organizations
12. Realtors
13. Tenant Organizations

14. Resident Advisory Boards
15. Public Housing Tenants
16. Housing Choice Voucher Recipients and Participating Landlords
17. Neighborhood Associations
18. Community Organizations
19. Farmworker Organizations
20. Faith-based Institutions and Leaders
21. Schools, Colleges and Other Educational Institutions
22. Businesses and Employees
23. Chambers of Commerce
24. Other Stakeholder Interest Groups

A list of all stakeholders and service providers contacted is included in Appendix A.

B. Outreach Tools

Key audiences were targeted through a variety of outreach and engagement methods and tools. The tools used to raise awareness for the AI process and to promote the public input opportunities include:

- Stakeholder database (maintained throughout the outreach process);
- Bilingual flyers (Spanish and English);
- Bilingual e-blasts (Spanish and English);
- Websites of Collaborating Parties
- Newsletters of Collaborating Parties
- News media;
- Social media (Facebook, Twitter, NextDoor, etc.); and,
- Communications of civic and partner organizations.

Outreach efforts were designed to reach participants that are reflective of the demographics of the County including age, ethnicity, income and other characteristics. The partner forums, online survey, and community workshops were publicized broadly using a variety of communication methods.

The Project Team contacted approximately 142 organizations to promote the outreach activities. Appendix B presents a list of organizations that participated in one or more engagement activity. An overview of the community outreach tools utilized in conducting the public participation process is presented on the following page.



Salinas Community Workshop, May 24th, 2018.

Table 1. Public Outreach Tools

Outreach Tools	Target of Outreach	Corresponding Event(s)	Summary of Response/Attendance	URL (If applicable)
Bilingual Flyers (Print and Digital)	Broad outreach to Monterey County residents and stakeholders. Print flyers were distributed to high-traffic centers such as schools, libraries, community centers, local businesses and public buildings. Digital flyers were shared with agencies and organizations in the stakeholder database.	Partner Forums, Community Workshops, Online Survey	Digital flyers were emailed to the 142 targeted organizations and agencies in the stakeholder database. Print flyers were distributed at over 30 high-traffic community hubs to attract a broad audience.	
Bilingual E-Blasts	Mass emails to stakeholders and community partners.	Partner Forums, Community Workshops, Online Survey	E-blasts sent to 142 stakeholders 2-3 times before each community workshop and partner forum.	
Website Updates	Broad outreach to Monterey County residents and stakeholders with computer and internet access.	Community Workshops, Online Survey	Information posted to the websites of the Collaborating Parties to promote the community workshops and online survey.	https://www.cityofsalinas.org/our-city-services/community-development/housing-and-community-development-division/assessment-fair-housing
Social Media	Broad outreach to Monterey County residents and stakeholders with computer and internet access.	Community Workshops, Online Survey	Event information, flyers and survey links posted to social media including Facebook, Twitter and Next Door.	https://nextdoor.com/agency-post/ca/monterey/city-of-monterey/reminder-fair-housing-community-workshop-in-monterey-on-june-19-84724489/
Phone Calls	Initial phone calls and follow-up calls to stakeholders and community partners.	Stakeholder Interviews, Partner Forums, Community Workshops, Online Survey	Phone calls made to specific contacts at the 142 organizations in the stakeholder database.	
Personalized Emails	Personal emails to stakeholders and community partners.	Stakeholder Interviews, Partner Forums, Community Workshops, Online Survey	Personal emails sent to 181 email addresses at the 142 stakeholder organizations and agencies. These email addresses were taken from the stakeholder database or the organizations' websites.	
News Media	Broad outreach to Monterey County residents.	Community Workshops, Online Survey	Article written in Gonzales Tribune regarding the Gonzales community workshop and promoting the online survey.	https://gonzalestribune.com/article/workshop-discusses-fair-housing-issues

III. Public Input Opportunities and Activities

A key priority for the public engagement was to make participation easy and accessible. Outreach activities included an online survey, stakeholder interviews, partner forums, and community workshops. Each of the activities are described in detail in the sections that follow. Table 5 summarizes the public input opportunities and activities on page 10.

A. Online Survey

Veronica Tam and Associates launched an online survey to collect input from residents and stakeholders on fair housing and discrimination in November 2017. The survey remained open for approximately seven months until June 2018, collecting a total of 419 responses. The online survey provided stakeholders who might not participate in a traditional workshop or intercept event with an opportunity to share their concerns, experiences and needs on their own time. The results of the online survey will be available in August 2018.

B. Stakeholder Interviews

Between February and March 2018, MIG conducted interviews with key housing and community stakeholders to gather their insights into housing barriers, housing discrimination and fair housing priorities across Monterey County. A list of the eight stakeholders interviewed is included below.

Table 2. Stakeholder Interviews

Organization	Stakeholder Name and Title
Central Coast Center for Independent Living	Elza Quezada, President
Coalition of Homeless Services Providers	Katherine Thoeni, Executive Officer
Community Human Services	Robin McCrae, Chief Executive Officer
East Salinas Building Healthy Communities	Cesar Lara, Hub Manager
Eden Council for Hope and Opportunity (ECHO)	Emily Garnica, Housing Counselor
MidPen Housing Corporation	Betsy Wilson, Director of Housing Development
Monterey Bay Economic Partnership	Matt Huerta, Housing Program Manager
Veterans Transition Center	Bobby Merritt, Housing Manager

MIG, Inc. interviewed these eight individuals, asking each of them approximately nine questions. Responses were summarized only in aggregate, thereby encouraging the interviewees to speak freely. A full summary of the Stakeholder Interviews was completed in April 2018. This summary is available in Appendix C.

C. Partner Forums

The Collaborating Parties hosted two partner forums to collect input on fair housing needs and disparities of access. The target audiences for the partner forums included housing providers, advocacy organizations and public agencies. These forums were designed to solicit feedback from informed housing stakeholders and experts who specialize in housing-related issues.

The partner forums were held in Seaside and Salinas respectively, and other meeting details are included in Table 2. The Seaside Community Development Advisory Committee hosted the partner forum in Seaside on May 16, 2018. The City of Salinas hosted the partner forum on May 17, 2018. Approximately twenty individuals attended the partner forums. Partner forum participants included representatives from the Seaside Community Development Advisory Committee, ECHO Housing, Legal Services for Seniors, Seaside Homeless Committee, to name a few.

Table 3. Partner Forums

Location	Date	Time
Oldemeyer Center 989 Hilby Avenue Seaside, CA 93955	Wednesday, May 16, 2018	6:30 - 8:30 pm
Maria J. Torres-Gil Community Center 279 Calle Cabu Salinas, CA 93901	Thursday, May 17, 2018	6:30 - 8:30 pm

During the partner forums, presentations were delivered to provide a brief overview of fair housing to ground the audience in the core concepts, as well as a review of the AI purpose and development process. Representatives of ECHO Housing presented an overview of the fair housing services and resources that they provide in Monterey County. Following the presentations, participants were invited to share their thoughts and ideas on fair housing barriers and needs in small group discussions. The full list of discussion questions from the partner forums is available in Appendix D.

D. Community Workshops

Four community workshops were conducted by the Collaborating Parties to inform community members about fair housing issues, and to obtain input on housing needs, barriers and priorities. The dates, times and locations of each workshop is included in Table 3. Community workshops were publicized using bilingual flyers, e-blasts, social media, partner communications, websites of Collaborating Parties, direct emails and phone calls. Approximately 50 individuals attended the community workshops.

Table 4. Community Workshops

Location	Date and Time
Maria J. Torres-Gil Community Center 279 Calle Cebu Salinas, CA 93901	Thursday, May 24, 2018 6:30 - 8:30 pm
Monterey Public Library 625 Pacific Street Monterey, CA 93940	Tuesday, June 19, 2018 6:30 - 8:30 pm
Castroville Branch Library 11160 Speegle Street Castroville, CA 95012	Wednesday, June 20, 2018 6:00 - 8:00 pm
Gonzales Branch Library 851 5 th Street Gonzales, CA 93926	Saturday, June 23, 2018 12:00 - 2:00 pm

The workshops were held at ADA accessible venues in locations close to public transit. Bilingual staff assisted with workshop facilitation in areas that were likely to attract Spanish speaking residents. The workshops were scheduled at varying times and days to accommodate the needs of residents and employees with different work schedules.

The interactive workshop format included brief presentations to describe fair housing and protected classes, as well as a description of the AI purpose and development process. ECHO Housing representatives presented an overview of the fair housing services and resources that they provide throughout the County. Next, workshop attendees participated in a large group discussion regarding fair housing barriers and issues facing protected classes in Monterey County. The full list of discussion questions from the community workshops is available in Appendix E.

Table 5. Overview of Public Engagement Activities

Engagement Activity	Target of Outreach	Summary of Activity	Summary of Attendance/Responses	URL (If applicable)
Stakeholder Interviews	Key housing and community stakeholders.	In-depth conversations to gather insights into housing barriers, housing discrimination and fair housing priorities across Monterey County.	Eight stakeholder interviews between February and March 2018.	
Partner Forums	A wide range of stakeholders including: Neighborhood Associations, Community Organizations, Resident Advisory Boards, Public Housing Tenants, Faith-Based Leaders, Educational Institutions, Housing and Social Service Agencies, Service Providers Utilizing Entitlement Funds for Projects, City Council and Planning Commissioners, etc.	Informed and educated stakeholders on fair housing laws; collected input on fair housing needs and disparities of access; promoted other public engagement activities (e.g., community workshops and survey).	Two partner forums in May 2018 with a total of approximately 18 attendees. Seaside Partner Forum, May 16 th , 2018: Ten attendees representing the Community Development Advisory Committee, City of Salinas, the City of Seaside, Legal Services for Seniors, Seaside Homeless Committee, ECHO Housing and other organizations. Salinas Partner Forum, May 17 th , 2018: Eight attendees representing various organizations including Central Coast Center for Independent Living, Housing Authority of Monterey County, City of Salinas, and the Maria Torres Gil Community Center.	
Community Workshops	Broad outreach to Monterey County residents and stakeholders.	Informed and educated residents on fair housing laws; collected input on fair housing needs and disparities of access; promoted other public engagement activities (e.g., community workshops and survey).	Four Community Workshops between May and June 2018 with a total of approximately 50 attendees.	
Online Survey	Broad outreach to Monterey County residents and stakeholders	Collected community input on their experiences with housing discrimination issues and concerns.	A total of 419 survey responses were submitted online.	https://www.surveymonkey.com/r/Monterey_AI

IV. Key Findings by Outreach Activity

A. Partner Forum Findings

The participant input and ideas shared during the Partner Forums are summarized below. The full list of discussion questions from the partner forums is available in Appendix D.

