

CSU Monterey Bay Service Learning Institute

HUD-HSIAC Grant:

Chinatown Renewal Project

BUDGET NARRATIVE

YEAR THREE (FFY 2011-2012)

TOTAL YEAR 3 = \$199,765

As requested, the following budget narrative includes details of all line items over \$5,000 cumulative

PERSONNEL: \$61,105

- Program Manager: [REDACTED] will manage the project, coordinate and support the effort, purchase equipment, gather and review contracts, provide oversight of outreach and dissemination, manage and lead presentations, and provide status reports. .75FTE ($\$60,000 \times .75 = \$45,000$) = \$45,000.
- Community Cultural Center: [REDACTED], National Steinbeck Center Curator of Exhibitions and Collections will facilitate the planning coordination, design, collection and exhibitions of the Asian Cultural Center and Museum. 4 units per semester as Academic Lecturer to direct this project. $\$1,263.25$ per unit $\times 8$ units = \$10,106.
- Student Leader: One assigned to the project, supporting the initiative's projects, will be billed to the grant. $\$10/\text{hr} \times 20/\text{hrs.} \times 30$ weeks = \$6000.

FRINGE BENEFITS: \$19,771

(Rates: Full-time, permanent employees @ [REDACTED] Faculty @ [REDACTED] student assistants @ [REDACTED])

- [REDACTED] \$15,300
- [REDACTED] \$3,871

- Student Leader [REDACTED] \$ 600

TRAVEL: \$3,200

- In-state mileage: approximately 1980 miles x \$.505 = \$1000
- Travel to attend national HSIAC conference: \$600/RT MRY-DCA x 2 = \$1200; per diem 2 psns x 3 days x \$55/day = \$330; lodging; 2 psns x 2 days x \$150/night = \$600.
ground transportation: \$35 per person x 2 psns = \$70 Total = \$2200

SUPPLIES (Items < \$5000): \$4,000

- Office Supplies for Soledad Street Community Learning Center, normal office supplies and paper for printing, and hosting meetings/workshops etc. = \$1,000
- Postage = \$500
- Museum supplies = \$1,500
- Meeting Facilitation Materials (location rental etc) = \$1,000

CONTRACTUAL: \$2,000

- **Evaluation (\$2,000)**

Data gathering and analysis of project progress and impact. 40 hrs x \$50/hr. = \$2,000

CONSTRUCTION: \$60,000

- Interior Plastering first floor \$21,300
- Painting First Floor \$10,700
- Floor and Ceiling Covering \$28,000

OTHER DIRECT COSTS: \$25,800

- Community Center Telephone: \$150/mn x 12 = \$1,800
- Community Center Utilities \$500/mn x 12 = \$6,000
- Community Center Rental Expense: \$1,500/mn x 12 months = \$18,000

F&A RATE/INDIRECT COSTS: \$23,888

Funds to cover CSUMB's indirect costs are requested in the amount of \$23,888 for Year 3. The Federally negotiated indirect cost off-campus rate for the University Corporation at Monterey Bay is [REDACTED] of Modified Total Direct Costs on a base of salaries and benefits, materials, supplies, services, travel and subcontracts up to the first \$25,000. It excludes equipment, capital expenditures, tuition remission, rental costs of off-site facilities, scholarships, and fellowships as well as a portion of each subcontract in excess of \$25,000. This is a predetermined rate through 6/30/10 and a provisional rate through 6/30/11. The cognizant agency for the campus is the U.S. Department of Health & Human Services. (Total direct costs: \$175,877 minus \$86,400 in rental, utility and equipment expenses = \$91,34877 x [REDACTED] = \$23,888.)

Leveraged Funds = [REDACTED] over 3 years

1. California State University Monterey Bay (CSUMB) = \$ [REDACTED]

a. Students: CSUMB will provide 1800 hours of student time for the project over 3 years at a cost of \$ [REDACTED]. While the Service Learning students' labor is a course requirement and not voluntary, it is a commitment of time and effort that will add value to this project.

b. Faculty: CSUMB will provide paid faculty time for the project over 3 years at a cost of [REDACTED]

i. Service Learning Director [REDACTED] will serve as Principal Investigator and overall project Director [REDACTED] ([REDACTED] salary)

ii. Human Communications Professor: [REDACTED] will use her expertise in oral history to capture the struggle, strength, joy and wonder of the Buddhist and Confucius communities. [REDACTED] will support the planning, design and construction of the Community Cultural Center. 1 unit per year of her faculty contract will be directed to this project. [REDACTED] over 3 years)

iii. Visual and Performing Arts Professor: [REDACTED] will facilitate the planning, design, artifact identification and collection and construction of exhibitions of the Asian Cultural Center and Museum. 1 unit per year of her faculty contract will be directed to this project.

[REDACTED] over 3 years)

iv. Global Studies Professor: [REDACTED] will capture the impact of the Chinese, Japanese, and Filipinos in Salinas and Region. These will become time lines around the first floor exhibitions in the Asian Cultural Center and Museum. 1 unit per year of his faculty contract will be directed to this project. [REDACTED] = [REDACTED] over 3 years)

2. The Salinas Redevelopment Agency = [REDACTED]
 - a. The Salinas Redevelopment Agency has committed [REDACTED] of Project Coordinator [REDACTED] time for the three years as "Revitalization Project Co-Coordinator" (salary & benefits = [REDACTED])
3. The Salinas Downtown Community Board will cover the cost for the electrical work required in the Asian Cultural Center and Museum. [REDACTED]
4. The National Steinbeck Center will contribute [REDACTED] Artifact storage 330 sq. ft x [REDACTED]. Staff time to curate and prepare exhibitions is [REDACTED]. Total contribution: [REDACTED]
5. The Salinas Confucius Church will contribution [REDACTED] to cover the cost of the heating for the Asian Cultural Center and Museum.
6. The Salinas Buddhist Temple will provide [REDACTED] to cover the cost of the ADA Rest Room in the Asian Cultural Center and Museum



Salinas Chinatown Renewal Project: PHASE III

University Corporation of California State University Monterey Bay

Salinas Chinatown



Service Learning Institute

August 2009

Salinas Chinatown Renewal Project: PHASE III
University Corporation at California State University Monterey Bay
Service Learning Institute
August 2009

ABSTRACT

California State University Monterey Bay (CSUMB) in collaboration with the Salinas Downtown Community Board, City of Salinas Redevelopment Agency and three faith-based organizations plans to transform a building that has not been used in thirty years into a vibrant cultural showcase. The cornerstone of the project is the renovation of the *Republic Café* into the *Asian Cultural Center and Museum*. While Phase I and II focused on planning and building community capacity and engagement, Phase III focuses on physical infrastructure.

CSUMB is a 4-year comprehensive university, founded in 1994 on the decommissioned Fort Ord in rural Monterey County, California. CSUMB is distinctive in its goal of “serving the diverse people of California, especially the working class and historically under-educated and low-income populations” (CSUMB *Vision Statement*, 1994). CSUMB is further distinguished by its commitment to service and civic engagement. In 2006, CSUMB received the “President’s Medal for Community Service in Higher Education,” one of three universities chosen by the White House for this first-ever honor –out of over 500 applicants!

CSU Monterey Bay meets the definition of a Hispanic Serving Institution in Title V of the Higher Education Act of 1965. At least 25% of its full-time enrolled undergraduate students are Hispanic. More importantly, CSUMB has been successful in enrolling and retaining our “vision students,” those first generation college students from historically underserved, low-income communities of the surrounding counties of Monterey, Santa Cruz, and San Benito.

In 2005, building on its ten year relationship with the homeless services providers in the blighted Chinatown neighborhood of Salinas, CSUMB received a HSIAC grant. The grant established

HSIAC Application – University Corporation at California State University Monterey Bay ABSTRACT

a community garden that employed 14 homeless persons (78% found permanent employment); a 24-member community board; 300+ community members participated in community planning that crafted the *Chinatown Renewal Plan*; opened a “Community Learning Center”; and silk-screening Co-op employing homeless women. A 2007 HSIAC grant funds a Green Job Corp (Every 20 weeks a cadre of 3 homeless persons receive job skill training); creation of a Green Demonstration Park; inventory of current homeless service needs; and preliminary work on an Asian Cultural Museum. The work enjoys the full support of the area’s diverse constituencies: property and business owners; Japanese-, Chinese-, and Filipino-American communities; homeless services providers; and the homeless themselves.

CSUMB is now prepared to assist the Chinatown community take the next step in its transformation from a forgotten neighborhood dominated by drug-dealing and crime, to a vibrant, culturally-connected and inclusive mixed-use community. In Phase III CSUMB will:

1. **Build an Asian Cultural Center and Museum:** Launch the first economic-based building in Chinatown in fifty years by stabilizing and remodeling the first floor of the *Republic Café* to useable space that meets environment, building and permit requirements.
2. **Create an Asian Cultural Center:** Identify and gather (virtual and tangible) cultural artifacts that tell the story of the impact of immigrants on the development of the Salinas Valley. Design and construct exhibits and displays with a target opening date of May 2012.
3. **Provide employment opportunity for unemployed persons** in the construction and museum operation. A minimum of 20% of the work force in the construction and operation will be low or very-low income (Section 3) individuals.

Principal Investigator and Project Contact

██████████, Associate Professor,
Service Learning Institute, CSU Monterey Bay
100 Campus Center, Seaside, CA 93955
Tel: ██████████ Fax: 831-582-3568
E-mail: ██████████@csumb.edu



CITY OF SALINAS

Community Development Department - Redevelopment Division

159 Main Street • Salinas, California 93901 • (831) 758-7387 • Fax (831) 771-0458

July 25, 2009

Ms. Sherone Ivey
Associate Deputy Assistant Secretary
Office of University Partnerships
451 Seventh Street SW, Room 8106
Washington, DC 20410

SUBJECT: Agency Contribution to the HSIAC Grant for 2009- 2012

Dear Ms. Ivey:

The Salinas Redevelopment Agency is fully engaged in the revitalization of Chinatown, and will be contributing a minimum of \$12,500 to the CSUMB efforts on this project through the end of 2012. This contribution will come in two forms: Caltrans Grant funds and staff support.

The Agency's Redevelopment Project Manager will be contributing 10% of his time to the revitalization of Chinatown. His focus is affordable housing, and the implementation of the Chinatown Renewal Plan has a strong affordable housing component. This position is currently earning [REDACTED] per year plus an estimated [REDACTED] in Agency benefits. This contribution has a value of [REDACTED].

In 2008, the Salinas Redevelopment Agency was awarded a \$235,000 Cal-Trans Environmental Justice, Context Sensitive Planning Grant that will conclude in February 2011. A \$5,000 contract has been executed by the Agency's sub-recipient to design the *Asian Cultural Center and Museum* in conjunction with the Salinas Downtown Community Board. The former 8350 square foot *Republic Café* would be the site of the Center.

For the past five years, CSUMB and the University Corporation at CSUMB have been critical partners for the Agency in our team effort to revitalize Chinatown. We look forward to continuing this relationship for many more years.

If you need additional details, please feel free to contact Don Reynolds, Redevelopment Project Manager, at (831) 775-4245.

Sincerely,


Don Reynolds
Redevelopment Project Manager

cc: Alan Stumpf, Community Development Director



7 July, 2009

Ms. Sherone Ivey
Associate Deputy Assistant Secretary
Office of University Partnerships
451 Seventh Street SW, Room 8106
Washington, DC 20419

SUBJECT: Agency Contribution to the HSIAC Grant for 2009-2012

Dear Ms. Ivey:

The National Steinbeck Center (NSC) is in the process of developing three Asian American exhibitions in partnership with Salinas' Asian Community Encounters (ACE) group from Chinatown. Members of ACE are assisting the NSC with community access of artifacts to be exhibited and for program support.

California State University Monterey Bay (CSUMB) is also an active partner of these exhibitions and programs. CSUMB will provide collected history stories and internship assistance with the ACE Community project, including these exhibitions.

The National Steinbeck Center will be collecting items for the exhibitions from members of the respective Asian communities. The artifacts will be loaned to ACE and stored at the NSC. The NSC's Curator of Exhibitions and Collections along with CSUMB faculty and students will process all loaned items via receipts, loan forms and deeds of gifts. All items will be returned to ACE upon completion of the respective exhibitions.

The collection of artifacts will be stored in the NSC archival area for research and exhibition processing. There is approximately 330 square feet of storage space available. The value of the storage space at [REDACTED] per square foot over the 18 months of this project is [REDACTED]. The value of the staff time to curate and prepare these exhibitions is [REDACTED]. The total amount of the National Steinbeck Center's contribution to this project is [REDACTED].

We look forward to the community impact and redevelopment of the Chinatown area as these exhibitions are presented.

Sincerely,

Steven A. Hoffman
President and CEO

CC: Deborah Silguero, Curator of Exhibitions and Collections

ONE MAIN STREET SAULNAS, CA 93901 PHONE: (831) 796-8833 FAX: (831) 796-8828 www.steinbeck.org

館會華中拿連市
CHINESE ASSOCIATION OF SALINAS

P.O. Box 1288, SALINAS, CA 93902
1 CALIFORNIA STREET, SALINAS, CA 93901

July 27, 2009

Ms. Sherone Ivey
Associate Deputy Assistant Secretary
Office of University Partnerships
451 Seventh Street SW, Room 8106
Washington, DC 20410

SUBJECT: Agency Contribution to the HSIAC Grant for 2009- 2012

Dear Ms. Ivey:

The non-binding Letter of Intent outlines the commitment of the Salinas Confucius Church's support of California State University's HSIAC 2009 application. We are fully engaged in the revitalization of Chinatown. The prospect of opening an Asian Cultural Center and Museum has caught the interest and support of our members. On June 27, 2009 we hosted a fundraising dinner (10-course, traditional Chinese banquet) that was attended by over 200 persons. In this one event we raised over [REDACTED] for our initial project—the restoration of the Chop Suey sign on the Republic Café.

Building on that effort and desirous to see the *Asian Cultural Center and Museum* become a reality, we commit to contributing [REDACTED] by December 2011 to cover the cost of the heating equipment for the Center..

CSUMB and the University Corporation of CSUMB are valued partners for the Confucius Church and our team effort to revitalize Chinatown. We look forward to continuing this relationship for many more years.

If you need additional details, please feel free to contact me at (831) 758-3936.

Sincerely,



Louis Y Lee
President



Buddhist Temple of Salinas

14 CALIFORNIA STREET
SALINAS, CALIFORNIA 93901
TELEPHONE: (831) 424-4105 FAX: (831) 424-6525



July 27, 2009

Ms. Sherone Ivey
Associate Deputy Assistant Secretary
Office of University Partnerships
451 Seventh Street SW, Room 8106
Washington, DC 20410

SUBJECT: Agency Contribution to the HSIAC Grant for 2009- 2012.

Dear Ms. Ivey:

This non-binding Letter of Intent outlines the commitment of the Buddhist Temple of Salinas' support of California State University's HSIAC 2009 application. We are fully engaged in the revitalization of Chinatown, and are committed to finding a solution to one of the on-going challenges in the community---Public Restrooms. Opening an Asian Cultural Center and Museum that contains an ADA public restroom would be a helpful community resource. To this end the Buddhist Temple commits itself to raising [REDACTED] for a restroom in the *Asian Cultural Center and Museum*.

The annual Chinatown Asian Festival is a growing community event. It provides opportunity for the greater Salinas area to encounter and experience Asian Culture and History. At this event our members prepare ethnic food and provide Bonsai Tree and Ikebana Flower demonstrations. This event may be one of the fundraisers that we trust will help us reach a goal of [REDACTED] per year for the next three years.

CSUMB and the University Corporation of CSUMB are valued partners for the Temple in our team effort to revitalize Chinatown. We look forward to continuing this relationship for many more years.

If you need additional details, please feel free to contact me at (408) 968-9081.

Sincerely,

Larry Hirahara,
Board of Directors, Buddhist Temple of Salinas

Evaluation Tools	7	Accountability
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Evaluation Tools	
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Accountability	

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HUD Program:
 Applicant Legal Name:
 Component Name:

HSIAC
 University Corporation at
 0

Project Location:
 Project Location State:
 Fiscal Year:

Salinas
 CALIFORNIA
 2009

US Department of Housing and Urban Development
 OMB Approval 2535-0114 exp. 02/28/2011
 Year 2

Project Name:
 Project Type:
 Construction Type:

Innateown Renewal Phase III
 Micro-enterprises/
 Cultural Reservation

Reporting Period:
 Reporting Start Date:
 Reporting End Date:

DUINS # [REDACTED]

HUD Goals	Policy Priority	Problem, Need, Situation	Services of Activities/Outputs			Measure			Outcome			Measure			Evaluation Tools		
			Pre	Post	YTD	Pre	Post	YTD	Pre	Post	YTD	Pre	Post	YTD	Pre	Post	YTD
1	Policy	2	3	4	5	6	7										
C2	B1	Planning There is a need for Hispanic Serving Institutions to utilize the skills and talents available at their institutions to assist communities in undertaking community and economic development activities which benefits low and moderate-income persons	Programming Economic Development-Micro-businesses/micro-enterprises Employment Opportunities-Section 3-Available FTE jobs Policy Priority-Commercial facilities constructed-Design Policy Priority-MSI-Participation of Minority Policy Priority-Participation of Nonprofit Grassroots Preservation-Cultural-Economic Development Preservation-Cultural-Historic properties Training Opportunities-Section 3-Persons Training-Life skills training/self improvement Training-Technical assistance training workshops	Businesses Available jobs Facilities institutions Organization Businesses Properties Persons Persons served Workshops #N/A #N/A #N/A #N/A #N/A #N/A #N/A #N/A #N/A #N/A	Impact Economic Development-Micro-enterprises Employment Opportunities-Section 3-Available jobs Policy Priority-Commercial facilities constructed meet Policy Priority-MSI-Participation of Minority Policy Priority-Percentage of work conducted by nonprofit Economic Development-Micro-enterprises Policy Priority-Public facilities constructed meet Green Training Opportunities-Section 3-Persons Training Opportunities-Other Training Opportunities-Other #N/A #N/A #N/A #N/A #N/A #N/A #N/A #N/A #N/A	Micro-enterprises Available jobs Facilities institutions Percentage of Work Conducted Micro-enterprises Facilities Persons Persons Persons #N/A #N/A #N/A #N/A #N/A #N/A #N/A #N/A #N/A	Accountability A. Tools for Measurement Construction log Time sheets Technical assistance log Interviews B. Where Data Maintained Centralized database School C. Source of Data Engineering reports Financial reports Work plan reports Site reports Employment records D. Frequency of Collection Monthly Weekly Monthly Daily Quarterly E. Processing of Data Computer spreadsheets Computer spreadsheets Statistical database Relational database Computer spreadsheets										

HUD Program:
 Applicant Legal Name:
 Component Name:
 Project Name:
 Project Type:
 Construction Type:

HSIAC
 University Corporation at
 0
 Final/own Renewal Phase III
 Rent-Micro-businesses/micro-businesses
 Cultural Reservation

Project Location:
 Project Location State:
 Fiscal Year:
 Reporting Period:
 Reporting Start Date:
 Reporting End Date:

Salinas
 CALIFORNIA
 2009

US Department of Housing and Urban Development
 OMB Approval 2535-0114 exp. 02/28/2011
 Year 3

HUD Goals	Policy Priority	Problem, Need, Situation	2	3	Measure			Outcome			Measure			Evaluation Tools
					Pre	Post	YTD	Pre	Post	YTD	Pre	Post	YTD	
1	Policy	Planning	Programming	Services or Activities/Outputs	4	5	6	7	Accountability					
					#N/A									
					#N/A									
					#N/A									
					#N/A									
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					#N/A									
					#N/A									

DUNS #

HUD Program: HUD
 Applicant Legal Name: University Corporation at Salinas
 Component Name: 0
 Project Name: Downtown Renewal Phase III
 Project Type: Employment-Micro-businesses/micro-enterprises
 Construction Type: Cultural Reservation

Project Location: Salinas
 Project Location State: CALIFORNIA
 Fiscal Year: 2009
 Reporting Period: Total
 Reporting Start Date:
 Reporting End Date:

US Department of Housing and Urban Dev
 OMB Approval 2535-0114 exp 02/28/2011
 Total

HUD Goals	Policy Priority	Problem, Need, Situation	Services or Activities/Outputs			Measure			Outcome			Measure		
			Pre	Post	YTD	Pre	Post	YTD	Pre	Post	YTD	Pre	Post	YTD
1	Policy	2	3	4	5	6								
C2	B1	Planning There is a need for Hispanic Serving institutions to utilize the skills and talents available at their institutions to assist communities in undertaking community and economic development activities which benefits low and moderate-income persons.	Programming	Businesses	Impact	Micro-enterprises								
C3	C		Economic Development-Micro-businesses/micro-enterprises	Available jobs	Economic Development-Micro-enterprises established	Micro-enterprises	1							
F3	D		Employment Opportunities-Section 3-Available FTE jobs	Facilities	Employment Opportunities-Section 3-Available jobs (FTE)	Available jobs	6							
			Policy Priority-Commercial facilities rehabilitated-Design of Minority Serving Institutions	Institutions	Policy Priority-Commercial facilities constructed meet	Facilities	1							
		Policy Priority-MSI-Participation of Minority Serving Institutions	Institutions	Policy Priority-MSI-Participation of Minority Serving Institutions	Institutions	1								
		Policy Priority-Participation of Nonprofit Grassroots Community	Organization	Policy Priority-Percentage of work conducted by nonprofit	Percentage of Work Conducted	50								
		Preservation-Cultural-Economic Development	Businesses	Economic Development-Micro-enterprises established	Micro-enterprises	1								
		Preservation-Cultural-Historic properties	Properties	Policy Priority-Public facilities constructed meet Green	Facilities	1								
		Training Opportunities-Section 3-Persons	Persons	Training Opportunities-Section 3-Persons	Persons	6								
		Training-Life skills training/self improvement programs	Persons served	Training Opportunities-Other	Persons	6								
		Training-Technical assistance training workshops	Workshops	Training Opportunities-Other	Persons	6								
			4		300									
			#N/A		#N/A									
			#N/A		#N/A									
			#N/A		#N/A									
			#N/A		#N/A									
			#N/A		#N/A									
			#N/A		#N/A									
			#N/A		#N/A									
			#N/A		#N/A									

DUNS # [REDACTED]

Evaluation Tools
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HUD Goals	
A1	Increase homeownership opportunities. (1) Expand national homeownership opportunities.
A2	Increase homeownership opportunities. (2) Increase minority homeownership.
A3	Increase homeownership opportunities. (3) Make the home-buying process less complicated and less expensive.
A4	Increase homeownership opportunities. (4) Reduce predatory lending through reform, education and enforcement.
A5	Increase homeownership opportunities. (5) Help HUD-assisted renters become homeowners.
A6	Increase homeownership opportunities. (6) Keep existing homeowners from losing their homes.
B1	Promote Decent Affordable Housing. (1) Expand access to and availability of decent, affordable rental housing.
B2	Promote Decent Affordable Housing. (2) Improve the management accountability and physical quality of public and assisted housing.
B3	Promote Decent Affordable Housing. (3) Improve housing opportunities for the elderly and persons with disabilities.
B4	Promote Decent Affordable Housing. (4) Promote housing self-sufficiency.
B5	Promote Decent Affordable Housing. (5) Facilitate more effective delivery of affordable housing by reforming public housing and the Housing Choice Voucher program.
C1	Strengthen Communities. (1) Assist disaster recovery in the Gulf Coast region.
C2	Strengthen Communities. (2) Enhance sustainability of communities by expanding economic opportunities.
C3	Strengthen Communities. (3) Foster a suitable living environment in communities by improving physical conditions and quality of life.
C4	Strengthen Communities. (4) End chronic homelessness and move homeless families and individuals to permanent housing.
C5	Strengthen Communities. (5) Address housing conditions that threaten health.
D1	Ensure Equal Opportunity in Housing. (1) Ensure access to a fair and effective administrative process to investigate and resolve complaints of discrimination.
D2	Ensure Equal Opportunity in Housing. (2) Improve public awareness of rights and responsibilities under fair housing laws.
D3	Ensure Equal Opportunity in Housing. (3) Improve housing accessibility for persons with disabilities.
D4	Ensure Equal Opportunity in Housing. (4) Ensure that HUD-funded entities comply with fair housing and other civil rights laws.

HUD Priorities	
A1	Improve the knowledge of Homeowners, Homebuyers and Renters to be Aware of Discriminatory practices and their Rights and Increase Financial Literacy to Prevent Foreclosure and to Address the Needs of Households Facing Foreclosure. (1) Providing Credit Counseling and Education for Families and Individuals.
A2	Improve the knowledge of Homeowners, Homebuyers and Renters to be Aware of Discriminatory practices and their Rights and Increase Financial Literacy to Prevent Foreclosure and to Address the Needs of Households Facing Foreclosure. (2) Homebuying Information for New Homeowners.
A3	Improve the knowledge of Homeowners, Homebuyers and Renters to be Aware of Discriminatory practices and their Rights and Increase Financial Literacy to Prevent Foreclosure and to Address the Needs of Households Facing Foreclosure. (3) Rental Housing Options.
A4	Improve the knowledge of Homeowners, Homebuyers and Renters to be Aware of Discriminatory practices and their Rights and Increase Financial Literacy to Prevent Foreclosure and to Address the Needs of Households Facing Foreclosure. (4) How to File a Discrimination Complaint.
A5	Improve the knowledge of Homeowners, Homebuyers and Renters to be Aware of Discriminatory practices and their Rights and Increase Financial Literacy to Prevent Foreclosure and to Address the Needs of Households Facing Foreclosure. (5) Complying with Limited English Proficiency Requirements.
A6	Improve the knowledge of Homeowners, Homebuyers and Renters to be Aware of Discriminatory practices and their Rights and Increase Financial Literacy to Prevent Foreclosure and to Address the Needs of Households Facing Foreclosure. (6) Addressing the Needs of Homeowners, Homebuyers and Renters who are Persons with disabilities.
B1	Encouraging Accessible Design Features. (1) Visitability in new construction and substantial rehabilitation.
B2	Encouraging Accessible Design Features. (2) Universal Design.
C	Providing Full and Equal Access to Grassroots Faith-Based and Other Community Organizations in HUD Program Implementation.
D	Participation of Minority-Serving Institutions (MSIs) in HUD Programs.
E1	Ending Chronic Homelessness. (1) Creation of affordable housing units, supportive housing, and group homes.
E2	Ending Chronic Homelessness. (2) Establishment of a set-aside of units of affordable housing for the chronically homeless.
E3	Ending Chronic Homelessness. (3) Establishment of substance abuse treatment programs targeted to the homeless population.
E4	Ending Chronic Homelessness. (4) Establishment of job training programs that will provide opportunities for economic self-sufficiency.
E5	Ending Chronic Homelessness. (5) Establishment of counseling programs that assist homeless persons in finding housing, managing finances, managing anger, and building interpersonal relationships.
E6	Ending Chronic Homelessness. (6) Provision of supportive services, such as health care assistance that will permit homeless individuals to become productive members of society.
E7	Ending Chronic Homelessness. (7) Provision of service coordinators or one-stop assistance centers that will ensure that chronically homeless persons have access to a variety of social services.
F	Promoting Energy Star and Green Development.
G	Promoting Assistance to Veterans

E1	<p>Embrace High Standards of Ethics, Management, and Accountability.</p> <p>(1) Strategically manage human capital to increase employee satisfaction and improve HUD performance.</p>
E2	<p>Embrace High Standards of Ethics, Management, and Accountability.</p> <p>(2) Improve HUD's management and its internal controls to ensure program compliance and resolve audit issues.</p>
E3	<p>Embrace High Standards of Ethics, Management, and Accountability.</p> <p>(3) Improve accountability, service delivery, and customer service of HUD and its partners.</p>
E4	<p>Embrace High Standards of Ethics, Management, and Accountability.</p> <p>(4) Capitalize on modernized technology to improve the delivery of HUD's core business functions.</p>
F1	<p>Promote Participation of Faith-Based and Other Community Organizations.</p> <p>(1) Reduce barriers to faith-based and other community organizations' participating in HUD-sponsored programs.</p>
F2	<p>Promote Participation of Faith-Based and Other Community Organizations.</p> <p>(2) Conduct outreach and provide technical assistance to strengthen the capacity of faith-based and community organizations to attract partners and secure resources.</p>
F3	<p>Promote Participation of Faith-Based and Other Community Organizations.</p> <p>(3) Encourage partnerships between faith-based and other community organizations and HUD's grantees and subgrantees.</p>

CAMP

CAMP eLogic Model®

Column 2

PROBLEM, NEEDS, SITUATION

There is a need for Hispanic Serving Institutions to utilize the skills and talents available at their institutions to assist communities in undertaking community and economic development activities which benefits low and moderate-income persons.

There is a need for Hispanic Serving Institutions to utilize the skills and talents available at their institutions to assist communities in undertaking community and economic development activities which aids in the prevention of elimination of slums and blight.

There is a need for Hispanic Serving Institutions to utilize the skills and talents available at their institutions to assist communities in undertaking community and economic development activities which meet urgent community development needs that poses serious and imminent threat to the health and welfare of the community when other financial resources are not available.

<p>CAMP</p> <p>CAMP eLogic Model®</p>	<p><i>Click here to allow deletion of 'New' Activities</i></p>
Column 3	
SERVICES OR ACTIVITIES/OUTPUTS	UNITS
Acquisition-Acquisition of Real Property	Properties
Business Opportunities-Other-Businesses	Businesses
Business Opportunities-Other-Dollars	Dollars
Business Opportunities-Section 3-Businesses	Businesses
Business Opportunities-Section 3-Dollars	Dollars
Community Development-Clearance and demolition	Properties
Economic Development-Create Community Development Corporations (CDC)	CDC
Economic Development-Expansion of commercial building	Units
Economic Development-Financial assistance for establishment of micro-enterprises	Micro-enterprises
Economic Development-Financial assistance for expansion of micro-enterprises	Micro-enterprises
Economic Development-Financial assistance for stabilization of micro-enterprises	Micro-enterprises
Economic Development-Micro-businesses/micro-enterprises	Businesses
Economic Development-New construction of a commercial building	Units
Economic Development-Rehabilitation/renovation of commercial building	Units
Economic Development-Small business incubator	Businesses
Economic Development-Technical assistance for CDC	CDC
Economic Development-Technical assistance for establishment of micro-enterprises	Micro-enterprises
Economic Development-Technical assistance for expansion of micro-enterprises	Micro-enterprises
Economic Development-Technical assistance for stabilization of micro-enterprises	Micro-enterprises
Education-Adult literacy programs	Persons served
Education-Educational Programs K-12	Persons served
Education-GED programs	Persons served
Employment Opportunities-Other-Available FTE jobs	Available jobs
Employment Opportunities-Other-Persons	Persons
Employment Opportunities-Section 3-Available FTE jobs	Available jobs
Employment Opportunities-Section 3-Persons	Persons
Employment-Job training	Persons served
Employment-Vocational programs	Persons served
Energy-Energy conservation programs	Persons served
Financial-Credit repair	Persons
Financial-Establish revolving loan fund	Loan Fund Established
Financial-IDA accounts established-Dollars	Dollars
Financial-IDA accounts established-Persons	Persons
Health-Health screening	Persons
Health-Health/wellness programs	Persons served
Health-Self-improvement programs	Persons served
Health-Substance abuse programs	Persons served
Housing-Development of rental housing-Disabled	Units
Housing-Development of rental housing-Elderly	Units
Housing-Development of rental housing-Non-elderly/Non-disabled	Units

Housing-Homeownership Assistance-Counseling	Persons
Housing-Homeownership Assistance-Down payment assistance	Persons
Housing-Homeownership Assistance-Training	Persons
Housing-Lead-based paint hazard evaluation	Inspections
Housing-Lead-based paint hazard reduction	Units
Housing-New construction	Homes
Housing-Rehabilitation-Owner occupied housing	Homes
Housing-Rehabilitation-Rental housing	Units
Housing-Rehabilitation-Vacant housing	Homes
Planning-Develop comprehensive plan	Plans Completed
Planning-Develop detailed development plan	Plans Completed
Policy Priority-Commercial facilities constructed-Design incorporates universal design	Facilities
Policy Priority-Commercial facilities constructed-Design incorporates visitability standards	Facilities
Policy Priority-Commercial facilities constructed-Design incorporates energy efficiency measures to meet Energy Star standards	Facilities
Policy Priority-Commercial facilities constructed-Design incorporates measures to meet Green Development standards	Facilities
Policy Priority-Commercial facilities rehabilitated-Design incorporates universal design	Facilities
Policy Priority-Commercial facilities rehabilitated-Design incorporates visitability	Facilities
Policy Priority-Commercial facilities rehabilitated-Design incorporates energy	Facilities
Policy Priority-Commercial facilities rehabilitated-Design incorporates measures to	Facilities
Policy Priority-Financial Literacy-Provide financial literacy information	Households
Policy Priority-Financial Literacy-Provide information on discriminatory practices	Households
Policy Priority-Homeless-Establish counseling programs to assist homeless	Persons
Policy Priority-Homeless-Establish substance abuse treatment programs targeted	Programs
Policy Priority-Homeless-Provide job training to homeless persons	Persons
Policy Priority-Housing constructed-Design incorporates energy efficiency	Units
Policy Priority-Housing constructed-Design incorporates measures to meet Green	Units
Policy Priority-Housing constructed-Design incorporates universal design	Units
Policy Priority-Housing constructed-Design incorporates visitability standards	Buildings
Policy Priority-Housing rehabilitated-Design incorporates energy efficiency	Units
Policy Priority-Housing rehabilitated-Design incorporates measures to meet Green	Units
Policy Priority-Housing rehabilitated-Design incorporates universal design	Units
Policy Priority-Housing rehabilitated-Design incorporates visitability standards	Buildings
Policy Priority-MSI-Participation of Minority Serving Institutions (MSIs) that will	Institutions
Policy Priority-Office constructed-Design incorporates energy efficiency measures	Offices
Policy Priority-Office constructed-Design incorporates measures to meet Green	Offices
Policy Priority-Office constructed-Design incorporates universal design	Offices
Policy Priority-Office constructed-Design incorporates visitability standards	Offices
Policy Priority-Office rehabilitated-Design incorporates energy efficiency measures	Offices
Policy Priority-Office rehabilitated-Design incorporates measures to meet Green	Offices
Policy Priority-Office rehabilitated-Design incorporates universal design	Offices
Policy Priority-Office rehabilitated-Design incorporates visitability standards	Offices
Policy Priority-Participation of Nonprofit Grassroots Community Based	Organization
Policy Priority-Public facilities constructed-Design incorporates universal design	Facilities
Policy Priority-Public facilities constructed-Design incorporates visitability	Facilities
Policy Priority-Public facilities constructed-Design incorporates energy efficiency	Facilities

Policy Priority-Public facilities constructed-Design incorporates measures to meet	Facilities
Policy Priority-Public facilities rehabilitated-Design incorporates universal design	Facilities
Policy Priority-Public facilities rehabilitated-Design incorporates visitability	Facilities
Policy Priority-Public facilities rehabilitated-Design incorporates energy efficiency	Facilities
Policy Priority-Public facilities rehabilitated-Design incorporates measures to meet	Facilities
Policy Priority-Veterans-Outreach	Persons
Preservation-Cultural-Community Building	Programs
Preservation-Cultural-Economic Development	Businesses
Preservation-Cultural-Historic properties	Properties
Preservation-Cultural-Recreation	Facilities
Public Facilities-Computer center created	Facilities
Public Facilities-Construction park/playground	Facilities
Public Facilities-Day care/Childcare center constructed	Centers
Public Facilities-Day care/Childcare center rehabilitated	Centers
Public Facilities-Equip computer center	Facilities
Public Facilities-Equip facilities	Facilities
Public Facilities-Equip park/playgrounds	Facilities
Public Facilities-Multi-purpose center constructed	Facilities
Public Facilities-Multi-purpose center equipped	Facilities
Public Facilities-Multi-purpose center rehabilitated	Facilities
Public Facilities-Public facility constructed	Facilities
Public Facilities-Public facility rehabilitated	Facilities
Public Facilities-Rehabilitation Park/Playground	Facilities
Public Facilities-Renovate computer center	Facilities
Public Safety-Crime prevention programs	Programs
Public Safety-Crime prevention programs	Persons served
Public Safety-Public safety programs	Persons served
Social Services-Establish day care program/child development programs	Programs
Social Services-Other	Persons
Social Services-Services for children & youth	Persons
Social Services-Services for disabled persons	Persons
Social Services-Services for elderly persons	Persons
Social Services-Services for homeless persons	Persons
Training Opportunities-Other	Persons
Training Opportunities-Section 3-Persons	Persons
Training-Child care provider license/certification	Persons
Training-Child care worker training	Persons
Training-Leadership development training/workshops	Workshops
Training-Life skills training/self improvement programs	Persons served
Training-Technical assistance training workshops	Workshops
other	Other

<p style="text-align: center;">CAMP</p> <p style="text-align: center;">CAMP eLogic Model®</p>	Click here to allow deletion of 'New' Outcomes
Column 5	
ACHIEVEMENT OUTCOMES GOALS AND INDICATORS	UNITS
Business Opportunities-Other-Businesses	Businesses
Business Opportunities-Other-Dollars	Dollars
Business Opportunities-Section 3-Businesses	Businesses
Business Opportunities-Section 3-Dollars	Dollars
Community Development-Clearance and demolition-Create open space/beautification	Properties
Community Development-Clearance and demolition-Removal of blight	Properties
Economic Development-Businesses incubated	Micro-enterprises
Economic Development-Businesses leave incubator for business locations	Micro-enterprises
Economic Development-Commercial facilities expanded	Facilities Completed
Economic Development-Commercial facilities opened	Facilities
Economic Development-Commercial facilities rehabilitated	Facilities Completed
Economic Development-Micro-enterprises established	Micro-enterprises
Economic Development-Micro-enterprises expanded	Micro-enterprises
Economic Development-Micro-enterprises stabilized	Micro-enterprises
Education-Enhanced school/educational performance	Persons
Education-GED obtained	Persons
Education-High school diploma obtained	Persons
Education-Increased high school GPA	Persons
Education-Increased school readiness	Persons
Education-TABE/ESL obtained	Persons
Employment Opportunities-Other-Available jobs (FTE)	Available jobs
Employment Opportunities-Other-Persons	Persons
Employment Opportunities-Section 3-Available jobs (FTE)	Available jobs
Employment Opportunities-Section 3-Persons	Persons
Employment-Jobs obtained (FTE)	Jobs
Employment-Jobs retained (FTE)	Jobs
Employment-New jobs created (FTE)	Jobs
Employment-Vocational program completed	Persons
Energy-Reduced energy expenditures	Dollars
Energy-Reduced energy utilization	Households
Financial-Credit score improved	Persons
Financial-IDA account deposits-Dollars	Dollars
Financial-IDA account deposits-Persons	Persons
Financial-Mortgage ready	Persons
Financial-Revolving loan funds-Loans provided to Businesses	Businesses
Financial-Revolving loan funds-Loans provided to Micro-enterprises	Micro-enterprises
Financial-Revolving loan funds-Loans provided to Persons	Persons
Health-Health screenings obtained	Persons
Health-Health/wellness programs completed	Persons
Health-Persons free from substance abuse	Persons
Housing-Homes constructed-Owner occupied	Units
Housing-Homes constructed-Rental	Units
Housing-Homes made lead safe	Units
Housing-Homes rehabilitated/renovated-Owner occupied	Houses
Housing-Homes rehabilitated/renovated-Rental	Properties

Housing-Homes rehabilitated/renovated-Vacant	Properties
Housing-Low/moderate-income persons who purchased new home	Persons
Housing-Low/moderate-income persons who purchased renovated home	Units
Housing-Purchased a home	Persons
Policy Priority-Commercial facilities constructed incorporate appliances and	Facilities
Policy Priority-Commercial facilities constructed incorporate universal design	Facilities
Policy Priority-Commercial facilities constructed incorporate visitability standards	Facilities
Policy Priority-Commercial facilities constructed meet Green Development	Facilities
Policy Priority-Commercial facilities rehabilitated incorporate appliances and	Facilities
Policy Priority-Commercial facilities rehabilitated incorporate universal design	Facilities
Policy Priority-Commercial facilities rehabilitated incorporate visitability standards	Facilities
Policy Priority-Commercial facilities rehabilitated meet Green Development	Facilities
Policy Priority-Financial Literacy-Obtained new or refinanced mortgage	Households
Policy Priority-Financial Literacy-Prevented foreclosure	Households
Policy Priority-Homeless persons in substance abuse treatment programs	Persons
Policy Priority-Homeless persons that obtain employment	Persons
Policy Priority-Homeless persons that receive counseling services	Persons
Policy Priority-Homeless placed in permanent housing	Persons
Policy Priority-Housing-Constructed units incorporate appliances and products that	Units
Policy Priority-Housing-Constructed units meet Green Development standards	Units
Policy Priority-Housing-Constructed-Units incorporate universal design	Units
Policy Priority-Housing-Constructed-Units incorporate visitability standards	Buildings
Policy Priority-Housing-Rehabilitated units incorporates appliances and products	Units
Policy Priority-Housing-Rehabilitated units meets Green Development standards	Units
Policy Priority-Housing-Rehabilitated-Units incorporate universal design	Units
Policy Priority-Housing-Rehabilitated-Units incorporate visitability standards	Buildings
Policy Priority-MSI-Participation of Minority Serving Institutions (MSIs) that	Institutions
Policy Priority-Offices constructed incorporate appliances and products that meet	Offices
Policy Priority-Offices constructed incorporate universal design	Offices
Policy Priority-Offices constructed incorporate visitability standards	Offices
Policy Priority-Offices constructed meet Green Development standards	Offices
Policy Priority-Offices rehabilitated incorporate universal design	Offices
Policy Priority-Offices rehabilitated incorporate visitability standards	Offices
Policy Priority-Offices rehabilitated incorporates appliances and products that meet	Offices
Policy Priority-Offices rehabilitated meets Green Development standards	Facilities
Policy Priority-Percentage of work conducted by nonprofit grassroots community	Percentage of Work
Policy Priority-Public facilities constructed incorporate appliances and products that meet Energy Star standards	Facilities
Policy Priority-Public facilities constructed incorporate universal design	Facilities
Policy Priority-Public facilities constructed incorporate visitability standards	Facilities
Policy Priority-Public facilities constructed meet Green Development standards	Facilities
Policy Priority-Public facilities rehabilitated incorporate appliances and products that meet Energy Star standards	Facilities
Policy Priority-Public facilities rehabilitated incorporate universal design	Facilities
Policy Priority-Public facilities rehabilitated incorporate visitability standards	Facilities
Policy Priority-Public facilities rehabilitated meet Green Development standards	Facilities
Policy Priority-Veterans-Obtained housing	Persons
Policy Priority-Veterans-Obtained job training	Persons

Policy Priority-Veterans-Obtained jobs	Persons
Policy Priority-Veterans-Obtained social services	Persons
Public Facilities-Childcare-Day care/child care center opened	Centers
Public Facilities-Persons utilizing computer center	Persons
Public Safety-Public Safety programs-Decrease in property crime statistics from previous year	Percent Change
Public Safety-Public Safety programs-Decrease in violent crime statistics from previous year	Percent Change
Public Safety-Public Safety programs-Reduced incidence of emergency room visits	ER Visits Reduced
Self-Sufficiency-Increased economic self-sufficiency	Students
Social Services-Adult enrolled in day care program	Adults
Social Services-Children enrolled in day care/child care facility	Children
Social Services-Senior/elderly services obtained	Persons
Training Opportunities-Other	Persons
Training Opportunities-Section 3-Persons	Persons
Training-Job training completed	Participants
Training-Persons completed homeownership training	Persons
other	other

CAMP eLogic Model®

A. Tools For Measurement

- Bank accounts
- Construction log
- Database
- Enforcement log
- Financial aid log
- Intake log
- Interviews
- Mgt. Info. System-automated
- Mgt. Info. System-manual
- Outcome scale(s)
- Phone log
- Plans
- Pre-post tests
- Post tests
- Program specific form(s)
- Questionnaire
- Recruitment log
- Survey
- Technical assistance log
- Time sheets

B. Where Data Maintained

- Agency database
- Centralized database
- Individual case records
- Local precinct
- Public database
- School
- Specialized database
- Tax Assessor database
- Training center

C. Source of Data

- Audit report
- Business licenses
- Certificate of Occupancy
- Code violation reports
- Counseling reports
- Employment records
- Engineering reports
- Environmental reports
- Escrow accounts
- Financial reports
- GED certification/diploma
- Health records
- HMIS
- Inspection results
- Lease agreements
- Legal documents
- Loan monitoring reports
- Mortgage documents
- Payment vouchers
- Permits issued
- Placements
- Progress reports
- Referrals
- Sale documents
- Site reports
- Statistics
- Tax assessments
- Testing results
- Waiting lists
- Work plan reports

D. Frequency of Collection

- Daily
- Weekly
- Monthly
- Quarterly
- Biannually
- Annually
- Upon incident

E. Processing of Data

- Computer spreadsheets
- Flat file database
- Manual tallies
- Relational database
- Statistical database

Carter-Richmond Methodology

The Management Questions developed for your program are based on the Carter-Richmond Methodology.* A description of the Carter-Richmond Methodology appears in the General Section of the NOFA.

* © The Accountable Agency – How to Evaluate the Effectiveness of Public and Private Programs,* Reginald Carter, ISBN Number 9780978724924

Evaluation Process

An evaluation process will be part of the on-going management of the program.

The following are standard requirements that HUD expects of every program manager as part of their project management.

- Comparisons will be made between projected and actual numbers for both outputs and outcomes.
- Deviations from projected outputs and outcomes will be documented and explained on space provided on the "Reporting" Tab.
- Analyze data to determine relationship of outputs to outcomes; what outputs produce which outcomes.

The reporting requirements are specified in the program specific NOFA and your funding award.

HUD Will Use The Following Management Questions To Evaluate Your Program:

Response to Management Questions

		Measure	Count/Amount
1	How many persons are you serving (unduplicated count)?	Persons	
2	How many new FTE jobs were created?	Jobs	
3	How many FTE jobs were retained?	Jobs	
4	What is the average income of persons employed in the new jobs?	Dollars	
5	How many commercial facilities were added through construction?	Facilities	
6	What is the market value of commercial facilities added through construction?	Dollars	
7	How many commercial facilities were added through rehabilitation?	Facilities	
8	What is average total cost for constructing a commercial facility?	Dollars	
9	How many offices were added through construction?	Offices	
10	What is average total cost for constructing an office facility?	Dollars	
11	How many offices were added through rehabilitation?	Offices	
12	What is average total cost for rehabilitating an office facility?	Dollars	
13	What is the market value of offices added through construction?	Dollars	
14	How many public facilities were added through construction?	Facilities	
15	What is the average total cost for constructing a public facility?	Dollars	
16	What is the market value of public facilities added through construction?	Dollars	
17	How many public facilities were added through rehabilitation?	Facilities	
18	What is the average total cost for rehabilitating a public facility?	Dollars	
19	How much housing was added through construction?	Units	
20	What is the market value of housing added through construction?	Dollars	
21	How much housing was added through rehabilitation?	Units	
22	How many persons purchased a home?	Persons	
23	What is the average market value of homes purchased?	Dollars	
24	How many homes were made lead safe?	Homes	
25	How many students increased their GPA?	Persons	
26	How many students acquired marketable skills?	Persons	
27	How many students received their GED?	Persons	
28	What is the average cost to obtain a GED?	Dollars	
29	How many students received their high school diploma?	Persons	
30	How many persons received health services?	Persons	
31	How many persons received social services?	Persons	
32	How many persons received childcare services?	Persons	
33	How many persons received recreation services?	Persons	
34	How many homeless persons received services?	Persons	
35	How many veterans received services?	Persons	
36	How many homeless persons received job training?	Persons	
37	How many veterans received job training?	Persons	
38	How many veterans obtained jobs (FTE) as a result of job training?	Persons	
39	How many homeless persons obtained jobs (FTE) as a result of job training?	Persons	
40	As a result of job training, how many persons obtained employment?	Persons	
41	What is the total average anticipated energy savings as a result of using Energy Star appliances and products?	Dollars	
42	How many micro-enterprises were established?	Micro-Enterprises	
43	How many micro-enterprises were expanded?	Micro-Enterprises	
44	How many micro-enterprises were stabilized?	Micro-Enterprises	

45	What is the value (projected gross income) of new businesses or micro-enterprises created?	Dollars	
46	How many new affordable housing units were built?	Units	
47	What is the average market value of new affordable housing units built?	Dollars	
48	How many new businesses were created?	Businesses	
49	How many high school students are expected to pursue post-secondary education?	Persons	
50	Describe the population you are serving in the space below:		

If you are collecting client level data, identify the number of persons receiving services:		
51	How many persons receiving services are under the age of 6?	Persons
52	How many persons receiving services are ages 6-17?	Persons
53	How many persons receiving services are ages 18-30?	Persons
54	How many persons receiving services are ages 31-50?	Persons
55	How many persons receiving services are ages 51-61?	Persons
56	How many persons receiving services are over 62 years of age?	Persons

Explanation of Any Deviations From the Approved eLogic Model®

Certification of Consistency with the Consolidated Plan

U.S. Department of Housing
and Urban Development

I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan.
(Type or clearly print the following information:)

Applicant Name: University Corporation at Monterey Bay

Project Name: Chinatown Renewal Project Phase III

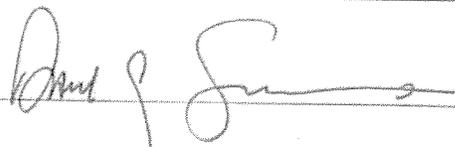
Location of the Project: Salinas, California

Name of the Federal Program to which the applicant is applying: Hispanic Serving Institutions Assisting Communities (HSIAC)

Name of Certifying Jurisdiction: City of Salinas

Certifying Official of the Jurisdiction Name: David G. Swanson

Title: Planning Manager

Signature: 

Date: August 5, 2009

**Hispanic Serving Institutions Assisting Communities (HSIAC) Program
University Corporation at California State University Monterey Bay**

Chinatown Renewal Project – Phase III

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Appendix A.	
Sources	A – 1
Leadership Salinas Valley (Class '08-'09) A Beacon To the Future Brochure. <i>Salinas Valley Chamber of Commerce</i>	A – 2
Griffy, Leslie. (July 13, 2009) Chop Suey Sign Overhaul. <i>The Salinas Californian</i>	A – 4
Student Project. (Museum Studies Spring 2009) Cultural Matrix--Japanese Americans in Salinas and Salinas Valley	A – 6
Community Relations Committee, <i>Newsletter</i> , Spring 2009 Salinas Downtown Community Board	A – 8
Proposed Draft Renovation of <i>Republic Café</i> (site of Asian Cultural Center and Museum) Line Item Budget	A – 10

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COME BE A PART OF CHINATOWN'S RENEWAL

Since 2005, the historic Chinatown area and surrounding streets have been undergoing a gradual and thoughtful renovation. Historic buildings and business buildings are being restored to their original form and functionality.

The historic Chop Sui Sign is a key element of Chinatown's history.

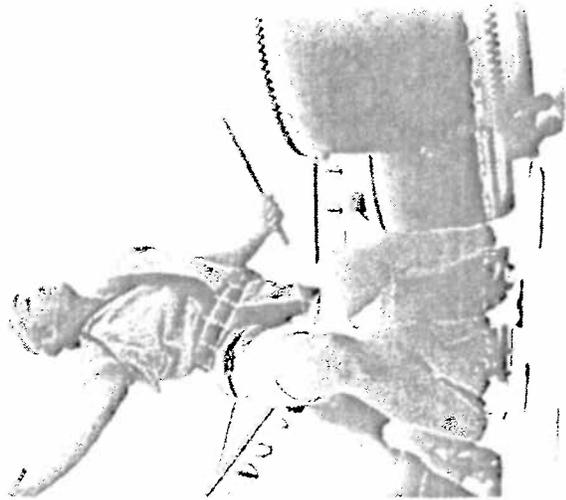


Photo courtesy of the Chinatown Renewal Project

I Want to Donate!

Community renovations have begun with community support. Your contribution to the Chinatown Renewal Project will help complete the first project - the renovation of the Republic Car's Chop Sui Sign! Please donate today.

My Tax-Deductible Contribution Amount:

- \$ 50
- \$ 100
- \$ 250
- \$ 500
- \$ 1,000
- Other Amount: \$ _____

Thank you for your support! Please make checks out to: S. Santa Ana Area Chamber Foundation

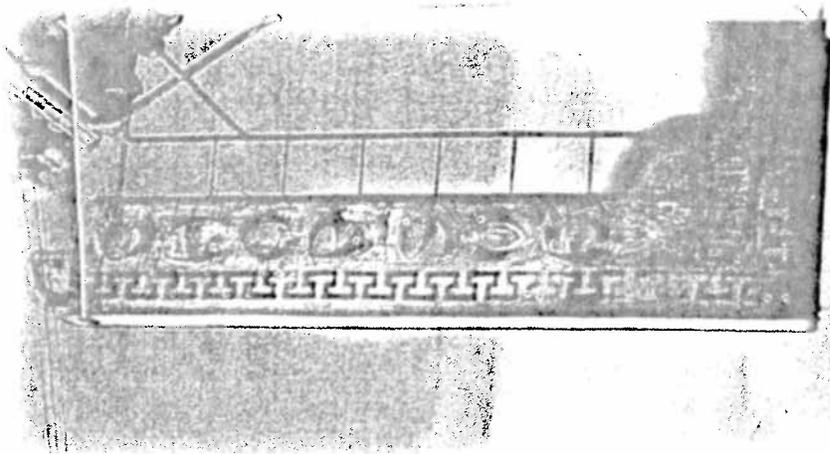
Santa Ana Area Chamber of Commerce Foundation
115 E. Aliso Street
Santa Ana, CA 92702
Attn: Chop Sui Sign Restoration

Tax identification number: 77-0071744

For further questions, please contact:

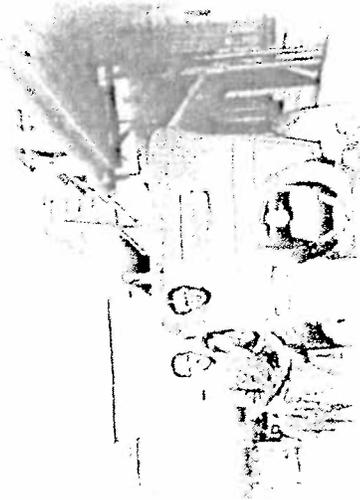
Larry Hirshman
Asian Cultural Excavator
Email: seedygy@aol.com
Phone: 408-968-9081

A RELIC OF THE PAST



A BEACON TO THE FUTURE

CHINATOWN'S VIBRANT HISTORY

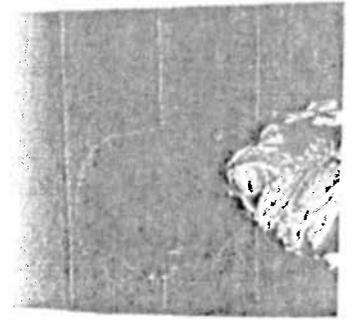


The history of Salinas' once vibrant and culturally rich Chinatown neighborhood goes back to the late 19th Century. Chinese, Japanese and Filipino immigrants have all called Chinatown their home. The neighborhood was first home to a flourishing community of business agricultural workers who were restricted to where they lived due to the Chinese Exclusion Act. As Chinese residents lived along Salinas Street and socialized at the neighborhood's hot spot – the Republic Cafe. While the restaurants, Japanese tattoo shops, and later banks and gambling houses are long gone, the Republic Cafe's Chop Suey sign still stands.

FUTURE ASIAN CULTURAL CENTER AND MUSEUM



A renovated Chop Suey sign will draw visitors to the future Asian Cultural Center and Museum, held in the Republic Cafe. The museum will be an interactive, living history of Asian immigration and influence in the Salinas Valley. In addition to telling the lost stories of Salinas' Chinese, Japanese and Filipino residents, the museum will assist in the physical preservation of Chinatown's built environment, improve neighborhood attractiveness and increase the area's economic potential.



COMMUNITY ORGANIZATIONS

Downtown Community Board

The Salinas Downtown Community Board (SDCB) is a public nonprofit organization responsible for assisting Salinas in embracing a "New Chinatown." The Downtown Community Board works closely with the City's Heritage Preservation Agency, CSUMB, Caltrans, and community members to create the Chinatown Vision and is responsible for implementing its phased development. The Chop Suey sign is its first implementation project.

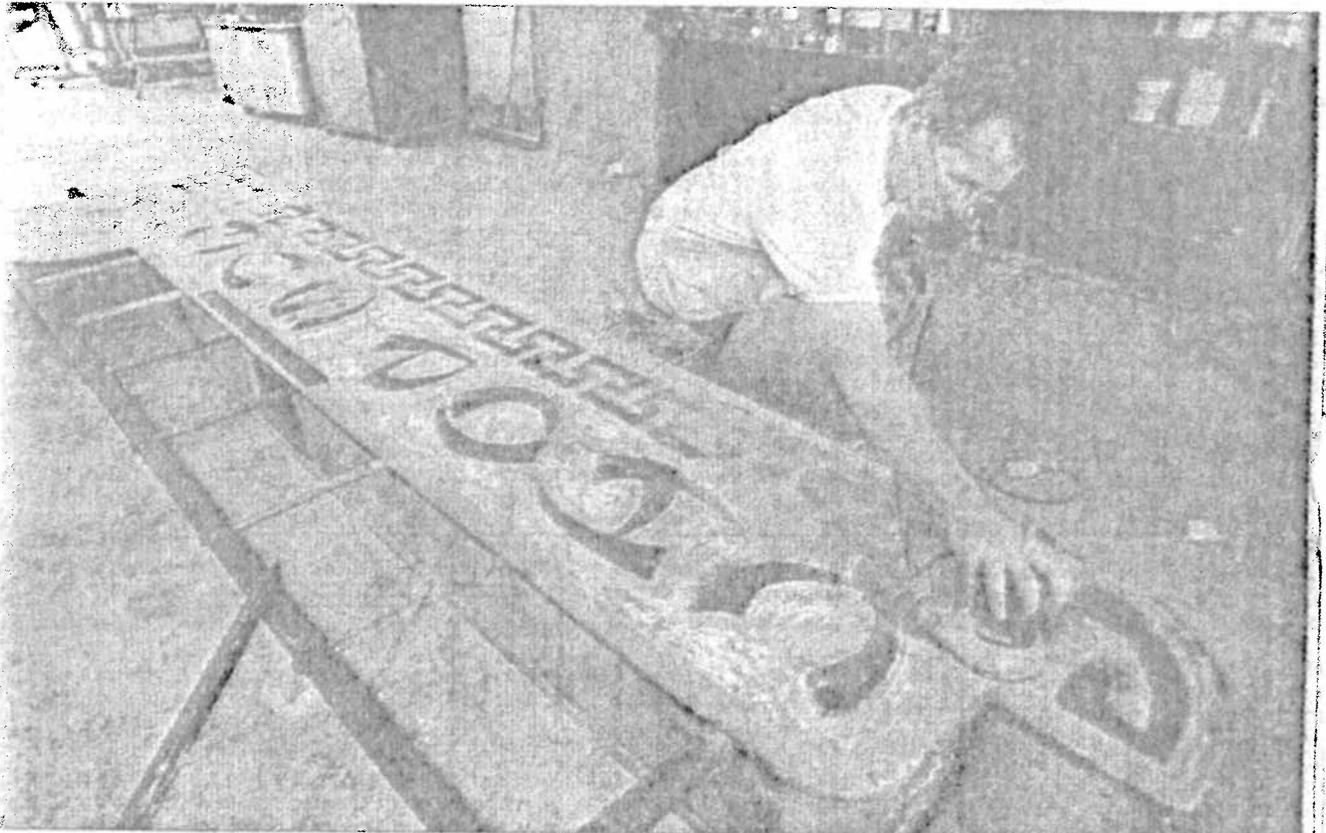
Asian Cultural Encounter (ACE) Team

The ACE team is a cultural heritage community group established in November 2007 whose goal is to preserve Chinatown's history and culture while creating attractions to draw visitors to the neighborhood. Collaborating with CSUMB students and faculty, the ACE team is working to document and showcase the oral and visual histories of Chinese, Japanese, and Filipino residents of the Chinatown neighborhood for the future Asian Cultural Center and Museum.

CSUMB Service Learning Institute

The mission of the Service Learning Institute is to foster and promote social justice by cultivating reciprocal service and learning partnerships among CSUMB students, faculty, staff and the surrounding tri-county community.

Chop Suey sign overhaul



SCOTT MACDONALD

Mitch Robinson, owner of Freedom Signs in Watsonville, works Thursday on the Chop Suey sign from Salinas' Chinatown. The sign is being restored.

\$15,000 sought to fix historic Chinatown landmark

BY LESLIE GRIFFY

lgriffy@theocalifornian.com

To some, it may just seem like an old sign in a rundown part of town.

To others, the Chop Suey sign that long adorned the Republic Cafe represents a particularly American story.

Early efforts to revitalize Chinatown — once a vibrant multicultural community just across the tracks from downtown — are focused on fixing up the landmark, a beacon for the community that once was and a symbol of what some hope it will become.

TO HELP

There are two ways to help the Chinatown restoration project repair the landmark Chop Suey sign:

- Send a check to the Chinese American Citizens Alliance, P.O. Box 754, Salinas, CA 93902. Write in the notes section that the money is for the Chop Suey sign repairs.

- Present one of the group's fliers at any Panda Express in Salinas when placing an order July 20 through July 22. To get a flier, e-mail Tyrone24Ward@yahoo.com or talkin2KR@ymail.com. A portion of the sale will go to the renovation.

Today, short, constricted one-way streets walked by the homeless make up Chinatown. It's a hard neighborhood to find and a hard one to get out of.

Plans for the community, the historic home to Salinas

residents of Chinese, Japanese, Filipino and Mexican descent, include the eventual development of low-income housing, a museum and easy connections to Oldtown.

Right now, though, supporters

are focused on the sign. Revitalization backers held a fundraiser for it last month. They have another planned for next weekend. The bill for repairing the sign is about \$15,000, according to Tyrone Ward, who got involved with the project through Leadership Salinas.

Hung outside the four-story building since at least the 1940s, the sign was taken down for repairs in late June.

The years haven't been kind to it. The body is rusted. The paint, all three layers of it, has faded. And the transformers that power

See SIGN, 1A

SIGN

Continued from page 1A

the neon need replacing.

The group hopes to rehang the sign by August.

"By putting up that sign, it shows people driving by that something is going on in Chinatown, and this is just beginning," said Wally Ahtye, whose family owns the Republic Café building.

It's also where he grew up in the 1930s.

That's when the neighborhood served as an enclave for many different groups of Asian-Americans and other immigrants.

"They all concentrated in the area," said Louis Lee, president of the Chinese Association of Salinas.

The Exclusion Act, which kept Chinese-Americans from buying property, kept the community in the same area until its repeal in 1943.

"They were stuck together for all of those years," Ahtye said.

In that environment and for the years afterward when the community began to disperse, the Chop Suey sign signaled to everyone where they were.

The Republic Café "was the place to get Chinese food. It was a neighborhood icon and landmark," said Ken Feske, California State University, Monterey Bay's project director for the Chinatown renewal project.

And it drew people from all over town.

The neighborhood was a special place to celebrate culture and get a bite to eat, said Gerald Cheang, a member of the Salinas Downtown Community Board.

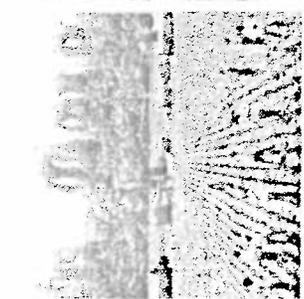
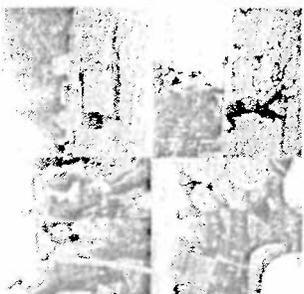
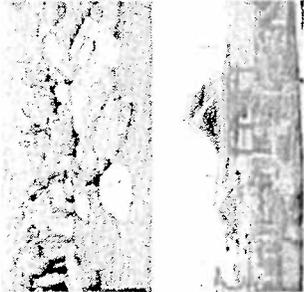
Much like the community that called the neighborhood home, chop suey is an American creation. Feske said it is believed that there is no such dish in traditional Chinese cuisine. It's a bit of comfort food, created by immigrants who had little, and were forced to use scraps for food. The combination became, perhaps, the best known Chinese dinner option in America. The sign then truly comes to represent the history of Salinas' Chinatown, where so many lived.

"It also captures the whole essence of that neighborhood. It was a gathering point and a melting pot," Feske said.

The sign, the museum and the revitalization have a special meaning to Asian-Americans like Ahtye.

"People don't realize what the Asian community went through," he said. "The museum would show that the Asian community was here. We were always across the tracks, but we really did exist in the '20s, '30s, '40s and '50s. It will show that this is what we were able to achieve."

Those successes include the creation of a multicultural neighborhood, a diverse home and a thriving community.



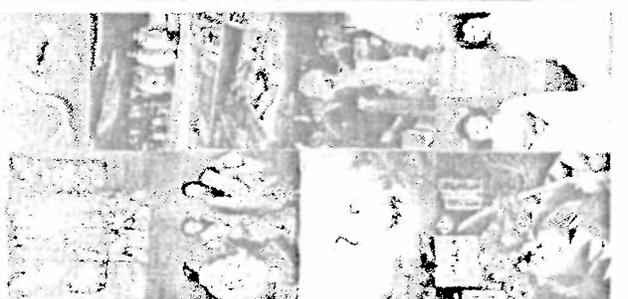
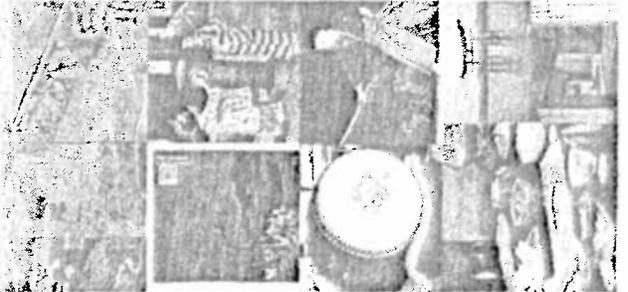
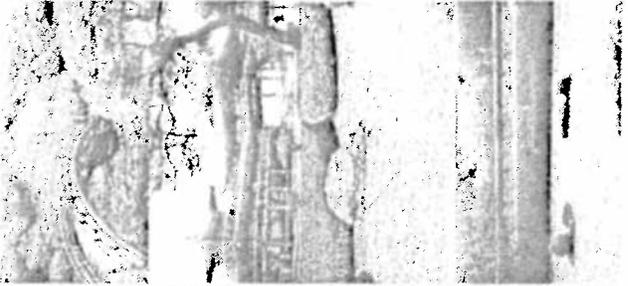
1942. The Japanese American community in the United States was largely composed of immigrants who had arrived in the United States between 1880 and 1920. Many of these immigrants were born in Japan and had spent their childhoods in their native country. They had come to the United States in search of economic opportunities and a better life. They had worked hard and had saved money to support their families in Japan. They had built a life for themselves in the United States, and they had become an integral part of the American community.

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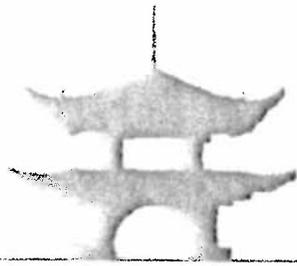
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CULTURAL MATRIX



CHINATOWN RENEWAL

NEWSLETTER

Spring 2009

"CREATING A THRIVING COMMUNITY"

IN ASSOCIATION WITH SDCB

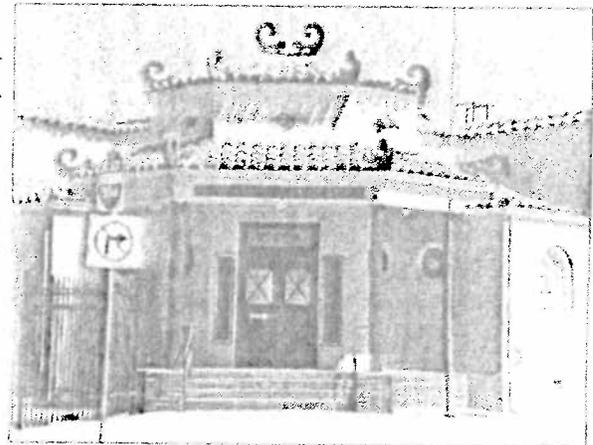
SALINAS CONFUCIUS CHURCH - 72 YEARS OLD

Seventy-two years after it was built on the corner of Lake and California Streets, the Salinas Confucius Church continues to be a gathering place for our active Chinese community. While the church has held services espousing the teachings of Confucius, it also functions as a community center where Chinese organizations gather, and Mandarin is taught to youngsters. It also hosts community-wide cultural events to celebrate the Chinese New Year, Moon Festival, Chinese Independence Day, and Confucius' birthday.

Construction of the Confucius Church was completed in 1937. Along with the Chinese-styled façade, the completed "gorgeous building" included offices, a meeting room, a kitchen, two restrooms, two classrooms, a playground, and a porch.

Through the years, all of the social functions were held in the two classrooms which became one big room when a wall between the rooms was pushed to the side and folded up. A huge multi-purpose hall was added in 1978.

Today, the Chinese Association of Salinas continues to own the church building and to administer and operate the Chinese School, Chinese Library, and the Chinese Cemetery on Natividad Road. The Association often co-sponsors functions and programs with the Chinese American Citizens Alliance, The Salinas Chinese Seniors Club, Chinese Women's Auxiliary, Salinas



Entrance to the Salinas Confucius Church - California Street

Chinese Restaurant Association, Ping Pong Club, and Chinese Karaoke Club also use the building for their meetings and events. ☸

"CHINATOWN RENEWAL PROJECT" REALIZING THE VISION



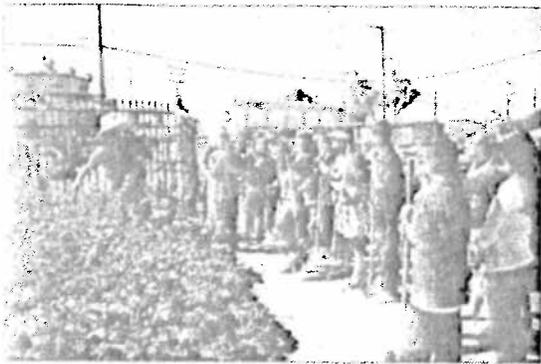
© 2008 Project City

The Redevelopment Agency has signed its contract with the Caltrans, opening the door for its new Environmental Future Context Sensitive Planning Grant. The \$250,410 "Chinatown Rebound" grant will hire expert consultants,

architects, Cal Poly design students, CSUMB and the five SDCB Action Teams. This grant is three times larger than the original 2007 Caltrans grant that provided the Chinatown Renewal Plan (which is posted under Redevelopment at www.ci.salinas.ca.us) and has created the means to develop an implementation strategy to realize the Plan's vision.

Many community stakeholders were invited to attend a kick-off meeting of the consultant team at the SDCB Board Meeting on Thursday on February 26th, 2009. The first community forum will be held Friday April 10th from 1 p.m. to 5 p.m. at the Confucius Church. This April event will include floor plan sketches of the Cultural Center, neighborhood design guidelines sketched by Cal Poly Students, and the preliminary results of the social services study being conducted by the ACTION Council of Monterey County. www.ci.salinas.ca.us

APRIL 25, 2009 2ND ANNUAL ASIAN FESTIVAL



Participants listen to a talking story during the Neighborhood Unity Garden in Chinatown, corner of Soledad and Lake Streets, during last year's Asian Festival.

The beat of drums and gongs will kick off this year's Asian Festival in Chinatown on April 25, from 11 am to 4 pm.

Opening ceremonies will feature Taiko drummers, Filipino dancers, a Chinese lion dance, and a welcoming by Mayor Donohue in the lot adjacent to the Old Republic Café at 37 Soledad Street.

The festivities include Asian foods, free cultural entertainment and exhibits at the Confucius Church (1 California St.), Buddhist Temple (14 California

Street), and The Filipino Cultural Center (280 Calle Cebu), live music and planting activities in the Neighborhood Unity Garden at the corner of Lake/Soledad streets, and hourly guided walking tours of this neighborhood.

This event is coordinated by Asian descendants of families who once resided and operated businesses in Chinatown -- dating from 1872. This festival is part of the Chinatown Renewal Project. ☞

CHAT

The Chinatown Homeless Action Team (CHAT) is working to create a model for a sustainable Chinatown community service center to meet the needs of at-risk and vulnerable residents. To create a model, a third-party needs assessment report will provide the information to determine the scope, scale and issues of the neighborhood.

The ACTION Council of Monterey County (www.actioncouncil.org), ACMC, has agreed to conduct this

needs assessment report through a two-phased process.

Phase I - With support from CSUMB, this phase consists of a Chinatown-specific survey, including an analysis of the population accessing services in the neighborhood, their needs, demographics, and gaps in services.

Phase II - With support from the Salinas Redevelopment Agency, existing data and reports will be summarized to create an at risk and poverty profile of the City of Salinas

with a particular emphasis on Chinatown. ACMC will create a final report summarizing data findings and provide recommendations regarding the scope, scale and nature of services to be considered in designing the center.

After the report is completed, HomeBase, (www.homebaseccc.org), will assist in the actual creation of a sustainable Chinatown community service center model. When complete, this will be presented to the public for comment and refinement. ☞

"CHINATOWN RENEWAL PROJECT" (cont. from pg 1)

There will be a second community meeting to discuss the design guidelines on Friday, May 15th, and a third in June, when the final design guideline concepts for the future development of Chinatown will be presented. The design concepts will feed into the economic and marketing study and design of the first affordable

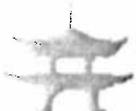
housing project. Keep an eye open for the new SDCB webpage. The \$230,440 grant will fund all of these activities and more. For more information or to participate in this project, feel free to contact Don Reynolds, Redevelopment Project Manager, at 831-775-4245. This is a very exciting time for Chinatown. ☞



Neighborhood Unity Garden on Soledad

CONTACT INFORMATION

CSUMB Community Learning Center • 22 Soledad St., Salinas, CA 95061 • 831-770-1770 • Ken Finkew@csumb.edu



About Us - The Salinas Downtown Community Board, SDCB, is a nonprofit agency whose mission is to provide advice and recommendations to local government, government agencies and other community stakeholders on issues focused on improving the quality of life for individuals and businesses located in the downtown Salinas area. The Chinatown Renewal Project is a collaborative effort of the City of Salinas, CSUMB, & the SDCB.

Line Item Budget for Renovation of Republic Café for the Asian Cultural Center and Museum

Project: Republic Café
 Location: Soledad Street, Salinas

Floor 1 Sq Ft =	6310
2nd Floor	1420
3rd Floor	620
TOTAL	8350

Line Item:	% of Costs	\$ Per Sq. Feet	Total Cost	FUNDING SOURCES
STEP 1: Get Republic Cafe to "CLEAN STATUS"				
Initial Inspection	1.59%	\$0.63	\$5,300	SDCB--completed
SUBTOTAL SITE CONTROL COSTS	1.59%	\$0.63	\$5,300	SDCB--completed
Basic Services Design Fees (15% of total construction cost.)	14.81%	\$5.90	\$49,275	Redevelopment CalTrans Grant
SUBTOTAL DESIGN COSTS	14.81%	\$5.90	\$49,275	Redevelopment CalTrans Grant
Building Permit	0.51%	\$0.20	\$1,700	HUD HSIAC Grant
Securing Doors and Windows	1.50%	\$0.60	\$5,000	HUD HSIAC Grant
Roof repair	27.05%	\$10.78	\$90,000	HUD HSIAC Grant
Demo and Framing (1st Floor)	22.55%	\$8.98	\$75,000	HUD HSIAC Grant
Interior Plaster/Drywall/Painting (1st Floor)	27.05%	\$10.78	\$90,000	HUD HSIAC Grant
Heating	2.71%	\$1.08	\$9,000	Confucius Church
Electrical Work	15.63%	\$6.23	\$52,000	Redevelopment Agency/SDCB
New Restroom	2.25%	\$0.90	\$7,500	Buddhist Temple
Construction Procurement (0.25% of construction total)	0.25%	\$0.10	\$821	HUD HSIAC Grant
Construction Material testing (0.5% of construction total)	0.49%	\$0.20	\$1,643	SDCB--completed
SUBTOTAL STABILIZATION CONSTRUCTION COSTS	100.00%	\$39.84	\$332,664	
TOTAL	100.00%	\$39.84	\$387,239	\$230,000

\$56,218 completed
 \$7,500 Buddhist Temple
 \$8,000 Confucius Church
 \$52,000 Redevelopment and SDCB

ATTACHMENTS FORM

Instructions: On this form, you will attach the various files that make up your grant application. Please consult with the appropriate Agency Guidelines for more information about each needed file. Please remember that any files you attach must be in the document format and named as specified in the Guidelines.

Important: Please attach your files in the proper sequence. See the appropriate Agency Guidelines for details.

1) Please attach Attachment 1	Narrative_Statement_HSIAC_09	Add Attachment	Delete Attachment	View Attachment
2) Please attach Attachment 2	Budget_Narrative_HSIAC09.pdf	Add Attachment	Delete Attachment	View Attachment
3) Please attach Attachment 3	Abstract_HSIAC_09.pdf	Add Attachment	Delete Attachment	View Attachment
4) Please attach Attachment 4	Letters_of_Leverage_Committme	Add Attachment	Delete Attachment	View Attachment
5) Please attach Attachment 5	96010_Logic_Model.xls	Add Attachment	Delete Attachment	View Attachment
6) Please attach Attachment 6	HUD_2991_HSIAC_09.pdf	Add Attachment	Delete Attachment	View Attachment
7) Please attach Attachment 7	Table_of_contents_HSIAC.pdf	Add Attachment	Delete Attachment	View Attachment
8) Please attach Attachment 8	HSIAC_Application_Appendix[1	Add Attachment	Delete Attachment	View Attachment
9) Please attach Attachment 9		Add Attachment	Delete Attachment	View Attachment
10) Please attach Attachment 10		Add Attachment	Delete Attachment	View Attachment
11) Please attach Attachment 11		Add Attachment	Delete Attachment	View Attachment
12) Please attach Attachment 12		Add Attachment	Delete Attachment	View Attachment
13) Please attach Attachment 13		Add Attachment	Delete Attachment	View Attachment
14) Please attach Attachment 14		Add Attachment	Delete Attachment	View Attachment
15) Please attach Attachment 15		Add Attachment	Delete Attachment	View Attachment

Survey on Ensuring Equal Opportunity For Applicants

OMB No. 1890-0014 Exp. 2/28/2009

Purpose:

The Federal government is committed to ensuring that all qualified applicants, small or large, non-religious or faith-based, have an equal opportunity to compete for Federal funding. In order for us to better understand the population of applicants for Federal funds, we are asking nonprofit private organizations (not including private universities) to fill out this survey.

Upon receipt, the survey will be separated from the application. Information provided on the survey will not be considered in any way in making funding decisions and will not be included in the Federal grants database. While your help in this data collection process is greatly appreciated, completion of this survey is voluntary.

Instructions for Submitting the Survey

If you are applying using a hard copy application, please place the completed survey in an envelope labeled "Applicant Survey." Seal the envelope and include it along with your application package. If you are applying electronically, please submit this survey along with your application.

Applicant's (Organization) Name:	University Corporation at Monterey Bay
Applicant's DUNS Name:	082412920
Federal Program:	Hispanic-Serving Institutions Assisting Communities
CFDA Number:	14.514

- Has the applicant ever received a grant or contract from the Federal government?
 Yes No
- Is the applicant a faith-based organization?
 Yes No
- Is the applicant a secular organization?
 Yes No
- Does the applicant have 501(c)(3) status?
 Yes No
- Is the applicant a local affiliate of a national organization?
 Yes No
- How many full-time equivalent employees does the applicant have? (Check only one box).
 3 or Fewer 15-50
 4-5 51-100
 6-14 over 100
- What is the size of the applicant's annual budget? (Check only one box.)
 Less Than \$150,000
 \$150,000 - \$299,999
 \$300,000 - \$499,999
 \$500,000 - \$999,999
 \$1,000,000 - \$4,999,999
 \$5,000,000 or more

Survey Instructions on Ensuring Equal Opportunity for Applicants

OMB No. 1890-0014 Exp. 2/28/2009

Provide the applicant's (organization) name and DUNS number and the grant name and CFDA number.

1. Self-explanatory.
2. Self-identify.
3. Self-identify.
4. 501(c)(3) status is a legal designation provided on application to the Internal Revenue Service by eligible organizations. Some grant programs may require nonprofit applicants to have 501(c)(3) status. Other grant programs do not.
5. Self-explanatory.
6. For example, two part-time employees who each work half-time equal one full-time equivalent employee. If the applicant is a local affiliate of a national organization, the responses to survey questions 2 and 3 should reflect the staff and budget size of the local affiliate.
7. Annual budget means the amount of money your organization spends each year on all of its activities.

Paperwork Burden Statement

According to the Paperwork Reduction Act of 1995, no persons are required to respond to a collection of information unless such collection displays a valid OMB control number. The valid OMB control number for this

information collection is **1890-0014**. The time required

to complete this information collection is estimated to average five (5) minutes per response, including the time to review instructions, search existing data resources, gather the data needed, and complete and review the information collection.

If you have any comments concerning the accuracy of the time estimate(s) or suggestions for improving this form, please write to: The Agency Contact listed in this grant application package.

Client Comments and Suggestions

U.S. Department of Housing and Urban Development

You are our client! Your comments and suggestions, please!

Please Provide Comments on HUD's Efforts:

The NOFA (insert title)

- is: (a) is clear and easily understandable
- (b) better than before, but still needs improvement (please specify)

(c) other (please specify)

The application form (insert title)

- (a) is acceptable given the volume of information required by statute and the volume of information required for accountability in selecting and funding projects.
- (b) is simpler and more user-friendly than before, but still needs work (please specify).

(c) other comments (please specify)

Name & Organization (Optional):

Prefix:

* First Name:

Middle Name:

* Last Name:

Suffix:

Organization Name:

Close Form

Print Page

About

Grant Applications Detailed Budget

U.S. Department of Housing
and Urban Development

OMB Approval No. 2501-0017
(expires 01/31/2008)

* Organization Name:

University Cooperation at Monterey Bay

* Project/Activity Name:

Chinatown Renewal Project Phase III

	Functional Categories									Total (\$)	
	Column 1 HUD Share (\$)	Column 2 Applicant Match (\$)	Column 3 Other HUD Funds (\$)	Column 4 Other Fed Share (\$)	Column 5 State Share (\$)	Column 6 Local/Tribal Share (\$)	Column 7 Other Share (\$)	Column 8 Program Income (\$)	Column 9		
a. Personnel (Direct Labor)	15,000.00					3,920.00					
b. Fringe Benefits	3,110.00					1,111.00					
c. Travel	3,200.00										
d. Equipment (only items > \$5,000 depreciated value)	0.00										
e. Supplies (only items < \$5,000 depreciated value)	1,400.00										
f. Contractual	14,500.00										
g. Construction											
1. Administration and Legal Expenses	11,000.00										
2. Land, Structures, Rights-of- Way, Appraisals, etc.											
3. Relocation Expenses and Payments											
4. Architectural and Engineering Fees											
5. Other Architectural and Engineering Fees											
6. Project Inspection Fees											
7. Site Work	3,000.00										
8. Demolition and Removal	4,700.00										
9. Construction	50,000.00										
10. Equipment											
11. Contingencies											
12. Miscellaneous	500.00										
h. Other Direct Costs											
i. Subtotal of Direct Costs	107,910.00					5,141.00					
j. Indirect Costs (% Approved Indirect Cost Rate <input type="text" value="14.5"/> %)											
Grand Total (Year <input type="text" value="1"/>)											
Grand Total (All Years)											

Next Year

**Grant Applications
Detailed Budget**

U.S. Department of Housing
and Urban Development

Close Form

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About

OMB Approval No. 2501-0017
(expires 01/31/2008)

* Organization Name:

University Corporation at Monterey Bay

* Project/Activity Name:

Chinatown Renewal Project Phase III

	Functional Categories								All Years
	Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8	
	HUD Share (\$)	Applicant Match (\$)	Other HUD Funds (\$)	Other Fed Share (\$)	State Share (\$)	Local/Tribal Share (\$)	Other Share (\$)	Program Income (\$)	Total (\$)
a. Personnel (Direct Labor)	67,118.00					3,928,000			
b. Fringe Benefits	29,311.00					1,147,000			
c. Travel	3,250.00								
d. Equipment (only items > \$5,000 depreciated value)									
e. Supplies (only items < \$5,000 depreciated value)	5,000.00								
f. Contractual	1,200,000								
g. Construction									
1. Administration and Legal Expenses									
2. Land, Structures, Rights-of-Way, Appraisals, etc.									
3. Relocation Expenses and Payments									
4. Architectural and Engineering Fees									
5. Other Architectural and Engineering Fees									
6. Project Inspection Fees									
7. Site Work									
8. Demolition and Removal									
9. Construction	67,118.00						2,700,000		67,118.00
10. Equipment									
11. Contingencies									
12. Miscellaneous									
h. Other Direct Costs	29,311.00						25,477,000		29,311.00
i. Subtotal of Direct Costs	175,977,000					4,167,000	29,727,000		175,977,000
j. Indirect Costs (% Approved Indirect Cost Rate [2.0] %)									
Grand Total (Year 1)									
Grand Total (All Years)									

Close Form

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About

Grant Applications Detailed Budget

U.S. Department of Housing
and Urban Development

OMB Approval No. 2501-0017
(expires 01/31/2008)

* Organization Name:

University Corporation at Monterey Bay

* Project/Activity Name:

Shantown Renewal Project Phase III

	Functional Categories								All Years		
	Column 1 HUD Share (\$)	Column 2 Applicant Match (\$)	Column 3 Other HUD Funds (\$)	Column 4 Other Fed Share (\$)	Column 5 State Share (\$)	Column 6 Local/Tribal Share (\$)	Column 7 Other Share (\$)	Column 8 Program Income (\$)	Column 9 Total (\$)		
a. Personnel (Direct Labor)	12,118,000					9,160,000					
b. Fringe Benefits	4,252,000					3,431,000					
c. Travel	2,200,000										
d. Equipment (only items > \$5,000 depreciated value)											
e. Supplies (only items < \$5,000 depreciated value)	13,400,000										
f. Contractual	18,000,000										
g. Construction											
1. Administration and Legal Expenses	2,700,000										
2. Land, Structures, Rights-of- Way, Appraisals, etc.											
3. Relocation Expenses and Payments											
4. Architectural and Engineering Fees											
5. Other Architectural and Engineering Fees											
6. Project Inspection Fees											
7. Site Work	5,000,000										
8. Demolition and Removal	4,100,000										
9. Construction	450,000,000								7,500,000		457,500,000
10. Equipment											
11. Contingencies											
12. Miscellaneous	800,000										
h. Other Direct Costs	51,000,000								25,000,000		76,000,000
i. Subtotal of Direct Costs	519,734,000								32,500,000		552,234,000
j. Indirect Costs (% Approved Indirect Cost Rate [] %)											
Grand Total (Year <u>All</u>)											
Grand Total (All Years)											

Previous Year

**Applicant/Recipient
Disclosure/Update Report**

U.S. Department of Housing
and Urban Development

OMB Approval No. 2510-0011
(exp. 08/31/2009)

Applicant/Recipient Information

* Duns Number: [REDACTED]

* Report Type: INITIAL

1. Applicant/Recipient Name, Address, and Phone (include area code):

* Applicant Name:

University Corporation at Monterey Bay

* Street1: 100 Campus Center

Street2: Alumni & Visitor Center

* City: Seaside

County:

* State: CA: California

* Zip Code: 93955

* Country: USA: UNITED STATES

* Phone: 831-582-3914

2. Social Security Number or Employer ID Number: 77-0387459

* 3. HUD Program Name:

Hispanic-Serving Institutions Assisting Communities

* 4. Amount of HUD Assistance Requested/Received: \$ 599,298.00

5. State the name and location (street address, City and State) of the project or activity:

* Project Name: Chinatown Renewal Project

* Street1: 37 Soledad St.

Street2:

* City: Salinas

County: Monterey

* State: CA: California

* Zip Code: 93901

* Country: USA: UNITED STATES

Part I Threshold Determinations

* 1. Are you applying for assistance for a specific project or activity? These terms do not include formula grants, such as public housing operating subsidy or CDBG block grants. (For further information see 24 CFR Sec. 4.3).

Yes No

* 2. Have you received or do you expect to receive assistance within the jurisdiction of the Department (HUD), involving the project or activity in this application, in excess of \$200,000 during this fiscal year (Oct. 1-Sep. 30)? For further information, see 24 CFR Sec. 4.9

Yes No

If you answered " No " to either question 1 or 2, **Stop!** You do not need to complete the remainder of this form.

However, you must sign the certification at the end of the report.

Part II Other Government Assistance Provided or Requested / Expected Sources and Use of Funds.

Such assistance includes, but is not limited to, any grant, loan, subsidy, guarantee, insurance, payment, credit, or tax benefit.

Department/State/Local Agency Name:

* Government Agency Name:

Government Agency Address:

* Street1:

Street2:

* City:

County:

* State:

* Zip Code:

* Country:

* Type of Assistance:

* Amount Requested/Provided: \$

* Expected Uses of the Funds:

Department/State/Local Agency Name:

* Government Agency Name:

Government Agency Address:

* Street1:

Street2:

* City:

County:

* State:

* Zip Code:

* Country:

* Type of Assistance:

* Amount Requested/Provided: \$

* Expected Uses of the Funds:

(Note: Use Additional pages if necessary.)

Add Attachment

Delete Attachment

View Attachment

Part III Interested Parties. You must decide.

1. All developers, contractors, or consultants involved in the application for the assistance or in the planning, development, or implementation of the project or activity and
2. Any other person who has a financial interest in the project or activity for which the assistance is sought that exceeds \$50,000 or 10 percent of the assistance (whichever is lower).

* Alphabetical list of all persons with a reportable financial interest in the project or activity (For individuals, give the last name first)	* Social Security No. or Employee ID No.	* Type of Participation in Project/Activity	* Financial Interest in Project/Activity (\$ and %)
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %

(Note: Use Additional pages if necessary.)

Add Attachment

Delete Attachment

View Attachment

Certification

Warning: If you knowingly make a false statement on this form, you may be subject to civil or criminal penalties under Section 1001 of Title 18 of the United States Code. In addition, any person who knowingly and materially violates any required disclosures of information, including intentional non-disclosure, is subject to civil money penalty not to exceed \$10,000 for each violation.
I certify that this information is true and complete.

* Signature:

* Date: (mm/dd/yyyy)

Application for Federal Assistance SF-424

Version 02

* 1. Type of Submission:

- Preapplication
- Application
- Changed/Corrected Application

* 2. Type of Application:

- New
- Continuation
- Revision

* If Revision, select appropriate letter(s):

[Redacted]

* Other (Specify)

[Redacted]

* 3. Date Received:

08/06/2009

4. Applicant Identifier:

[Redacted]

5a. Federal Entity Identifier:

[Redacted]

* 5b. Federal Award Identifier:

[Redacted]

State Use Only:

6. Date Received by State:

[Redacted]

7. State Application Identifier:

[Redacted]

8. APPLICANT INFORMATION:

* a. Legal Name:

University Corporation at Monterey Bay

* b. Employer/Taxpayer Identification Number (EIN/TIN):

77-0387459

* c. Organizational DUNS:

[Redacted]

d. Address:

* Street1:

100 Campus Center

Street2:

Alumni & Visitor Center

* City:

Seaside

County:

[Redacted]

* State:

CA: California

Province:

[Redacted]

* Country:

USA: UNITED STATES

* Zip / Postal Code:

93955

e. Organizational Unit:

Department Name:

Service Learning Institute

Division Name:

[Redacted]

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

[Redacted]

* First Name:

[Redacted]

Middle Name:

[Redacted]

* Last Name:

[Redacted]

Suffix:

[Redacted]

Title:

Director, Service Learning Institute

Organizational Affiliation:

Service Learning Institute

* Telephone Number:

831-582-3914

Fax Number:

831-582-3568

* Email:

[Redacted]@csUMB.edu

Application for Federal Assistance SF-424

Version 02

9. Type of Applicant 1: Select Applicant Type:

Other (specify)

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*** Other (specify):**

Auxiliary to state university

*** 10. Name of Federal Agency:**

US Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.514

CFDA Title:

Hispanic-Serving Institutions Assisting Communities

*** 12. Funding Opportunity Number:**

FR-5300-N-28

*** Title:**

Hispanic-Serving Institutions Assisting Communities

13. Competition Identification Number:

HSIAC-28

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Salinas, California

*** 15. Descriptive Title of Applicant's Project:**

Chinatown Renewal Project Phase III

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

Version 02

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="599,298.00"/>
* b. Applicant	<input type="text" value="[REDACTED]"/>
* c. State	<input type="text" value="92,810.00"/>
* d. Local	<input type="text" value="12,500.00"/>
* e. Other	<input type="text" value="[REDACTED]"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="754,751.00"/>

* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)

Yes No

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: * Date Signed:

Application for Federal Assistance SF-424

Version 02

*** Applicant Federal Debt Delinquency Explanation**

The following field should contain an explanation if the Applicant organization is delinquent on any Federal Debt. Maximum number of characters that can be entered is 4,000. Try and avoid extra spaces and carriage returns to maximize the availability of space.

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C.1352

Approved by OMB
0348-0046

1. * Type of Federal Action: <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. * Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input checked="" type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. * Report Type: <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> SubAwardee * Name: University Corporation at Monterey Bay * Street 1: 100 Campus Center Street 2: _____ * City: Seaside State: CA: California Zip: 93955 Congressional District, if known: 17		
5. If Reporting Entity in No.4 is Subawardee, Enter Name and Address of Prime:		
6. * Federal Department/Agency: HUD	7. * Federal Program Name/Description: Hispanic-Serving Institutions Assisting Communities CFDA Number, if applicable: 14.514	
8. Federal Action Number, if known: _____	9. Award Amount, if known: \$ _____	
10. a. Name and Address of Lobbying Registrant: Prefix _____ * First Name NA Middle Name _____ * Last Name NA Suffix _____ * Street 1 _____ Street 2 _____ * City _____ State _____ Zip _____		
b. Individual Performing Services (including address if different from No. 10a) Prefix _____ * First Name NA Middle Name _____ * Last Name NA Suffix _____ * Street 1 _____ Street 2 _____ * City _____ State _____ Zip _____		
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when the transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure. * Signature: _____ * Name: Prefix _____ * First Name _____ Middle Name E. _____ * Last Name _____ Suffix _____ Title: Director of Grants & Contracts Telephone No.: 831-532-3089 Date: 08/06/2009		
Federal Use Only:		Authorized for Local Reproduction Standard Form - LLL (Rev. 7-97)

Factor 1: Capacity of the Applicant and Relevant Experience

ORGANIZATIONAL CAPACITY

CSU Monterey Bay: A Vision to Serve Historically Under-Educated and Low-Income Populations

California State University Monterey Bay (CSUMB) is a distinctive 4-year comprehensive university, founded in 1994 on the decommissioned Fort Ord in rural Monterey County, California. CSUMB is distinctive in its goal of “serving the diverse people of California, especially the working class and historically under-educated and low-income

populations” (CSUMB *Vision Statement*, 1994). The CSUMB *Vision Statement* was drafted by the founding Provost and faculty in 1994, and has served as the touchstone for all academic program development on the campus.

CSUMB meets the definition of a Hispanic Serving Institution in Title V of the Higher Education Act of 1965. At least 25% of its full-time enrolled undergraduate students are Hispanic. More importantly, CSUMB has been successful in enrolling and retaining our “vision students,” those first generation college students from historically underserved, low-income communities of the tri- county region.

Current CSUMB Enrollment (F08)		
White	2005	46%
Latino	1170	27%
Asian	283	7%
African American	190	4%
Pacific Islander	40	1%
Native American	34	1%
Other	416	10%
Decline	202	5%

“Vision Student” Enrollment (F 08)		
Tri-County Region (Monterey, Santa Cruz, San Benito)	1476	34%
First Generation College	1681	44%
Historically Underserved	1291	34%
Low Income	954	25%

Service Learning as Core to the Academic Program

CSUMB is distinguished by its commitment to develop students' "social responsibility and skills to be community builders" through service learning (CSUMB *Vision Statement*, 1994). Service learning is one of CSUMB's seven core values (along with Collaboration; Technology Infusion; Multiculturalism and Globalism; Ethical Reflection and Practice; Interdisciplinary; and Applied Learning), and a core component of the academic program. Since its founding in 1994, CSUMB has become a recognized national leader in the field of service learning and civic engagement. In 2005 CSUMB was one of three universities selected by the White House for the "President's Award for Community Service in Higher Education." Each year 50% of CSUMB students enroll in service learning courses, in 2007-08 over 70,000 hours of service were logged to 165 organizations in the tri-county (Monterey, Santa Cruz and San Benito County) region

CSU Monterey Bay's Relationship to the "Salinas Chinatown" Community

Since the university's inception, CSUMB service learning students have worked with faith-based and community organizations located in the Salinas Chinatown neighborhood, the most blighted area of downtown Salinas. Over the past 10 years, an average of, 95 students per semester have worked in *Chinatown*.

CSUMB has a long-term relationship with *John XXIII AIDS Outreach and Needle Exchange Program*, a faith-based organization that provides health outreach and clean needles to addicts, sex workers and the homeless, and *Dorothy's Place* a faith-based soup kitchen and homeless services center. CSUMB also partners with the *Buddhist Temple* and the *Confucius Church* to facilitate beautification activities and community forums. Representing the Japanese- and Chinese-American communities, these faith-based organizations have strong roots in the neighborhood, and as property owners, have a significant stake in the neighborhood's future.

Since 2006 CSUMB has operated a Learning Center in the neighborhood that provides job training and computer literacy training. The Learning Center is also home to, an organic garden and a silk-screening microenterprise. The following service learning courses have involved their students in various aspects of the Chinatown redevelopment project:

BUS 303S: Community Economic Development; CST 361S: Technology Tutors;
ENVS 384S: Environmental Justice & Policy; ENVS 369S: Community Based
Watershed Service Learning; HCOM360: Oral History and Community
Memory; HPWE 361S: Foundations of Wellness; LS 394S: Multicultural Children's
Literature; SL 200S: Hunger and Homelessness; SL 200S: Men's Issues; SL 200S:
Women's Issues; SL 200S: Disease & the Environment; VPA 317S: Public/Community
Art; TAT 399S: Teledrammatic Arts and Technology in the Community

CSUMB's strong relationship with the faith- and community-based organizations in the *Chinatown* neighborhood served as the impetus for the community to invite CSUMB as a partner in the *Chinatown* revitalization effort. In 2005 and 2007, CSUMB received HSIAC grants to support the neighborhood revitalization effort. (The work that has been accomplished will be described in the "Past Performance" section of this factor.) Now it is time to literally build on the good work.

PROJECT TEAM MEMBERS AND LEADERSHIP

Key Project Leadership

Principal Investigator: [REDACTED]

[REDACTED] will serve as the principal investigator, and manage the overall coordination of the effort and linkage to CSUMB's service learning program (.02 FTE). [REDACTED] has been the director of the Service Learning Institute (SLI) for twelve years. He has successfully written

and managed numerous federal and foundation grants (including two awarded HSIAC grants) providing critical support for the growth of the SLI. [REDACTED] has a Ph.D. in International Development Education from Stanford University and an M.A. in Organizational Sociology. He is considered a leader in the field of higher education and service learning, where his writing has focused on the intersection of service learning, multicultural education and social justice.

Project Manager: [REDACTED]

[REDACTED] will serve as Project Manager (.75 FTE), having started with the Chinatown Renewal Project in January 2007. He oversees the 2007 HSIAC grant and directed the 2005 HSIAC grant. [REDACTED] is an ordained minister, having served thirty-four years in parish positions. He is committed to renewing communities, building partnerships and peaceful living. He directed a \$9M three-year city-wide US Department of Education Safe Schools/Healthy Students initiative prior to accepting a position at CSUMB Service Learning Institute. He has presented at numerous national conferences on topics of community engagement and system change.

Asian Cultural Center Curator/Interim Director: [REDACTED]

[REDACTED] is Curator of Exhibitions and Collections at the National Steinbeck Museum, Salinas, CA. She will provide .26 FTE guiding and directing the identification, documentation and collection of cultural artifacts for the Asian Cultural Center and Museum. Formerly with the Monterey History and Art Association, [REDACTED] has significant experience in all phases of exhibition planning and design. She will assist with program development and marketing, and manage the partnership with the CSUMB oral history and museum studies programs, training students with hands on museum experience.

Asian Cultural Center Co-Coordinator: [REDACTED]

[REDACTED] is one of CSUMB's twelve founding faculty, and currently the Director of the Oral History and Community Memory Institute and Archive. She was president of the International Oral History Association (2006-2008), and is a Fulbright Senior Special in Oral History (2006-2011). [REDACTED] specialization is the development of the concept of "cultural citizenship" through oral history. She has pioneered the use of digital storytelling in both classroom and community settings. [REDACTED] uses oral history to help communities develop a richer understanding of their identity and "cultural citizenship." She will serve 1 unit of time.

Asian Cultural Center Co-Coordinator: [REDACTED]

[REDACTED] is CSUMB's lead faculty in the Museum Studies program in the Visual and Public Art Department. As past president of both the Monterey Museum of Art and the Pacific Grove Heritage Society, she is experienced in community leadership at an administrative and cultural level. Deeply committed to community service and service learning, she has engaged students with on-site internships in countless regional institutions because of their theoretical and practical preparedness. She will serve 1 unit of time.

Asian Cultural Center Historian: [REDACTED]

[REDACTED] is Professor of History in the Division of Social, Behavioral and Global Studies, and has been active in supporting the development of the Fort Ord museum. [REDACTED] brings his wisdom and energy to the project to capture the history and impact of the Chinese, Japanese and Filipinos on Salinas and the Monterey Bay Region. He will use that knowledge by serving as the Historian for the project 1 unit of time.

Job Training Specialist: [REDACTED]

[REDACTED] serves as Green Jobs Corp Trainer at the CSUMB Chinatown Learning Center (September 2008-present). His experience working with adults with barriers to

employment and job training prepares him to support the Section 3 persons to be hired. Having taught job readiness skills and his network of neighborhood stakeholders positions [REDACTED] to screen, hire and train the low and very-low-income persons for the construction and operations of the *Asian Cultural Center and Museum*.

Non-campus, community-based personnel are critical to this project.

[REDACTED], City of Salinas Redevelopment Agency Program Director will provide the critical link to the municipal permit, zoning, and building regulations. (.10 FTE).

[REDACTED] *The Architect Company*, Tucson, Arizona is the project's initial lead architect.

[REDACTED] California Polytechnic State University-San Luis Obispo School of Architecture, 2009 Spring Quarter Design Class, developed architectural plans that will be refined with community input to provide the design the *Republic Café*.

[REDACTED] President and CEO Mill Construction, Salinas, will provide guidance and oversight to the construction component of the initiative.

[REDACTED]

[REDACTED]

[REDACTED] (members of *Asian Cultural Encounter*—ACE, one of three Action Teams of the Salinas Downtown Community Board who are guiding the *Chinatown Renewal Project*) are crucial as they bring insight, history, community connectivity, and passion to the project. Each of these community members contributes a minimum of eight hours each month to meetings, plan design and review, phone conversations and email exchange.

[REDACTED] (Columbia University 2009) of *Community Enhancement and Collaboration, Inc* will serve as Project Evaluator. Project evaluation is systematic using quantitative and qualitative measures, providing feedback on progress towards outcomes.

PAST PERFORMANCE

1a) HSIAC GRANT 2005: Soledad Street Revitalization Project

CSUMB applied for and received a 2005 HSIAC grant for \$599,912 for the *NEW Soledad Street/Old Chinatown Revitalization Project* (HSIAC-05-CA-30). \$599,911 was expended. \$468,134 was leveraged (\$364,177 was the targeted leverage funds) or 78% of the expended amount. The project was completed on schedule, September 30, 2008. The Final Report was submitted on time, October 22, 2008.

The project met (and exceeded) its objectives. This brought new energy and hope to a once forgotten neighborhood. Visible signs of progress are: a 24,000 sq. ft. community garden; a CSUMB Community Learning Center (with 6 computers and a silk-screening Co-op); a 24-member Salinas Downtown Community Board; and a 5-day community planning event attended by 300+ residents that produced a 103 page common vision for the neighborhood, *The Chinatown Renewal Plan*. The City of Salinas City Council adopted this plan in 2007.

One sign of success, and community ownership in the project, is that the community renamed the project. What began as the Soledad Street Revitalization Project, the community now wants the effort to be known as the *Chinatown Renewal Project*, with its slogan being: “*creating a thriving community*”.

Approved Project	2005 HSIAC -05-CA-05	Date
Objective	Activity	Accomplished
Activity 1: Support the community planning process to develop a unified community vision and development plan to address the needs of the homeless in downtown Salinas as well as the residents of the neighborhood.		
Open CSUMB Community	<ul style="list-style-type: none"> Space identified and renovated at 22 Soledad Street 1600 sq. feet of meeting space plus ADA bathroom. 	July 2006

<p>Center.</p> <p>Support creation and institutionalization of SDCB</p>	<ul style="list-style-type: none"> Salinas Downtown Community Board (SDCB) meets monthly, average attendance 18 (of 24), three Action Teams (CHAT—Chinatown Homeless Action Team, 8 agencies, 80% attendance at monthly meetings.). ACE—Asian Cultural Encounter, 3 organizations with 3 representatives each plus CSUMB Oral History, Museum Studies and Global Studies students & faculty, 98% attendance at its monthly meetings. SSS—Safety, Security and Sanitation, 12 members, 93% attendance at its monthly meetings) plus the SDCB Publicity Committee (5 members with 98% attendance at its meetings, produced two newsletters) and the seven member Executive Committee (80% attendance at its monthly meetings) 2008 conducted 682 hours of business. National Center for Volunteerism estimates a rate of \$18.43/hr for a value of \$12,569.26 (NOT included in leveraged reporting). Obtained IRS 501c3 status May 2008. 	<p>February 2006-present</p>
<p>Activity 2: Create a Homeless Garden/Nursery Project on Soledad Street, providing training in horticulture and drought-tolerant native plant restoration for the homeless community.</p>		
<p>Construct a 24,000 sq ft garden.</p>	<ul style="list-style-type: none"> With significant community participation, 24,000 sq. ft. of land was cleared, graded, fenced and turned into a community garden; 	<p>September 2006</p>
<p>Train 12 people in a garden assistant program.</p>	<ul style="list-style-type: none"> 15 homeless and marginally housed individuals are trained as garden assistants; work 15 hours/week; create the community garden <p>14 garden crew members worked 12,850 hours in 2 years</p> <ul style="list-style-type: none"> 6 employed full-time @ end of project 2 enrolled in business training center 2 relocated from area following jobs 4 dropped out <p>2008 Harvest totals</p> <ul style="list-style-type: none"> 400 bunches of herbs (basil, thyme, mint, rosemary) 500 pounds of tomatoes 600 bunches of row crops (lettuce, collard, cabbage) 100 baskets of strawberries <p>20% produce to garden crew & families 80% to “soup kitchen” serving 200+ meals daily</p>	<p>September 2006 – December 2007</p> <p>February 2007 – September 2008.</p>

Activity 3: Create a Job Training/Micro-Enterprise Incubator Project to provide training and support for homeless to re-enter the workforce and develop micro-enterprise activities.		
Develop course curriculum and jobs opportunity database.	<ul style="list-style-type: none"> • Research conducted on job training programs in region. • Job readiness curriculum developed for "Garden Assistant Training Program" 	<p>April 2006</p> <p>October 2007</p>
Implement micro-enterprise activities.	<ul style="list-style-type: none"> • Silk-screening micro-enterprise begins in Community Center with 8 participants. • 47 marginalized people from the community participate in the Co-op and 9 CSUMB students volunteer per semester. These individuals invest over 3500 hours in the project and generate \$10,374 of income (one person earned \$585.) Total sales in 2008 are \$16,122.74. 	<p>January 2007-present</p>

1b) HSIAC GRANT 2007: Chinatown Renewal Project: Phase II

CSUMB received a 2007 HSIAC grant for \$599,880 for the second phase of the *Chinatown Revitalization Project* (HSIAC-07-CA-32). \$241,572.13 has been expended.

[REDACTED] has been leveraged [REDACTED] proposed by 11/10) or [REDACTED] of the proposed amount.

The project is in its second year, yet it has already exceeded outcome expectations: 150 persons, who access social services in the community, have completed a 45-minute oral survey regarding personal services received and services needed (this will help identify the services needed in the 1-stop multi-service center for the homeless.); three persons completed the initial 20-week Green Job Corp training (one found placement, one is pursuing further learning, and one is still seeking employment); the technical study (wind and solar) has been completed and equipment options identified (HUD approved 24 CFR Part 50 environmental regulations application); Asian Cultural Center has architectural design drawing, 115 community persons participated in first review of plans (April 2009), \$15,000 raised to restore the *Chop Suey* neon sign that was a neighborhood icon from 1931-1982, CSUMB Oral History (Fall -08) and Museum Studies (Spring -09) classes gathered interviews and identified artifacts for the Center.

Approved Project Objective	2007 HSIAC-07-CA-32 Activity	Date Accomplished
<p>Activity 1: Strengthen and resource the implementation of the community revitalization plan, addressing the social-service needs of the homeless, and the housing and business development needs of the local community.</p>		
<p>Students conduct a <i>Homeless Needs Survey</i>, to serve as the basis for the I-Stop Multi-Service Homeless Center.</p>	<ul style="list-style-type: none"> • Thirty-five students contributed 900+ hours to date to the project. • Three (3) students assisted Chinatown Homeless Action Team (CHAT) develop a 31-question survey completed by 150 persons (half homeless) who currently access social services in the community. This will help identify social services needed in the One-Stop Multi-Service-Homeless Center. 	<p>December 2007- July 2009</p> <p>February - May 2009</p>
<p>Students will develop a marketing and business plan to support the sale and distribution of produce and flowers, silk-screened items, and identify potential micro-enterprises</p>	<ul style="list-style-type: none"> • Two (2) students completed a business plan with the Micro-Enterprise silkscreen Co-op. The result was a reorganization of the Co-op with defined policy and procedure for business operations. • Three (3) students identified six potential Micro-enterprise opportunities building on the resources in the community. • Two (2) business students assisted the Community Garden Park develop a proposal for the Solid Waste Authority to conduct residential composting seminars for the greater Salinas Valley community. 	<p>February-May 2009</p> <p>February-May 2009</p> <p>February-May 2009</p>
<p>Students will develop and implement business development training, responding to the needs of the local business.</p>	<ul style="list-style-type: none"> • Three (3) students repeated the informal educational seminar on the basics of state requirements for employees: minimum wage, Workman's Compensation, family leave, medical insurance, and local resources to assist the businesses in being in compliance. 	<p>February – May 2008</p>
<p>Students conduct a <i>Building and Business</i></p>	<ul style="list-style-type: none"> • Twenty-five (25) students inventoried (space, services, 	<p>February –</p>

<p><i>Inventory</i>, to inform business development strategy & market research study</p>	<p>contact info., gross and net income) all businesses for City of Salinas Redevelopment</p>	<p>April 2009</p>
<p align="center">Activity 2 Create an Asian Cultural Center to provide the long-term residents and property owners a place to preserve their culture and tradition in the revitalized Chinatown and involve the community in continued learning.</p>		
<p>Students hold 4 community focus groups that involve a minimum of 32 persons to obtain input on design and focus of a Cultural Center.</p> <p>Students begin acquisition of artifacts, including photos, and develop system of cataloguing the collection.</p> <p>Students oversee the launch of the first Cultural Exhibit that will attract 50-100 community members.</p>	<ul style="list-style-type: none"> • Thirty students facilitate a Community Planning attended by 115 persons at the Confucius Church, to review 2007 plan and provide feedback to draft design of Asian Cultural Center and Museum. • 2nd Community Planning event set for October '09. • Twenty-four students in the Oral History class conducted 3 two-hour community-training events attended by an average of 28 persons. • Twenty-two students in Museum Studies class design and build five displays for the Asian Festival plus identified 12 "next step" projects. Students hosted a community-learning event at the National Steinbeck Center, May 2009, attended by 45 community members. • The Salinas Public Library and National Steinbeck Center received a National Leadership Grant of \$713,899 from the Institute of Museum and Library Services. ACE is now part of that project. National Steinbeck Center planning on hosting Chinese Exhibition February 2010. <p>Project is progressing stronger (with greater participation, interest and energy) and quicker (achieved to date what anticipated would take two years) than projected.</p>	<p>April 17, 2009</p> <p>Fall 2008 (repeat Fall '09) Spring 2009 (Repeat Spring '10)</p> <p>February 2008 to November 2010</p>
<p align="center">Activity 3: Create a Green Technology Demonstration Park on the most visible corner of the neighborhood, establishing a "Green Jobs Corps," providing employment for the homeless and a space for the wider community to become involved with sustainability and green technology.</p>		
<p>Develop course</p>	<ul style="list-style-type: none"> • Research conducted on job training programs in 	<p>November</p>

curriculum and jobs opportunity through improvement of general work skills for people in transition into the work world.	region. <ul style="list-style-type: none"> • Job readiness curriculum developed for “Green Job Corp Training Program” • Three homeless persons (one female and two males) made up the first twenty-week training corp. 	2008 – November 2010
Design and build a Green Demonstration Park.	<ul style="list-style-type: none"> • Students gathered technical (engineering, equipment, costs) data on wind and solar energy. • The development of the Green Demonstration Park was put on hold because of conversations ACE held with an owner of a Chinese Junk that might have been placed in the identified area for the park and because of the extreme high crime and drug trafficking in the identified vacant lot. 	March-June 2008 November 2008 - present

4) Leveraged Funds and/or Resources

In addition to the leveraged funds, considerable in-kind contributions from the community (grading, fencing, topsoil, decomposed granite for pathways, construction materials, meeting space, volunteer hours, graphic design, web page and newsletter development, etc.) have been received. Most significantly the Salinas Redevelopment Agency submitted and received two CalTrans grants to facilitate the community planning process.

Grant	Proposed Leverage (3-year Total)	Actual Leverage
2005 HSIAC 05-CA-05	[REDACTED]	[REDACTED]
2007 HSIAC -07-CA-32	[REDACTED]	[REDACTED] (18 months through June 2009)

In summary, the project leveraged [REDACTED] more than the proposed amount in its first HSIAC grant and is [REDACTED] ahead of our projected amount for the 2007 HSIAC grant.

5) Compliance with Reporting Requirements

CSUMB has been a diligent grantee, having produced semi-annual reports (including Program Outcome Logic Model) that were submitted on time to the HUD office. The 2005 grant semi-annual reports were submitted in October and March, with the Final Report submitted October 22, 2008. The 2007 grant semi-annual reports are submitted in January and July, within

30 days of close of 6-month funding cycle. The narrative reports and Program Outcome Logic Models are generated by the Service Learning Institute, and have been distributed widely throughout campus to solicit support for the project. The financial reports have been generated by the University Corporation at Monterey Bay Accounting Office, and have been accurate and timely.

Both grants obtained the required Environmental Review (24 CFR 58.34) in a timely matter. This is a critical requirement and one that takes time, patience and diligence. The HUD Regional Office in San Francisco and OUP staff were very helpful and responsive.

Factor 2: The Need: Chronic Homelessness and Urban Blight in Salinas Chinatown Neighborhood

The Economy of the Region: Prosperous Land and Impoverished People

The Salinas Valley in Central California is famous for its fertile soil as the “Salad Bowl of the World.” Yet it is also famous for the struggles of its agricultural workers, as captured in the writing of Salinas’ most famous native son, John Steinbeck and the labor movement of Cesar Chavez. Salinas grows much of the nation’s lettuce, artichokes, broccoli and strawberries, contributing to a \$3.4 billion annual business. These are labor-intensive crops that require a significant nine-month labor pool as the fields deliver three or four cycles of crops. During planting, weeding and harvesting times, the phrase “factories in the fields” accurately describes the scene as hundreds of workers line the rows.

The prosperity of the land, however, stands in stark contrast to the living conditions of the residents. High housing costs coupled with low educational levels, contribute to problems of urban blight, unemployment, and inadequate housing. While Monterey County is home to towns such as Pebble Beach and Carmel with multimillion-dollar oceanfront homes owned by absentee

landlords, families in some parts of Salinas live in one of the most densely populated areas in the state with poverty rates as high as 35%.

The Neighborhood: Salinas' Chinatown

The target area for this proposal is the largest city in Monterey County, Salinas. In particular we focus on an area near downtown called the Chinatown neighborhood. From the 1860s to the 1950s, Chinatown was a bustling business district with Chinese markets, cafes and families living up and down Soledad Street, and Japanese families living along Lake Street. The Chinese and Japanese were responsible for the transformation of agricultural production in the Salinas Valley, serving as the region's agricultural laborers until after World War I. John Steinbeck, who was born and wrote his first novels only blocks away, describes Chinatown in his celebrated Salinas Valley novel "East of Eden," conjuring muddy, lantern-lit streets, the sound of a gong and the aroma of roasting pork.

However, neglect and isolation turned the area into a magnet for drug dealing, prostitution, and gambling. In the 1990s it had the highest concentration of bars in the city. Today, the gambling houses, restaurants and bordellos are gone, replaced by vacant lots, abandoned buildings, and boarded up windows. Unfortunately, the illicit drug trade continues to thrive. Yet, Chinatown is literally "across the tracks" from the cornerstone of the current effort to revitalize "Main Street" in Salinas: The National Steinbeck Center. The blight and illicit drug trafficking stand in stark contrast to the new investment on Main Street, only a block away. For Main Street to thrive, Chinatown must thrive.

Chinatown is one of two sites in Monterey County identified as having a high concentration of homeless individuals. The 2009 Homeless Census and Survey revealed 7,274 homeless in the County, and the majority of these in Salinas. Salinas reported an increase of

71% in its homeless population from 2000. The Soledad Street/Chinatown area has been made a priority by the City of Salinas for redevelopment and revitalization. The neighborhood has been rezoned as "Mixed Use" to facilitate a "new urbanism" approach to development. But for that revitalization to occur, the social service needs of the homeless must be addressed along with the needs of the poor families, businesses and property owners.

High Housing Costs and Low Incomes

According to the 2000 census, the City of Salinas is home to 151,050 persons, a significant 38.8% percent increase over the 1990 census. Of these residents, 61.9% are of Hispanic or Latino origin. Over a third (35.2%) of Salinas residents were foreign born, compared to a state average of 26.2% and a national average of 11.1%. In 60% of Salinas' households, a language other than English is spoken. Salinas has a young population with the median age of 31.7. 32% have less than a high school education. Immigration is an issue with 29% foreign born and 47% who speak a language at home other than English.

A look at the statistics reveals how the combination of low wages and high housing prices results in food insecurity, housing insecurity, and homelessness in Monterey County:

- Renter overcrowding and renter overpayment were identified as significant problems. (Census Bureau, Salinas Housing Element 2004).
- In 2008 Monterey County Food Bank provided food for 31,000 people per month. They have experienced a 289% increase in requests for services the past decade.
- According to a UCLA study on hunger, 30% of Monterey County's adult population said they have trouble putting food on the table. 1/3 of children are malnourished (California Food Policy Advocates, 2005).

- Median household income in 2007 was \$51,048 (national median: \$55,645), the per capita money income was \$16,512 compared to \$25,035 for the rest of the nation.

The prices of houses are far out of reach for the poor, but the rental market is also high. According to the National Low Income Housing Coalition, the housing wage in Monterey County in 2007 is \$19.90. This is the hourly wage, at 40 hours a week, which is needed to afford a two-bedroom apartment at fair market rates. A minimum wage earner can afford a monthly rent of no more than \$351/month in order to keep within the guideline of spending no more than 30% on housing. The fair market rent for a two-bedroom apartment in Monterey County is \$1,035.

Housing Needs for Agricultural Workers

A study of farm worker housing and health needs conducted by the Applied Survey Research and the Center in 2006 interviewed 780 farm workers in the Salinas and Pajaro Valleys. These Spanish speaking (97%), Mexican or Mexican Americans reported earnings that were lower than any other occupational category with a **median annual income of only \$11,000**. Respondents reported an average of 5.4 people per household or 50% higher than the average of 3.6 people per household for the general population. In 2006, 275 calls were received by the Salinas code enforcement office about people living in garages. City inspectors found evidence of people sleeping in attics, hallways, kitchens, closets, tool sheds and vehicles. Given these unsafe conditions, it is not surprising that some choose to live unsheltered.

Rich Cultural History

The history of Salinas' Chinatown neighborhood is incredibly rich. Starting in the late 19th Century, the neighborhood was home to a flourishing community of Chinese agricultural workers and immigrants. The Chinese were not allowed to own property and faced restrictions

about where they could live due to the Chinese Exclusion Act, so the neighborhood remained their home for decades. After the act was repealed in 1943, many took advantage of the opportunity to move, but the area remained under Chinese cultural influence. During its heyday, mixed-use structures featuring residences placed upstairs of retail businesses were common and a Confucius Church was built, which still serves the Chinese community of the Salinas Valley.

Japanese immigrants also called the neighborhood home, arriving shortly after the Chinese to work as agricultural laborers. The Salinas Buddhist Temple, established in 1924, is a centerpiece of the Japanese Community. Like the Chinese before them, the Japanese faced considerable discrimination, especially during World War II when all Japanese were detained in internment camps. After their release, discrimination continued and they were unable to find property in other parts of Salinas, so they continued to make the most of Chinatown. The neighborhood featured restaurants, barbershops, a tofu shop and more. As a second generation grew up, opportunities to move increased and many families left the neighborhood.

Filipino immigrants moved to the area after the Japanese and the diverse cultural influence continued. But by the 1950s and 1960s, the neighborhood had become well known for its bars, bordellos and gambling houses, which drew many of the 40,000 soldiers at nearby Fort Ord until it closed in the early 1990s. By the 1980s, Chinatown had become a magnet for drug dealing and prostitution. The gambling houses, restaurants and bordellos are now gone, replaced by vacant lots, abandoned buildings, and boarded up windows. Where many families once worked and thrived, now drug trafficking, illegal dumping and the homeless have filled the void. As redevelopment occurred in nearby areas of Salinas, the homeless and other needy persons were further displaced away from those areas to Chinatown, reinforcing Chinatown's reputation as a forgotten inner-city ghetto or slum. The neighborhood's reputation became a significant

barrier to attracting investment and successfully revitalizing the neighborhood. However, despite the prevalence of illicit drug and prostitution activities, it has served as home for many positive community uses, including the Buddhist Temple, Confucius Church, Bing Kong and Suey Sing Tongs, CSUMB Service Learning Center, and a community garden.

The neighborhood has tremendous potential as it is located two blocks from the National Steinbeck Center, a museum dedicated to the life and work of John Steinbeck. The National Steinbeck Center is the centerpiece of ongoing downtown redevelopment, and within a quarter mile of a planned intermodal transit center with anticipated statewide service.

100 years ago, Chinatowns were a visible part of most every Californian urban community. Today, most of these communities have disappeared, and with them has gone all visible traces of the contribution made by their inhabitants. In fact, Salinas Chinatown is the last remaining community between Los Angeles and San Francisco.

The community identified preserving Chinatown's cultural heritage as one of the top priorities for revitalization, and expressed an interest in developing the cultural heritage elements in the March 2007 *Chinatown Renewal Plan*. Highlighting its historic architectural style would not only be attractive to the community but would serve as a draw to visitors.

A workshop was held November 29-30, 2007, featuring architect [REDACTED] from Tucson, Arizona, who shared his experience in renewing communities with rich cultural heritage and history. History professor and author [REDACTED] provided an account of the historical background of Salinas. Representatives from the Chinese, Filipino and Japanese communities shared their family history, photos and stories from the mid-1920s to present. 115 members of the community attended the workshop.

██████████ and ██████████ encouraged the Chinatown community to work towards creating a vibrant community and attraction for visitors through revealing its rich culture and history. In exploring its cultural heritage, the community has determined that a Cultural Center should be the keystone first phase project. An outcome of the meeting was the establishment of a cultural heritage Action Team ("ACE" or Asian Cultural Encounter), with the goal of preserving the history and culture of Chinatown and creating an attraction to draw people to the area.

Factor 3: Soundness of Approach

A. QUALITY OF WORK

Phase I and II Accomplishments: Facilitating Dialogue and Planting Seeds of Change

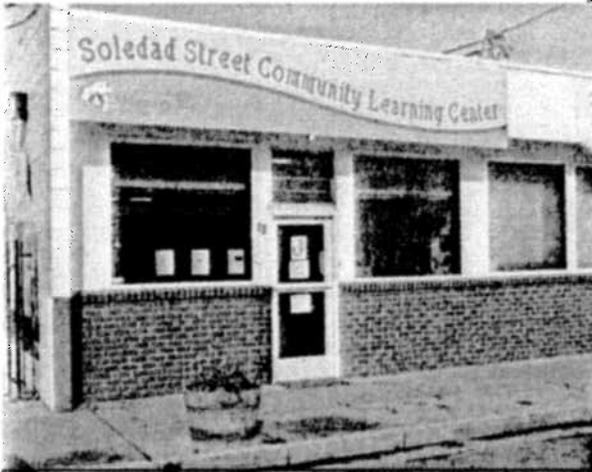
Through the previous HSIAC grants, significant groundwork has been laid for the third phase of this work: the building of the *Asian Center*. Tangible accomplishments include:

- The Salinas Downtown Community Board (SDCB) has been established and meets monthly, bringing together local property



- owners, businesses, social service providers, and government agencies, creating an inclusive forum to discuss the transformation of the neighborhood. Significantly the SDCB renamed the initiative *The Chinatown Renewal Project*. This is truly a grassroots community-based effort, whose goal is to end the continued marginalization and deliberate disassociation of the chronic homeless community in Salinas.
- CSUMB operates a 1400 sq. ft. Community Learning Center in the neighborhood,
- "Community Garden Park" has been established on 24,000 sq. ft. of vacant land, literally planting seeds of beauty, hope and transformation in the neighborhood.

- Fifteen homeless individuals have gone through a “Garden Assistant Training Program;” ten have found other employment and eleven have been able to find more permanent housing.



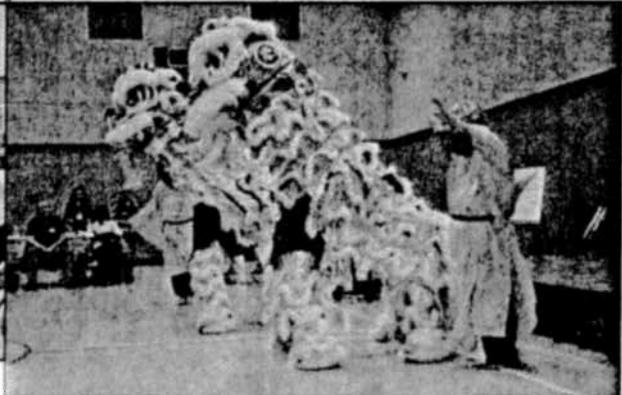
The CSUMB Community Learning Center serves as the home of the revitalization effort.



Salinas Mayor Dennis Donohue addresses the gathering on Beautification Day, 10/28/06.



The community gathers to listen to walkable communities' expert Dan Burden at the opening of the Community Planning Event, March 8 2007.



Traditional Chinese lion dance performing at the opening of the Community Planning Event, March 8, 2007.

- Over 300 community members participate in a 5-day planning “charrette,” and produce a vision for a new urban community emphasizing inclusiveness, and sustainability.

Overview of Activities: Chinatown Renewal Project Phase III

With the groundwork laid during Phase I and II, the Chinatown Renewal Project is ready to take the next step in eliminating the urban blight which has characterized Chinatown over the past thirty years, and revitalize the local economy, while meeting the needs of the low- and moderate-income families in the neighborhood. While Phase I and II focused on planning and building community capacity and engagement, Phase III focuses on physical infrastructure: the initiation of the *Asian Cultural Center and Museum*.

“I’ve been waiting 30 years for this day to come. We now have a more inclusive vision of what our neighborhood can become.”

-Wally Ahtye, property owner,
born on Soledad Street in 1930.

The cornerstone of Phase III is the renovation of the *Republic Café* into the *Asian Cultural Center and Museum*. The challenge is to transform a building that has not been used in thirty years into a vibrant cultural showcase.

CSUMB will partner with the Salinas Redevelopment Agency, the Salinas Downtown Community Board (SDCB), the Salinas Buddhist Temple, the Confucius Church, the Filipino Community Center, local property owners and businesses in Phase III.

In March 2005 more than 100 people gathered to address area homelessness. One of the outcomes of this summit was the creation of the SDCB with 24 seats that represent property owners, businesses, community service providers, and government agencies. Formally established in November 2005 and incorporated as a non-profit in July 2007, the SDCB has met monthly in the Chinatown neighborhood to advise policy makers regarding development plans for the area. These multi-stakeholder meetings create an important forum for the exchange of ideas among diverse community members, and continue to help build trust in the collaborative process. SDCB’s first initiative is the *Chinatown Renewal Project*, with the theme of “*Creating*

a Thriving Community.”

The SDCB, CSUMB and City of Salinas Redevelopment Agency sponsored a five-day planning Charrette in March 2007 with 300+ persons in attendance. The outcome was the *Chinatown Renewal Plan*. The 105 page document identifies building use priorities, offers suggestions for the improvement of traffic flow, and includes a list of community priorities, including specific catalyst projects. The *Asian Cultural Center* is one of the top three projects identified in the plan, along with a Community Park and a 1-stop Social Service Center.

November 2007 saw a second community-planning meeting focused exclusively on the cultural center. The 115 attendees formed a 12 member Asian Cultural Encounter Action Team (ACE) with representatives from the three ethnic communities, the Salinas Redevelopment Agency and CSUMB. Their task is to refine and guide the project.

In September 2008, the Redevelopment Agency and the Chinatown Renewal Project were awarded a \$230,440 CalTrans Environmental Justice Planning Grant. Among the projects identified for this grant was the engagement of an architect [REDACTED] from Tucson, AZ) and a School of Architecture class from California State Polytechnic University (CalPoly) to design the space to be occupied by the *Asian Cultural Center and Museum*.

A third community meeting was held in April 2009 to provide input and suggestions for refinement of the draft design plan. 115 persons (community members, CSUMB and CalPoly students and faculty, Redevelopment Staff) gathered at the Confucius Church to review



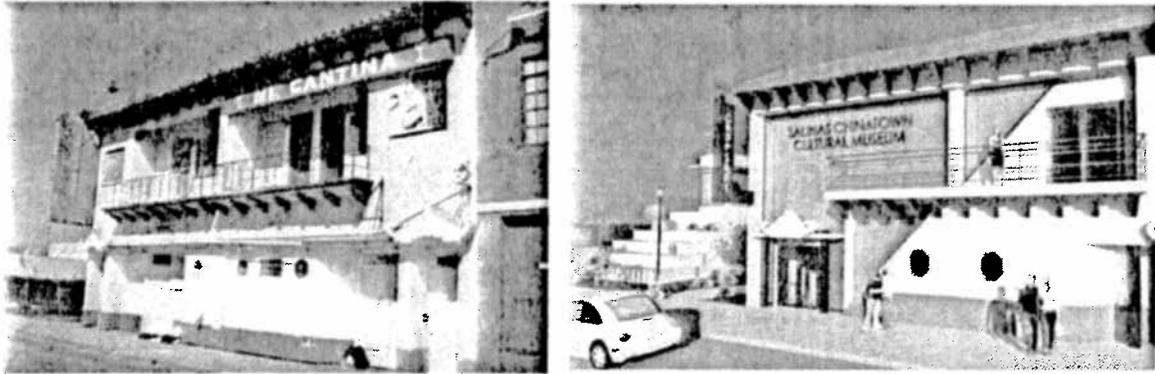
draft designs. In June 2009 the students completed their work and [REDACTED] will present the draft

drawings to the community in October 2009. Once reviewed and revised a final set of drawings will be developed to guide the construction.

In Fall 2008 a CSUMB Oral History (24 students) class worked with ACE in capturing the stories of 18 older members of the Chinese, Japanese and Filipino communities. In Spring 2009 a CSUMB Museum Studies (22 students) class began identifying cultural and historic artifacts. To this point the work has been virtual; however, they have partnered with the Curator of Exhibitions and Collections at the National Steinbeck Center (who has offered storage that is environmentally controlled) in creating exhibits for the *Asian Cultural Center and Museum*. Both classes are part of ACE and community members provide input to both classes.

ACE was presented with the 2008 HUD NOFA with the challenge of reviewing it and determining if fundable project(s) could be identified for a proposal in 2009. Twelve to fifteen (12-15) community members joined 10-12 CSUMB students and faculty to identify and refine the framework and focus of the *Chinatown Renewal Project Phase III*. To date over 100 hours have gone into the planning. The goals identified are to:

- Launch the first economic-based building in Chinatown in fifty years by stabilizing and remodeling the first floor of the *Republic Café* to “white room” (useable space that meets environment, building and permit requirements) stage, including ADA bathroom.
- Identify and gather (virtual and tangible) cultural artifacts that tell the story of the impact of immigrants on the development of the Salinas Valley. Design and construct exhibits and displays for the *Asian Cultural Center and Museum* with a target opening date of May (National Asian History Month) 2012. Continue building on community interaction to optimize the rich cultural traditions of the neighborhood.



REPUBLIC CAFÉ 2009

DRAFT DESIGN OF 2012

ASIAN CULTURAL CENTER AND MUSEUM

- Provide employment opportunity for unemployed persons in the construction and museum operation. A minimum of 20% of the work force in the construction and operation will be low or very-low income (Section 3) individuals.

CSUMB will capitalize on its unique academic program and its commitment to community involvement to bring university resources to support the neighborhood renewal process. Under the leadership of the Salinas Downtown Community Board (SDCB), and working closely with the faith-based organizations in the neighborhood, Chinatown Renewal Project Phase III will undertake three specific activities to achieve the goals described above.

1. **Provide support to the Architect, Contractor, Sub-contractors and Building Regulators in the construction of the *Asian Cultural Center and Museum*.** Under the leadership of CSUMB Project Manager, [REDACTED], and City of Salinas Redevelopment Agency Program Director, Don Reynolds, students will be recruited to assist in obtaining permits including HUD Environmental Review 24 CFR Part 50, filing plans, monitoring construction schedule and informing community members of progress (coordinating communication --internal for the project providers and external to the community).

Three construction phases have been identified by ACE and a local contractor (the actual contractor will be selected via competitive bidding.):

Phase I: Secure NEPA and HUD environment review (24 CFR 58.5),
building permits (consistent with CEQA guidelines.)

Phase II: Secure building from further deterioration by replacing roof and
securing windows and doors.

Phase III: Demo and framing of first floor. Interior plastering, heating,
electrical and new ADA restroom.

Obtaining an accurate assessment of the man-made hazards at the site (including flood plains, noise attenuation, seismic safety, toxic materials used in previous construction, etc.). The removal of hazardous materials is highly regulated by the State, County and the AQMD. Permits and the use of certified disposal sites consistent with EPA and State requirements will be observed.

All parties involved are aware of the responsibility to carry out mitigating measures regarding any and all environmental issues in the demolition and rehabilitation of the *Republic Café* (designated site for the *Asian Cultural Center and Museum*). Including Lead-Based Paint requirements.

The project will comply with the requirements of Section 504 of the Rehabilitation Act of 1973, the American with Disabilities Act, the Architectural Barriers Act, and corresponding HUD implementation regulations at 24 CFR parts 8 and 40.

- 2. Create the *Asian Cultural Center and Museum* to provide the long-term residents and property owners a place to preserve their culture and tradition in the revitalized Chinatown and involve the community in continued learning.** Under the leadership

of National Steinbeck Center Curator of Exhibitions and Collections, [REDACTED] [REDACTED] CSUMB Oral History professor [REDACTED] Museum Studies professor [REDACTED], and History professor [REDACTED] working collaboratively with the Confucius Church and Salinas Buddhist Temple, CSUMB students will help establish the *Asian Cultural Center and Museum*. The cultural center will provide the long-term residents and property owners a space to preserve their culture and tradition as the revitalization plan moves forward.

To honor and capture an understanding of the Chinese, Japanese, Filipino and Hispanic experience in Salinas will capture the mind and heart of all who visit. To ensure the optimum experience CSUMB and the National Steinbeck Center will convene a National Asian Cultural Center Mapping Symposium in the fall of 2010. This will bring some of the wisest and most respected experts together to share knowledge and build a stronger network. The work will enhance the exhibit development of ACCM.

In addition cultural design experts from the National Japanese Museum, Los Angeles and National Chinese Historic Society Museum, San Francisco will be called upon to galvanize local understanding of the fragile and sensitive cultural issues in museum creation and design.

The National Steinbeck Center (NSC) is committed to providing 330 square feet of environmentally controlled storage space for identified and secured artifacts. In addition NSC has committed staff to curate and prepare these exhibitions.

- 3. Provide employment opportunity for low and very-low-income persons [provision of Section 3 (12 U.S.C. 1701u)]. A minimum of 20% of the work force on the project (construction and operation of center). Under the leadership of CSUMB**

Green Job Corp Training Coordinator, Peter Nelson and Ernie Mill, President of Mill Construction Company, CSUMB business students will work with job training, human resource compliance, job readiness and monitoring crew work performance.

A condition for building contractors is compliance with the labor standards (Davis-Bacon) requirements referenced in 24 CFR 570.603. Priority consideration will be given low and very-low income residents for new employment and training.

The *Chinatown Renewal Project, Phase III* addresses two of the HUD Policy Priorities:

- **Improve our nation's communities.**

The target of this effort is the most blighted area of downtown Salinas. It will bring new resources, opportunities and energy to a forgotten part of the downtown redevelopment zone. It will bring to life the *Asian Cultural Center and Museum* that will provide employment opportunities and a repository for community pride and honor.

- **Provide full and equal access to grassroots, faith-based and other community organizations in HUD program implementation.**

The project is a grassroots movement. *ACE* organized, coordinated, monitors and guides the project. After fifty years of empty promises they are helping shape all aspects of the *Asian Cultural Center and Museum* including this application for HUD services. The minority Asian community partners with minority CSUMB students forming a strong and intriguing alliance.

Activity 1: Provide support to the Architect, Contractor, Sub-contractors and Building Regulators in the construction of the *Asian Cultural Center and Museum*.

1. **Description of the Activity.** The grant will facilitate the renovation of the vacated *Republic Café*. This seismically-sound two-story building has been leased to the Salinas

Redevelopment Agency for 30-years for use as the *Asian Cultural Center and Museum*. The building is in need of renovation. The second stage (after obtaining permits and meeting pre-construction requirements) is to *stabilize* the building. This will require an environmental engineering audit, the replacement of its roof and replacement of broken windowpanes. Once the building is stabilized work will begin on making the first floor ADA compliant. Electricity, plumbing, ADA bathroom, flooring, ceiling and wall construction will occur. Under the direction of Project Manager [REDACTED] and Salinas Redevelopment Agency Project Director Don Reynolds, CSUMB students will be engaged in the following activities:

- 5-10 students will work with the Architect and Contractor to provide support for filing of construction plans, submission of permit applications, etc.;
- 5-10 students will design a *Communication Marketing Strategy* to inform project providers and the public of the project. Web-based calendars, email message groups, preferred contact method, and coordinated timelines will be developed. At least 25% of persons associated with the Buddhist Temple, Confucius Church, Filipino Community Center, Dorothy's Place and CSUMB Learning Center will be kept informed of the construction progress.

2. **Meeting CDBG national objectives and HUD Goals.** This activity directly addresses two CDBG national priorities: "benefit low or moderate income persons" and "aid in prevention or elimination of blight." The area of interest is identified in the Salinas General Plan as a part of the "Downtown/Soledad Street Focused Growth Area," designated for mixed-use development to serve both the needs of the homeless population, as well as, the wider downtown community needs. The Salinas General Plan

identifies this area as a priority, recognizing the neighborhood historic value and potential for revitalization. This activity also addresses three HUD Goals: “Strengthen Communities by expanding economic opportunities;” “Strengthening Communities by improving physical conditions and quality of life;” and “Promote Participation of Faith Based [Buddhist, Confucius, Franciscan Workers (Christian)] and Other Community Organizations by encouraged partnerships between faith-based and other community organizations and HUD’s grantees.”

- 3. Expanding the role of CSUMB in the community.** This activity will deepen the impact of CSUMB’s presence in Salinas Chinatown. Having multiple classes involved in data gathering, project assessment, community dialogue and project coordination brings the level of involvement of the university to a deeper more integrated level. CSUMB faculty and students will be involved in building the *Asian Cultural Center and Museum* as the keystone catalyst project for the *Chinatown Renewal Project*.
- 4. Relating to and not duplicating other activities in the area.** No other Chinatown remains between San Jose and Los Angeles. There is no other area of Salinas that has the potential to capture cultural history and to impact and serve as a catalyst for further economic development. The *Asian Cultural Center and Museum* will be the first new business established in the neighborhood in nearly fifty (50) years! With *CalTrain* (The San Francisco Bay area commuter rail line) coming to Salinas in 2012 (within 500 yards of the west edge of Chinatown) there is a great urgency and need for comprehensive mixed-use planning and support of such development. Establishing the *Asian Cultural Center and Museum* is seen to be the catalyst project to spark more significant multi-use development in Chinatown. However, there are insufficient fiscal resources to contract

for the services the professors and students can provide. Thus, with the support of CSUMB, the first building piece in the Chinatown Renewal Project can be realized.

5. **Involving and empowering citizens.** The Salinas Downtown Community Board, members of the Buddhist Temple, Confucius Church, Filipino Community Center, guests and staff of Dorothy's Place, Mills Construction- a Salinas-based construction company, the National Steinbeck Center plus local property owners and business operators are eager and engaged in this endeavor. A minimum of 100 community members will come together annually for updates and input for the development of the project. The *CSUMB Community Learning Center* will serve as the hub for this community-based involvement; and the Project Manager will ensure this involvement is maintained.

Activity 2: Create an Asian Cultural Center and Museum to provide the long-term residents and property owners a place to preserve their culture and tradition in the revitalized Chinatown and involve the community in continued learning.

1. **Description of the activity.** In collaboration with the Buddhist Temple, the Confucius Church and the Filipino Community Center, the CSUMB Museum Studies, Oral History, and Global Studies programs will help the community to start the *Asian Cultural Center and Museum*, to serve as a gathering place for the cultural and artistic riches of the neighborhood. CSUMB Museum Studies faculty and students will collect and archive artifacts and photos that can be exhibited to bring the neighborhood's rich cultural past to life. CSUMB Oral History faculty and students will conduct oral histories of families and community members, which can be used in a variety of community exhibits, and professionally archived for future use. CSUMB Global Studies faculty and students will identify and capture the impact of the three ethnic groups on Salinas and the surrounding

region through history timelines. Once established, monthly exhibits and art walks will take place in the neighborhood, each involving 50-100 community members. CSUMB will also offer 1-2 relevant courses per semester at the *Asian Cultural Center and Museum*, and will enable community members (5-10 per class) to register for the courses through Extended Education. Examples of current CSUMB courses that would be of interest to the community include *Oral History Methodology*, *The Japanese Immigrant Experience*, *Aging and Homelessness in the US, China and Japan*, and *Japanese and Chinese language*.

Activities will include

- 5-10 students will hold a minimum of 4 focus groups in the community that involve a minimum of 32 persons to obtain input on design and focus of the *Asian Cultural Center and Museum* (Buddhist Temple, Filipino Community Center, Confucius Church and Dorothy's Place will be approached).
- 10-30 students will identify activities and focus for the *Asian Cultural Center and Museum*: workshops, exhibits, story telling, items to sell at the *Center*.
- 8-20 students will begin acquisition of artifacts, including photos, and development of a system of cataloguing the collection.
- 8-20 students will conduct oral-history interviews of 12-30 members of the Buddhist Temple, Confucius Church or Filipino Community Center.
- CSUMB and the National Steinbeck Center will convene an international Asian Museum Forum fall 2010 that will gather top experts to brainstorm, identify and resource the Salinas Cultural Center and Museum.

- 3-8 students will oversee the launch of the first Cultural Exhibit that will attract 50-100 community members.
- 2-6 students will identify the history and impact of Chinese, Japanese and Filipinos on Salinas and surround region.

- 2. Meeting CDBG national objectives and HUD goals.** The creation of the *Asian Cultural Center and Museum* directly addresses the objective of “preventing or eliminating slums or blight.” Currently, Soledad Street in Chinatown is a virtual ghost town. Though the Buddhist Temple and Confucius Church are located one street away in the neighborhood the members of these communities have no reason to come to Soledad Street, and as a result, have felt very little connection to the effort to transform the community. By creating the *Asian Cultural Center and Museum* new connections are established between the rich history of the neighborhood and its promising future. Bringing new life to Soledad Street through art and culture will significantly contribute to “eliminating blight” in the neighborhood. This activity also addresses three HUD Goals: “Strengthen Communities by expanding economic opportunities;” “Strengthening Communities by improving physical conditions and quality of life;” and especially “Promote Participation of Faith Based and Other Community Organizations by encouraged partnerships between faith-based [Buddhist, Confucius, Franciscan Workers (Christian—Roman Catholic)] and other community organizations and HUD’s grantees.”
- 3. Expanding the role of CSUMB in the community.** Establishing the *Asian Cultural Center and Museum* creates a bridge for faculty and students in CSUMB’s College of Arts and Humanities to have a deeper connection to the Soledad Street neighborhood. Previously, art students have been involved through the painting of community murals,

now; we add a significant new dimension to the collaboration. The oral history component alone has the potential to be an on-going effort that captures the stories and histories of the neighborhood's diverse residents. Collaborating with the CSUMB Museum Studies program will provide the opportunity for the university to co-create a community museum that will become an established part of the future neighborhood. Involving history studies allow students the opportunity to capture and identify the impact history has for a particular people in a particular place.

4. **Relating to and not duplicating other activities in the area.** There are currently no efforts underway to collect and archive the rich cultural history of the Chinatown neighborhood. CSUMB collaborates closely with the National Steinbeck Museum, located two blocks away (on the other side of the tracks), and future collaboration will enrich both museums. The Curator of Collections and Exhibitions will coordinate and oversee the work at the *Asian Cultural Center and Museum*. Hosting an International Forum for distinguished scholars and practitioners will create an unprecedented network of Asian museums, and harness their experience and expertise to serve the development of this unique community museum.
5. **Involving and empowering citizens.** Throughout the community planning process that has taken place over the past four years, the members of the Buddhist Temple, Confucius Church, and Filipino Community Center repeatedly voiced as one of their top priorities, the creation of the *Asian Cultural Center*. As a result, these three faith and community-based institutions are committed to this project, and provide representatives to the Asian Cultural Encounter Action Team that provides guidance for the development of the *Asian*

Cultural Center and Museum. Clearly, CSUMB's role is to help the local community bring to fruition the kind of cultural center that it wants.

Activity 3: Provide employment opportunity for low and very-low-income persons (provision of Section 3). A minimum of 20% of the work force on the project (construction and operation of center) will be low and very-low-income persons.

1. **Description of Activity.** Under the leadership of CSUMB Green Job Corp Training Facilitator, [REDACTED] construction crew and cultural center operations employment candidates will be identified, screened, hired and trained. The Contractor (construction) and Museum Interim Director (operations) will make the final hiring decisions.

Students will be engaged in the following activities:

- 2-4 students develop operational needs for staffing of the Center. Identify job descriptions and budget (to be covered by admission/use fees, donations and grants). A minimum 3-year operating budget will be identified and money in the bank (or committed by contract) by opening of the center in May 2012.
- 5-10 students support [REDACTED] in the recruitment, job training and life skill instruction of potential employees.
- 3-8 students assist the hired crewmembers develop strong work habits and personal life skills (banking, housing, etc.).
- 3-8 students conduct outreach/social marketing to communities groups (Rotary, Lions, etc.) to encourage site visits and project support.

2. **Meeting CDBG National Objectives and HUD Goals.** By hiring and training low- and very-low-income persons (Section 3 residents) two HUD Goals: "Strengthen

Communities by expanding economic opportunities;" and "Strengthening Communities by improving physical conditions and quality of life" are addressed.

- 3. Expanding the role of CSUMB in the community.** Supporting underemployed persons and helping create jobs provides a positive role for the university in this marginalized community. CSUMB students will gain insight and skills as they support these fragile persons. In the first two HSIAC grants the university was more the beneficiary as faculty, staff and students were supported. This grant provides 65% direct benefits and resources in/to the community.
- 4. Relating to and not duplicating other activities in the area.** There is currently no hiring taking place in Chinatown. This project is viewed as a catalyst for further development and expansion of businesses and job opportunities. Two additional catalyst projects (A .8 acre mixed-use site with 72 work-class housing units and 4-8 commercial units. And a 6000 sq. ft. Social Service Assessment Center.) are identified, designed and ready to-go-to-bid. However, it often takes that first project to provide the catalyst.
- 5. Involving and empowering citizens.** The goal of the *Hiring 20% low or very-low income persons* is to provide income to marginalized persons. The hiring of residents will bring a visible community face to the project and will work to bring these efforts to the wider community. Joining a local contractor, *Green Job Corp* job training project, CSUMB School of Business and social service organizations provides diverse cross-section involvement of the neighborhood.

Project Task Timeline

<i>Chinatown Renewal Project, Phase III;</i> Timeline of Work Tasks by Project Activity		
Activity I: Provide support to the Architect, Contractor, Sub-contractors and Building Regulators in the construction of an Asian Cultural Center and Museum		
1st 6-Month Time Period: October 2009 – March 2010		
Task	Target Date	Individual Responsible
Submit Environmental Review 24 CFR Section 58.35a to HUD San Francisco	October 2009	[REDACTED], Project Manager
Finalize architectural plans for Asian Cultural Center and Museum	October 2009	[REDACTED], Project Architect
Launch Phase I processes/procedures (NEPA assessment and CEQA guidelines).	October 2009	Asian Cultural Encounter (ACE); [REDACTED], Project Manager; Don Reynolds, Redevelopment Agency
Finalize ER 24 CFR Section 58.35a with HUD San Francisco	January 2010	[REDACTED], Project Manager
Finalize Phase I	March 2010	Asian Cultural Encounter (ACE); [REDACTED], Project Manager; Don Reynolds, Redevelopment Agency
CSUMB students assist with permits, paperwork, regulatory compliance coordination	October –December 09 and January-March '10	CSUMB students, [REDACTED], Don Reynolds, Project Contractor
Monthly meeting of ACE and SDCB to assess progress	Oct 09-Mar. 10	[REDACTED], ACE Chair and [REDACTED], SDCB Co-Chair

2 nd 6-Month Time Period: April 2010-September 2010		
Task	Target Date	Individual Responsible
Monthly meeting of ACE and SDCB to assess progress	April – Sept.2010	[REDACTED], ACE Chair and [REDACTED] SDCB Co-Chair
Phase II of construction sent-out-to-bid (Securing building from further deterioration. Replace roof. Secure windows & doors.)	July 2010	Asian Cultural Encounter (ACE); [REDACTED] Project Manager; Don Reynolds, Redevelopment Agency
Select Phase II Contractor	September 2010	Asian Cultural Encounter (ACE); [REDACTED] Project Manager; Don Reynolds, Redevelopment Agency
Conduct 1st Year program evaluation	September 2010	Evaluator
3 rd 6-Month Time Period: October 2010-March 2011		
Task	Target Date	Individual Responsible
Phase II Construction Begins	October 2010	Project Contractor
Monthly meeting of ACE and SDCB to assess progress	Oct 10-Mar. 11	[REDACTED], ACE Chair and [REDACTED] SDCB Co-Chair
Phase II (Securing building from further deterioration. Replace roof. Secure windows & doors.)	Oct. 2010-March 2011	Project Contractor, ACE, Don Reynolds, [REDACTED]
CSUMB students assist with permits, paperwork, regulatory compliance coordination	Oct. – Dec. 2010 and Jan.-Mar. 2011	CSUMB students, [REDACTED] Don Reynolds, Project Contractor
Monitor Construction	Oct. 2010-Mar. 2011	Project Contractor, ACE, Don Reynolds, [REDACTED]
4 th 6-Month Time Period: April 2011 – September 2011		
Task	Target Date	Individual Responsible
Monthly meeting of ACE and SDCB to assess progress	April-Sept.2011	[REDACTED], ACE Chair and [REDACTED] SDCB Co-Chair
Complete Phase II Construction (Securing building from further deterioration. Replace roof. Secure windows & doors.)	April 2011	Project Contractor

Phase III of construction (Demo and frame first floor, electricity, plumbing, ADA bathroom, "white room" ready—empty room with ceiling, floor and walls up to code.) sent-out-to-bid	May 2011	ACE, Don Reynolds, [REDACTED]
Select Phase III Contractor	July 2011	ACE, Don Reynolds, [REDACTED]
Phase III Construction Begins	August 2011	Project Contractor
CSUMB students assist with permits, paperwork, regulatory compliance coordination	August – Sept. '11	CSUMB students, [REDACTED] Don Reynolds, Project Contractor
Conduct 2nd Year program evaluation	September 2011	Evaluator
5th 6-Month Time Period: October 2011 – March 2012		
Task	Target Date	Individual Responsible
Monthly meeting of ACE and SDCB to assess progress	Oct 11-Mar. 12	[REDACTED] ACE Chair and [REDACTED] SDCB Co-Chair
Monitor Phase III Construction	Oct 11-Mar. 12	Project Contractor, ACE, Don Reynolds, [REDACTED]
6th 6-Month Time Period: April 2012 – September 2012		
Task	Target Date	Individual Responsible
Monthly meeting of ACE and SDCB to assess progress	April – Sept. 2012	[REDACTED] ACE Chair and [REDACTED] SDCB Co-Chair
Completion of Phase III Construction and complete occupancy permission. April	2012	Project Contractor, ACE, Don Reynolds, [REDACTED]
Prepare Final Report	September 2012	[REDACTED], Project Manager
Activity 2: Create an Asian Cultural Center and Museum to provide the long-term residents and property owners a place to preserve their culture and tradition in the revitalized Chinatown and involve the community in continued learning.		
1st 6-Month Time Period: October 2009 – March 2010		
CSUMB HCOM 360 Oral History focuses on Chinatown Renewal Project, captures 18+ oral interviews.	Oct.-Dec. 2009	[REDACTED] CSUMB students, members Buddhist Temple, Confucius Church and Filipino Community Center
Offer community learning opportunity on conducting and capturing Oral History	December 2009	[REDACTED] CSUMB students

Monthly meeting of ACE	Oct. '09-March '10	[REDACTED], ACE Chair, ACE, [REDACTED] and [REDACTED] plus CSUMB students
CSUMB Public/Community Art VPA 317S Acquisition and archiving of artifacts, photos, etc.	Jan -March 2010	[REDACTED], CSUMB students, ACE
2nd 6-Month Time Period: April 2010-September 2010		
Task	Target Date	Individual Responsible
CSUMB Public/Community Art VPA 317S Acquisition and archiving of artifacts, photos, etc.	April - Sept. 2010	[REDACTED], CSUMB students, ACE
Monthly meeting of ACE	April - Sept. 2010	[REDACTED], ACE Chair, ACE, [REDACTED] and [REDACTED] plus CSUMB students
Convene National Asian Cultural Center Mapping Symposium Conduct 1 st Year program evaluation	September 2010	[REDACTED]; [REDACTED], CSUMB students, National Steinbeck Center staff, ACE.
Oct. '09 -Sept. '10	Evaluator	
3rd 6-Month Time Period: October 2010-March 2011		
Task	Target Date	Individual Responsible
CSUMB HCOM 360 Oral History focuses on Chinatown Renewal Project, captures 18+ oral interviews. Offer community learning opportunity on conducting and capturing Oral History	Oct.-Dec. 2010	[REDACTED] CSUMB students, members Buddhist Temple, Confucius Church and Filipino Community Center
CSUMB Public/Community Art VPA 317S Acquisition and archiving of artifacts, photos, etc.	December 2010	[REDACTED] CSUMB students
Monthly meeting of ACE	Jan -March 2011	[REDACTED], ACE Chair, ACE, [REDACTED] and [REDACTED] plus CSUMB students
Oct 10-March 11		
4th 6-Month Time Period: April 2011 - September 2011		
Task	Target Date	Individual Responsible
CSUMB Public/Community Art VPA 317S Acquisition and archiving of artifacts, photos, etc.	April -May 2011	[REDACTED] CSUMB students, ACE

Plan curriculum and activities for <i>Asian Cultural Center and Museum</i>	April – Sept. 2011	[REDACTED] and [REDACTED] CSUMB students, ACE, [REDACTED] ACE Chair, ACE, [REDACTED] and [REDACTED] plus CSUMB students
Monthly meeting of ACE	April – Sept. 011	[REDACTED] students
Conduct 2nd Year program evaluation	Oct '10 to Sept '11	Evaluator
5th 6-Month Time Period: October 2011 – March 2012		
Task	Target Date	Individual Responsible
CSUMB HCOM 360 Oral History focuses on Chinatown Renewal Project, captures 18+ oral interviews. Offer community learning opportunity on conducting and capturing Oral History	Oct.-Dec. 2011	[REDACTED] CSUMB students, members Buddhist Temple, Confucius Church and Filipino Community Center
Finalize curriculum and activities for <i>Asian Cultural Center and Museum</i>	December 2011	[REDACTED] CSUMB students
Monthly meeting of ACE	Oct. 2011 - March 2012	[REDACTED] and [REDACTED] CSUMB students, ACE, [REDACTED] ACE Chair, ACE, [REDACTED] and [REDACTED] plus CSUMB students
CSUMB Public/Community Art VPA 317S Finalize exhibitions for Grand Opening of Asian Cultural and History Museum. Erect exhibits. Jan	Oct 11-March 12	[REDACTED] students
6th 6-Month Time Period: April 2012 – September 2012		
Task	Target Date	Individual Responsible
CSUMB Public/Community Art VPA 317S Finalize exhibitions for Grand Opening of Asian Cultural and History Museum. Erect exhibits.	April - May 2012	[REDACTED] CSUMB students, ACE
GRAND OPENING OF ASIAN CULTURAL CENTER AND MUSEUM	May 2012	ACE, SDCB, [REDACTED] CSUMB students
Monthly meeting of ACE	April – Sept. 2012	[REDACTED] ACE Chair, ACE, [REDACTED] and [REDACTED] plus CSUMB students

Hold weekly/monthly events at Center	May - Sept. 2012	Deborah Siguero, Ken Feske, ACE
Conduct final Program Evaluation	Oct. '11 to Sept. '12	Evaluator
Activity 3: Provide employment opportunity for low and very-low-income persons (provision of Section 3). A minimum of 20% of the work force on the project (construction and operation of center) will be low and very-low-income persons.		
1st 6-Month Time Period: October 2009 - March 2010		
Task	Target Date	Individual Responsible
No activity		
2nd 6-Month Time Period: April 2010-September 2010		
Task	Target Date	Individual Responsible
Meet with Phase II Contractor review work crew skill sets and identify 20% of crew for hire from low and very-low-income. To accomplish Phase II goal: secure building from further deterioration. Replace roof. Secure windows & doors.	August 2010	██████████ Contractor, CSUMB Business Students
3rd 6-Month Time Period: October 2010-March 2011		
Task	Target Date	Individual Responsible
Accept applications, screen candidates, hire labor force for Phase II Construction	October 2010	██████████ Contractor, CSUMB Business Students
Assess work crew skill level, train crew for Contractor needs, complete HR requirements.	October 2010	██████████ Contractor's Project Superintendent, CSUMB Business Students
Monitor. coach, support hired work crew.	Nov. 2010 - March 2011	██████████ Contractor's Project Superintendent, CSUMB Business Students
4th 6-Month Time Period: April 2011 - September 2011		
Task	Target Date	Individual Responsible
Monitor. coach, support hired work crew.		██████████ Contractor's Project Superintendent, CSUMB Business Students
Complete Phase II (Securing building from further deterioration. Replace roof. Secure windows & doors.)	April 2011	
Meet with Phase III Contractor review work crew skill sets and identify 20% of crew for hire from low and very-low-income.	April 2011	Contractor and crew
	July 2011	██████████ Contractor

Accept applications, screen candidates, hire labor force for Phase III Construction	July 2011	[REDACTED] Contractor, CSUMB Business Students
Assess work crew skill level, train crew for Contractor needs, complete HR requirements.	August 2011	[REDACTED], Contractor's Project Superintendent, CSUMB Business Students
Monitor, coach, support hired work crew.	August-Sept. 2011	[REDACTED], Contractor's Project Superintendent, CSUMB Business Students
5th 6-Month Time Period: October 2011 – March 2012		
Task	Target Date	Individual Responsible
Monitor, coach, support hired work crew.	Oct. 2011- March 2012	[REDACTED] Contractor's Project Superintendent, CSUMB Business Students
Meet with Cultural Center and Museum team to identify Operation Crew skill sets and identify 20% of crew for hire from low and very-low-income.	February 2012	[REDACTED] ACE Chair, [REDACTED] and [REDACTED]
Complete Phase III (Demo and frame first floor, electricity, plumbing, ADA bathroom, "white room" ready—empty room with ceiling, floor and walls up to code.)	March 2012	Contractor and crew
Monitor, coach, support Center's operations hired work crew.	March 2012	[REDACTED] Contractor's Project Superintendent, CSUMB Business Students
6th 6-Month Time Period: April 2012 – September 2012		
Task	Target Date	Individual Responsible
Assess work crew skill level, train crew for Cultural Center and Museum operations' needs, complete HR requirements.	April 2012	[REDACTED] ACE Chair, ACE, [REDACTED] and [REDACTED]
Monitor, coach, support hired work crew.	April-Sept. 2012	[REDACTED] ACE Chair, ACE, [REDACTED] and [REDACTED]
Final Project Evaluation	Oct '11 – Sept. '12	Evaluator

Involvement of CSUMB Faculty and Students

At the heart of the *Chinatown Renewal Project, Phase III* is CSUMB's nationally acclaimed Service Learning program. Each semester, nearly 1000 CSUMB students are enrolled in over 40 service learning courses campus-wide, and contribute thousands of hours of service to over 230 schools, non-profit organizations and governmental agencies. This initiative builds on the 14-year history and trust between CSUMB faculty and local community leaders, particularly our recent work in the Chinatown neighborhood which has received acclaim from the Salinas City Council, Mayor's office and the Monterey County Board of Supervisors.

CSUMB faculty, community organizations, three Asian Culture communities, and city agencies have developed the proposal building on the strength and resources of both the campus and the community. In addition to involving service learning students in the lower division required courses, this project will directly involve CSUMB faculty and upper division students from four departments and degree programs:

- **Business (BUS):** Business students from the Community Economic Development (BUS 303S) and Market Research (BUS 421) will be involved in the community-based redevelopment process. Students will support the construction project by assisting with permit and regulation compliance, plus create a business plan/marketing strategy for the Cultural Center and Museum.
- **Visual and Public Art (VPA):** [REDACTED] teaches VPA 320S: Museum Studies each Fall, and VPA 321S: Museum Collection Practices each Spring semester. [REDACTED] will be a key coordinator of the effort to establish the *Asian Cultural Center*. Each semester 20 students are enrolled in these courses, and a significant number will be involved in the Chinatown project. [REDACTED]

██████████ Curator of Exhibitions and Collections at the National Steinbeck Center will be a guest lecturer in VPA in the Spring and HCOM in the Fall. Her expertise and experience will enrich the students' work.

- **Humanities and Communications (HCOM):** ██████████ teaches HCOM 350S: Oral History and Community Memory. The class will be offered each fall, and students will work directly with the Chinatown community to develop an oral history archive as part of the *Asian Cultural Center*. The course enrolls 30 students, all of whom would be working on this project.
- **Social, Behavioral and Global Studies (SBGS):** ██████████ teaches GS 380S: International Organizations & Service Learning as well as the Major ProSeminar GS 300. Students in his service learning course will facilitate the identification and articulation of the history of the Chinese, Japanese and Filipino communities in Salinas and the Salinas Valley. This course will provide opportunity for the students to share their learning with the local community.

All together, we estimate that at least 30 students from 6 different courses will take part in the project each semester. In addition, a **Service Learning Student Leader** will be assigned to the project to facilitate, coordinate and support the work of the project

Service Learning Student Leader (sl)2 are CSUMB students with prior CSUMB service learning experience who have been provided training and development opportunities to take leadership roles implementing and supporting CSUMB's service learning program. Student leaders meet weekly to receive support and training regarding best practices in service learning. Workshops are held focusing on service learning pedagogy and community partnership development, emphasizing the importance of integrating the service experience and the course

learning outcomes. In addition, the (sl)2 Program utilizes service learning as a vehicle for developing students' commitments to social justice and their abilities to be effective leaders on campus and in their communities.

Relation to HUD Policy Priorities

This initiative lies at the heart of two HUD policy priorities and goals: 1) Promoting participation of grassroots faith-based and other community-based organizations; and 2) Improving Our Nation's Communities. In addition the project provides opportunity for job training and employment for 6-15 low and very-low-income persons addressing a HUD priority for training and employment of Section 3 residents of the project area.

Promoting Participation of Grassroots, Faith-Based and Other Community-Based Organizations. In addition to the City of Salinas Redevelopment Agency, the key partners in the collaboration are a unique array of grass-roots and faith-based organizations. Their active involvement is key to all aspects of the project's success. They include:

- *Franciscan Workers:* The Franciscan Workers serve the homeless in downtown Salinas. Their efforts are centered at *Dorothy's Hospitality Place and Kitchen*, a soup kitchen and day room located on Soledad Street. They have been the clearinghouse for job applicants for the CSUMB Community Garden Project (HSIAC 2005) and Green Job Corp (HSIAC 2007). They will provide a same role in recruiting the construction and operations crew.
- *Buddhist Temple.* The Buddhist Temple is located in the heart of the Chinatown neighborhood, and is the cultural and community center for the Japanese-American community in the Salinas Valley. They provide space for the monthly meeting of the *Safety, Security and Sanitation Action Team* that addresses critical quality of life issues.

- *Confucius Church.* The Confucius Church is also located in Chinatown, and is the community and cultural center for the Chinese-American community in the Salinas Valley. This group, representing numerous property owners in the neighborhood, and hosts the monthly meeting of ACE (Asian Cultural Encounter Action Team).
- *The Filipino Community Center* is a block east of Chinatown, and is the community and cultural center for the Filipino-American community in the Salinas Valley. It is dedicated to the promotion and education of its cultural values.

Many of these key players are represented on “Salinas Downtown Community Board” (SDCB). The SDCB has 24 members, including representatives from local businesses, governmental agencies, social service providers, and residents. It was formed to provide input to the planning and revitalization process, and to ensure that all constituencies’ needs are addressed in the redevelopment plan.

Improving Our Nation’s Communities. Though only one-block away (and across the tracks) from the centerpiece of downtown Salinas--*The National Steinbeck Center*--Soledad Street and Old Chinatown are at the heart of a forgotten corner of Salinas’ urban landscape.

This initiative meets the HUD priority of “improving our nation’s communities by: 1) “bringing private capital into distressed communities” and 2) “improving infrastructure and community facilities.” The *Asian Cultural Center and Museum* will bring new life and culture to the blighted community. These efforts will be the springboard for the introduction of new private capital to support the further implementation of the *Chinatown Renewal Plan*

Training and Hiring Low and Very-Low Income Persons. The *Chinatown Renewal Project, Phase III: Asian Cultural Center and Museum bringing new life and culture to a blighted community* provides opportunity for 6-15 low and very-low-income persons to gain employment

- CSUMB has committed three faculty members: [REDACTED] (1 unit per year or \$[REDACTED] salary); [REDACTED] (1 unit per year or \$[REDACTED] salary); [REDACTED] (1 unit per year or \$[REDACTED] salary)
- 20 CSUMB service-learning students will work approximately 30 hours each semester. Their volunteer labor is valued at a rate of \$[REDACTED]/hour (20 students x 30 hours x \$[REDACTED] hour = \$[REDACTED]/year x 3 years = \$[REDACTED]). While their labor is a course requirement, it is a commitment of time and effort that adds value to this project.
- The Salinas Redevelopment Agency has committed [REDACTED] 10% of Project Coordinator [REDACTED]'s time for the three years as "Revitalization Project Co-Coordinator."
- The National Steinbeck Center, Steven A. Hoffman President and CEO, has committed to providing environmentally controlled safe storage space for cultural artifacts valued at [REDACTED] for the three years. (330 sq. feet x [REDACTED] month x 18 months = [REDACTED]) plus staff costs to curate and prepare the exhibitions is estimated at \$[REDACTED] for a total of [REDACTED]
- The Buddhist Temple ([REDACTED] Past President and representative to SDCB) and Confucius Church ([REDACTED] President) are committed to provide meeting space for ACE and SSS (SDCB Action Teams that meet monthly) plus cash donation of [REDACTED] (Buddhist Temple) and [REDACTED] (Confucius Church) given by January 2012..
- The Salinas Downtown Community Board ([REDACTED] Co-Chair) is committed to contributing [REDACTED] by January 2012. Using their 501 c3 status and Designated Funds in the Community Foundation of Monterey Peninsula marked for Historic Building use.

Factor 5: Achieving Results and Program Evaluation

The Service Learning Institute has significant capacity to evaluate the impact of its efforts working with the community. Each semester, students complete on-line evaluations of their service learning experience. Community partners also complete an evaluation each semester, identifying the impact that students have had on their organization. These evaluations are collected and analyzed each semester, supporting a data-driven continuous renewal process.

An objective external evaluator will enhance evaluation of the Chinatown Renewal Project, Phase III: *Dr. Miriam Inbar of Community Enhancement and Collaboration, Inc.* Her work will be continuous and systematic using quantitative and qualitative measures to provide feedback on progress towards outcomes. It will have both a **process/formative** component and an **outcome/impact** component. The evaluation plan will address:

Monitoring:

- # of students participating, % of attendance, # hours served (50+ per year, 90% attendance, 30+ hours per student)
- # of community members participating, # of hours (50+ community, 100+ hours)
- # of planning activities conducted (10+ per year)
- # of community trainings via CSUMB faculty and students (4+ per year)
- construction project progress measured against projected construction timeline provided by selected contractor for each phase. (time and cost tracked)
- selection, progress and performance of low and very-low income persons hired for construction and operation of *Asian Cultural Center and Museum* (6-15 persons)

Outcomes:

- one refurbished building to house *Asian Cultural Center and Museum*. A minimum of 2000 sq. feet is accessible and useable by May 2012.
- completion date and cost of construction project (April 2012, \$325,000)
- increased employment opportunities in the neighborhood (6-15 new jobs)
- attendance and job performance of Section 3 crew members. (95% attendance rate)
- # / % of residents with increased knowledge of *Asian culture or museum practices* via community learning provided by CSUMB. (100+ residents increase knowledge)
- # / % of participants satisfied with program (85% + satisfaction)
- # / % of artifacts gathered (tangible and oral) (25+ artifacts per year)
- # persons attending monthly community activities (12+ persons per month)
- # of persons attending International Asian Museum Forum (50+ persons)
- # of community presentations regarding the project and financial contributions received (15 presentations, \$2000 given)

The specific outcomes, benchmarks and outputs for each of the proposed activities are described in the attached LOGIC MODELS.

Semi-annual reports will be compiled by the program evaluator and presented for review by the SDCB and CSUMB departments (SLI, Business, Visual and Performing Arts, Human Communication, and Global Studies). Performance measures will include over time comparisons, satisfaction surveys, or absolute standards.

CSU Monterey Bay Service Learning Institute

HUD-HSIAC Grant:

Chinatown Renewal Project Phase III

BUDGET NARRATIVE

YEAR ONE (FY 2009-2010)

TOTAL YEAR ONE = \$199,945

As requested, the following budget narrative includes details of all line items over \$5,000 cumulative

PERSONNEL: \$9,344

- Community Cultural Center: [REDACTED], National Steinbeck Center Curator of Exhibitions and Collections will facilitate the planning coordination, design, collection and exhibitions of the Asian Cultural Center and Museum. 4 units per semester as Academic Lecturer to direct this project. \$1,168 per unit x 8 units = \$9,344.
- Student Leader: One assigned to the project, supporting the initiative's projects, will be billed to the grant. \$10/hr x 20/hrs. x 30 weeks = \$6000.

FRINGE BENEFITS: \$4,179

Fringe benefits are negotiated on an annual basis with the federal government (cognizant agency, HHS). For FY09 the University Corporation rate is [REDACTED] for benefited employees and [REDACTED] for non-benefited employees. Rate for faculty and state employees is [REDACTED]

- [REDACTED] \$3,579
- Student Leader [REDACTED] \$ 600

TRAVEL: \$3,200

- In-state mileage: approximately 1980 miles x \$.505 = \$1000

- Travel to attend national HSIAC conference: \$600/RT MRY-DCA x 2 = \$1200; per diem 2 psns x 3 days x \$55/day = \$330; lodging; 2 psns x 2 days x \$150/night = \$600. ground transportation: \$35 per person x 2 psns = \$70 Total = \$2200

SUPPLIES (Items < \$5000: \$9,400

- Office Supplies for Soledad Street Community Learning Center, normal office supplies and paper for printing, and hosting meetings/workshops etc. = \$1,000
- Postage = \$500
- Museum supplies = \$1,500
- Lap Top Computers (\$1800 x 3 units with Museum software) = \$5,400
- Meeting Facilitation Materials (location rental, food, etc) = \$1,000

CONTRACTUAL: \$14,500

- **Museum Cultural Design Consultation (\$2,500)**
 - National Japanese Museum, Los Angeles and National Chinese Historic Society Museum, San Francisco expertise in cultural design of museums is needed to galvanize local understanding of the fragile and sensitive cultural issues in museum creation and design. 15 days x \$500/day = \$2,500.
- **National Asian Cultural Museum Mapping Symposium (\$10,000)**
 - Hosting an International Forum for distinguished scholars and practitioners will create an unprecedented network of Asian museums, and harness their experience and expertise to serve the development of this unique community museum. CSUMB and the National Steinbeck Center will convene an international Asian Museum Forum fall 2010 that will gather top experts to brainstorm, identify and resource the Salinas Cultural Center and Museum.

Ketnote Speaker: \$2,000 honorarium + \$1000 travel and lodging = \$3,000

Panelists: \$200 honorarium + \$1000 travel and lodging x 5 panelists = \$6,000

Social Marketing: \$1,000

- **Evaluation (\$2,000)**

Data gathering and analysis of project progress and impact. 40 hrs x \$50/hr. = \$2,000

CONSTRUCTION: \$141,200

- Building Permit \$1,700
- Securing Doors and Windows \$5,000
- 6300 sq. ft new roof \$90,000
- Construction Procurement \$ 800
- Demolition of First Floor \$43,700

F&A RATE/INDIRECT COSTS: \$12,122

Funds to cover CSUMB's indirect costs are requested in the amount of \$ 12,122 for Year 1. The Federally negotiated indirect cost off-campus rate for the University Corporation at Monterey Bay is [REDACTED] of Modified Total Direct Costs on a base of salaries and benefits, materials, supplies, services, travel and subcontracts up to the first \$25,000. It excludes equipment, capital expenditures, tuition remission, rental costs of off-site facilities, scholarships, and fellowships as well as a portion of each subgrant and subcontract in excess of \$25,000. This is a predetermined rate through 6/30/10 and a provisional rate through 6/30/11. The cognizant agency for the campus is the U.S. Department of Health & Human Services. [REDACTED] of Modified Total Direct Costs (Total costs minus construction costs x [REDACTED] = \$187,823-\$141,200= \$46,623x [REDACTED] = \$12,122).

CSU Monterey Bay Service Learning Institute

HUD-HSIAC Grant:

Chinatown Renewal Project: Phase III

BUDGET NARRATIVE

YEAR TWO (FFY 2010-2011)

TOTAL YEAR TWO = \$199,588

As requested, the following budget narrative includes details of all line items over \$5,000 cumulative

PERSONNEL: \$60,718

- Program Manager: [REDACTED] [REDACTED] will manage the project, coordinate and support the effort, purchase equipment, gather and review contracts, provide oversight of outreach and dissemination, manage and lead presentations, and provide status reports. .75FTE ($\$60,000 \times .75 = \$45,000$) = \$45,000.
- Community Cultural Center: [REDACTED] National Steinbeck Center Curator of Exhibitions and Collections will facilitate the planning coordination, design, collection and exhibitions of the Asian Cultural Center and Museum. 4 units per semester as Academic Lecturer to direct this project. $\$1,214.75$ per unit $\times 8$ units = \$9,718.
- Student Leader: One assigned to the project, supporting the initiative's projects, will be billed to the grant. $\$10/\text{hr} \times 20/\text{hrs.} \times 30$ weeks = \$6000.

FRINGE BENEFITS: \$19,622

(Rates: Full-time, permanent employees @ [REDACTED] Faculty @ [REDACTED], student assistants @ [REDACTED])

- [REDACTED] \$15,300
- [REDACTED] \$3,722

- Student Leader [REDACTED] \$ 600

TRAVEL: \$3,200

- In-state mileage: approximately 1980 miles x \$.505 = \$1000
- Travel to attend national HSIAC conference: \$600/RT MRY-DCA x 2 = \$1200; per diem 2 psns x 3 days x \$55/day = \$330; lodging; 2 psns x 2 days x \$150/night = \$600.
ground transportation: \$35 per person x 2 psns = \$70 Total = \$2200

SUPPLIES (Items < \$5000): \$4,000

- Office Supplies for Soledad Street Community Learning Center, normal office supplies and paper for printing, and hosting meetings/workshops etc. = \$1,000
- Postage = \$500
- Museum supplies = \$1,500
- Meeting Facilitation Materials (location rental etc) = \$1,000

CONTRACTUAL: \$2,000

- **Evaluation (\$2,000)**

Data gathering and analysis of project progress and impact. 40 hrs x \$50/hr. = \$2,000

CONSTRUCTION: \$60,500

- Framing 4000 sq. ft first floor \$31,300
- Drywall First Floor \$29,200

OTHER DIRECT COSTS: \$25,800

- Community Center Telephone: \$150/mn x 12 = \$1,800
(These are covered in Year 1 from HSIAC 2007 grant that ends 10/2010)
- Community Center Utilities \$500/mn x 12 = \$6,000
(These are covered in Year 1 from HSIAC 2005 grant that ends 10/2010)
- Community Center Rental Expense: \$1,500/mn x 12 months = \$18,000

F&A RATE/INDIRECT COSTS: \$23,748

Funds to cover indirect costs are requested in the amount of \$23,748 for Year 2. The Federally negotiated indirect cost off-campus rate for the University Corporation at Monterey Bay is [REDACTED] of Modified Total Direct Costs on a base of salaries and benefits, materials, supplies, services, travel and subcontracts up to the first \$25,000. It excludes equipment, capital expenditures, tuition remission, rental costs of off-site facilities, scholarships, and fellowships as well as a portion of each subgrant and subcontract in excess of \$25,000. This is a predetermined rate through 6/30/10 and a provisional rate through 6/30/11. The cognizant agency for the campus is the U.S. Department of Health & Human Services. (Total direct costs: \$175,840 minus \$86,400 in rental, utility and equipment expenses = \$91,340 x [REDACTED] = \$23,748.)