

Exhibit B
Annual Element Progress Report
Housing Element Implementation

General Plan Implementation
REF120007

Board of Supervisors
March 26, 2012

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction Monterey County
Reporting Period 01/01/2011 - 12/31/2011

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low Income	Very Low Income	Low Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(6) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate	59			6	3	68	

* Note: This field is voluntary

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Table C
Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Housing Rehabilitation Program (H-1.a)	Rehabilitate an average of five owner-occupied lower-income units and 20 renter-occupied lower income units annually. Work to achieve 10% of the rental units to extremely low income households. Include information on County's website and develop written material to advertise the program within one year of adoption of the Housing Element.	Annually	During 2011 the County continued to implement the NSP-IP program. A total of 3 foreclosed homes have been purchased and rehabilitated. Of those, 7 were sold to low and moderate income families during 2011. In addition, the County is assisting a non-profit with the rehabilitation of the Camphora Farm Labor Camp that currently houses 44 very low income farmworkers families (29 of which are extremely low) totaling 174 people. The County initiated processing of the land use entitlements and assisted in preparing a funding program. In 2011, the County was awarded \$1,284,794 in NSP-3 funding for the rehabilitation of up to five foreclosed units to be sold to non-profits for use as special needs housing and assistance to the 21 unit Rockrose supportive housing project in Marina.
Mobile Home Park Preservation (H-1.b)	Preserve 3169 existing mobile homes. Maintain contact with property owners and monitor status of mobile home parks. When feasible, work with tenants to preserve mobile parks by providing technical assistance and assisting in funding applications. Conduct survey of existing mobile home park residents and owners and determine the feasibility of establishing a mobile home rent stabilization program in 2010-2011.	on going and 2011	In 2010 the County prepared an analysis on a potential mobile home rent stabilization program. It was concluded that this program would not be feasible to implement. The County continues to work with park residents and owners to address significant rent increases and condition issues.
Preservation of Existing Affordable Units (H-1.c)	Preserve 11 at-risk very low income affordable housing units.	on going	See H-1a above pertaining to the Camphora Farm Labor Camp.
Tenant Relocation and Homeless Assistance (TRHA) Program (aka "Soft Landing") (H-1.d)	Adopt the program in 2009. Refer 100 households for assistance annually (including 10 extremely low income households.) Expand inventory of relocation housing units to 50 by 2014.	2009 and annually	In 2009, the County was awarded an HPRP grant of \$1.6 million which is aimed at preventing homelessness. Part of the funding is reserved for housing tenants that are displaced due to County code enforcement actions. The County Redevelopment Agency (RDA) reserved nine units at the Kenis Court Swing Housing Facility in Pajaro to provide temporary housing. To date, two families have been assisted.
Foreclosure and Credit Counseling (H-1.e)	Provide foreclosure prevention and credit counseling services to 150 homeowners annually. Assist 29 lower and moderate income households to purchase homes through the NSP program.	annually and on-going	In 2008, the County was awarded a CDBG grant to provide foreclosure counseling. This program continued during 2011. To date 91 households have been assisted. In addition, 13 low and moderate income households have been assisted through the NSP Program.
Energy Conservation (H-1.f)	Reduce energy consumption and carbon emissions throughout the planning period.	on going	The County is undertaking a number of energy conservation related initiatives. In 2009, the County received funding in the form of an Energy Efficiency and Conservation Block Grant (EECBG) primarily to conduct energy audits and to retrofit County buildings with energy efficiency upgrades. In addition, funding was awarded to prepare green ordinances and energy efficiency policies, a Greenhouse Gas Inventory and Tracking System and a public energy efficiency education program. The County Planning Department is in the process of preparing materials for the public related to energy upgrades and reduction of carbon. These materials should be available in 2012.

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Jurisdiction	Reporting Period	Monterey County	12/31/2011
Green Building Initiative (H-1.g)	01/01/2011	-	12/31/2011
Affordable Housing Project Assistance (H-2.a)		Provide educational materials to prospective developers and develop recommendations for incorporating "green" practices by end of 2011. Assist 50 lower and moderate income rental housing units annually.	on going Annually
Farmworkers and Agricultural Employees Housing (H-2.b)		Assist employers to provide 10 lower income farmworker housing units annually.	Annually
Extremely Low Income and Special Needs Individuals and Households (H-2.c)		Assist 10 extremely low income individuals and households in new or expanded residential care facilities, emergency shelters, transitional housing, supportive housing, or SRO facilities annually.	Annually
Housing Resource Center (H-2.d)		Provide financial and as-needed technical assistance to the HRC related to implementing the County's affordable housing programs and promote the center's services.	On going
Down payment Assistance Program (H-2.e)		Assist 29 households through the NSP program in 2010/2011. Assist three to five first-time homebuyers annually with RDA funding or new grants. Ongoing implementation throughout the planning period.	2011 and on going
Section 8 Housing Choice Vouchers (H-2.f)		Support Housing Authority of Monterey County efforts to provide vouchers to very low income individuals and families annually.	On going
Inclusionary Housing (H-2.g)		Facilitate the development of 10 affordable and workforce housing units annually.	Annually
Disaster Rental Assistance Grants (H-2.h)		Provide rental assistance to lower income households impacted by disasters.	On going
Housing Policy and Allocation Procedures Manual (H-2.i)		Update the Manual by early 2010.	2010

Educational materials are being prepared pursuant to the EECBG grant received, see H-1.f above.

During 2011, the Redevelopment and Housing Office assisted in facilitating the completion of the Cynara Court Project in Castroville which includes 57 affordable apartments. In total, the RDA provided \$2,700,000 in funding. The County has also provided \$2,300,000 in RDA funding and processing assistance to the Sea Gardens Apartment Project (formerly Axtell) which consists of 58 affordable apartments. Construction is scheduled to commence in March 2012. Funding in the amount of \$300,000 has also been provided to a non-profit to acquire and rehabilitate 44 rental units at the Camphora Farm Labor Camp, and the County is assisting with the land use entitlement process. The County RDA, in partnership with Mid Pen Housing, was awarded a \$10 million NSP1-3 grant for a 66 unit affordable rental project on Fort Ord (Manzanita Court). Construction is scheduled to commence in April 2012.

During 2011, the County provided land use entitlement assistance to the Camphora Farm Labor Camp Project consisting of 44 units of rental housing for farmworkers. In addition, the Cynara Court Project in Castroville which was completed and occupied in 2011, including 15 units reserved for farmworkers.

In 2010, the County assisted the Sunflower Gardens Supportive Housing Project which serves 23 very low income adults with mental disabilities and the 200 unit Pacific Meadows Senior Housing project. During 2011, the County received \$1,284,794 of funding through the NSP-3 program to assist Interim's Rockrose Garden Project which will provide 21 units of supportive housing for very low and

Since 2004, the County has provided support to the HRC and in 2011, the County provided specific funding to conduct foreclosure prevention counseling, homebuyer education, and homebuyer qualifying for the NSP-1 and Inclusionary Housing Programs.

In 2011, the County provided downpayment assistance (DPA) to seven households through the NSP-1 Program. It is anticipated that nine additional households will be assisted in 2012. In addition, the County applied for and was awarded an \$800,000 HOME Grant for DPA. This grant is currently being implemented. It is anticipated that a total of 12-14 households will be assisted.

County continues to support the Section 8 Program by referring inquires to the Housing Authority.

The County continues to implement the Inclusionary Housing Program and analyzes new development applications to ensure that they are conditioned to supply affordable units as appropriate. Due to current economic conditions, there was very little development activity, and there were no new Inclusionary Agreements executed in 2011.

In 2008, the County was awarded a CDBG Freeze Grant to respond to a disaster with rental assistance in partnership with HRC. Although this grant is closed, the program could be reintiated in the event of another disaster.

On October 22, 2008 the County adopted a new Housing Policy and Allocation Manual.

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Jurisdiction	Reporting Period	12/31/2011
Monterey County	01/01/2011 - 12/31/2011	12/31/2011
Infrastructure Coordination and Development (H-3.a)	Coordinate infrastructure and public facility improvements and service delivery to facilitate the development of housing in Monterey County.	on going
Community and Specific Plans (H-3.b)	Adopt entire Castroville Community Plan in 2011. Pursue the General Development Plan for the Cypress Opportunity Area in Castroville Community Plan in 2010-2011. Pursue adoption of the Boronda Community Plan in 2010. Continue to work with the developers of East Garrison and Butterfly Village to implement Specific Plans throughout the planning period. Begin planning process for development of Community Plans for the Palajaro, Chualar, and Moss Landing Community areas prior to 2014.	2011 and on going
Adequate Sites for RHNA (H-3.c)	As part of the comprehensive General Plan update and with future and Community and Specific Plans, ensure that an adequate inventory of vacant and underutilized residential and mixed use sites is available to accommodate the County's remaining and future RHNA. Monitor the sites inventory annually to assess the County's continued ability to facilitate a range of residential housing types. Provide inventory of vacant and underutilized sites and promote lot consolidation opportunities to interested developers throughout the planning period. Upon adoption of the General Plan update, pursue adoption of the Affordable Housing Overlay in 2011-2012.	on going and 2012
Zoning Ordinances and Permit Processing H-4.a)	Remove governmental constraints on the provision of housing in Monterey County by amending the Zoning Ordinances within one year of adoption of the Housing Element	2011
Fair Housing (H-5.a)	Include information on County's website and develop written material as needed within one year of adoption of the Housing Element.	2011
Non-Profit Housing Assistance Programs (H-5.b)	Continue to support non-profit housing development and market the availability of the County to provide assistance via Homeshare Program, Eviction Prevention, and Rental Assistance, annually.	On going

General Comments:

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