What are the most common barriers to housing in your community?

- **Affordability and Costs:** High costs of housing, lack of affordable housing, application fees, deposits and up-front costs.
- **Supply and Demand:** Short supply of affordable housing, water shortage and limits on new housing developments, lack of farmworker housing, shortage of pet-friendly units, lack of housing for students, long waitlists for housing units.
- **Mobility and Transit:** Affordable housing and jobs are not located in the same communities, long commutes, lack of public transportation options.
- **Income:** Low wages, people on fixed-incomes, Section 8 Vouchers.
- **Price-Setting:** Profit-driven sensibility of landlords and a heavy military presence, which drives the cost up in many communities.
- **Time Commitments:** Visiting required before purchasing or renting housing.

Can you describe your community's experiences with housing discrimination?

- Increased racial/ethnic segregation throughout the County.
- Many people, such as immigrant farmworkers, living in substandard housing; "predatory habitability."
- Illegal housing (e.g., converting garages).
- "Legal" discrimination in the form of price gouging.
- Retaliation by landlords (e.g., eviction, deferred maintenance).

If you received a fair housing complaint from your client or constituent, how would you handle it?

- Referrals to city staff nonprofits that specialize in addressing housing discrimination.
 - o **Cities:** Seaside, Salinas, Monterey.
 - o **Local Agencies:** Housing Authority of the County of Monterey.
 - o **Nonprofits:** NAACP, ECHO Housing, Coalition of Homeless Service Providers, Watsonville Legal Center, California Rural Legal Assistance.
- Advise constituent to keep records of discrimination and discriminatory practices.
- Contact the State Department of Fair Employment and Housing for mediation.
- Write a summary of complaints.
- Determine the facts by talking with both sides (i.e., landlord and tenants).

- Call on behalf of client to inquire about rental units.

What are the greatest challenges to your agency in meeting fair housing needs?

- Shortage of subsidies and strategies to promote affordable, accessible housing for low, very low, and extremely low-income households, including protected classes.
- Ineffective/insufficient level of advertising to promote fair housing resources and services.
- Lack of funding and resources.
- Limited network of service providers.
- Residents with NIMBY mindsets.
- Insufficient staff capacity.
- Limited coordination on fair housing issues among local, regional and State fair housing enforcement agencies.
- Agencies lack sufficient awareness of potential fair housing impediments, and ways to address those impediments
- Constituents fear retaliation from landlords and do not make formal complaints.
- Different housing challenges and needs between the Peninsula and South County.



Seaside Partner Forum, May 17th, 2018.

Which protected classes have the greatest needs for improved service, and why?

Forum participants generally indicated that all protected classes are in great need of more fair housing support. However, the protected classes listed below were most frequently mentioned by participants as needing fair housing advocacy and resources:

Monterey County Analysis of Impediments to Fair Housing Choice
Public Participation Summary - DRAFT

- **Familial status** – Large families with children are frequently targeted by landlords for steering or denied units altogether.
- **Citizenship and immigration status** – Undocumented residents and workers are particularly fearful of retaliation by landlords due to the threat of deportation. Participants shared that landlords are also more likely to rent undocumented residents, farmworkers and Spanish-speakers sub-standard and illegal units.
- **Race** – People of color are frequently profiled based on their race and experience housing discrimination.
- **National origin** – Individuals are profiled based on their accents and country of origin.
- **Disabilities** – Participants reported incidents in which landlords refused to make reasonable modification and accommodations for individuals with varying disabilities or mental health issues.
- **Age** – Seniors were frequently mentioned as needing more fair housing support and advocacy, particularly because they are typically on fixed incomes and have difficulty finding affordable housing.
- **Religion** – Muslims were highlighted as a religious group that experiences discrimination in the County.
- **Source of Income** – Landlords sometimes perceive low-income tenants in the service sector or agricultural industry as risky tenants. Participants reported incidents in which landlords increased security deposits for low-income tenants. Some landlords choose not to accept Section 8 recipients partly because they see Section 8 as a temporary and unreliable source of income.

What are the greatest misconceptions or misunderstandings about housing barriers that you hear in your service area?

- Perception that housing is affordable and available for all who want to live in Monterey County.
- Perception that “illegal” immigrants do not have rights because they do not have citizenship.
- Misperceptions about demographic shifts in Monterey County.
- Perception that housing issues are easy problems to fix.
- Perception that discrimination does not exist in the Peninsula.

What do you find to be the greatest challenges to building community awareness about fair housing in your communities?

- Lack of funding for staff capacity and resources.
- Lack of community social network to disseminate information.
- Insufficient coordination between public agencies and service providers; lack of network between service providers.
- Inability to identify those in greatest need.

- Some communities generally oppose change to zoning and development standards.
- Fear of retaliation; undocumented immigrants and workers are particularly fearful to speak up.

What community assets exist today that could be better used in addressing fair housing?

- Existing communication networks for sharing information including social media and local television.
- A grassroots education campaign to engage and educate residents and stakeholders.
- Community events, such as fairs.
- Traditional marketing tools such as billboards and postcards.
- Partner collaboration and resource leveraging of housing and social service providers.

B. Community Workshop Findings

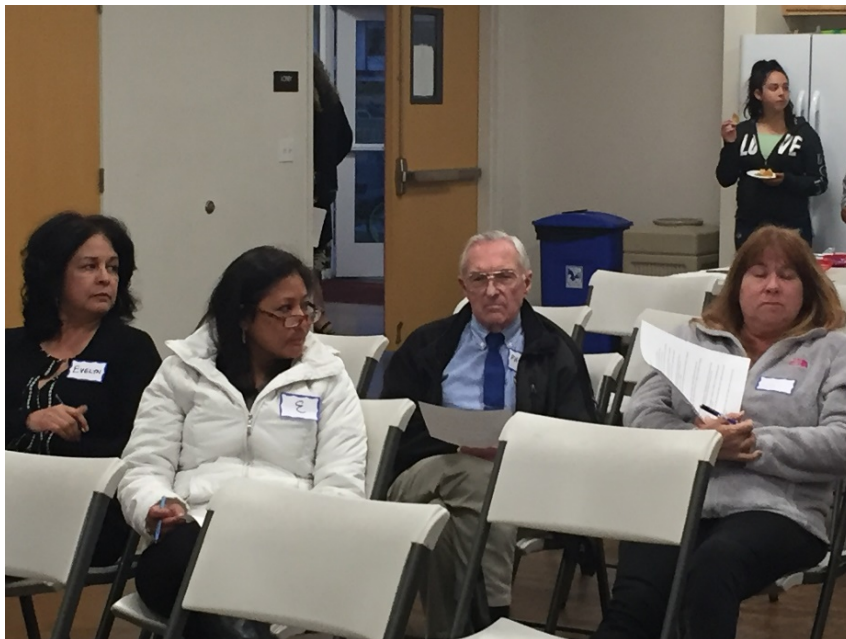
The key findings from the four community workshops are summarized by discussion question below. Workshop-specific findings are designated by geography. The full list of discussion questions from the community workshops is available in Appendix E.



Castroville Community Workshop, June 20th, 2018

What are the most common barriers to housing in your community?

- Housing is not affordable to many residents.
- The demand for affordable housing far exceeds the supply.
- Inadequate supply of affordable housing available to lower-income households.
- Community resistance to development of multi-family rental housing and housing for lower-income households.
- The housing stock in Monterey County is old which creates habitability issues.
- Age of housing stock limits accessible housing for people with disabilities.
- New construction of housing is limited by water scarcity.
- Long waitlists for housing units.
- Increased costs of living (e.g., utilities) in Monterey County.
- There are new types of homelessness; many of today's homeless people have full-time jobs or even multiple jobs but still cannot afford housing in Monterey County.
- Overcrowding is increasingly an issue as families and households become unable to afford the high cost of rent. Severe overcrowding impacts families' safety and child welfare.
- Seniors need more help and services than they are currently receiving.
 - There are certain issues that are more prevalent among seniors, such as hoarding.
- Fixed incomes limit the ability of seniors to meet rent increases or respond to housing market changes.



Salinas Community Workshop, May 24th, 2018

Castroville

- The distribution of affordable housing does not reflect local needs; affordable housing is not located near job centers.
 - The hospitality industry is primarily located in the City of Monterey. However, the industry does not pay enough for workers to live nearby.
- The lack of efficient, regional public transportation exacerbates the affordable housing crisis. Low-income workers who do not own cars spend hours commuting on public transportation.
- Landlords often reject tenants who receive vouchers or rental subsidies.
- Housing is not being built in the Peninsula.
- Mobile homes, RV's and campers are increasingly common. In Castroville, RV's and campers are clogging public streets and creating public health issues from dumping garbage and raw sewage in public spaces.

Gonzales

- Farmworker housing is scarce.
- Housing resources are concentrated in Salinas. South County needs improved access to housing services and resources. For example, most homeless shelters operate in Salinas; homeless individuals and families from South County cannot afford to travel to Salinas to visit these shelters.
- There is an epidemic of people living in garages, shacks and sheds that are uninhabitable.
- Many landlords refuse to rent rooms to families. As a result, families have a difficult time finding rooms for rent. This is impacted by whether the owner lives on-site or off-site.
- Agricultural workers are segregated from the rest of the population. The City of Greenfield is similarly segregated.

Monterey

- New housing is skewed towards high-end developments for wealthier residents.
- In-migration of high income residents (i.e., "invasion of Silicon Valley") greatly impacts housing affordability.
- The military increases demand for housing and drives up costs because of the salaries of military employees.

Salinas

- People with a criminal background struggle to find housing.
- Individuals with domestic pets are limited in their available housing options.
- Waitlists for vouchers are extremely long.
- It is difficult to find landlords who will accept housing vouchers.

Can you describe your community's experiences with housing discrimination or challenges finding housing?

- Landlords sometimes charge families more for utilities upon learning the number of children.
- Some landlords take advantage of undocumented and Spanish speaking tenants; landlords are raising rents on these tenants who live in fear of retaliation.
- Landlords rarely translate paperwork, despite being required to by law.
- HUD Fair Market Rents do not reflect current market rates.

Castroville

- Castroville participants had not experienced discrimination personally, however three participants work with clients who regularly report incidents of discrimination. One participant reported that her clients experience discrimination because of their sources of income, particularly when those sources include vouchers and/or subsidies.
- Clients do not report housing discrimination for many reasons, including being unaware that discrimination has occurred and fear of retaliation.
- Landlords sometimes increase security deposits (up to a 100% increase) for low-income tenants, who are viewed as high-risk tenants.

If you believe you have been discriminated against, have you reported the incident?

- Individuals who experience housing discrimination rarely report incidents due to fear of retaliation and/or a lack of faith in the reporting processes.
- Of the fifty workshop participants who experienced housing discrimination, only four reported incidents of discrimination. These individuals were discriminated against for familial status or race. The three participants each reported the incidents to different agencies, including the Department of Fair Employment and Housing, the Utilities Commission, and ECHO Housing.

Which protected classes have the greatest needs for improved service, and why?

- In general, workshop participants indicated that all protected classes are in great need of more fair housing support. However, the protected classes listed below were most frequently mentioned by participants as needing fair housing advocacy and resources:
 - o Familial status
 - o Mental and physical disability
 - o National origin
 - o Age
 - o Source of income

What do you find to be the greatest challenges to building community awareness about fair housing in your community?

- Tenants lack knowledge of housing rights and fair housing resources.

- Some people who experience housing discrimination do not recognize that they are being discriminated against.
- Landlords are often unaware of the illegality of their actions; landlords sometimes discriminate against tenants without realizing it.

Castroville

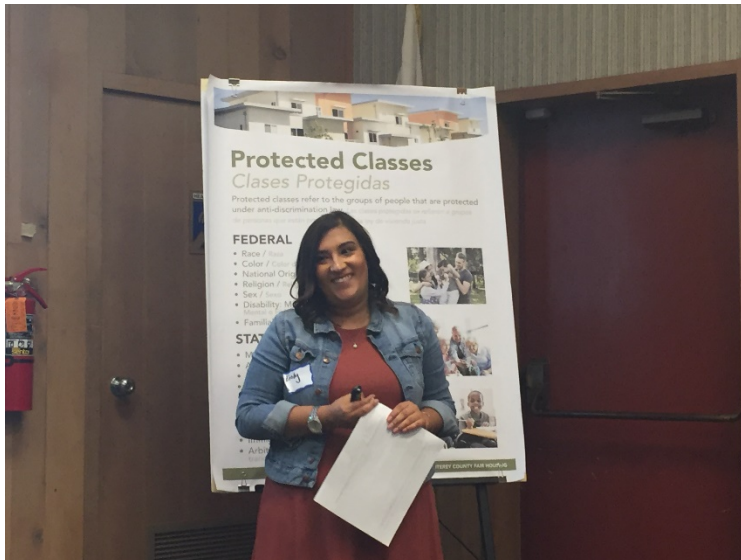
- There is some confusion around the legality of security deposits for both landlords and tenants.
- There is confusion over the rights of individuals to have service animals in units that forbid domestic pets. There is also confusion over the difference between domestic pets and service animals.

Monterey

- There is a misconception in the City of Monterey that poverty is not an issue.

Salinas

- There is a misconception that immigrants do not have fair housing rights.



Monterey Community Workshop, June 19th, 2018.

What community assets exist today that could be better used in addressing fair housing?

Castroville

- Schools are a focal point of the community in Castroville. They function as activity and information centers for families. Parents are highly involved in their children's education and extracurricular activities.
- United Way



Gonzales Community Workshop, June 23rd, 2018.

Gonzales

- The City of Gonzales has kiosks with flyers at the library, City Hall and the Medical Center.
- The City of Soledad includes public information on utility bills. This approach can be replicated to promote fair housing information on utility bills.
- Radio announcements
- Television commercials

Monterey

- ECHO Housing

Salinas

- Movie theater commercials/ trailers
- Flyers by mail
- Committees and associations
- Churches
- Radio announcements
- Television ads

V. Next Steps

The Collaborating Parties will incorporate the input and findings from the public participation activities into the development of the Analysis of Impediments to Fair Housing Choice (AI). The draft AI will be available for public review in Spring 2019.

Analysis of Impediments to Fair Housing Choice: Public Participation Summary

Appendices

July 2018



Appendix A: Contacted Stakeholders and Service Providers across Monterey County

Type	Name	Location/Service Area
Housing Advocates	ECHO Housing	Monterey County
	Habitat for Humanity	Monterey and Santa Cruz County
	Habitat for Humanity Monterey	Monterey County
	Housing Choices Coalition for People with Developmental Disabilities	Monterey County
	Interim Inc.	Monterey County
	Mid-Peninsula Housing Corporation	Monterey and Santa Cruz County
	Project Sentinel	Northern California
Housing Developments and Community Development Corporations	Catalyst Apartments (Interim, Inc.)	Salinas
	CHISPA	Central Coast
	Creekbridge Homes	Salinas
	Eden Housing	Northern California
	Harrod Construction	Salinas
	Las Casas de Madera	Salinas
	Lupine Gardens Apartments	Salinas
	Mariposa Apartments	Salinas
	Northridge Park	Salinas
	Pointe at Hardin Ranch	Salinas
	Valley Mobile Home Park	Gonzales
	Villa San Miguel	King City
Community Organizations and Nonprofits	Access Monterey Peninsula	Monterey Peninsula
	Access Support Network	Central Coast
	Action Inspiring Change	Monterey County
	Alliance on Aging	Monterey County
	American Red Cross – Monterey Chapter	Monterey County
	The Blind & Visually Impaired Center of Monterey County Inc.	Monterey County
	Boys and Girls Club	Monterey County
	Building Healthy Communities Initiative	East Salinas
	The Carmel Foundation	Carmel
	CASA of Monterey County	Monterey County
	Center for Community Advocacy	Monterey and Santa Cruz County
	Central Coast Center for Independent Living	Central Coast
	Central Coast YMCA	Central Coast
	Cesar Chavez Foundation	National
	Clinica de Salud Del Valle	Monterey County
	Communities for Sustainable Monterey County	Monterey County

	Community Alliance for Safety and Peace	Monterey County
	Community Foundation for Monterey County	Monterey County
	Community Human Services	Monterey County
	Community Partnership for Youth	Seaside
	COPA	Central Coast
	Family Resource Center	East Salinas
	First Mayor's House	Salinas
	Food Bank for Monterey County	Monterey County
	Gateway Center	Monterey County
	Housing Choices	Central Coast
	Housing Development Consulting Corporation of Monterey County	Monterey County
	Latino Social Workers of Monterey County	Monterey County
	League of United Latin American Citizens	Salinas
	Legal Services for Seniors	Monterey County
	Lyceum of Monterey County	Monterey County
	Meals on Wheels of the Peninsula	Monterey Peninsula
	Meals on Wheels of the Salinas Valley	South County
	Monterey Bay Community Power	Monterey County
	Non-profit Alliance of Monterey County	Monterey County
	Pajaro Street Wellness Center (Interim Inc.)	Salinas
	Partners for Peace	Monterey County
	Rancho Cielo	Monterey County
	Restorative Justice Partners, Inc.	Monterey County
	Salvation Army	Soledad
	Samz School of Music Inc.	Salinas
	South County OutReach Effort	South County
	Taylor Farms Family Health & Wellness Center	Gonzales
	United Way Monterey County	Monterey County
	The Village Project Inc.	Seaside
	YWCA	Monterey County
Educational Institutions	Cal State Monterey Bay	Monterey County
	Central Coast College	Salinas
	Gonzales Unified School District	Gonzales
	Hartnell College	Salinas
	Monterey Peninsula Unified School District	Monterey Peninsula
Faith-Based Organization	Cypress Church of Gonzales Inc.	Gonzales
	Episcopal Church in the Diocese of El Camino Real	Gonzales
	Iglesia Episcoal Jesus del Valle	Gonzales

	Gonzales Apostolic Church	Gonzales
	The Gonzales Community Church	Gonzales
	Iglesia Episcopal Jesus del Valle	Gonzales
	King City Community Church	King City
	Sacred Heart Parish	Salinas
	Seaside Community Church	Seaside
	St. Mary of the Nativity Catholic Church	Salinas
	St. Theodore Catholic Church	Gonzales
Farm Worker Organizations	California Coalition for Rural Housing	Statewide
	California Rural Legal Assistance	Statewide
	Farmworker Institute of Education and Leadership Development	Statewide
	Monterey Bay Central Labor Council	Monterey County
	Monterey County Farm Bureau	Monterey County
	Rural Development Center (Agriculture and Land-Based Training Association)	Salinas
	United Farm Workers	Statewide
Public Agencies and Elected Officials	Castroville Library	Castroville
	City of Monterey	City of Monterey
	City of Salinas	Salinas
	City of Seaside	Seaside
	Community Development Advisory Committee	Seaside
	Community Development Department	Salinas
	Community and Economic Development Department	Soledad
	Community Planning and Building Department	Carmel
	County of Monterey	Monterey County
	Department of Planning and Development	Gonzales
	Department of Planning and Development	Greenfield
	Gonzales City Councilmembers	Gonzales
	Gonzales Library	Gonzales
	Housing Authority of the County of Monterey	Monterey County
	Housing Division of the City of Monterey	City of Monterey
	HUD	National
	King City Community Development Department	King City
	Monterey County Department of Social and Employment Services	Monterey County
	Monterey County Free Libraries	Monterey County
	Monterey County Housing Authority Development Corporation	Monterey County

