AGENDA

1) Call to Order

2) Roll Call

3) Public Comment
   The Housing Advisory Committee will receive public comment on items not listed on the agenda within the purview of the Housing Advisory Committee. The Chair may limit the length of individual presentations.

4) Approval of Meeting Minutes for May 8, 2019

5) Old Business:

6) New Business:
   1. Homeless Shelter Update
   2. CDBG Consolidated Plan FY 2020 – FY 2024 and Action Plan FY 2021
   3. CDBG Substantial Amendment
   4. Status of the Inclusionary Housing Ordinance update
   5. East Garrison Inclusionary Housing Update
   6. Update of the Comprehensive Economic Development Strategy
   7. State funding resources for Permanent Supportive Housing
   8. Round Table Discussion on future of HAC and what agenda items are important to the group.

7) Committee Member Reports
   Committee members will report on matters, events and activities related to HAC goals and housing advocacy matters. Committee members may give direction regarding future agenda items.

8) Updates from Staff

9) Schedule of Upcoming Meetings
   January 8, 2020

10) Adjournment
    The Chair will adjourn the meeting.
Copies of staff reports or other written documentation relating to items referenced on this agenda and/or submitted after distribution of the agenda packet are on file and available for public inspection at the Economic Development office, Monterey County Government Center, 168 West Alisal Street, 3rd Floor, Salinas.

Meetings of the Housing Advisory Committee are accessible to individuals with disabilities. Please contact the Monterey County Administrative Office at 831-755-5390 if you need assistance or accommodations in order to participate in a public meeting or if you need the agenda and public documents modified as required by Section 202 of the Americans with Disabilities Act.

The following services are available when requests are made by 5:00 p.m. of the Friday before this noted meeting: American Sign Language interpreters during a meeting, large print agenda or minutes in alternative format.

If you require the assistance of an interpreter, please contact Anita Nachor in the Economic Development office at (831) 755-5390. Every effort will be made to accommodate requests for translation assistance. Requests should be made as soon as possible, and at a minimum 24 hours in advance of any meeting.

This agenda is posted in compliance with California Government Code Section 54954.2(a) or Section 54956.

Copias de reportes del personal u otra documentación escrita relativa a temas que se hacen referencia en esta agenda y/o presentados después de la distribución del paquete de la agenda son archivados y disponibles para inspección del público en la oficina de Desarrollo Económico, Centro de Gobierno del Condado de Monterey, 168 West Alisal Street, 3rd Floor, Salinas.

Reuniones del Comité Consultivo de Vivienda son accesibles a personas con discapacidades. Por favor, póngase en contacto con la Oficina de Administración del Condado de Monterey al (831) 755-5390, si Usted necesita asistencia o una acomodación para poder participar en una reunión pública o si Usted necesita la agenda y documentos públicos modificados como requerido por la sección 202 de la Ley de Estadounidenses con Discapacidades (ADA por sus siglas en inglés).

Los siguientes servicios están disponibles cuando las peticiones son hechas antes de las 5:00 de la tarde del viernes antes de esta reunión notificada: intérpretes de lenguaje de señas americano durante una reunión, agenda con impresión grande o minutos en otro formato.

Si Usted requiere la asistencia de un intérprete, por favor comuníquese con Anita Nachor en la oficina de Desarrollo Económico al (831)755-5390. Se harán todos los esfuerzo para acomodar los pedidos con asistencia de interpretación. Los pedidos se deberán hacer lo más pronto posible, y a lo mínimo 24 horas de anticipio de cualquier junta.

Esta agenda se publica en conformidad con la Sección 54954.2(a) o Sección 54956 de Código del Gobierno de California.
HOUSING ADVISORY COMMITTEE MINUTES

Monterey County Government Center
Thyme Room, 2nd Floor
1441 Schilling Place – South Building, Salinas, CA

Wednesday, May 8, 2019, 5:00 PM

1) Call to Order:
Ms. Araujo called the meeting to order at 5:07 p.m.

