

MONTEREY COUNTY

ECONOMIC DEVELOPMENT DEPARTMENT



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March 28, 2012

TO: Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

FROM: Marti Noel, Assistant Director *msn*

SUBJECT: HOUSING ELEMENT PROGRESS REPORT FOR 2011

Please find enclosed the Housing Element Progress Report for 2011. This report was received by our Board of Supervisors on March 27, 2012.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Monterey County
Reporting Period 1/1/2011 - 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			0	
(2) Preservation of Units At-Risk			0	0	
(3) Acquisition of Units			0	0	
(5) 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)

No. of Units Permitted for Moderate	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 Above Moderate	59			6	3	68

* Note: This field is voluntary

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

Jurisdiction Monterey County
Reporting Period 1/1/2011 - 12/31/2011

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2007 - 2009	2010	2011																
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level								
Very Low	Deed Restricted	140	27								167	115								
	Non-deed restricted	65									65									
Low	Deed Restricted	174	31								205	-19								
	Non-deed restricted	75									75									
Moderate	Deed Restricted	28									28	20								
	Non-deed restricted	247									247									
Above Moderate		651	2,652	68	39						2,759	-2,108								
Total RHNA by COG																				
Enter allocation number:		1,554																		
Total Units		3,381	126	39							3,546	-1,992								
Remaining Need for RHNA Period																				

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Monterey County
Reporting Period 1/1/2011 - 12/31/2011

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	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.	Housing Programs Progress Report - Government Code Section 65583.
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-1 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 HRRP 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 Kent's Court Swing Housing Facility in Palajo 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.

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

Jurisdiction Monterey County

Reporting Period 1/1/2011 - 12/31/2011

Green Building Initiative (H-1 g)	Provide educational materials to prospective developers and develop recommendations for incorporating "green" practices by end of 2011.	on going	Educational materials are being prepared pursuant to the EECBG grant received, see H-1.f above.
Affordable Housing Project Assistance (H-2 e)	Assist 50 lower and moderate income rental housing units annually	Annually	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 \$2,200,000 in RDA funding and processing assistance to the Sea Gardens Apartment Project (formerly Axiell) 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 NSP 1-3 grant for a 66 unit affordable rental project on Fort Ord (Manzanilla Court). Construction is scheduled to commence in April 2012.
Farmworkers and Agricultural Employees Housing (H-2 b)	Assist employers to provide 10 lower income farmworker housing units annually.	Annually	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.
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	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 Inheim's Rockrose Garden Project which will provide 21 units of supportive housing for very low and
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	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.
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	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.
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	County continues to support the Section 8 Program by referring inquires to the Housing Authority.
Inclusionary Housing (H-2 g)	Facilitate the development of 10 affordable and workforce housing units annually.	Annually	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.
Disaster Rental Assistance Grants (H-2 h)	Provide rental assistance to lower income households impacted by disasters.	On going	In 2008, the County was awarded CDBG Freeze Grant to respond to a disaster with rental assistance in partnership with HRC. Although this grant is closed, the program could be reinstated in the event of another disaster.
Housing Policy and Allocation Procedures Manual (H-2 i)	Update the Manual by early 2010.	2010	On October 22, 2009 the County adopted a new Housing Policy and Allocation Manual.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Monterey County

Reporting Period 1/1/2011 - 12/31/2011

Infrastructure Coordination and Development (I-3 a)	Coordinate infrastructure and public facility improvements and service delivery to facilitate the development of housing in Monterey County.	on going	In 2011, the RDA continued to implement the Boronda Storm Drain Master Plan to address existing deficiencies and support new development. Phase 3 is currently nearing completion. Due to the elimination of the RDA on February 1, 2012, Phase 4 is on hold pending identification of an alternative funding source. In 2011, the County also completed the San Jerardo Water System Replacement Project which provided safe drinking water to the existing residents who are primarily low income farmworkers. The County continued to assist the community of San Lucas to replace their existing water well to preserve safe drinking water for the existing community and allow a 33 unit affordable housing project to move forward. In 2011, the County applied for several state grants aimed at safe drinking water to fund the replacement well project.
Community and Specific Plans (I-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 Buttery Village to implement Specific Plans throughout the planning period. Begin planning process for development of Community Plans for the Palajo, Chabier, and Moss Landing Community areas prior to 2014.	2011 and on going	The Castroville Community Plan, as applied in the non-coastal area, was adopted in 2007. The Coastal Zone portions of the Plan require approval by the California Coastal Commission (CCC). A Coastal Program Amendment was prepared and submitted to the CCC. It was subsequently withdrawn due to lack of support from the CCC staff. The County is not pursuing another application at this time. During 2011, a revised draft Boronda Community Plan and an administrative draft EIR were completed. Processing has been delayed due to the elimination of the RDA on February 1, 2012. The County has continued to work with the new owners/developers of the East Garrison Project to implement the project. The County has prepared an administrative draft of the Moss Landing Community Plan as part of the General Plan implementation program. Processing of that community plan is expected to proceed during 2012, subject to available funding.
Adequate Sites for RHNA (I-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	The County has a remaining RHNA of 174 units. In 2011, the County continued to provide assistance in the form of loans totaling \$2,200,000 to the Sea Gardens Apartment Project (formerly called Axtell) in Castroville that will provide 58 affordable units. Construction will commence in the spring of 2012. The 57 affordable unit Cynara Court Project was completed and is fully occupied. In addition, in partnership with Mid Pen Housing, the RDA was awarded a \$10 million NSP-1-3 grant to construct a 66 unit affordable rental project on Fort Ord (Marzanilla Court). Project construction will commence in late spring of 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	The ordinances were adopted by the Board of Supervisors in May of 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	The website update was completed in 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	Website update in process and scheduled for completion in 2012.
General Comments:			

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

Jurisdiction Monterey County
 Reporting Period 1/1/2011 - 12/31/2011

Table A
 Annual Building Activity Report Summary - New Construction
 Very Low-, Low-, and Mixed-Income Multifamily Projects

1	2	3	4				5	5a	6		8
			Affordability by Household Income						Assistance Programs for Each Development	Deed Restricted Units	
Project Identifier (may be APN No., Project Name or address)	Unit Category	Tenure R=Rentler O=Owner	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total Units per Project	Est. # Infill Units*	See Instructions	See Instructions	Note below: the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
030-166-002-000 (Cynara Ct 1)	5 +	R	34	5			1	40	RDA, TCAC, HCD	Incl. RDA, HCD	
030-128-015-00 (Cynara Ct 2)	5 +	R	14	4			18	18	RDA, TCAC, HCD	Incl. RDA, HCD	
(9) Total of Moderate and Above Moderate from Table A3											
(10) Total by Income Table A/A3			48	9			69	126			
(11) Total Extremely Low-Income Units*					0			58			

* Note: These fields are voluntary

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

Jurisdiction: Monterey County
Reporting Period: 1/1/2011 - 12/31/2011

**Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant
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 Income				TOTAL UNITS	(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			
(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)**

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

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Monterey County
 Reporting Period 1/1/2011 - 12/31/2011

Table B
Regional Housing Needs Allocation Progress
 Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2007 - 2009	2010	2011															Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9										
		Very Low	Deed Restricted Non-deed restricted	347	140	27														
Low	Deed Restricted		65																65	
	Non-deed restricted	261	174	31															205	-19
Moderate	Deed Restricted		75																75	
	Non-deed restricted	295	28																28	20
Above Moderate	Non-deed restricted	247																	247	
Total RHNA by COG. Enter allocation number.		651	2,652	68	39														2,759	-2,108
Total Units		1,554	3,381	126	39														3,346	-1,992
Remaining Need for RHNA Period																				

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Monterey County
Reporting Period 1/1/2011 - 12/31/2011

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	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.	Housing Programs Progress Report - Government Code Section 65583.	Timeframe in H.E.	Status of Program Implementation
Name of Program	Objective			
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.	During 2011 the County continued to implement the NSP-1 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.	Annually	
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 leasing, 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.	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.	on going and 2011	
Preservation of Existing Affordable Units (H-1 c)	Preserve 11 at-risk very low income affordable housing units.	See H-1a above pertaining to the Camphora Farm Labor Camp.	on going	
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.	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 Kentis Court Swing Housing Facility in Palmar to provide temporary housing. To date, two families have been assisted.	2009 and annually	
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.	In 2008, the County was awarded a CDBG grant to provide foreclosure counseling. This program continued during 2011. To date 94 households have been assisted, in addition, 13 low and moderate income households have been assisted through the NSP Program.	annually and on going	
Energy Conservation (H-1 f)	Reduce energy consumption and carbon emissions throughout the planning period.	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.	on going	