	Monterey County Migrant Seasonal Head Start Office	Monterey County
	Monterey County Office of Housing and Economic Development	Monterey County
	Monterey Public Library	City of Monterey
	Office of the City Manager	Salinas
	Salinas City Elementary School District	Salinas
	Salinas Senior Center	Salinas
	Seaside Homeless Committee	Seaside
	Seaside Community Development Advisory Committee	Seaside
Realtors and Business Organizations	Carmel Chamber of Commerce	Carmel
	Central Coast Builders Association	Central Coast
	CSUMB Small Business Development	Monterey County
	Gloria Moore Realtors	
	The Gonzales Chamber of Commerce	Gonzales
	Hispanic Chamber of Commerce, Monterey County	Monterey County
	Monterey County Association of Realtors	Monterey County
	Salinas Valley Chamber of Commerce	Salinas
	SPARC	
	SUBA	Salinas
Tenant Organizations	Housing Resource Center	Monterey County
	Monterey Vista Neighborhood Association	Monterey
	Salvation Army – Good Samaritan Center	Sand City
	Tenants Together – Tenant Foreclosure Hotline	Statewide
Homeless Services	Dorothy's Place, Franciscan Workers of Junipero Sera	
	Monterey County Coalition of Homeless Service Providers	Monterey County
	Monterey County Homeless Services	Monterey County
	Monterey County Homeless Union	Monterey County
	Peacock Acres	
	Shelter outreach Plus	
	Second Chance	
Media Outlets	Kion 5/46	Salinas
	KSBW	Salinas
	The Monterey County Herald	Monterey County
	The Monterey County Weekly	Monterey County
	South County Newspapers	South County

Appendix B: Participating Agencies, Groups and Organizations

Below is a list of all agencies, groups and organizations that participated in one or more of the AI engagement activities.

Agency/Organization	Agency/Organization Type	Service Area	Form of Participation
Alliance on Aging	Community Organization	Monterey County	Monterey Community Workshop
California Rural Legal Assistance, Inc.	Farm Worker Organization		Gonzales Community Workshop
Central Coast Center for Independent Living	Community Organization	Central Coast	Stakeholder Interview
City of Monterey	Public Agency	City of Monterey	Monterey Community Workshop
City of Salinas	Public Agency	City of Salinas	Seaside Partner Forum
City of Seaside	Public Agency	City of Seaside	Seaside Partner Forum
Coalition of Homeless Services Providers	Homeless Services	Monterey and San Benito County	Stakeholder Interview
Community Development Advisory Committee	Public Agency	Seaside	Seaside Partner Forum
Community Human Services	Community Organization	Monterey County	Stakeholder Interview
County of Monterey	Public Agency	Monterey County	Gonzales Community Workshop
Del Pro Business Solutions	Business	Statewide	Gonzales Community Workshop
East Salinas Building Healthy Communities	Community Organization	East Salinas	Stakeholder Interview
ECHO Housing	Housing Advocate	Monterey County	Stakeholder Interview, Partner Forum, Four Community Workshops

Housing Authority of Monterey County	Public Agency	Monterey County	Castroville Community Workshop
HUD	Public Agency	National	Monterey Community Workshop
Legal Services for Seniors	Community Organization	Monterey County	Seaside Partner Forum
Maria J. Torres Gil Community Center	Community Organization	Salinas	Salinas Partner Forum
Meals on Wheels Salinas Valley	Community Organization	South County	Castroville Community Workshop
MidPen Housing Corporation	Housing Advocate	Monterey and Santa Cruz County	Stakeholder Interview
Monterey Bay Economic Partnership	Community Organization	Monterey, San Benito and Santa Cruz County	Stakeholder Interview
Monterey County Free Libraries	Public Agency	Monterey County	Gonzales Community Workshop
Monterey Peace and Justice Center	Community Organization	Monterey County	Monterey Community Workshop
Monterey Peninsula Renters United	Community Organization	Monterey Peninsula	Monterey Community Workshop
NAACP	Social Justice Advocate	National	Monterey Community Workshop
Reuters	News Outlet	National	Monterey Community Workshop
Seaside Homeless Committee	Public Agency	Seaside	Seaside Partner Forum
South County Newspapers	News Outlet	South County	Gonzales Community Workshop
United Way	Community Organization	Monterey County	Castroville Community Workshop
Veterans Transition Center	Community Organization	Monterey County	Stakeholder Interview

Appendix C: Summary of Stakeholder Interviews

Monterey County Analysis of Impediments (AI) to Fair Housing Choice

Summary of Stakeholder Interviews

April 2018

Between February and March 2018, MIG, Inc. conducted interviews with key housing and community stakeholders to gather their insights into housing barriers, housing discrimination and fair housing priorities across Monterey County. A list of the eight stakeholders interviewed is included below.

Organization	Stakeholder Name & Title
Central Coast Center for Independent Living	Elza Quezada, President
Coalition of Homeless Services Providers	Katherine Thoeni, Executive Officer
Community Human Services	Robin McCrae, Chief Executive Officer
East Salinas Building Healthy Communities	Cesar Lara, Hub Manager
Eden Council for Hope and Opportunity (ECHO)	Emily Garnica, Housing Counselor
MidPen Housing Corporation	Betsy Wilson, Director of Housing Development
Monterey Bay Economic Partnership	Matt Huerta, Housing Program Manager
Veterans Transition Center	Bobby Merritt, Housing Manager

Each interview subject was asked nine questions. They were assured that their responses would be summarized only in aggregate, and therefore they were encouraged to speak freely.

The following is a summary of major ideas, thoughts and themes that emerged from these interviews, organized by question.

1. Briefly, please describe your agency's role in addressing fair housing needs in the region. What geographic area and mix of clients do you serve?

- Monterey Bay Economic Partnership (MBEP) implements and develops advocacy networks for residents and business leaders to move policy forward and to produce housing units. They operate in 17 jurisdictions in Monterey County. MBEP also works with the Monterey Bay Housing Trust Fund, a new \$11 million fund for affordable housing developers.
- ECHO is an approved organization of the U.S. Housing and Urban Development (HUD) Department that provides dispute resolution services, mediation, housing counseling for tenant/landlord services and fair housing services. They investigate fair housing complaints and provide fair housing resources to individuals in need. ECHO has been operating in the Bay Area for 50 years, and they started working in Monterey County in the fall of 2017.
- Community Human Services (CHS) is a large behavioral health service agency that works on mental health, substance abuse and homeless youth issues. They are the only homeless youth service provider in Monterey County. They provide temporary shelter, and conduct street outreach, counseling, drug education, health education and sex education.
- The Veterans Transition Center (VTC) provides services for homeless veterans and their families. They offer transitional housing and case management programs for veterans so that they can once again become employable, productive members of the community. VTC works with veterans across all of Monterey County.
- MidPen Housing is a leading non-profit developer, owner and manager of high-quality affordable housing. MidPen builds rental housing for people earning 60% of Area Median Income (AMI). They operate in 11 counties in and around the Bay Area.
- Central Coast Center for Independent Living (CCCIL) promotes the independence of people with disabilities by supporting their equal and full participation in life. CCCIL provides advocacy, education, and support to people with disabilities, their families, and the community. They operate in three counties, including Santa Cruz, San Benito and Monterey County.
- East Salinas Building Healthy Communities (BHC) is a community driven initiative, grounded in a strong local history of community advocacy and active partnerships between residents, private organizations, and public agencies. BHC provides community members with a variety of resources and supports to address housing needs and other issues.
- The Coalition of Homeless Service Providers (CHSP) is a group of private non-profit and public organizations working together to address the complex issues of homelessness. The CHSP and its agency members serve low-income and homeless individuals and families of all races and ethnicities throughout Monterey and San Benito Counties.

2. Overall, what do you find to be the greatest challenges to building community awareness about fair housing in your communities?

- The biggest challenge is getting people to come forward and seek help for housing issues because many people are fearful of being evicted.
- There is still a problem with the stigma against homeless people and with “NIMBYists” trying to move the homeless out.
- The face of homelessness is changing and no longer confined to the stereotypes of the mentally ill and substance users.
- A big challenge is the lack of affordable housing. Although some populations receive subsidized housing vouchers, those subsidies don’t meet the rent levels.
- A huge challenge is the racial stratification that exists in the region. Salinas is more Hispanic while Monterey’s population is predominantly Caucasian and older. Seaside has a large African-American population.

3. What are the greatest misconceptions or misunderstandings that you hear in your service area? What do you think may be the sources of this misinformation?

- People have reservations about renting to veterans due to the stigma that all veterans suffer from PTSD or become volatile. However, most veterans have not experienced war or conflict so this “volatile” label is inaccurate.
 - There was a Yountville incident recently – the shooting of a Napa therapist by a veteran – which has intensified concerns for veterans’ mental health.
- One interviewed shared that the greatest misconception is that “immigrants and poor folks don’t follow the rules.” In fact, these communities are more likely to abide by the law for fear of being deported.
 - Many illegal immigrants do not complain about housing conditions and affordability because they live in fear and do not want to draw attention to themselves
- According to one interviewee, the biggest misconception is about who is homeless since the face of homelessness is changing. A lot of work is needed to demystify who these individuals are through a well-funded media campaign.
- Some racist and bigoted people camouflage their viewpoints by using “NIMBYism” as a proxy. A very diverse workforce commutes to Monterey or Carmel to work, and then travels to less expensive communities to live.
 - There is a “live/work preference ordinance” that exists in Monterey to ensure housing preference for people who live or work in the city.

4. What are the greatest challenges to your agency in meeting fair housing needs?

- A significant challenge noted by one agency is the fact that a lot of funds are restricted and do not cover housing-related activities such as helping to reunite families or working to prevent homelessness in the first place.
- Our greatest challenge is that we can't build enough housing to meet the demand. It's particularly difficult to build housing in Monterey and Carmel.
 - Water issues are also being used as a tool to prevent building affordable housing due to the tension of addressing the housing demand without negatively impacting the water supply.
- One interviewee suggested looking at policy- and project-level opportunities to increase the supply of housing.
 - For example, MBEP is currently working on employee-sponsored housing with major employers who want to build/fund housing for their employees because they are struggling to maintain and recruit employees due to housing issues. An example project includes the Tanimura & Antle project in Spreckels, which is an 800-bed farmworker housing facility.
 - Major industry leaders are stepping up in the agriculture industry to help provide worker housing.
- Many landlords prefer not to get involved with the Housing Authority or to accept vouchers because of the excessive paperwork.
- Trying to get veterans to housing is a challenge for some community agencies. Public transportation is a part of the problem, especially in the southern cities.
- Many agencies face challenges related to awareness about their scope of services or costs. For example, some community members do not know or understand what ECHO does. They think that it's a legal-related service and they don't know that services are provided free of charge.

5. Which protected classes' needs for fair housing in our region do you believe are relatively well served? Which protected classes have the greatest needs for improved service, and why?

The range of responses provided by interviewees is summarized below. Some interviewees suggested that all protected classes are underserved; however, they offered targeted input on certain protected classes.

National Origin Protected Class

- Racial dynamics in the county have an impact on the fair housing situation. One underserved group is the farmworker community that lives in overcrowded and often deplorable housing conditions. Farmworkers are being victimized because of their citizenship status.
- The national origin protected class needs more services and support in Monterey County. There are scare tactics against people who are undocumented, prohibiting them from renting certain units or making housing-related complaints. The Latino “immigrant population in Monterey County experiences a lot of discrimination.”
- Farmworkers have the greatest needs. A large portion of farmworkers are undocumented. One interviewer estimated that about 45% of farmworkers are undocumented. Undocumented workers are experiencing a lot more discrimination because of their immigration status and the current federal administration. They are more vulnerable than others to housing discrimination.

Veterans

- Race has a lot to do with housing in certain areas, but veterans are in greatest need.
- Transgender veterans are also in need of fair housing services.

Other Vulnerable Populations

- Youth are not a protected class, but there is a need for youth rapid re-housing and homeless prevention. There is also a deep need for more family counseling to prevent youth from becoming homeless.
- Additionally, youth don’t have the same skill sets as adults to navigate the housing market.
- Seniors, single moms and agricultural workers are in need of the most support.
- There are many older women living in their cars, who may be homeless due to a health problem or job loss.

6. What community assets exist today that could be better used in addressing fair housing?

Raising Community Awareness

- Community education should be the priority. Partners and peers should be educated on what fair housing is and how to address it.
- It's important to educate the public about how other people live and what the housing conditions are for certain communities in the county.
 - o This would help build empathy so that people can relate at a human level.
- We must raise community awareness about the impact and consequences of fair housing issues in the County, as well as the fair housing services available in the community.
- The Housing Watch Report is an informative tool and resource for clients and community agencies.
- The Coalition of Homeless Service Providers is a key organization to help raise awareness about fair housing and access to habitable living conditions.

7. What types of improvements to inter-agency coordination could improve fair housing service in the region?

- Overall, many interviewees suggested that there is a need for better coordination between housing agencies and nonprofits to address fair housing issues in the county, and particularly the homelessness situation.
- We need to take a regional approach to address housing issues. Monterey and Carmel don't feel like they have to contribute to the housing supply.
- Brining constituents to the table, including city representatives and community organizations, is an important first step.
- The county can improve its leveraging of Community Development Block Grants to address housing needs.
- Many community groups are currently emphasizing the importance of working collaboratively and establishing cross-sector partnerships.
- One interviewee would like to see cities collaborate in a meaningful way to stop "exporting the working poor." Cities need to look at housing through an economic development lens. For instance, the Monterey City Council consists of all Caucasian men that don't want Monterey to grow; and, Carmel Valley is a community of "NIMBYs" that doesn't produce their fair share of housing at various income levels.
- Currently, there is a gap in advocacy efforts with no organization actively advocating for fair housing policies and providing legal aid to aggrieved parties. There is a need for ongoing legal services for individuals who are experiencing discrimination in the county.

8. What are the best ways to promote and outreach for the Analysis of Impediments' (AI) workshops and survey?

- One interviewee suggested the following outreach methods: flyer posting at libraries and community hubs, social media, radio advertisements (e.g., Community Board Group on Spanish radio), and TV advertisements (e.g., local Univision station).
- Social media such as NextDoor.
- Leveraging the outreach efforts of Salinas' current planning projects (e.g., Vision Salinas).
- Newspaper articles, conventional media sources and press releases that draw attention to the issue.
- Partner agency websites, electronic newsletters and e-blasts.
- The local newsletter published by Seaside's City Manager.
- Outreach through community organizations.
 - It is important to help people understand why they should participate in the workshops and why it is important to them.
- Partner with the County's Veteran Affairs (VA) Office and the VA in Palo Alto.

9. Do you have any additional comments or ideas related to the Analysis of Impediments and the future of fair housing in the region?

Public Education and Engagement

- Many people are afraid to complain about code enforcement and housing discrimination issues. The public needs more education and awareness about their housing rights.
- It may be helpful to develop a workshop exercise that gives people insights into the poor living conditions, long commutes and housing instability of low-wage earners. The idea is to create an activity that gives people more insight into the lives of others.
- It's important to report back to the community with the findings gathered through the AI survey, workshops and partner forums.
- We need to make sure that the community workshops are accessible to people of all abilities. There may be a need for sign language or Spanish language interpretation.

Additional Comments

- It's important to incorporate accessible, universal design when planning new housing. We need to plan for disabled people, especially as they get older and their needs change.
- Homelessness creates problems for many Business Improvement Districts, so those entities often prefer to ignore the homeless problem by "sweeping it under the rug" and pushing the homeless to certain parts of a city. For example, there are large homeless encampments in Salinas' Chinatown.
- Airbnb and the tourist industry's impact on the housing supply in coastal Monterey County was mentioned as a topic for further exploration.

Appendix D: Partner Forum Discussion Questions

Housing Barriers

1. What are the most common barriers to housing in your community?
2. Can you describe your community's experiences with housing discrimination or challenges finding housing?

Addressing Fair Housing

3. If you received a fair housing complaint from your client or constituent, how would you handle it? What is the protocol you would follow? How would you assist them?
4. Does your organization provide resources or support for fair housing issues?
5. What are the greatest challenges to your agency in meeting fair housing needs?

Protected Classes

6. Which protected classes have the greatest needs for improved service, and why?
7. Which protected classes' needs for fair housing in our region do you believe are relatively well served?

Raising Awareness

8. What are the greatest misconceptions or misunderstandings about housing barriers that you hear in your service area? What do you think may be the sources of this misinformation?
9. What do you find to be the greatest challenges to building community awareness about fair housing in your communities?
10. What community assets exist today that could be better used in addressing fair housing?

Additional Comments

11. Do you have any additional comments or ideas related to the AI and the future of fair housing in the region?

Appendix E: Community Workshop Discussion Questions

Housing Barriers and Discrimination

1. What are the most common barriers to housing in your community?
2. Have you (or someone you know) ever experienced housing discrimination?
3. For what reason do you believe you have been discriminated against? (e.g., age, family status, race, etc.)
 - a. Follow-up question: How were you discriminated against? (e.g., higher rent, higher security deposit, not shown apartment, etc.)
4. If you believe you have been discriminated against, have you reported the incident?
 - a. If no, why?
 - b. If yes, how did you handle it? Where did you go for help? What was your experience like with the person/ organization that helped you?
 - c. If yes, what is the status of the complaint?
5. Can you describe your community's experiences with housing discrimination or challenges finding housing?

Protected Classes

6. Which protected classes have the greatest needs for improved service, and why?
7. Which protected classes' needs for fair housing in our region do you believe are relatively well served?

Raising Awareness

8. What are the greatest misconceptions or misunderstandings about housing barriers that you hear in your community? What do you think may be the sources of this misinformation?
9. What do you find to be the greatest challenges to building community awareness about fair housing in your community?
10. What community assets exist today that could be better used in addressing fair housing?

Additional Comments

11. Do you have any additional comments or ideas related to the AI and the future of fair housing in the region?



COMMUNITY DEVELOPMENT
440 Harcourt Avenue Telephone (831) 899-6725
Seaside, California 93955 FAX (831) 899-6211

To: Community Development Advisory Committee Members

From: Patrice Clemons, Michael Baker International

Cc: Sharon Mikesell

Date: June 20, 2018

Re: FY2017-2018 FOURTH QUARTER REPORT

2017-18 USES OF FUNDS

Please find a summary budget below.

Total CDBG Budget	
Grant Award 17-18	\$363,989
Embassy Suites Program Income 2016	\$103,100
Loan Principal Program Income (in May a loan was paid off)	\$43,778
Total Funds	\$510,867

CDBG Allocations	
Obligatory Expenditures (Section 108 Loan)	\$15,218
Program Administration	\$93,417
Public Service Program	\$76,630
Eligible Projects	\$322,602
Total	\$510,867

OBLIGATORY EXPENDITURES (SECTION 108 LOAN) – \$15,218

In 1996, the City of Seaside applied for and received a Section 108 Loan Guarantee as part of a redevelopment project for the installation of public works improvements in the City Center Revitalization Area. The repayment of this loan is an eligible CDBG expense. Using CDBG funds to repay this loan alleviates an expense to the General Fund. This loan was re-financed in 2010. In 2016-17, the payment was for \$304,426.50; and the final payment in 2017-18 is for \$15,218 which was submitted in July shortly after the City's 2017-2018 fiscal year began.

PROGRAM ADMINISTRATION – \$93,417

CDBG program administration funds will be used to plan, implement, and evaluate the CDBG program. Grant management activities may include, but are not limited to, federal reporting, budget oversight, subrecipient monitoring, policy development and writing, citizen and community outreach, and coordination and supplemental grant writing to enhance CDBG-funded activities. In plan year 2017–18, the City is retaining part-time contract staff to support the CDBG program and is participating in the AFH MOU with the other CDBG recipients in Monterey County for a contracted consultant. Expenditures for program income are capped at 20% of the annual entitlement plus plan year program income.

PUBLIC SERVICE PROGRAM– \$76,630

All five public service organizations have submitted their fourth quarter reports and reimbursement requests. All reporting agencies for Quarter 4 are have met or exceeded program goals. To date, 100% of the \$76,630 CDBG funds allocated for public services in 2017-18 has been reimbursed to the organizations. Year-end reports for each subrecipient agency are attached below:

Gran- tee	FY2017-18		QUARTER 1		QUARTER 2		QUARTER 3		QUARTER 4		FYTD Total	
	CDBG Funds	Peo ple to be serv ed	#	Funds Reim- bursed	#	Funds Reim- bursed	#	Funds Reim- bursed	#	Funds Reim- bursed	# Serv ed	Funds Reim- bursed
CPY	\$17,126	415	418	\$5,286.44	20	\$11,094.51	8	\$745.00	74	\$0.00	520	17,126.00
Girls Inc.	\$10,126	65	25	\$2,000.99	45	\$4123.03	0	\$2,000.99	18	\$2,000.99	88	10,126.00
LSS	\$17,126	180	87	\$4,281.50	63	\$4281.50	68	\$4,281.50	64	\$4,281.50	282	17,126.00
Salv.	\$16,126	40	56	\$4,032.00	10	\$4,032.00	15	\$4,032.00	23	\$4,030.00	104	16,126.00
TVP	\$16,126	27	38	\$4,031.50	3	\$4031.50	0	\$4,031.50	0	\$4,031.50	41	16,126.00
Total	\$76,630	727	624	\$19,632.43	179	\$23,530.50	179	\$19,632.43	803	\$14,343.99	1035	\$76,630.00

ELIGIBLE PROJECTS – \$322,602

For FY2017–18, the City of Seaside allocated funds to three projects: Boys and Girls Club of Monterey County Clubhouse improvements, the Community Human Services Genesis House improvements, and Cutino Park improvements. The City’s Library ADA improvement was concluded from previous funding years. The Cutino Park project is underway and work will carry over into 2018-2019.

Project Name	CDBG Funds	Funds Expended	Accomplishments
Boys & Girls Club of Monterey County: Seaside Clubhouse Improvements	\$61,171	\$61,171	Project includes replacement of new locks, doors and windows.
Community Human Services; Genesis House Facility Improvement	\$41,171	\$41,171	Preparation for bidding process, bidding to begin end of February. Project description: Installation of approximately 72 new energy efficient windows.
Cutino Park ADA Improvements	\$215,503	\$61,548	Project includes accessibility features added to entrances, pathways, restrooms, snack shack, playground and spectator seating.
Library ADA Improvements (2016-2017)	\$77,722	\$63,227	Project included a variety of accessibility improvements to railings, emergency exits, meeting and break rooms, entry vestibule, restrooms, and drinking fountain.
Total	\$445,538	\$227,117	



City of Seaside
Community Development Block Grant (CDBG) Program
Subrecipient Year-End Narrative Form
FY 2017 - 2018

Agency Name:	Community Partnership for Youth
Preparer's Name and Phone Number:	Shari Hastey
Contract Amount:	\$17,126
Indicate Source of Funding:	CDBG

Number Disabled Assisted:	0
Number Seniors Assisted:	0
Number of Single Female Head of Household Assisted:	0
Number Total Persons Assisted.	See attached Statistics

Brief Narrative of Program Funded: (Address the Objective, Applicable HUD Objective/Outcome Statement and Activity in the Scope of Work) Maximum 4,000 characters.

CPY's objective is to directly address the problems of violence and gang activity, by competently seeking to reduce the less than optimum conditions in a child's home and social environment by giving children the tools they need to rise above those conditions and succeed. CPY offers a positive alternative to children that so desperately need one. Gangs can promote inclusion by offering mentorship and a place to belong; CPY directly competes and succeeds by offering to children the genuine attributes of mentorship, confidence building, self-esteem, and positive "family" systems. As the founding members of CPY so long ago knew, empowerment of the county's most vulnerable population, the at-risk youth, is critical to our community's strength. Students learn to internalize the CPY Standards, and are provided homework and reading assistance. They develop critical one on one mentor and peer to peer relationships. They practice and model behaviors that lead to success.

High School young people who do not have a voice – gain confidence and discover that they are needed and wanted, through their interaction with younger students.

Agency Name: Community Partnership for Youth

Students who have tragic circumstances such as abuse or parents/family members in jail or prison – are discovering that - it is not what life gives you it is what you do with it. Several of our young leaders have had family members dealing with addiction problems and are victims of crime. One of our young ladies woke up to find her father in her bed fondling her – she screamed and woke up everyone. Her mother said she was lying and kicked her out of the house.

When young people are given the opportunity to have adults who care for them through their hardships it gives them strength and they in turn can be mentors to younger students.

So often our society turns our back on young people who are challenged and do not fit into what is easy for us to understand. CPY has very high standards, however we endeavor to be with our students helping them to discovery answers to their many questions.

The importance of CPY's High school Leadership / Life Skills / Job Preparation Skills cannot be understated. The young High school leaders learn to reverse negative behaviors, as well as develop skills to succeed in life and in the working world.

Address each Outcome in the Scope of Work (refer to Attachment A of your CDBG Funding Agreement)

Outcome #1 – Enroll students in the High School Leadership, Life Skills and Job Preparation Program	Students & parents fill out a contract that says: youth needs to volunteer for a quarter/summer; maintain a 2.5 GPA, participant in 3 community events, and then receive basic wage
Outcome #2 – Train high school students to serve as mentors/tutors to younger students	Students receive on the job training as well as a 2 day training in June. Opportunity for life skills and other skills are offered all year long. They are encouraged to give back by volunteering in the community.
Outcome #3 – Create jobs for high school students	Once all requirements are met, students receive their first paycheck at basic wage.

Address each Measure in the Scope of Work (refer to Attachment A of your CDBG Funding Agreement)	
Measure #1 – Document the number of students enrolled in the program.	We take consistent statistics on both our high school students and the youth they serve.
Measure #2 – Document the number of students trained to become mentor/tutors and the number of students receiving benefits from them.	We take consistent statistics on both our high school students and the youth they serve
Measure #3 – Document the number of students receiving paychecks as a result of the program.	Copies of timesheets and check stubs are submitted with quarterly reports.
Description of Outreach Efforts to Residents by Census Tracts	We work in Title 1 Schools that service the census tracts.
Description of Successes in Program Delivery	Students are learning to take responsibility for their actions, increasing in their self-esteem and learning job skills as well as life skills. Several high school students have been recognized by United Way for their volunteer work in the community. Many have maintained and improved in their academic standing. Several have enrolled in college for the Fall.



Signature of Executive Director:
Shari Hastey, Executive Director:

Date Submitted: July 12, 2018

**COMMUNITY PARTNERSHIP FOR YOUTH
2017 - 2018 STATISTICS - July - June (12 months)**

Afterschool Mentor/Tutor Program

Site	Total	Ethnicity							Income			Gender		Percent of Low Income Families	
		AA/Black	Asi	White	His/Lat	Multi	Namer*	Other	SPI	V. Low	Low	Mod	Female	Male	
Colton Middle School	59	2	3	9	41	4				54		5	22	37	91.5%
1 on 1 Mentoring	29		1	7	20	1				29			12	17	100.0%
Del Rey Woods	91	1	3	7	75	5				87		4	47	44	95.6%
Highland	78	4	3		68				3	77		1	39	39	98.7%
M.L. King	94	1	2		87	4				93	1		44	50	100.0%
Ord Terrace	90	1	1	1	83	4				88	2		46	44	100.0%
Total	441	9	13	24	374	18	0	0	3	428	3	10	210	231	97.1%
Other K-5 Programs															
MC College Challenge	1409	0	6	6	1391	0	6	0	0	1354	24	30	686	723	97.8%
Interession (Those who attended summer but not in Afterschool Program)															
2017 July	117	2	2	1	108	4				109	5	3	39	78	97.4%
2018 June	50	4	1		40	5				50		1	24	26	98.2%
Middle & High School Life Skills															
CHOICES	729	24		66	374	159	14	45	47	674	46	9	364	365	99%
Leadership/Job Skills	29		2		24	3				25	4		19	10	100%
RDJ Training	10	5		1		4				7		3	10		70.0%
Family / Parent Support															
Strengthening Families Program															
Parents	9				9					8	1			9	100.0%
Unduplicated Children	9				9					8	1		8	1	100.0%
PROGRAM TOTAL	2803	44	24	98	2329	193	20	45	50	2663	84	56	1360	1443	98.0%
Percentage		1.6%	0.9%	3.5%	83.1%	6.9%	0.7%	1.6%	1.8%	95.0%	3.0%	2.0%	48.5%	51.5%	
Afterschool School Enrollment 443															
Schools		Grades													
Del Rey Woods	90	K		44											
Highland	74	1st		49											
M.L. King	96	2nd		56											
Ord Terrace	89	3rd		56											
Seaside Middle	5	4th		81											
Walter Colton Middle	88	5th		64											
La Mesa	1														
Wait List 0															
Volunteers 1106															
Service Learners 108															
Long Term 29															
Events 131															
Summer 45															
Holiday Events 793															
Alisal 1245															
Gonzales 361															
MPUSD 1189															
265 Attended 2017 Summer Interession															
284 Attended 2018 Summer Interession															

Highlight activities that occurred during the year:

With the generous support of the City of Seaside's CDBG grant we have served 88 girls and young women ages 9-18.

We worked at 4 school sites:

Seaside High School, Seaside

Seaside Middle School, Seaside

Martin Luther King Jr. School of Arts, Seaside

Ord Terrace Elementary School, Seaside

From July 2017 to June 2018:

- We implemented the ECHO Leadership program at Seaside High School and served 16 high school girls.
- In September we implemented the Will Power/Won't Power program at Seaside Middle School and served 10, 8th grade girls.
- In December we implemented the Friendly PEERsuasion program at Martin Luther King, Jr. School of Arts, Seaside and served 44 4th and 5th grade girls.
- In April we implemented the Friendly PEERsausion program at Ord Terrace Elementary School in Seaside and served 18 5th grade girls.

Program details:**ECHO Leadership program:**

- In August we implemented the ECHO program at Seaside High School.
- We served 16 girls.
- The participants met once every other week in the evenings (5:30pm-8:00pm) from August to May. Over the course of the program the young women participated in 18 modules.

Through program evaluations, we have learned the girls have:

- Learned basic information about women's health and anatomy, contraception, HIV and other STI's
- Developed goal setting, decision-making and leadership skills.
- Obtained practice in job interviewing, filling out applications for jobs, college and financial aid.
- 78% of participants visited at least 2 college campuses (UC Davis, CSU East Bay, and Stanford University).
- 85% of participants attended a workshop on Planning for Higher Education in which they received information on college requirements.
- 74% of participants reported increased knowledge of the legislative process.
- 76% of participants reported increased self-confidence to voice concerns to legislators.

Will Power/Won't Power:

- In September, we implemented the Will Power/Won't Power program at Seaside Middle School.
- Served 10 8th grade girls.
- The participants met once a week after school and participated in 10 interactive two-hour sessions that included the following information: educational activities on values and assertiveness skills; relationship building and resisting peer and media pressure; Bullying, dreams & goals, the importance of voting, and making good decisions about friendships and romantic relationships and avoiding risky situations.

Through program evaluations, we have learned:

- 74% of participants reported that they can stand up for others if they see bullying
- 89% of participants know they can achieve their goals/dreams
- 95% of participants reported that the program helped them resist or ignore pressures to do things they don't want to do.
- 89% of participants feel more confident about making good choices for themselves.

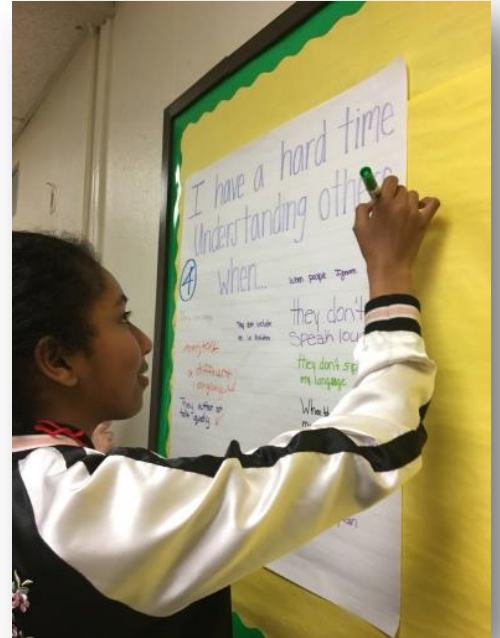
Friendly PEERsuaion 2nd phase:

- In December we implemented the 2nd phase of the Friendly PEERsuaion program at Martin Luther King Jr. School of Arts, Seaside and served 35, 4th and 5th grade girls.
- In April we implemented the Friendly PEERsuaion program at Ord Terrace Elementary School in Seaside and served 18 5th grade girls.
- The elementary school girls practiced communication skills, positive stress management, team building, and learning to refuse negative peer and media pressures through a variety of workshops knowledge of a variety of substances, which included alcohol, tobacco, and medicine.

Through program evaluations, we have learned:

- 97% of participants learned the effects of different substances and tips for staying healthy;
- 100% of participants recognized stress is unavoidable, but too much stress can lead to poor decisions;
- 99% of participants learned the importance of good communication — asking questions, speaking clearly, and listening carefully.

CDBG City of Seaside FY 2017-2018





Agency Name:	Legal Services for Seniors
Preparer's 282	282
282	282
282	282

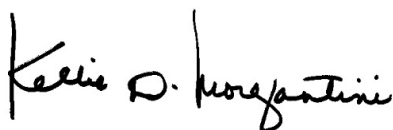
Number Disabled Assisted:	
Number Seniors Assisted:	282
Number of Single Female Head of Household Assisted:	189, 72% (est.)
Number Total Persons Assisted.	282

Brief Narrative of Program Funded: (Address the Objective, Applicable HUD Objective/Outcome Statement and Activity in the Scope of Work) Maximum 4,000 characters. OBJECTIVE: Create a suitable living environment OUTCOME: Availability/Accessibility ACTIVITY: CDBG funds will be used to help provide no-cost legal services up to and including court representation to all Seaside residents age 60 and above. Legal Services for Seniors provided no-cost legal representation to 282 Seaside residents in FY 2017-18 a 46.6 percent increase over our contract commitment of 180 individuals. 72% were women over 60 years old, many of them widowed. Our services helped to create a suitable living environment for our clients, 24% of our clients requested help maintaining their housing either home ownership or landlord/tenant interventions. Our brick and mortar office in Seaside and outreach workshops helped to ensure that all Seaside seniors had access to our services and were aware that our services were available.
--

Address each Outcome in the Scope of Work (refer to Attachment A of your CDBG Funding Agreement)	
Outcome #1 – Provide legal services to seniors who reside in Seaside	<i>(Narrative)</i> <i>LSS provided no-cost legal services up to and including court representation to 282 Seaside seniors between July 1, 2017 and June 30, 2018, a 46.6 percent increase over our contract commitment of 180 individuals. 72% were women over 60 years old, and 28% were men.</i>
Outcome #2 –Prevent seniors from being targeted by dishonest individuals	<i>(Narrative)</i> <i>22 percent of these clients need help to maintain income, either in the form of fraud protection or benefits oversight.</i>
Outcome #3 – <i>(Write in Outcome) Help enable seniors to live independently by providing legal services at no cost</i>	<i>(Narrative)</i> <i>24 percent of these clients needed help to maintain their housing, both rental and home ownership.</i>
Address each Measure in the Scope of Work (refer to Attachment A of your CDBG Funding Agreement)	
Measure #1 – <i>Provision of Legal Services</i>	<i>(Narrative) Types of Service provided:</i> <i>LSS provided no-cost legal services up to and including court representation to 282 Seaside seniors between July 1, 2017 and June 30, 2018, a 46.6 percent increase over our contract commitment of 180 individuals.</i> <i>24% of cases related to housing security including homeownership and landlord/tenant disputes.</i> <i>16% of cases related to Wills and Estates.</i> <i>12% of cases related to bankruptcy and debt/consumer finance issues.</i> <i>9% of cases related to family law including spousal abuse and dependent abuse.</i> <i>10% of cases related to Income Maintenance including Employment, Social Secure, health insurance and</i>

	Disability benefits. 4% Financial Power of Attorney 3% Advance Health Care Directives 12% all others (individual rights, torts, trusts, etc.)
Measure #2 – <i>General Legal Education</i>	LSS provided 4 outreach seminars to Seaside seniors on Section 8 housing with a total of 67 attendees between July 1, 2017 and June 30, 2018.
Description of Outreach Efforts to Residents by Census Tracts	LSS provided 4 outreach seminars to Seaside seniors with a total of 67 attendees between July 1, 2017 and June 30, 2018.
Description of Successes in Program Delivery	Our biggest success is the 282 Seaside seniors who have been helped to live successful independent lives as a result of clear, free legal representation.

Signature of Executive Director:



Printed Name of Executive Director: Kellie D Morgantini

Date Submitted: July __13__, 2018



City of Seaside
Community Development Block Grant (CDBG) Program
Subrecipient Year-End Narrative Form
FY 2017 - 2018

Agency Name:	The Salvation Army Monterey Peninsula Corps
Preparer's Name and Phone Number:	Jenifer Miller, Director 831-899-1335 ext. 2713
Contract Amount:	\$16,126
Indicate Source of Funding:	CDBG

Number Disabled Assisted:	1
Number Seniors Assisted:	0
Number of Single Female Head of Household Assisted:	27
Number Total Persons Assisted.	105

Brief Narrative of Program Funded: (Address the Objective, Applicable HUD Objective/Outcome Statement and Activity in the Scope of Work) Maximum 4,000 characters.

The programs funded include one 90-day emergency program and one 6-24 month transitional housing program, designed to help homeless families transition into permanent housing. These programs provide residential and educational services to families who are committed to improving their lifestyle, such as intensive case management and workshops focused on financial management, tenant landlord education, employment acquisition skills, work ethics, and more. The ultimate objectives for each program is to break the cycle of homelessness and reduce the number of homeless individuals in the community, and to build important life-skills through intensive one-on-one case management and group workshops.

Address each Outcome in the Scope of Work (refer to Attachment A of your CDBG Funding Agreement)

Outcome #1 – Reduce the number of unsheltered individuals through significant and planned	Within the funding year, our programs were able to serve an increased number of individuals, providing safe housing
---	---

Agency Name: The Salvation Army Monterey Peninsula Corps

intervention by case management and wrap around services.	and shelter for their families. All participants of our shelter program received intensive weekly case management focused on crisis management, securing employment, and establishing housing. For the participants in the Transitional Housing program, they received bi-weekly case management services focused on an individual service plan outlining their goals and priorities. All program participants engage in monthly skill-building workshops focused on such topics as financial management tenant/landlord education, and family management. As participants graduate from the programs, they continue to receive follow up case management services for 6 months and beyond.
Outcome #2 – <i>(Write in Outcome)</i> Counseling services while sheltered enables clients to concentrate on creating budgets, gaining employment and increasing savings	Based on each family's case plan, participants' case management includes: weekly tracking of expenses, the creation of a monthly household budget, and the creation of savings goals. Participants regularly turn in monthly budgets as well as copies of paystubs and savings account balances to monitor and track their progress. Case management services focused on gaining or increasing employment include: creation of resume and cover letter, assistance with on-line job searches, and mock interview prep.
Address each Measure in the Scope of Work (refer to Attachment A of your CDBG Funding Agreement)	
Measure #1 – Provide a safe environment including fully furnished apartments and access to a Community Center. Intensive counseling service and data collection for feedback from	-Number of participants served: 105 -Number of individual bed nights in stable program housing: 13,362 -Number of case management sessions: 762

Agency Name: The Salvation Army Monterey Peninsula Corps

Measure #2 – Monitoring of clients' income throughout the program and after completion.	<i>-Number of families who saved +\$500: 23</i> <i>-Number of families who increased or maintained income: 28</i> <i>-Number of alumni families who exited and maintained stable income: 18</i>
Description of Outreach Efforts to Residents by Census Tracts	
Description of Successes in Program Delivery	*See attached success stories

Signature of Executive Director:

Printed Name of Executive Director:


Dr. Jose Juarez

Date Submitted: July 9, 2018



**City of Seaside
Community Development Block Grant (CDBG) Program
Subrecipient Year-End Narrative Form
FY 2017 - 2018**

Agency Name:	The Village Project, Inc.
Preparer's Name and Phone Number:	Melvin T. Mason, Executive Director 831-392-1500
Contract Amount:	\$16,126.00
Indicate Source of Funding:	CDBG

Number Disabled Assisted:	19 (number of students who were in special education programs with Individualized Education Plans (IEP's))
Number Seniors Assisted:	0
Number of Single Female Head of Household Assisted:	20
Number Total Persons Assisted.	45

Brief Narrative of Program Funded: (Address the Objective, Applicable HUD Objective/Outcome Statement and Activity in the Scope of Work) Maximum 4,000 characters.

The program funded by CDBG was The Village Project, Inc.'s Mae C. Johnson Education and Cultural Enrichment Afterschool Academy. The overriding objective was to Create a Suitable Living Environment and the overriding outcome was the creation of Availability/Accessibility or Sustainability. Creating suitable living environment for our program meant having each of our students experience high academic achievement, a reduction and extinguishing of negative behaviors that had been disruptive to their school and social lives and developing positive self-images and esteem. The outcome of Availability/Accessibility meant that our program would be available to those students on a weekly basis throughout the school year and that funding from CDBG and other sources such as Foundations would sustain the program throughout that academic year. Meeting that Objective and that Outcome meant that we were providing not only educational and behavioral supports to those students, but that we were providing them with enrichment activities that provided them with extracurricular educational opportunities such as outings to universities, museums, theater and art, musical and cultural events. Meeting this Objective and Outcome was validation that we are providing students with well-rounded educational activities and opportunities for learning and self-discovery.

Address each Outcome in the Scope of Work (refer to Attachment A of your CDBG Funding Agreement)	
Outcome #1 – <i>(Write in Outcome)</i> No grades below a C for any students	<i>(Narrative)</i> <i>This proved to be an ambitious outcome that was partially, but not completely met. Out of 45 students, 8 received at least one grade lower than a C. There were two students who received one D- each in one of their classes. There were no F's.</i>
Outcome #2 – <i>(Write in Outcome)</i> 75% of newly enrolled students will raise their GPA by .5 point.	<i>(Narrative)</i> <i>32 students – or 71.1 percent – raised their GPA's by .5 points or better. Outcome was partially met..</i>
Outcome #3 – <i>(Write in Outcome)</i> 85 percent of students will maintain a GPA of at least 2.5	<i>(Narrative)</i> <i>38 students – 84.4 percent – maintained a 2.5 GPA or higher. Outcome almost met.</i>
Outcome #4 No detentions or suspensions from any students for the school year.	<i>(Narrative)</i> <i>There were 2 suspensions and 4 detentions during the school year, all of which occurred in the Fall Semester. <u>No suspensions or detentions in the Spring Semester.</u></i>
Address each Measure in the Scope of Work (refer to Attachment A of your CDBG Funding Agreement)	
Measure #1 – <i>(Write in Measure)</i> <i>Reduce the number of children at high risk for failure and possible involvement in the juvenile justice system by improvement academically.</i>	<i>(Narrative)</i> <i>Due to the fact that such large percentages of our children raised GPA's, ceased being suspended and detained after school and worked diligently in the program resulted in no children having experiences with the juvenile justice system.</i>
Measure #2 – <i>(Write in Measure)</i> <i>Reduce suspensions by developing pride in themselves and creating a culture of excellence</i>	<i>(Narrative)</i> <i>As noted in Outcome #4, Suspensions were reduced from two in the Fall Semester to none in the Spring</i>

Agency Name: _____

	<i>Semester and detentions from 4 in the Fall Semester to none in the Spring.</i>
Measure #3 – <i>(Write in Measure)</i>	<i>(Narrative)</i>
Measure #4 – <i>(Write in Measure)</i>	<i>(Narrative)</i>
Description of Outreach Efforts to Residents by Census Tracts	Efforts of outreach in all tracts involved presentations in churches, schools, community organizations and at community events. We also gave out flyers and other memorabilia to inform residents about our agency and our Afterschool Academy.
Description of Successes in Program Delivery	The successes of our program included students who had been historically the recipients of suspensions, detentions due to often times defiant behaviors becoming focused on being academic achievers. A former student of TVPI who was one of the “Fabulous Fifteen” original students who started the program in the 2010-2011 school year and who recently finished his freshman year at CSUMB was the keynote speaker at this year’s Afterschool Academy “Celebration of Excellence”. In his speech, he told them what his behaviors and grades were like at that time, but how he began to appreciate the program and the caring staff and how that changed his life. He graduated from high school with a 2.5 GPA and finished his freshman year at college majoring in Kinesiology with a 3.7 GPA! He said his expectations were that each of them would follow his example. In the week following the celebration, students

Agency Name: _____

	wrote about how he inspired them to be successful.
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Signature of Executive Director:

Printed Name of Executive Director:

Date Submitted: July 12, 2018



CITY OF SEASIDE
Community Development Advisory Committee (CDAC)
Long Range Calendar
July 2018- – June 2019

July CDAC Meeting	July 18, 2018
Orientation Presentation	
Discuss 2018-2019 CDBG Subrecipient Monitoring Schedule (possible site visits)	
Status of AAP and Analysis of Impediments	
Staff draft Consolidated Annual Performance & Evaluation Report (CAPER)	July and August
Last possible day AAP Due to HUD with appropriate attachments/certifications	August 16, 2018
Funding Approval Document received and contract documents to sub recipients	upon HUD approval of AAP-TBD
August CDAC Meeting	August 15, 2018
- CAPER preview	
- Fourth Quarter (Apr-Jun) and Annual Program Reports (CAPER preparation)	
Annual Planning Notice & Notice of CAPER Publication	August 31 2017
- notice of community workshop	
Draft CAPER publication (15 day comment)	September 5, 2018
September CDAC Meeting and Community Workshop	September 19, 2018
- Annual Community Needs Assessment Workshop	
- There will not be an application process this year	
- Community Needs Topics targeted more to Consolidated Plan Update research	
City Council public hearing CAPER	September 20, 2018
CAPER due to HUD	September 30, 2017
October CDAC Meeting	October 17, 2018
- Annual Priority Needs	
- Update of Analysis of Impediments/Countywide Collaboration efforts	
City Council	November 1, 2018
- Presentation of the needs identified at the September workshop and the annual process/two year cycle	(date may vary as no Council action is necessary)
NOFA announcement in Monterey County Weekly Not applicable this year.	XXX
November CDAC Meeting/no proposal workshop this year	November 21, 2018
Meeting to be cancelled (is evening before Thanksgiving)	CANCELLED
December CDAC Meeting	December 19, 2018
First Quarter Program Report (Jul-Sep)	
Revisit possible monitoring/presentations to CDAC	
2019	
January CDAC Meeting	January 16, 2019
- Discuss mid-year re-allocation (if needed)	

February CDAC Meeting Second Quarter Program Report (October-December) Review of 2019-2020 projects & subrecipients & revise recommendations if necessary	February 20, 2019
Administrative draft Annual Action Plan to CDAC	March 15, 2019
March CDAC Meeting Review AAP 2019-ANNUAL WORK PLAN to present to City Council (must be approved by CDAC by April 1)-City Council will review/approve in May	March 20, 2019
City Council - present CDAC recommendations for annual Action Plan	March 21, 2019
Advertisement to run for Annual Action Plan/Public Hearing for AAP	March 28, 2019
Public Comment Period Annual Action Plan	April 1-May 2, 2019
April CDAC Meeting (likely to be cancelled)	April 17, 2019
City Council – public hearing - adopt annual Action Plan	May 2, 2019
Action Plan Due to HUD (subject to change by HUD)	May 15, 2019
May CDAC Meeting - 3rd Quarter sub recipient reports - Update on CDBG program	May 15, 2019
June CDAC Meeting (if needed) - Election of officers	June 19, 2019
Conditional notice of awards to Subrecipients	TBD