2) Roll Call

Members Present: Karen Araujo, Rosi Gonzalez, Wes White, Tyller Williamson, Leigh Fitz, and Raul Calvo

Members Absent: Ignacio “Mog” Cabatu, Natalia Molina, Virginia Mendoza

Staff Present: Darby Marshall, Anita Nachor, and Anastacia Wyatt

Others Present: Jane Haines, Liliana Lemus

3) Public Comment:
The Housing Advisory Committee will receive public comment on items not listed on the agenda within the purview of the Housing Advisory Committee. The Chair may limit the length of individual presentations.

Ms. Araujo asked for public comment on items not on the agenda.

4) Approval of the March 14, 2018 Meeting Minutes:
Correction to Approval of the March 14, 2018. Item #4 should read Approval of the January 9, 2019 Meeting Minutes.

Action: A motion was made by Mr. Williamson to approve the January 9, 2019 minutes. Mr. White seconded the motion.

VOTES:

AYES: Araujo, Gonzalez, White, Williamson, Fitz, and Calvo

NAYS:

ABSENT: Cabatu, Molina, and Mendoza

ABSTAINED:

A few members of the public arrived late.

Agenda taken out of order, Ms. Araujo opened Public Comment to accommodate late arrivals.

Jane Haines stated that there are 9.9% Homeless Students in County of Monterey. She would like the County of Monterey to adopt a goal to get the percentage down to 2.4%.
5) **Old Business:**
   a. Receive an Oral Report the Inclusionary Housing Ordinance Update Process

   *Received a report from Darby Marshall and Anastacia Wyatt the Inclusionary Housing Ordinance Update Process. Discussion held. Receive and File.*

6) **New Business:**
   a. Receive an Oral Report on the Draft Monterey County Analysis of Impediments to Fair Housing Choice

   *Received a report from Darby Marshall and Anastacia Wyatt on the Draft Monterey County Analysis of Impediments to Fair Housing Choice. Discussion held. Receive and File.*

   b. Receive an Oral Report on the County’s Homeless Housing Strategy

   *Received a report from Anastacia Wyatt on the County’s Homeless Housing Strategy. Discussion held. Receive and File.*

   c. Receive an Oral Report on New State Funding for Planning that Supports Housing Development and Construction of New Affordable Housing

   *Received a report from Darby Marshall and Anastacia Wyatt on the New State Funding for Planning that Supports Housing Development and Construction of New Affordable Housing. Discussion held. Receive and File.*

7) **Committee Member Reports:**
   Committee members will report on matters, events, and activities related to HAC goals and housing advocacy matters. Committee members may give direction regarding future agenda items.

   *Vice-Chair Araujo introduced new Committee Members Raul Clavo appointed by District 3, and Leigh Fitz appointed by District 5. Receive and File.*

8) **Updates from Staff:**
   None

9) **Schedule of Upcoming Meetings**
   - July 10, 2019
   - September 11, 2019
   - November 13, 2019

9) **Adjournment:**
   *Action: Vice-Chair Araujo moved to adjourn. The meeting was adjourned at 6:44 PM.*
MONTEREY COUNTY HOUSING ADVISORY COMMITTEE

MEETING: November 13, 2019  
AGENDA NO.: 6.1

SUBJECT: a. Receive an update on the Homeless Shelter

DEPARTMENT: CAO-IGLA, Housing and Economic Development Division

RECOMMENDATION:
It is recommended that the Housing Advisory Committee:
   a. Receive an update on the Homeless Shelter

SUMMARY/DISCUSSION:
On August 27, 2019, the Board of Supervisors approved the Plans and Special Provisions for the Project. A “Notice to Bidders” was duly advertised in a newspaper of general circulation per Public Contract Code Section 20150.8. On October 3, 2019, bids were received and opened for the Project. Avila Construction Company was the apparent low bidder for the Base Bid and Alternate Bid No. 01 for a total amount of $5,760,231.

The Project includes construction of a 16,000-foot pre-manufactured building and related site work, infrastructure, foundations, landscaping, and interior improvements. The facility will have approximately 100 beds. Weston Miles Architects led the team of professionals in the preparation of the Project Plans and Technical Specifications and will continue to provide construction support services. Construction is scheduled to begin in January 2020 with completion anticipated in December 2020.

Prepared by:
Anastacia Wyatt

Anastacia Wyatt  
Housing Program Manager  
831-755-5387

Attachment A: Salinas Permanent Shelter Flyer  
Attachment B: Homeless Shelter PowerPoint
855 E Laurel (*County Property*)
- City/County MOU
- 16,000 Square Foot, Pre-Manufactured
- 27 Parking Spaces
- 100 Beds (Men, Women, & Children)
- Year-Round, 24 Hours
- Showers & Bathrooms
- Kitchen & Laundry

**Services**
- Clinic Space
- 4 Case Management Offices
- Multipurpose Area & Outdoor Space
- Library & Kids Activity Area

**Total Cost:** $7,193,147
HEAP Funding = $6,018,100

**Warming Shelter**
- Remain Open Until Completion of Permanent Shelter
- Funded by City, County & HEAP
- Little or No Vacancy
- 2/3 Women & Children

**Schedule**
- Start: January 2020
- Completion: March 2021
- Open: April 2021
Homeless Shelter and Housing Options

- Homeless Shelter
- 855 E. Laurel Drive, Salinas, CA 93905
Shelter Update

- On **August 27, 2019**, the Board of Supervisors approved the Plans and Special Provisions for the Project. A “Notice to Bidders” was duly advertised in a newspaper of general circulation per Public Contract Code Section 20150.8.

- On **October 3, 2019**, bids were received and opened for the Project.

- **Avila Construction Company** was the apparent low bidder for the Base Bid and Alternate Bid No. 01 for a total amount of **$5,760,231**.
Shelter Construction Costs

• COSTS
  • Construction Bid = $5,760,231
  • Contingency = $576,023
  • Soft Costs = $856,893

• FUNDING
  • HEAP = $6,018,100
  • City = $200,000
  • County = $975,047
  • Total: $7,193,147

• The Project is funded by Homeless Emergency Aid Program (HEAP) Funds and cost sharing between County and the City of Salinas
Shelter project details

- The Project includes construction of a 16,000-foot pre-manufactured building and related site work, infrastructure, foundations, landscaping, and interior improvements.
- The facility will have approximately 100 beds.
- Weston Miles Architects led the team of professionals in the preparation of the Project Plans and Technical Specifications and will continue to provide construction support services.
- Construction is scheduled to begin in January 2020 with completion anticipated in March 2021 and open to clients April 2021.
Permanent Supportive Housing Options

Permanent Supportive Housing at 855 E. Laurel Drive

Permanent Supportive Housing at 1220 Natividad Road

Possibility of Micro Homes at 855 E. Laurel Drive site

<table>
<thead>
<tr>
<th>Monterey-County-Housing-Funding-Available</th>
<th>Funding-Source</th>
<th>Amount-Awarded-or-to-be-Awarded-(definite-allocation)</th>
<th>Type-of-Development-Funding</th>
</tr>
</thead>
<tbody>
<tr>
<td>NPLH-Non-Competitive</td>
<td>$3,938,610</td>
<td>PSH</td>
<td></td>
</tr>
<tr>
<td>NPLH-Competitive</td>
<td>STBD-based-on-competitive-application-allocations</td>
<td>PSH</td>
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<tr>
<td>WPC</td>
<td>$2,700,000</td>
<td>Transitional,-PSH,-rental-subsidies</td>
<td></td>
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<tr>
<td>PLHA</td>
<td>$512,333.02</td>
<td>Affordable-and-PSH</td>
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</tr>
<tr>
<td>HHAP</td>
<td>TBD-NOFA-hasn't-been-released</td>
<td>Shelter,-rental-subsidies</td>
<td></td>
</tr>
<tr>
<td>CDBG</td>
<td>$1,500,000</td>
<td>Transitional</td>
<td></td>
</tr>
<tr>
<td>Total-Without-Competitive-NPLH-allocations</td>
<td>$8,650,943.02</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Questions
MONTEREY COUNTY
HOUSING ADVISORY COMMITTEE

MEETING: November 13, 2019
AGENDA NO.: 6.2
DEPARTMENT: CAO-IGLA, Housing and Economic Development Division

RECOMMENDATION:
It is recommended that the Housing Advisory Committee:

SUMMARY/DISCUSSION:
In November of 2012, the U.S. Department of Housing and Urban Development (HUD) approved the formation of an Urban County consisting of the cities of Del Rey Oaks and Gonzales and the unincorporated portions of Monterey County. Since 2012, the cities of Greenfield and Sand City have joined the Urban County Consortium. This designation allows the Urban County to receive Community Development Block Grant (CDBG) program funds directly from the U.S. Department of Housing and Urban Development (HUD). In order to maintain this designation, the County must prepare two planning documents.

The first document is the Consolidated Plan. The ConPlan is a multi-year document designed to help states and local jurisdictions to assess their affordable housing and community development needs and market conditions, and to make data-driven, place-based investment decisions. HUD typically certifies a ConPlan for a period of three to five years. The County was granted an extension to its first ConPlan to allow time to complete a consolidated Analysis of Impediments to Fair Housing Choice with the cities of Monterey, Salinas, and Seaside. The first step in the process is to solicit public input on housing and community development needs. To facilitate this, the County and City of Salinas have collaborated to produce a survey for the public to provide feedback. The survey is available online in English and Spanish at:

https://www.surveymonkey.com/r/Monterey_Salinas_CP_ENG
https://es.surveymonkey.com/r/Monterey_Salinas_CP_SPA

The second planning document is an Annual Action Plan. The Annual Action Plan (AAP) describes the specific investments that the Urban County will make during the coming year to address the needs identified in the Consolidated Plan. The first step in preparing the AAP is to make the community aware that funding is available and that the Urban County is soliciting proposals for projects and activities. To facilitate this, the County will issue a Notice of Funding Availability in mid-December and proposals will be due in mid to late-January. Once the proposals are received staff will review the proposals for consistency with the ConPlan goals and prepare funding recommendations for the Board of Supervisors Urban County Subcommittee. If all goes according to plan, the ConPlan and AAP will be presented to the Board of Supervisors for adoption in May 2020.
Prepared by:

*Darby Marshall*

Darby Marshall  
RHO Project Analyst II  
831-755-5391
RECOMMENDATION:
It is recommended that the Housing Advisory Committee:
   a. Receive an update on the CDBG Substantial Amendment

SUMMARY/DISCUSSION:
Housing staff is reconciling any unspent funds in the CDBG program. Staff has determined there is at least $1,000,000 and up to $1,500,000, in unspent CDBG funds. Many of these funds are unspent administrative funds. Staff over-estimated administrative expenses for many years and these funds have rolled over and are ready to be utilized in a CDBG eligible project. A NOFA will be issued shortly to program these funds.

Prepared by:
Anastacia Wyatt

Anastacia Wyatt
Housing Program Manager
831.755-5387
RECOMMENDATION:
It is recommended that the Housing Advisory Committee:

SUMMARY/DISCUSSION:
In August 2018, the Board of Supervisors approved an agreement with LeSar Development Consultants to review the County’s 2010 General Plan, recent changes to state law affecting affordable and inclusionary housing, and the County’s existing Inclusionary Housing Ordinance. The goal is to update the Inclusionary Housing Ordinance to ensure it complies with state law and implements the affordable housing policies contained within the General Plan.

County staff will be requesting policy direction from the Board of Supervisors in January 2020, before preparing a draft ordinance for public review and comment. The policy areas include:
  • Defining farmworker inclusionary housing vs. Employer Sponsored Housing
  • Distribution of the 35% affordability requirements in Land Use Policy LU-1.19.
  • Clarification of resale requirements and the equity-sharing program that would allow homeowners to “buy” their way out of inclusionary restrictions and as described in LU-2.12.

To the extent possible, staff will bring this item back to the Housing Advisory Committee in January for a more complete discussion and to adopt recommendations for the Board of Supervisors consideration.

Prepared by:
Darby Marshall

Darby Marshall
RHO Project Analyst II
831-755-5391
MONTEREY COUNTY HOUSING ADVISORY COMMITTEE

MEETING: November 13, 2019  AGENDA NO.: 6.5
SUBJECT: a. Receive an update on East Garrison Inclusionary Housing
DEPARTMENT: CAO-IGLA, Housing and Economic Development Division

RECOMMENDATION:
It is recommended that the Housing Advisory Committee:
 a. Receive an update on East Garrison Inclusionary Housing

SUMMARY/DISCUSSION:
The East Garrison project will build out a total of 1,400 residential units over three (3) phases and the project is in Phase 3. To date, a total of 812 units have been built. The builder, Century Communities, is supposed to sell eighty-four (84) below market rate (BMR) townhomes priced at moderate income rates. To date, forty (40) Moderate income units have been approved since December 2017.

Two (2) households are currently in the process of completing the County application to purchase a BMR unit. A total of twenty-three (23) BMR units will be sell in 2019.

Under the County development agreement with Century Communities, one hundred forty (140) Workforce II units will be sold for those earning between 120-180% of the Area Median Income. To date, forty-five (45) Workforce II units have been approved to be sold within the income limit.

Prepared by: 
Rosa Camacho Chavez
Rosa Camacho-Chavez
Housing Project Analyst
831-755-5389
RECOMMENDATION:
It is recommended that the Housing Advisory Committee:

SUMMARY/DISCUSSION:
The County is preparing to update the CEDS. The CEDS is a strategy-driven plan for regional economic development. A CEDS is the result of a regionally owned planning process designed to build capacity and guide the economic prosperity and resiliency of an area or region. And it is a key component in establishing and maintaining a robust economic ecosystem by helping to build regional capacity (through hard and soft infrastructure) that contributes to individual, firm, and community success. The CEDS provides a vehicle for individuals, organizations, local governments, institutes of learning, and private industry to engage in a meaningful conversation and debate about what capacity building efforts would best serve economic development in the region.

Staff has prepared an RFP for a consultant to assist with the update of the CEDS and is expecting to issue the RFP within the next few weeks.

Prepared by:

Anastacia Wyatt
Anastacia Wyatt
Housing Program Manager
831.755-5387
MONTEREY COUNTY HOUSING ADVISORY COMMITTEE

MEETING: November 13, 2019
AGENDA NO.: 6.7

SUBJECT: a. Receive an update on the State Funding Resources for Permanent Supportive Housing

DEPARTMENT: CAO-IGLA, Housing and Economic Development Division

RECOMMENDATION:
It is recommended that the Housing Advisory Committee:
   a. Receive an update on the State Funding Resources for Permanent Supportive Housing

SUMMARY/DISCUSSION:
The State is providing unprecedented resources for PSH. The Housing office is collaborating between the Department of Health, Behavioral Health and CAO’s office to ensure these resources are applied for and developing applications to submit for competitive and non-competitive housing funds. The following are the funds available for eligible projects.

1. **No Place Like Home (NPLH)-Competitive**, the State has $52 million available to medium sized counties, awards have ranged from $2-$12 million
2. **NPLH-Non-Competitive-The County has applied for and received $3,938,610**
3. **One-Time Housing Funds for Whole Person Care (WPC) Pilots-Monterey County submitted application and was awarded a $2,407,786.57 allocation**
4. **Community Development Block Grant (CDBG) funding as a match -possibly $1,500,000**
5. **Permanent Local Housing Allocation (PLHA)-County is expected to receive $512,333.02**
6. **Homeless Housing, Assistance and Prevention (HHAP)-TBD, waiting on NOFA**
7. Potential Projects:
   a. EAH Greenfield
   b. EAH Lightfighter Village Project-Healthy Homes CA $4,700,000 and CDBG $350,000 matched with the donation of the 855 E. Laurel Dr and 1220 Natividad Road
      Total project cost: $35,723,334-71 units
   c. Interim Inc., 439 Soledad project-Transitional and Permanent Supportive-possible CDBG match
   d. Possible housing project at 855 E. Laurel

Final amounts and applications will be determined in the coming weeks. Submittal for the second round of NPLH program applications is due to the State on January 8, 2020. A third round will be available at some point in 2020 and any projects not ready by January 8, will continue to be developed for the third round. Staff is still checking project feasibility and other factors. Amounts are best estimates at this time. The following tables detail available funding and project funding estimates.
## Monterey County Housing Funding Available

<table>
<thead>
<tr>
<th>Funding Source</th>
<th>Amount Awarded or to be Awarded (definite allocation)</th>
<th>Type of Development Funding</th>
<th>Max per unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>NPLH Non-Competitive</td>
<td>$3,938,610</td>
<td>PSH</td>
<td>Approximately $267,000</td>
</tr>
<tr>
<td>NPLH Competitive</td>
<td>$TBD based on competitive application allocation</td>
<td>PSH</td>
<td>Approximately $267,000</td>
</tr>
<tr>
<td>WPC</td>
<td>$2,700,000</td>
<td>Transitional, PSH, rental subsidies</td>
<td>TBD</td>
</tr>
<tr>
<td>PLHA</td>
<td>$512,333.02</td>
<td>Affordable and PSH</td>
<td>TBD</td>
</tr>
<tr>
<td>HHAP</td>
<td>TBD-NOFA hasn’t been released</td>
<td>Shelter, rental subsidies</td>
<td>TBD</td>
</tr>
<tr>
<td>CDBG</td>
<td>$1,500,000</td>
<td>Transitional</td>
<td>TBD</td>
</tr>
<tr>
<td><strong>Total Without Competitive NPLH allocation</strong></td>
<td><strong>$8,650,943.02</strong></td>
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</tbody>
</table>

## Project Funding Table

<table>
<thead>
<tr>
<th>Project</th>
<th>Total Estimated Project Cost</th>
<th>NPLH Competitive Amount Requested</th>
<th>Non-Competitive Match Amount</th>
<th>Other Match Source</th>
<th>Number of PSH Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>EAH-Lightfighter Village</td>
<td>$35,723,334</td>
<td><strong>$2,350,000</strong></td>
<td>$2,350,000</td>
<td>Veteran Housing and Homeless Prevention Program</td>
<td>71 total units, approximately 10 NPLH units</td>
</tr>
<tr>
<td>Interim Inc. 439 Soledad</td>
<td>$5,000,000</td>
<td>$971,600</td>
<td>$971,600</td>
<td>$2,000,000 CDBG/WPC/PLHA Salinas-HOME- $100,000 (1999/20 loan) $80,000 (FY 1999/20 grant)</td>
<td>8 units PSH 7 units transitional</td>
</tr>
<tr>
<td>EAH -Greenfield Commons</td>
<td>TBD</td>
<td>$4,685,000</td>
<td>$4,685,000</td>
<td>CDBG-$350,000 TBD</td>
<td>20 NPLH units</td>
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<tr>
<td>County Parcel</td>
<td>TBD</td>
<td>TBD</td>
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</tr>
<tr>
<td>Micro Homes on County land Service Provider CHS***</td>
<td>$120,000/unit</td>
<td>$1,000,000</td>
<td>$1,000,000</td>
<td>twenty, 600 square foot units</td>
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</tr>
<tr>
<td><strong>Total Request for funding</strong></td>
<td><strong>$8,006,600</strong></td>
<td><strong>TBD</strong></td>
<td><strong>TBD</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Waiting to hear from State on Healthy Homes California funding. Should the project get funded, we will reassess the request.**
Prepared by:

Anastacia Wyatt

Anastacia Wyatt
Housing Program Manager
831.755-5387