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Jurisdiction Monterey County

Reporting Period 1/1/2011 - 12/31/2011

Green Building Initiative (H-1-g)	Provide educational materials to prospective developers and develop recommendations for incorporating "green" practices by end of 2011.	on going	Educational materials are being prepared pursuant to the EECBG grant received, see H-1-f above.
Affordable Housing Project Assistance (H-2-a)	Assist 50 lower and moderate income rental housing units annually.	Annually	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 Axell) 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 Mild Pen Housing, was awarded a \$10 million NSP-3 grant for a 66 unit affordable rental project on Fort Ord (Manzanita Court). Construction is scheduled to commence in April 2012.
Farmworkers and Agricultural Employees Housing (H-2-b)	Assist employers to provide 10 lower income farmworker housing units annually.	Annually	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.
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	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 Interior's Rockrose Garden Project which will provide 21 units of supportive housing for very low and
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	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.
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	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.
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	County continues to support the Section 8 Program by referring inquiries to the Housing Authority.
Inclusionary Housing (H-2-g)	Facilitate the development of 10 affordable and workforce housing units annually.	Annually	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.
Disaster Rental Assistance Grants (H-2-h)	Provide rental assistance to lower income households impacted by disasters.	On going	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 reinstated in the event of another disaster.
Housing Policy and Allocation Procedures Manual (H-2-i)	Update the Manual by early 2010.	2010	On October 22, 2009 the County adopted a new Housing Policy and Allocation Manual.

ANNUAL ELEMENT PROGRESS REPORT

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Jurisdiction Monterey County

Reporting Period 1/1/2011 - 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	In 2011, the RDA continued to implement the Boronda Storm Drain Master Plan to address existing deficiencies and support new development. Phase 3 is currently nearing completion. Due to the elimination of the RDA on February 1, 2012, Phase 4 is on hold pending identification of an alternative funding source. In 2011, the County also completed the San Jerardo Water System Replacement Project which provided sale drinking water to the existing residents who are primarily low income farmworkers. The County continued to assist the community of San Lucas to replace their existing water well to preserve safe drinking water for the existing community and allow a 33 unit affordable housing project to move forward. In 2011, the County applied for several state grants aimed at sale drinking water to fund the replacement well project.
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 Buttery Village to implement Specific Plans throughout the planning period. Begin planning process for development of Community Plans for the Palero, Chualar, and Moss Landing Community areas prior to 2014.	2011 and on going	The Castroville Community Plan, as applied in the non-coastal area, was adopted in 2007. The Coastal Zone portions of the Plan require approval by the California Coastal Commission (CCC). A Coastal Program Amendment was prepared and submitted to the CCC. It was subsequently withdrawn due to lack of support from the CCC staff. The County is not pursuing another application at this time. During 2011, a revised draft Boronda Community Plan and an administrative draft EIR were completed. Processing has been delayed due to the elimination of the RDA on February 1, 2012. The County has continued to work with the new owners/developers of the East Garrison Project to implement the project. The County has prepared an administrative draft of the Moss Landing Community Plan as part of the General Plan implementation program. Processing of that community plan is expected to proceed during 2012, subject to available funding.
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	The County has a remaining RHNA of 174 units. In 2011, the County continued to provide assistance in the form of loans totaling \$2,300,000 to the Sea Gardens Apartment Project (formerly called Axiell) in Castroville that will provide 58 affordable units. Construction will commence in the spring of 2012. The 57 affordable unit Cynara Court Project was completed and is fully occupied. In addition, in partnership with Mid Pen Housing, the RDA was awarded a \$10 million NSP-1-3 grant to construct a 66 unit affordable rental project on Fort Ord (Manzanita Court). Project construction will commence in the spring of 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	The ordinances were adopted by the Board of Supervisors in May of 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	The website update was completed in 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 Homestare Program, Eviction Prevention, and Rental Assistance, annually.	On going	Website update in process and scheduled for completion in 2012.

General Comments: