Housing Policy Department
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MONTEREY COUNTY

ECONOMIC DEVELOPMENT DEPARTMENT

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Transmittal

March 29, 2013

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

FROM: Jane Barr, Housing Program Manager

SUBJECT: HOUSING ELEMENT PROGRESS REPORT FOR 2012

Please find enclosed the Housing Element Progress Report for 2012. This report will be presented to our Board of Supervisors on April 9, 2013 at which time we will file the final report online via the new HCD Online Reporting System.

CC: Mike Novo, Planning Director
Marti Noel, Assistant RMA Director

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

Jurisdiction County of Monterey

Reporting Period 1/1/2012 - 12/31/2012

Table A

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

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	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.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
031-164-089	5+	R	19	20		1	40		INC, HCD, TCAC	INC	
031-164-092	5+	R	12	14			26		INC, HCD, TCAC	INC	
030-011-013	5+	R	3	27			30	30	INC/RDA/HCD/ TCAC	INC	
030-011-014	5+	R	3	25		1	29	29	INC/RDA/HCD/ TCAC	INC	
(9) Total of **Moderate and Above Moderate** from Table A3 ►					0						
(10) Total by income Table A/A3 ► ►			37	86		2	125	59			
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

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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 it 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	
(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)

	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	0
No. of Units Permitted for **Above Moderate**	23	1		6	4	34	0

* Note: This field is voluntary

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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	2012						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	347	140		27	43						210	72
	Non-deed restricted		65									65	
Low	Deed Restricted	261	174		31	80						285	-99
	Non-deed restricted		75									75	
Moderate	Deed Restricted	295	28									28	20
	Non-deed restricted		247									247	
Above Moderate		651	2,652	68	62	36						2,818	-2,167
Total RHNA by COG. Enter allocation number:		1,554	3,381	68	120	159						3,728	-2,174
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

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

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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 2012, the County continued to implement the NSP-1Program. A total of 9 foreclosed homes were purchased and rehabilitated. Of those, 4 were sold to very-low, 3 to low, and 2 to moderate income families. 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 assisted with 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. Two houses were acquired in 2012.
Mobile Home Park Preservation (H-1.b)	Preserve 3,169 existing mobile homes. Maintain contact with property owners and monitor status of mobile home parks. When feasible, work with tenants to preserve 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. 44 units of existing affordable housing is being preserved.
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 was reserved for housing tenants that are displaced due to County code enforcement actions. The program funding ended in the summer of 2012. The County Redevelopment Agency (RDA) reserved nine units at the Kents Court Swing Housing Facility in Pajaro to provide temporary housing. The facility has now transferred to the County as the Housing Successor Agency to the RDA. To date, two families have been assisted with temporary housing related to code enforcement activities.
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 ended in 2012. A total of 400 persons were assisted of which 287 were low income and 113 were moderate income households Households were also assisted with credit counseling through the NSP Program.

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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) to prepare green ordinances and energy efficiency policies, a Greenhouse Gas Inventory and Tracking System and a public energy efficiency education program. The County is in the process of implementing this grant. In 2012, the County prepared a Green Building Ordinance which was adopted in early 2013. In addition, Green Zoning provisions, including incentives, are being developed and are scheduled for consideration in 2013; a Community Climate Action Plan and a Municipal Climate Action Plan are being developed; and a Community Choice Aggregate is being evaluated.
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, a Green Building Ordinance has been adopted, and Green Zoning provisions developed using the EECBG grant, see H-1.f above.
Affordable Housing Project Assistance (H-2.a)	Assist 50 lower and moderate income rental housing units annually.	Annually	During 2012, the Housing Office assisted the Sea Gardens Apartment Project (formerly Axtell) to complete pre-development and start construction on 58 affordable apartments. The County RDA previously provided $2,300,000 to the project. In addition, the RDA previously provided $300,000 in funding to a non-profit to acquire and rehabilitate 44 rental units at the Camphora Farm Labor Camp. The County assisted with the land use entitlement process and is providing technical assistance in regard to financing the project. In 2012, the County secured a State CDBG grant of $925,000 for the project. Finally, the County assisted MidPen Housing in securing a $10 million NSP1-3 grant from the State for a 66 unit affordable rental project on the former Fort Ord (Manzanita Court) which is the first phase of affordable housing required for the East Garrison Project. Construction of the project began in 2012 and will be completed in late spring of 2013.
Farmworkers and Agricultural Employees Housing (H-2.b)	Assist employers to provide 10 lower income farmworker housing units annually.	Annually	See H-1a above pertaining to the Camphora Farm Labor Camp.
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, as well as the 200-unit Pacific Meadows Senior Housing project. During 2011, the County received $1,284,794 of funding through the NSP-3 program of which $325,00 will be used to assist Interim's Rockrose Garden Project. The project is expected to start construction in August of 2013 and will provide 21 units of supportive housing for very low and extremely low income adults with psychiatric disabilities. NSP-3 is also funding the purchase of up to five foreclosed units that will be sold to non-profits for use by very low and extremely low income special needs individuals.
Housing Resource Center (HRC) (H-2.d)	Provide financial and as-needed technical assistance to 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. In 2012, the County provided specific funding to provide homebuyer education and homebuyer qualification for the NSP-1 and First Time Homebuyer programs.
Down payment Assistance (DPA) 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 2012, the County provided DPA to 9 households through the NSP-1 Program. In addition, the County applied for and was awarded $800,000 in State HOME funds 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	The County continues to support the Section 8 Program by referring inquiries to the Housing Authority.

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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. In 2012 the Pebble Beach project was approved which requires at least 18 inclusionary units or a $5 million in-lieu fee which must be used to develop at least 18 inclusionary units at an off site location. The 66-unit Manzanita Place project on Fort Ord is partial compliance for the East Garrison project. The first phase of the for sale component of the East Garrison Project is scheduled to begin construction in 2013. This phase includes 19 moderate income inclusionary units.
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 which affected numerous farmworker families. The program provided rental assistance in partnership with HRC. Although this grant is closed, the program could be reinitiated 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.
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	Previously the RDA funded a comprehensive program to upgrade the storm drain system and streets in the community of Boronda. Due to the elimination of the RDA on February 1, 2012, the final phase (Phase 4) was put on hold pending identification of an alternative funding source. During 2012, the County began evaluating the Boronda Wastewater System to identify potential upgrades to pump stations. In addition, the County continued to assist the community of San Lucas to replace their existing water well to supply safe drinking water for the existing community and allow a 33-unit affordable housing project to move forward. In 2012, the County applied for a Safe Drinking Water Prop. 84 grant to provide initial funding. The County is in the process of identifying improvements and potential funding to address wastewater system deficiencies in the community of Chualar.
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 Pajaro, Chualar, and Moss Landing Community areas prior to 2014.	2011 and on going	The Castroville Community Plan (non-coastal area portion) was adopted in 2007. A local coastal plan amendment required by the California Coastal Commission (CCC) was submitted but subsequently withdrawn due to lack of support from CCC staff. The County is not pursuing another application at this time. During 2011, a revised draft Boronda Community Plan and draft EIR were completed but put on hold due to the elimination of the RDA. The County has initiated an effort to complete the Community Plan as part of the General Plan Implementation Program. The County continues to work with the new owners/developers of the East Garrison Project on implementation. First phase public improvements are complete and construction of the first phase affordable rental housing is underway. Construction of the first phase for sale housing is scheduled to begin in mid-2012. The County has prepared an administrative draft of the Moss Landing Community Plan as part of the General Plan Implementation Program and processing of it is proceeding. The preparation of the Pajaro Community Plan is on hold pending resolution of flood control issues.

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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 92 units. In 2012, the County continued to provide assistance 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. In addition, MidPen Housing began construction on a 66 unit affordable rental project on the former Fort Ord (Manzanita Court). The first phase of the for sale component of the East Garrison Project is scheduled to begin in 2013 which will include 19 moderate-income units. The 2010 General Plan is currently being implemented which includes zoning code amendments such as the Affordable Housing Overlay.
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	The County collaborates with and refers people to the Housing Resource Center for assistance in regard to eviction, foreclosure, and rental assistance.

General Comments: