

# Monterey Urban County

## Community Development Block Grant Program

FY 2020 – FY 2024 Consolidated Plan

### Lead Agency



County of Monterey  
County Administrative Office  
Intergovernmental & Legislative Affairs  
Housing and Economic Development  
168 W. Alisal Street, 3<sup>rd</sup> Floor  
Salinas, CA 93901

### Participating Units of General Local Government



# Table of Contents

<b>Executive Summary</b> .....	<b>1</b>
ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b).....	1
<b>The Process</b> .....	<b>5</b>
PR-05 Lead & Responsible Agencies 24 CFR 91.200(b).....	5
PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l) .....	6
PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c).....	12
<b>Needs Assessment</b> .....	<b>15</b>
NA-05 Overview.....	15
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c).....	16
NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2).....	26
NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2).....	29
NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2).....	32
NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2).....	33
NA-35 Public Housing – 91.205(b).....	34
NA-40 Homeless Needs Assessment – 91.205(c).....	39
NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d).....	43
NA-50 Non-Housing Community Development Needs – 91.215 (f).....	47
<b>Housing Market Analysis</b> .....	<b>50</b>
MA-05 Overview .....	50
MA-10 Number of Housing Units – 91.210(a)&(b)(2).....	50
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a).....	52
MA-20 Housing Market Analysis: Condition of Housing – 91.210(a) .....	55
MA-25 Public and Assisted Housing – 91.210(b) .....	58
MA-30 Homeless Facilities and Services – 91.210(c) .....	62
MA-35 Special Needs Facilities and Services – 91.210(d).....	67
MA-40 Barriers to Affordable Housing – 91.210(e).....	70
MA-45 Non-Housing Community Development Assets – 91.215 (f).....	72
MA-50 Needs and Market Analysis Discussion .....	80
MA-60 Broadband Needs of Housing occupied by Low and Moderate Income Households - 91.210(a)(4), 91.310(a)(2).....	81
MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3).....	83
<b>Strategic Plan</b> .....	<b>85</b>
SP-05 Overview.....	85
SP-10 Geographic Priorities – 91.215 (a)(1).....	85
SP-25 Priority Needs - 91.215(a)(2) .....	87
SP-30 Influence of Market Conditions – 91.215 (b).....	94
SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2) .....	95
SP-40 Institutional Delivery Structure – 91.215(k).....	98
SP-45 Goals Summary – 91.215(a)(4) .....	103

SP-50 Public Housing Accessibility and Involvement – 91.215(c).....	107
SP-55 Barriers to affordable housing – 91.215(h) .....	107
SP-60 Homelessness Strategy – 91.215(d).....	109
SP-65 Lead based paint Hazards – 91.215(i).....	113
SP-70 Anti-Poverty Strategy – 91.215(j).....	114
SP-80 Monitoring – 91.230 .....	115
<b>Action Plan .....</b>	<b>116</b>
AP-15 Expected Resources – 91.220(c)(1,2) .....	116
AP-20 Annual Goals and Objectives .....	120
Projects.....	123
AP-35 Projects – 91.220(d) .....	123
AP-38 Project Summary .....	126
AP-50 Geographic Distribution – 91.220(f).....	143
<b>Affordable Housing.....</b>	<b>144</b>
AP-55 Affordable Housing – 91.220(g).....	144
AP-60 Public Housing – 91.220(h) .....	145
AP-65 Homeless and Other Special Needs Activities – 91.220(i).....	146
AP-75 Barriers to affordable housing – 91.220(j).....	148
AP-85 Other Actions – 91.220(k).....	149
<b>Program Specific Requirements.....</b>	<b>151</b>
AP-90 Program Specific Requirements – 91.220(l)(1,2,4).....	151
<b>Appendix A: Outreach Efforts.....</b>	<b>App-1</b>
<b>Appendix B: Low/Mod Income Areas and Areas of Minority Concentration .....</b>	<b>App-40</b>

# Executive Summary

## ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

In November 2012, the County of Monterey, along with the cities of Del Rey Oaks and Gonzales, was approved by HUD to participate in the Community Development Block Grant (CDBG) program as an entitlement jurisdiction to receive annual funding directly from the U.S. Department of Housing and Urban Development (HUD). Collectively, Monterey County (unincorporated areas only), Del Rey Oaks, and Gonzales were known as the Monterey Urban County (Urban County).

As part of the requalification process for Urban County status in 2019, the County was joined by the cities of Gonzales, Greenfield, Sand City, and Del Rey Oaks. Therefore, the geography covered by this Consolidated Plan, referred as the “Urban County”, is comprised of:

- Del Rey Oaks
- Gonzalez
- Greenfield
- Sand City
- Unincorporated areas of Monterey County

This Consolidated Plan serves as the Urban County’s official application to HUD for Community Development Block Grant (CDBG) funds. The Plan identifies the housing and community development needs in the Urban County and sets forth a strategic plan for addressing the identified needs. The Plan covers from July 1, 2020 to June 30, 2025.

### 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The Urban County has extensive housing and community development needs. CDBG funds alone are not adequate to address the myriad of needs identified during the public outreach process and summarized in the Needs Assessment of this Consolidated Plan. Recognizing the national objectives of the CDBG program and specific program regulations, the Urban County intends to use CDBG funds to coordinate programs, services, and projects to create a decent and suitable living environment to benefit low and moderate-income households and those with special needs. Use of CDBG funds will focus on some of most critical needs in the Urban County, including the following:

- Improvements to infrastructure and public facilities in order to foster a suitable living environment for low and moderate income households and those with special needs;
- Provision of services and programs to benefit low and moderate income households and those with special needs, such as youth (and at-risk youth), seniors, and the disabled;
- Provision of services for the homeless and those at risk of becoming homeless; and
- Provision of affordable housing to low and moderate-income households and those with special needs.

### 3. Evaluation of past performance

At the time of the preparation of the FY 2020-2024 Consolidated Plan, the Urban County has partially completed its final year of the FY 2013-2021 Consolidated Plan cycle. In the past seven years, the Urban County continued to work on achieving the goals contained in the FY 2013-2021 Consolidated Plan. The Urban County's FY 2013-2021 Consolidated Plan identified these as some of the most critical needs in the Urban County:

- Constructing improvements to infrastructure and public facilities to foster suitable living environments for low and moderate income households and to correct physical barriers for accessibility by those with special needs.
- Providing services and programs to benefit low and moderate income households and persons, such as youth (and at-risk youth), seniors, and those with special needs.
- Providing a housing rehabilitation program to keep homeownership affordable and homes safe.
- Providing services for the homeless and those at-risk of homelessness.
- Planning and managing CDBG funds.

The major activities undertaken with Urban County support included:

- The Veterans Transition Center rehabilitation of six dilapidated buildings on Hayes Circle in Marina to be used as permanent supportive housing for homeless veterans.
- Improvements to community facilities in Gonzales to improve accessibility for the disabled.
- GRID Alternatives home energy efficiency program to install rooftop solar systems on homes occupied by low or moderate income homeowners. Over the last five years, 48-homeowners have benefited from this program.
- Rancho Cielo's Supportive Housing program benefited from CDBG assistance and provided counseling services to youth and young adults at-risk of homelessness.
- Programs operated by the Food Bank for Monterey County and Meals on Wheels of the Salinas Valley that address the food security issues faced by senior citizens.
- Programs operated by the Boys & Girls Club and Girls, Inc. of the Central Coast to help pre-teens and teens develop their leadership skills, learn more about themselves and how to deal with social pressures.

Access to high quality, affordable, potable water for residents of the unincorporated areas of Monterey County was of the Urban County's top priorities. One of the Urban County priorities for Program Year 2018-2019 (PY2018-19) was to help low and moderate-income homeowners on individual wells or small mutual water systems to connect to larger water purveyors with more capacity to continue delivering water in the event of well failure or contamination. This activity was also envisioned to help provide financial stability for these homeowners by connecting them to a purveyor with more customers to spread the cost of well failures or contamination. The project was delayed by the slow process of negotiating the agreements between the water purveyors, primarily CalWater and Pajaro Sunny Mesa Community Services District, and the many individual homeowners in the affected area. This project may be back on track to begin using CDBG funds for income qualified homeowners and to construct laterals from the new water mains to their homes during this Consolidated Plan planning period.

#### **4. Summary of citizen participation process and consultation process**

A community outreach program was conducted in developing the Consolidated Plan for the Urban County. **Appendix A** includes materials from the Outreach Efforts. Specifically, the outreach program includes the following components:

##### **Public Meeting and Consultation with Public and Nonprofit Service Agencies**

The County also conducted a CDBG Program Workshop for potential public and non-profit applicant service providers on December 13, 2019. Prior to the CDBG Program Workshop, a Notice of Funding Availability (NOFA) was published in six newspapers (El Sol, Monterey County Weekly, The King City Rustler, Greenfield News, Soledad Bee, and the Gonzales Tribune) in both English and Spanish. The public notice was also emailed to 192 public and nonprofit service agencies that may provide services in the Urban County area. Representatives from 20 agencies/organizations attended the application/consultation workshops. The County was unable to hold additional Community Meetings to minimize spread of the COVID19 virus.

##### **Urban County Committee Meetings**

The County held additional public meetings via its Urban County Committee. The Urban County Committee had open public meetings that met and discussed CDBG funding on December 20, 2019, March 5, 2020, and April 8, 2020 and met to discuss program needs for CDBG-CV funds on April 17, 2020, and April 24, 2020. All 192 contacts on the Outreach List were invited to these meetings.

##### **Housing and Community Development Needs Survey**

A Housing and Community Development Needs Survey was conducted to solicit additional input from the community. The survey was available in English and Spanish as hard copy and online. The online survey was posted on the Monterey County's website. A total of 29 responses were collected.

##### **Public Review of Draft Documents**

A 30-day public review will be held from June 7, 2020 through July 7, 2020. Copies of the draft Consolidated Plan and Action Plan will be made available for the public to review on the Monterey County website at <https://www.co.monterey.ca.us/government/departments-a-h/administrative-office/intergovernmental-and-legislative-affairs/economic-development/housing>

##### **Public Hearing**

A public hearing will be conducted before the County Board of Supervisors on July 7, 2020, at 10:00 a.m. at the Monterey County Government Center, 168 W. Alisal Street, 1st Floor, Salinas, CA to consider the adoption of the Monterey Urban County's 2020-2025 Consolidated Plan (CP) and the FY 20/21 Annual Action Plan (AP).

## **5. Summary of public comments**

The Housing and Community Development Needs Survey utilized a ranking exercise to determine the level of need for activities and services that can be provided using CDBG funds. The activities and services identified as “high need” in the Needs Survey included:

- Park and recreational facilities
- Transportation services
- Street improvements
- Services for the disabled
- Job creation and retention
- Affordable rental housing development
- Senior housing

A summary of the public comments received is provided in **Appendix A**.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

All comments received were accepted and provided in **Appendix A**.

## **7. Summary**

The Urban County has undertaken diligent and good faith efforts in outreaching to all segments of the community that may benefit from the CDBG program.

# The Process

## PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	MONTEREY COUNTY	
CDBG Administrator	MONTEREY COUNTY	Housing and Economic Development
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

**Table 1 – Responsible Agencies**

### Narrative

The Urban County is comprised of the County unincorporated areas and the cities of Del Rey Oaks, Gonzales, Greenfield, and Sand City. The County of Monterey serves as the lead agency for the Urban County. The Urban County CDBG program is administered by the Monterey County Housing and Economic Development.

### Consolidated Plan Public Contact Information

For matters concerning the Urban County's CDBG program, please contact:  
 Darby Marshall, Redevelopment & Housing Analyst II  
 County of Monterey  
 CAO-IGLA-Housing & Economic Development Division  
 168 West Alisal St., 3rd Fl.  
 Salinas, CA 93901  
 (831) 755-5391 (v) - (831) 755-5398 (fax)  
 marshalld@co.monterey.ca.us



## PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

### 1. Introduction

As part of this Consolidated Plan development, the Urban County undertook an outreach program to consult and coordinate nonprofit agencies, affordable housing providers, and government agencies. The outreach program has been summarized in the Executive Summary and Citizen Participation sections of this Consolidated Plan.

**Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

To outreach to various agencies and organizations, the Urban County compiled an outreach list consisting of 192 agencies, including:

- Nonprofit service providers that cater to the needs of low and moderate income households and persons with special needs, including persons with disabilities;
- Affordable housing providers;
- Housing advocates;
- Housing professionals;
- Public agencies (such as school districts, health services, public works);
- Economic development and employment organizations; and
- Community groups.

The complete outreach list is included in **Appendix A**. These agencies received email of notices of the Urban County’s Consolidated Plan process and public meetings. Specific agencies were also contacted to obtain data in preparation of this Consolidated Plan. For example, the State Developmental Services Department and State Social Services Department were contacted to obtain data and housing resources for persons with disabilities. The Housing Authority of the County of Monterey was also contacted to obtain information on public housing and Housing Choice Vouchers available to Urban County residents.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The outreach list includes homeless service agencies in the Salinas/Monterey County and San Benito County Continuum of Care Strategy. In addition, the Continuum of Care Strategy was consulted to provide information on homelessness and resources available.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The Urban County's HUD allocation for entitlement grants currently does not include ESG funds.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

1	<b>Agency/Group/Organization</b>	Boys and Girls Club
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency attended Application/Consultation Workshop on December 13, 2019 and provided input on needs.
2	<b>Agency/Group/Organization</b>	Rancho Cielo, Inc.
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency attended Application/Consultation Workshop on December 13, 2019 and provided input on needs.
3	<b>Agency/Group/Organization</b>	Central Coast Center for Independent Living (CCCIL)
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency attended Application/Consultation Workshop on December 13, 2019 and provided input on needs.
4	<b>Agency/Group/Organization</b>	City of Monterey
	<b>Agency/Group/Organization Type</b>	Other Government- local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency attended Application/Consultation Workshop on December 13, 2019 and provided input on needs.

5	<b>Agency/Group/Organization</b>	ECHO Housing
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency attended Application/Consultation Workshop on December 13, 2019 and provided input on needs.
6	<b>Agency/Group/Organization</b>	Environmental Coalition for Water Justice
	<b>Agency/Group/Organization Type</b>	Other-environmental justice Other-grassroots coalition Other-water policy and management
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency attended Application/Consultation Workshop on December 13, 2019 and provided input on needs.
7	<b>Agency/Group/Organization</b>	Girls Inc of the Central Coast
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency attended Application/Consultation Workshop on December 13, 2019 and provided input on needs.
8	<b>Agency/Group/Organization</b>	Housing Development Corp.
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency attended Application/Consultation Workshop on December 13, 2019 and provided input on needs.
9	<b>Agency/Group/Organization</b>	Interim, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services-Housing Services-homeless Services-health Services- education Services- employment Other- mental health

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless needs- Chronically homeless Homeless needs- veterans Homeless needs- unaccompanied youth Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency attended Application/Consultation Workshop on December 13, 2019 and provided input on needs.
10	<b>Agency/Group/Organization</b>	Meals on Wheels of the Salinas Valley
	<b>Agency/Group/Organization Type</b>	Services- Elderly persons
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency attended Application/Consultation Workshop on December 13, 2019 and provided input on needs.
11	<b>Agency/Group/Organization</b>	Veterans Transition Center
	<b>Agency/Group/Organization Type</b>	Housing Services- Housing Services- homeless Other- Veteran services
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs- Veterans
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency attended Application/Consultation Workshop on December 13, 2019 and provided input on needs.
12	<b>Agency/Group/Organization</b>	Alliance On Aging
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency attended the Community Workshop on December 13, 2019 and provided input on needs.

**Table 2 – Agencies, groups, organizations who participated**

**Identify any Agency Types not consulted and provide rationale for not consulting**

The Urban County's outreach program was comprehensive. The Urban County contacted 192 agencies as part of the outreach process for this Consolidated Plan. All applicable agencies and agency types were contacted.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Community Needs Assessment 2019	Monterey County Community Action Partnership	County allocate funding according to highest unmet needs.
PHA Five-Year and Annual Plan	Housing Authority of the County of Monterey	Public housing and rental assistance needs are addressed by HACM
2019 Monterey County Analysis of Impediments to Fair Housing	County of Monterey	Fair housing services are incorporated into the CDBG program.
2015 Alcohol and Drug Strategic Implementation Plan	Monterey County Health Department	County allocate funding according to highest unmet needs.
County of Monterey Capital Improvement Program Draft Five-Year Plan 2019/20 through 2023/24	County of Monterey	County allocate funding according to highest unmet needs.
10 Year Plan to End Homelessness	Monterey/San Benito County Continuum of Care	Through the outreach process, the Urban County has identified homelessness and homelessness prevention services as a priority for the CDBG program. These services will complement the Continuum of Care Strategy.
2015-2023 Housing Element	County of Monterey	CDBG funds may be used to address housing needs for lower and moderate income households.
Monterey County Comprehensive Economic Development Strategy (2015)	County of Monterey	CDBG funds may be used to provide supportive services that would help low and moderate income/special needs population achieve self-sufficiency and pursue opportunities.
Workforce Innovation and Opportunity Act (WIOA) Local Plan Program Years 2017–2020	Monterey County Workforce Development Board	CDBG funds may be used to provide supportive services that would help low and moderate income/special needs population achieve self-sufficiency and pursue opportunities.
Achieving Ubiquitous Broadband Coverage in the Monterey Bay Region	Monterey Bay Economic Partnership and Central Coast Broadband Consortium	CDBG funds may be used to address infrastructure needs.
Monterey County Multi-Jurisdictional Hazard Mitigation Plan 2016 and 2019-2020 Plan Update	Monterey County Office of Emergency Services	CDBG funds may be used to address public health and safety issues.

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

The implementation of this Consolidated Plan will involve various agencies of County government, participating cities, nonprofit organizations, and private industry. As part of the public outreach program for the Consolidated Plan, the County outreached to over 192 agencies, groups, and organizations involved in the development of affordable housing, and/or provision of services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons, as well as agencies that coordinate re-entry services.

**Narrative (optional):**

Refer to **Appendix A** for a complete outreach list, proof of publication, results of the Housing and Community Development Needs Survey, and summary of public comments received.

DRAFT

## **PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation. Summarize citizen participation process and how it impacted goal-setting**

The citizen participation process involves consultation with nonprofit and public agencies, community workshops, a housing and community development needs survey, and public hearings. Through this process, recurring themes were identified: extensive needs for improvements to infrastructure and public facilities, youth services, homeless and homeless prevention services; and affordable housing. These comments correlate to empirical data collected, as well as observations by staff and elected officials of the participating jurisdictions. The Consolidated Plan goals reflect the results of the outreach programs.

#### **Public Meeting and Consultation with Public and Nonprofit Service Agencies**

The County also conducted a CDBG Program Workshop for potential public and non-profit applicant service providers on December 13, 2019. Prior to the CDBG Program Workshop, a Notice of Funding Availability (NOFA) was published in six newspapers (El Sol, Monterey County Weekly, The King City Rustler, Greenfield News, Soledad Bee, and the Gonzales Tribune) in both English and Spanish. The public notice was also emailed to 192 public and nonprofit service agencies that may provide services in the Urban County area. Representatives from 20 agencies/ organizations attended the application/consultation workshops. The County was unable to hold additional Community Meetings to minimize spread of the COVID19 virus.

#### **Urban County Committee Meetings**

The County held additional public meetings via its Urban County Committee. The Urban County Committee had open public meetings that met and discussed CDBG funding on December 20, 2019, March 5, 2020, and April 8, 2020 and met to discuss program needs for CDBG-CV funds on April 17, 2020, and April 24, 2020. All 192 contacts on the Outreach List were invited to these meetings.

#### **Housing and Community Development Needs Survey**

A Housing and Community Development Needs Survey was conducted to solicit additional input from the community. The survey was available in English and Spanish as hard copy and online. The online survey was posted on the Monterey County's website. A total of 29 responses were collected.

## Public Review of Draft Documents

A 30-day public review will be held from June 7, 2020 through July 7, 2020. Copies of the draft Consolidated Plan and Action Plan will be made available for the public to review on the Monterey County website at <https://www.co.monterey.ca.us/government/departments-a-h/administrative-office/intergovernmental-and-legislative-affairs/economic-development/housing>

## Public Hearing

A public hearing will be conducted before the County Board of Supervisors on July 7, 2020, at 10:00 a.m. at the Monterey County Government Center, 168 W. Alisal Street, 1st Floor, Salinas, CA to consider the adoption of the Monterey Urban County's 2020-2025 Consolidated Plan (CP) and the FY 20/21 Annual Action Plan (AP).

## Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Community Meetings	Non-targeted/broad community	Date: December 13, 2019	See <b>Appendix A.</b>	All comments were received.	
2	Urban County Committee Meetings	Non-targeted/broad community	Dates: December 20, 2019 March 5, 2020 April 8, 2020 April 17, 2020 April 24, 2020	No comments were received.	N/A	



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Housing & Community Development Needs Survey	Non-targeted/broad community Minorities Non-English Speaking - Specify other language: Spanish	Date: Online and hard-copy surveys available from October 8, 2019 to March 5, 2019. A total of 29 survey responses were collected.	A detailed summary of the responses received are provided in <b>Appendix A.</b>	All comments were received.	<a href="https://www.surveymonkey.com/r/Monterey_Salinas_CP_ENG">https://www.surveymonkey.com/r/Monterey_Salinas_CP_ENG</a>  <a href="https://es.surveymonkey.com/r/Monterey_Salinas_CP_SPA">https://es.surveymonkey.com/r/Monterey_Salinas_CP_SPA</a>
3	Newspaper Ad	Non-targeted/broad community Minorities Non-English Speaking - Specify other language: Spanish	30-day public comment period (June 7- July 7, 2020)  Notices were published in six newspapers: El Sol (June 6), Monterey County Weekly (June 4), South County Newspaper Group (June 3), which includes The King City Rustler, Greenfield News, Soledad Bee, and the Gonzales Tribune. Notices were published in English and Spanish.			
4	Public Hearing	Non-targeted/broad community	Date: July 7, 2020 Board of Supervisor meeting.			

**Table 4 – Citizen Participation Outreach\**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

During the development of the Consolidated Plan, residents were asked to rank the relative importance of housing and community development needs in a survey. A total of 29 residents responded to the survey and identified the following topics as top ranking needs in the Urban County:

- Park and recreational facilities
- Transportation services
- Street improvements
- Services for the disabled
- Job creation and retention
- Affordable rental housing development
- Senior housing

Overall, the Urban County has extensive needs for affordable housing. Many households in the Urban County area are low and moderate income and experience housing problems relating to cost burden (paying more than 30 percent of their income on housing) and overcrowding. Given the rural character of some of the unincorporated communities, there are also infrastructure needs associated with affordable housing. Many low and moderate income households are not adequately served with services and infrastructure (such as water and sewer). Age and condition of the housing stock also present housing issues to low and moderate income households. A large portion of the housing units in the Urban County area are older and in need of rehabilitation. Approximately 60 percent of owner-occupied housing and 61 percent of renter-occupied housing in the Urban County is over 40 years old (built before 1980). Many low and moderate income households, especially seniors and disabled, are unable to make needed repairs to their homes.

In addition to providing decent and affordable housing, creating healthy communities also requires safe water, adequate wastewater systems, and functioning drainage systems. In addition, basic public amenities such as parks and community meeting/gathering spaces are necessary to enhance community involvement and provide safe activity spaces and facilities for youth.

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

HUD periodically receives "custom tabulations" of Census data from the U.S. Census Bureau that are largely not available through standard Census products. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households.

As defined by HUD in the CHAS data, housing problems include:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burden (including utilities) exceeding 30 percent of gross income; and
- Severe housing cost burden (including utilities) exceeding 50 percent of gross income.

HUD has also established the following income categories based on the Area Median Income (AMI) for the Metropolitan Statistical Area (MSA):

- Extremely Low Income (0-30 percent of AMI)
- Low Income (31-50 percent of AMI)
- Moderate Income (51-80 percent of AMI)
- Middle/Upper Income (above 80 percent of AMI)

Together, extremely low and low incomes are referred to as "lower" income.

According to ACS data in **Error! Reference source not found.**, the Urban County's population is growing at a faster rate than the number of households, which potentially signifies an increase in families with children or an increase in the number of families sharing one household.

Table 6 presents the number of different household types in the Urban County for different levels of income. Small family households consist of 2-4 family members, while large family households have more than 5 persons per household. The most common household types in the Urban County are households with elderly persons (40 percent) and small family households (39 percent). Approximately 16 percent of small family households are lower income, compared to 25 percent of large family households, indicating that smaller family households are better situated economically. However, the proportion of lower income households is even greater for households with elderly persons (35 percent) and households with children under six (32 percent).

### Housing Problems

Tables 7 and 8 indicate that housing problems impacted more renter-households than owner-households in the Urban County, with 56 percent of the renter-households and 44 percent of the owner-households experiencing at least one housing problem. When income is factored in, extremely low income households (earning up to 30 percent of the Area Median Income or AMI) were disproportionately impacted by housing problems. Specifically, 76 percent

of the extremely low income renter-households and 73 percent of the extremely low income owner-households were experiencing at least one housing problem, compared to 32 percent of the renter-households and 30 percent of the owner-households in the moderate income category (earning more than 80 percent of the AMI).

### **Cost Burden**

Tables 9 and 10 show that a higher proportion of renter households are cost burdened compared to owner households. However, over two thirds of lower income elderly households are cost-burdened, regardless of tenure.

### **Overcrowding**

Table 11 shows that a higher proportion of renter households are overcrowded compared to owner households. When income is taken into account, 52 percent of lower income renter households are overcrowded, compared to 35 percent of lower income owner households.

### **Detailed Tables**

The following tables provide additional details:

- Table 7 presents the number of households with one or more housing problems (inadequate housing, overcrowding, cost burden of 50 percent, or cost burden of 30 percent) by income and tenure.
- Table 8 summarizes the number of households with one or more severe housing problems by income and tenure. Severe housing problems are: inadequate housing; severe overcrowding (1.51 persons or more per room); and housing cost burden of 50 percent.
- Table 9 isolates those households with housing cost burden of over 30 percent (inclusive of those with cost burden of over 50 percent) by income and tenure.
- Table 10 further isolates those households with cost burden of over 50 percent.
- Table 11 presents overcrowding by household type.
- Table 12 is intended to show overcrowding for households with children. However, the American Community Survey (ACS) provides no data for the Urban County.

<b>Demographics</b>	<b>Base Year: 2009</b>	<b>Most Recent Year: 2015</b>	<b>% Change</b>
Population	110,425	131,695	19%
Households	37,310	40,210	8%
Median Income	\$59,271.00	\$58,783.00	-1%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

**Number of Households Table**

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households	3,679	3,923	6,404	3,737	22,455
Small Family Households	1,239	1,234	2,173	1,556	9,640
Large Family Households	640	1,052	1,954	700	2,477
Household contains at least one person 62-74 years of age	713	763	1,261	1,046	6,413
Household contains at least one person age 75 or older	483	694	939	530	3,064
Households with one or more children 6 years old or younger	924	1,223	1,832	835	1,876

**Table 6 - Total Households Table**

**Data Source:** 2011-2015 CHAS

DRAFT

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	0	54	44	39	137	8	0	8	4	20
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	383	339	476	134	1,332	34	48	54	34	170
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	255	501	568	177	1,501	70	128	215	204	617
Housing cost burden greater than 50% of income (and none of the above problems)	1,101	611	436	175	2,323	898	640	911	374	2,823
Housing cost burden greater than 30% of income (and none of the above problems)	84	402	830	271	1,587	130	327	806	369	1,632
Zero/negative Income (and none of the above problems)	381	0	0	0	381	154	0	0	0	154

**Table 7 – Housing Problems Table**

Data Source: 2011-2015 CHAS

## 2. Housing Problems 2

(Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,737	1,511	1,517	527	5,292	1,004	830	1,201	623	3,658
Having none of four housing problems	180	620	1,802	1,129	3,731	215	956	1,870	1,467	4,508
Household has negative income, but none of the other housing problems	381	0	0	0	381	154	0	0	0	154

**Table 8 – Housing Problems 2**

Data Source: 2011-2015 CHAS

## 3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	734	658	673	2,065	274	289	639	1,202
Large Related	469	648	554	1,671	50	187	473	710
Elderly	257	265	177	699	589	431	607	1,627
Other	325	221	299	845	139	189	163	491
Total need by income	1,785	1,792	1,703	5,280	1,052	1,096	1,882	4,030

**Table 9 – Cost Burden > 30%**

Data Source: 2011-2015 CHAS

#### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	659	341	82	1,082	225	219	331	775
Large Related	469	187	100	756	40	109	199	348
Elderly	189	147	124	460	508	259	348	1,115
Other	295	163	152	610	135	117	100	352
Total need by income	1,612	838	458	2,908	908	704	978	2,590

Table 10 – Cost Burden > 50%

Data Source: 2011-2015 CHAS

#### 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	588	726	679	303	2,296	79	134	174	143	530
Multiple, unrelated family households	30	114	333	8	485	25	42	103	94	264
Other, non-family households	20	0	25	0	45	0	0	0	0	0
Total need by income	638	840	1,037	311	2,826	104	176	277	237	794

Table 11 – Crowding Information – 1/2

Data Source: 2011-2015 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	NA	NA	NA	NA	NA	NA	NA	NA

Table 12 – Crowding Information – 2/2



**Describe the number and type of single person households in need of housing assistance.**

According to the 2015-2017 American Community Survey (ACS), approximately 19 percent of the Urban County's households were single person households and the majority of the single person households (54 percent) were senior households. Over 75 percent of the single-senior households were owner-occupied. While owner households are less likely to experience housing problems than renter households overall, elderly owner households are more likely to experience cost burdens than other household types (Table 9). Seniors living alone are more likely to require affordable housing due to their generally lower incomes and may require assistance with home repairs and maintenance.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

**Persons with Disabilities:** According to the 2013-2017 ACS, approximately nine percent of the County residents were affected by one or more disabilities. Among persons living with disabilities, ambulatory difficulties were the most prevalent (49 percent), followed by independent living difficulty, cognitive difficulty, and hearing difficulty (38 percent, 37 percent, 29 percent, respectively).

According to the State Department of Developmental Services, as of September 2019, approximately 674 Urban County residents with developmental disabilities were being assisted by the San Andreas Regional Center offices. The majority of these individuals were residing in a private home with their parent or guardian. Two-thirds (66 percent) of all Urban County residents with developmental disabilities (66 percent) were under the age of 18.

According to the Monterey County 2019 Homeless Point-in-Time Census and Survey, 58 percent of homeless persons in the Urban County reported having a disabling condition. A disabling condition is defined by HUD as a developmental disability, HIV/ AIDS, or a long-term physical or mental impairment that impacts a person's ability to live independently, but could be improved with stable housing. Approximately 27 percent of homeless people surveyed reported a physical disability and 19 percent reported a psychiatric disability, i.e. mental illness including bipolar or schizophrenia. These figures extrapolate to 240 homeless persons with disabling conditions, 111 with a physical disability, and 79 with psychiatric disabilities.

**Victims of Domestic Violence:** The State of California Department of Justice recorded over 10,000 domestic violence-related calls for assistance in Monterey County between 2014 and 2018. The enforcement agencies in the Urban County (Del Rey Oaks, Gonzales, Greenfield, Sand City, and the County Sheriff's Department) received about 2,500 calls during that five year period, averaging 500 calls per year. Therefore, there were at least 500 households in need of some type of domestic violence services in the Urban County. In 2017, the Monterey County Rape Crisis Center provided services to 752 survivors of sexual violence.

Histories of domestic violence and partner abuse are prevalent among individuals experiencing homelessness and can be the primary cause of homelessness for many. The 2019 Monterey County Homeless Census and Survey found that four percent of 450 survey respondents (18 persons) reported currently experiencing domestic/partner violence or abuse and 26 percent (81 persons) reported having experienced domestic violence in their lifetime.

## What are the most common housing problems?

Of the housing problems described above, the most common in the Urban County is housing cost burden. For the County's renter-households, about 54 percent of the total housing problems tallied were related to housing cost burden (Table 7). Approximately 82 percent of the housing problems tallied for the Urban County's owner-households were also related to cost burden. Units with physical defects, or substandard units, were the least common housing problem in the Urban County.

## Are any populations/household types more affected than others by these problems?

Overall, more renter-households are impacted by overcrowding issues compared to owner-households. Small family renter households and senior homeowner households are impacted by housing cost burden. Senior homeowners may face additional issues – many live in older housing units and do not have the financial means to make needed repairs.

### **Cost Burden (Spending at Least 30 Percent of Household Income on Housing Cost)**

In the Urban County, the incidence of cost burden varies by income level and household type. Small households, for example, were most impacted by housing cost burden. As shown in Table 9 and Table 10, more moderate-income owner-households overpay for housing than households of other income groups. This is reflective of the housing market conditions when many households over-extended financially to achieve homeownership. In contrast, for renter-households, the incidence of severe cost burden declined as household income increased.

### **Overcrowding (More Than One Person Per Room)**

In the Urban County, the prevalence of overcrowding also varies by income level and household type (Table 11). For households that own their homes, 67 percent of overcrowded homes were comprised of single-family households, while the remaining 33 percent were made up of multiple unrelated family households. By comparison, about 81 percent of the overcrowded renter-households were made up of single-family households while the remaining 19 percent were comprised of multiple unrelated family households and other non-family households. However, in numeric terms, a significantly larger number of renter-households were overcrowded. This pattern reflects that in general, affordable large rental units are typically unavailable. Therefore, renter-households may have to reside in smaller than adequate units to avoid or reduce cost burden.

**Describe the characteristics and needs of Low income individuals and families with children (especially extremely low income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Rapid re-housing helps families and individuals who are not chronically homeless obtain permanent housing immediately and to stabilize themselves as soon as possible. These households have lived independently in permanent housing in the past and are in need of temporary assistance for several months—not years. While receiving assistance, these households are able to become increasingly self-sufficient through public assistance and/or employment. They may need long-term non-monetary assistance to prevent the loss of their housing such as free or low cost clothing, food, health care, household supplies, and transportation.

The Monterey County Community Action Partnership (CAP) is responsible for addressing the region's local poverty-related needs through the services provided by its subcontractors. Through its collaborative approach to subcontracting, the CAP provides services to all of the County's major regions—South County, Salinas, North County, and Monterey Peninsula. Every two years, the CAP conducts a public hearing, a survey, and multiple focus groups throughout the County to assess the needs of lower income persons, especially those who are extremely low income and at risk of becoming homeless. The following discussion analyzes in detail the top service categories of persons at-risk of becoming homeless: "Housing and Shelter" and "Health and Social/Behavioral Development."

## **Housing and Shelter**

According to the 2019 Community Needs Assessment, housing related support services are in the most demand, with rent payment assistance and emergency shelters and housing placement/rapid rehousing as the top service needs within this domain.

Like many other counties in California, the high cost of living in Monterey County presents a significant challenge for low income residents. The United Way's real cost measure (RCM) calculates the minimum income levels required to meet basic needs and attain self-sufficiency in Monterey County. The shortage of affordable housing options is a major contributor to the area's high cost of living and presents a significant barrier to achieving and sustaining self-sufficiency. In Monterey County, households with children are struggling at the highest rate with 68 percent of households with children—and 79 percent of single-mother households—falling short of this basic level of income.

The Community Services Block Grant (CSBG) Network assists individuals with finding and maintaining safe and reliable housing as a path toward self-sufficiency. These services help individuals and families experiencing homelessness locate more affordable housing options and those with access to insufficient or unsafe housing options to improve and maintain their standard of housing and stability.

## **Health & Social/Behavioral Development**

According to the 2019 Community Needs Assessment, health-related services were the second most cited category of need, with health insurance access and physical health services as the top service needs in this category. Mental or physical health problems are often a consequence of living in poverty, but these problems can also cause

problems that impede self-sufficiency. Access to health care is limited by the availability and distribution of health services throughout the county. There is only one mental health provider per 310 residents. Over 100,000 county residents seek food assistance from the local foodbank. For children, food insecurity is a barrier to learning while education is essential to one's ability to overcome poverty.

Many Community Action Agencies (CAA) provide developmental support programs, such as those designed to decrease violence, substance abuse, child neglect and domestic abuse.

(<https://www.co.monterey.ca.us/home/showdocument?id=77726>. Accessed February 11, 2020.)

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

Households at risk of becoming homeless include those extremely low income households with a severe housing cost burden (spending 50 percent or more of their income on housing). According to the CHAS data (Table 10), 1,612 extremely low income renter-households and 908 extremely low income owner-households in the Urban County had a severe cost burden.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

Rent burden and housing scarcity are a major factor making struggling households vulnerable to an economic shock. Rent burden contributes to economic instability and is cited as the primary reason for homelessness. About 56 percent of renters in the county spend more than 30 percent of their income on rent. Moreover, rent increases are far outpacing growth in incomes with the median income rising 5.8 percent as compared to a 9.9 percent increase in median rent. Notably, Monterey County experienced a 23 percent overall increase in homelessness between 2015 and 2017 and an extremely high-level of student homelessness. In 12 county schools, homeless students comprise a staggering 20 to 36 percent the schools' entire student body.

Findings from a new study by Pivot Learning and the National Center for Youth Law (2019) show that economic pressures such as increasing rents, low-wage jobs and the high cost of living are the primary reasons for homelessness in Monterey County. Extremely low income households with a severe housing cost burden are more likely to lose their homes in the event of loss of employment or other unexpected expenses.

(<https://www.pivotlearning.org/wp-content/uploads/2019/01/montereyhomelessfosteryouth.pdf>. Accessed February 11, 2020.)

## Discussion

See discussions above.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

A disproportionate housing need refers to any group that has a housing need which is at least 10 percentage points higher than the total population. The following tables identify the extent of housing problems by income and race.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,968	179	535
White	1,170	90	214
Black / African American	35	0	4
Asian	54	4	54
American Indian, Alaska Native	29	0	10
Pacific Islander	14	0	0
Hispanic	1,628	72	257

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,076	839	0
White	1,155	379	0
Black / African American	0	10	0
Asian	10	42	0
American Indian, Alaska Native	8	20	0
Pacific Islander	15	0	0
Hispanic	1,864	376	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,351	2,042	0
White	1,580	905	0
Black / African American	10	4	0
Asian	50	119	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	2,640	984	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**80%-100% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,793	1,958	0
White	858	1,066	0
Black / African American	4	29	0
Asian	22	78	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	854	751	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**Discussion**

Among all households (incomes up to 100 percent AMI) with housing problems, Pacific Islander and American Indian/Alaska Native households were the most likely to be disproportionately impacted by housing problems. Specifically, 100 percent of the lower income Pacific Islander households experienced housing problems compared to 81 and 79 percent of the County’s extremely-low and low income households, respectively. Also 100 percent of moderate-income American Indian/Alaska Native households experienced housing problems compared to 68 percent of the Urban County’s households of the similar income level.

Among all income groups, a larger proportion of Hispanic and Black households experienced housing problems, although not disproportionately when compared to the Urban County.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

A disproportionate housing need refers to any group that has a housing need which is at least 10 percentage points higher than the total population. The following tables identify the extent of severe housing problems by income and race. Severe housing problems include: inadequate housing; severe overcrowding (1.51 persons or more per room); and housing cost burden of 50 percent.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,741	395	535
White	1,014	238	214
Black / African American	35	0	4
Asian	54	4	54
American Indian, Alaska Native	29	0	10
Pacific Islander	14	0	0
Hispanic	1,546	139	257

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%



### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,341	1,576	0
White	767	754	0
Black / African American	0	10	0
Asian	10	42	0
American Indian, Alaska Native	0	28	0
Pacific Islander	15	0	0
Hispanic	1,524	717	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,718	3,672	0
White	951	1,539	0
Black / African American	4	8	0
Asian	50	119	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	1,663	1,968	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

**80%-100% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1,150	2,596	0
White	498	1,433	0
Black / African American	0	33	0
Asian	18	82	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	598	1,022	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

**Data Source:** 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

**Discussion**

Lower income Pacific Islander households were also most likely to experience at least one severe housing problem. About 75 and 60 percent of the County’s extremely low and low income households experienced severe housing burdens, compared to 100 percent of Pacific Islander households. About 90 percent of extremely low income Black/African American households were also impacted by severe housing problems.

A high proportion of lower income Hispanic households also experienced severe cost burdens, though they did not meet the definition of disproportionate need (80 and 68 percent compared to 75 and 60 extremely low and low income County households, respectively).

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

A disproportionate housing need refers to any group that has a housing need which is at least 10 percentage points higher than the total population. The following tables identify the extent of housing cost burden by race.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	24,208	8,479	6,970	541
White	14,797	4,343	3,702	214
Black / African American	257	23	65	4
Asian	1,059	153	159	54
American Indian, Alaska Native	94	32	29	10
Pacific Islander	74	15	10	0
Hispanic	7,607	3,853	2,854	267

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2011-2015 CHAS

### Discussion:

Overall, in the Urban County, 38 percent of the households had a housing cost burden of over 30 percent (paying more than 30 percent of their gross household income on housing). Specifically, 21 percent had a housing cost burden of 30 to 50 percent, and 17 percent had a housing cost burden of over 50 percent. Among these households impacted with cost burden, Hispanic households were more impacted, with 56 percent experiencing housing cost burden, but the extent of cost burden did not constitute a disproportionate need.

## NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

**Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

Please see discussions provided under specific needs by income group presented earlier.

**If they have needs not identified above, what are those needs?**

Housing needs of low and moderate income minority households have been previously identified.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

The Urban County is comprised of approximately 27 percent Whites, 67 percent Hispanics, two percent Asians, two percent "Other Races", and one percent Blacks/African Americans. Portions of the Urban County area have high concentrations of Hispanic populations. These include: the unincorporated communities of Boronda (71 percent); Castroville (87 percent); Chualar (100 percent); Las Lomas (91 percent); Pajaro (94 percent); San Ardo (87 percent); San Lucas (79 percent); and the City of Gonzales (94 percent) and the City of Greenfield (92 percent). The Urban County participating jurisdictions – Del Rey Oaks and Sand City – have low concentrations of Hispanic population at 16 percent and 33 percent, respectively.

**Appendix B** contains a map illustrating the areas of minority concentration in the Urban County.

## NA-35 Public Housing – 91.205(b)

### Introduction

The Housing Authority County of Monterey (HACM) is a public agency that provides rental assistance and manages affordable housing throughout Monterey County. Beginning in 2015, the HACM initiated the process of converting the public housing developments into project-based rental assistance units through HUD's Rental Assistance Demonstration (RAD) program. That conversion process has been completed. The HACM has established the Monterey County Housing Authority Development Corporation (HDC) to manage former public housing developments. There are 22 properties with 1,091 units under HDC management. Approximately one-quarter of the units are restricted to farmworker families. Another quarter of the units are restricted to seniors or persons with disabilities.

Six HDC-managed affordable housing projects are located in the Urban County area.

- HDC has three properties in the unincorporated areas of the Urban County, including the 48-unit Paseo de las Rosas in Castroville and 29-unit Vista del Valle in Chualar. Two of the properties are restricted to occupancy by farmworker families and the third is restricted to seniors or persons with disabilities.
- HDC has two housing developments in Gonzales, the 20-unit Casa de Oro and 30-unit Casa Santa Lucia. Casa de Oro is restricted to seniors or persons with disabilities.
- HDC has one housing development in Greenfield, the 50 unit Los Ositos. This property is restricted to seniors.
- There are currently no housing developments located in Sand City or Del Rey Oaks.

The series of tables presented below represent a summary of public housing data for the inventories previously operated by HACM. Updated data to reflect the Rental Assistance program is not available in the eConPlanning Suite.

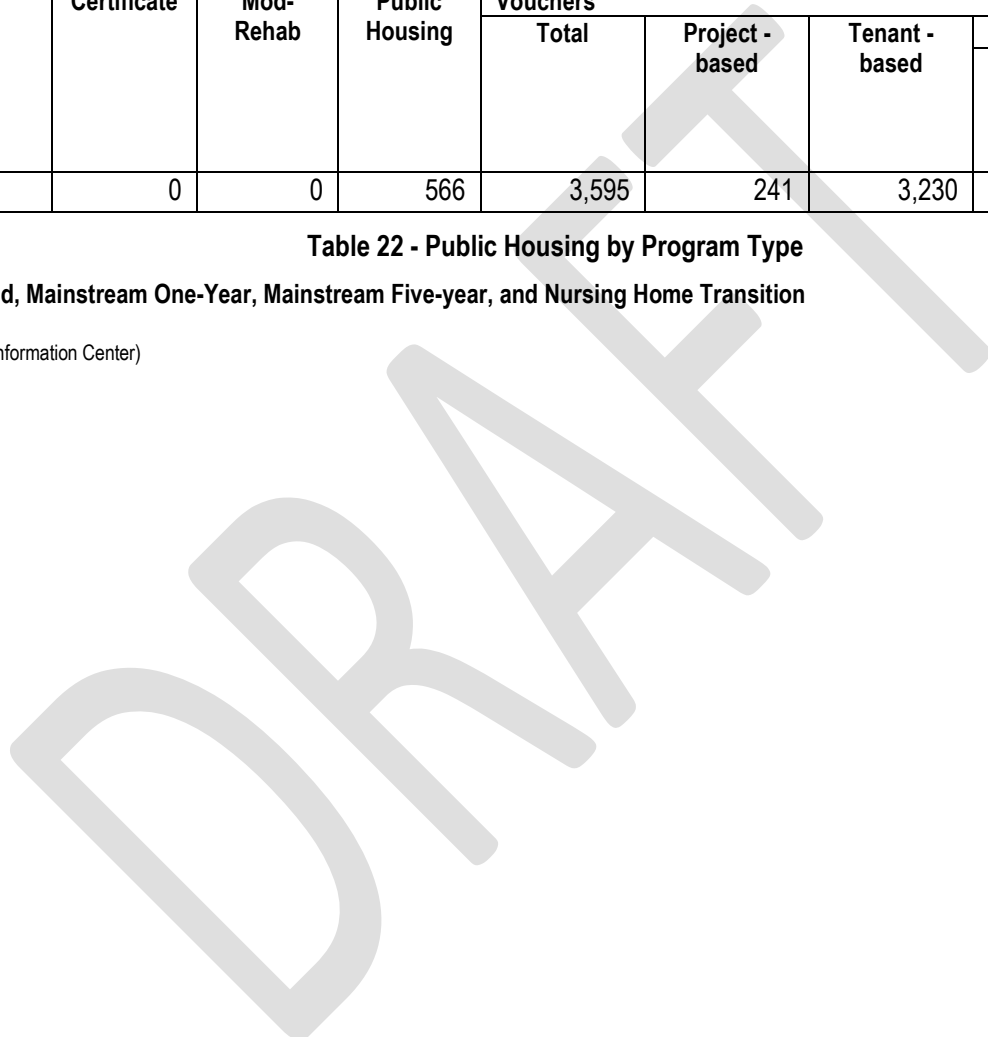
**Totals in Use**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	566	3,595	241	3,230	72	43	0

**Table 22 - Public Housing by Program Type**

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)



## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	17,604	15,599	14,579	15,701	11,802	15,814
Average length of stay	0	0	7	7	2	7	0	5
Average Household size	0	0	3	2	2	2	1	3
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	140	1,113	67	1,030	15	1
# of Disabled Families	0	0	84	916	64	816	28	8
# of Families requesting accessibility features	0	0	566	3,595	241	3,230	72	43
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Race of Residents**

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	528	3,196	222	2,877	48	40	0
Black/African American	0	0	27	266	12	230	21	3	0
Asian	0	0	3	82	1	80	1	0	0
American Indian/Alaska Native	0	0	5	38	4	33	1	0	0
Pacific Islander	0	0	3	13	2	10	1	0	0
Other	0	0	0	0	0	0	0	0	0

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Ethnicity of Residents**

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	480	2,222	138	2,036	10	29	0
Not Hispanic	0	0	86	1,373	103	1,194	62	14	0

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)



**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

HACM no longer operates any public housing developments and therefore does not maintain a waitlist for public housing. As shown in Table 22, there were 566 families in the HACM-managed developments who presumably required accessibility features.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

Housing Authority County of Monterey (HACM) owned and managed six public housing projects located in the Urban County area. These projects developments were converted from Public Housing to Project-Based Rental Assistance. The HACM has established the Monterey County Housing Authority Development Corporation (HDC) to manage former public housing developments.

Updated Housing Choice Voucher data provided by the Housing Authority is available only for the entire County. The data indicates that 3,235 families in the County are currently receiving Housing Choice Vouchers. An additional 1,147 households are on the waiting list for Housing Choice Vouchers. The main issue relating to the Voucher programs is the long wait for assistance.

Specific information on the race/ethnicity of voucher recipients and their household characteristics is not available for the Urban County. In general, households assisted with Housing Choice Vouchers were disabled (55 percent) or elderly (42 percent).

**How do these needs compare to the housing needs of the population at large**

Housing needs in the Urban County area generally reflect the housing needs countywide (refer to discussions above). However, many communities within the unincorporated areas are rural and isolated. Extending/improving infrastructure to better serve the Urban County residents may be more critical compared to other more urbanized cities in the County.

**Discussion**

See discussions above.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

According to the 2019 Monterey County Homeless Census and Survey, an estimated 413 homeless persons were located in the Urban County during the point-in-time (PIT) count conducted in January of 2019 (Unincorporated County - 370 persons; Sand City – 8 persons; Gonzales – 21 persons, Greenfield – 14 persons; and Del Rey Oaks- 0 persons). This number represents a 27-percent decrease from the previous homeless survey in 2017, which reported 567 homeless persons in the Urban County. Most of the homeless population in the Urban County (92 percent, 381 persons) was unsheltered. It should be noted that annual PIT count measures the scope of homelessness on a single night; it does not represent every person who will experience homelessness throughout the year. The 2019 Monterey County Homeless Census and Survey does not include estimates of persons in rural areas who are homeless or at risk of homelessness (Table 27). Table 28 represents interpolations for the Urban County based on the characteristics of the homeless population in the County. No specific data is available for the Urban County.

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	9	9	23	10	3	338+
Persons in Households with Only Children	5	50	69	30	10	338+
Persons in Households with Only Adults	18	322	425	187	64	338+
Chronically Homeless Individuals	13	83	120	53	18	338+
Chronically Homeless Families	3	3	8	3	1	338+
Veterans	12	17	36	16	5	338+
Unaccompanied Child	5	50	69	30	10	338+
Persons with HIV	0	4	5	2	1	338+

**Table 26 - Homeless Needs Assessment**

Indicate if the homeless population is:

Partially Rural Homeless

## Rural Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	0	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

**Table 27 – Rural Homeless Needs Assessment**

**For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction:**

The 2019 Monterey County Homeless Census and Survey does not differentiate the estimates of homeless persons or those at risk of homelessness between urban versus rural homeless.

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

In the Urban County, the homeless population is made up of 413 individuals, 92 percent (381 individuals) of which are unsheltered. The Urban County's homeless population represents 17 percent of Monterey County's total homeless population. The 2019 Monterey County Homeless Census and Survey identified the following characteristics in the County's homeless population. However, no similarly specific information is available for the Urban County.

Chronically Homeless: About 23 percent (or 562 persons) of the County's homeless population is chronically homeless. The majority (86 percent) of chronically homeless individuals were unsheltered. These figures translate to a chronically homeless population of 96 persons in the Urban County (83 unsheltered).

Chronically Homeless Families with Children: In Monterey County, there were a total of 150 homeless families in 2019. Of all homeless families, 51 percent were unsheltered. Since 23 percent of the county population is chronically homeless, 35 families in the County are chronically homeless. These figures translate to 6 chronically homeless families in the Urban County (3 families unsheltered).

Veterans: A total of 172 veterans were identified in Monterey County in 2019, representing seven percent of the County's homeless population. About 59 percent of homeless veterans were unsheltered, comprising seven percent of the unsheltered homeless population in the County. These figures translate 29 homeless veterans in the Urban County (17 unsheltered).

Unaccompanied Youth: Overall, 324 unaccompanied youth (under the age of 18) were identified in Monterey County in 2019, representing 13 percent of the point-in-time homeless population. The majority (91 percent) of the unaccompanied youth were unsheltered. These figures translate to 55 homeless youth in the Urban County (50 unsheltered).

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	16	191
Black or African American	8	95
Asian	1	8
American Indian or Alaska Native	1	8
Pacific Islander	0	4
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	12	149
Not Hispanic	20	232

**Table 28 – Nature and Extent of Homelessness**

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

No specific information is available for the homeless in the Urban County. Information about Urban County is interpolations only.

Families with Children: In Monterey County, 150 families were among the homeless population. The number of homeless persons in families increased significantly between 2013 and 2019, from 86 persons to 596 persons. These figures translate to 26 homeless families in the Urban County (13 families unsheltered).

Veterans: There was a decrease in the number of veterans in Monterey County between 2013 and 2019. There were 172 homeless veterans identified in 2019, which represents a 25 percent decrease from the 2013. These figures translate 29 homeless veterans in the Urban County (17 unsheltered).

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

The 2019 Monterey County Homeless Census and Survey found approximately 50 percent of the homeless population in Monterey County was White, 25 percent was Black or African American, three percent Asian and Pacific Islanders, two percent American Indian/Native Alaskan. Also, 39 percent of the homeless population was Hispanic.

The values describing the nature and extent of homelessness by racial and ethnic group were extrapolated from these proportions using the number of homeless individuals at the point-in-time count (413- 32 sheltered, 381 unsheltered)

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

As part of the 2019 Homeless Census, a survey was conducted to obtain specific information about the homeless. The following characteristics describing the nature and extent of the homeless in the Urban County area were derived from the survey (with 450 respondents):

- About 76 percent of the homeless were unsheltered (Countywide), and the percent of unsheltered homeless was greater in the Urban County (92 percent).
- The majority of homeless spent the night outdoors in streets, parks, vehicles, and tents.
- A majority (78 percent) were already living in Monterey County when they most recently became homeless.
- Over half (55 percent) of homeless survey respondents indicated they were experiencing homelessness for the first time, while 63 percent had been homeless for one year or longer.
- A majority of homeless cited financial issues (job loss, eviction, etc.) as the primary cause of homelessness.
- The top most common obstacles cited to obtaining permanent housing were ability to afford rent (76 percent), lack of a job/income (66 percent), and lack of money for moving costs (48 percent).
- Approximately 25 percent of the County homeless population had chronic health problems. Many homeless persons also suffer from depression (44 percent), physical disabilities (25 percent), PTSD (23 percent), and other psychiatric and emotional conditions (19 percent).

When comparing homelessness in 2019 and 2017, the Lead Me Home (10 -Year Plan to End Homelessness) noted that number of adults with serious mental illness increased among both sheltered and unsheltered homeless persons.

## Discussion:

See discussions above.

## NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

### Introduction:

Certain households, because of their special characteristics and needs, may require special accommodations and may have difficulty finding housing due to special needs. Special needs groups may include the elderly, persons with disabilities, persons with HIV/AIDS, female-headed households, large households, and homeless persons and persons at-risk of homelessness.

### Describe the characteristics of special needs populations in your community:

To the extent feasible, information specific to the Urban County is provided. If specific local information is not available, regional data is used to generally depict the nature and extent of a special needs group.

Elderly: According to the 2013-2017 American Community Survey, nearly 16 percent of the Urban County population was 65 years and over. Approximately 31 percent of all households in the Urban County were headed by householders 65 years and over, the majority of which were owner-occupied (83 percent). Based on 2013-2017 ACS data, approximately six percent of the seniors 65 years and over had incomes below the poverty level. Furthermore, the 2013-2017 ACS indicates that 28 percent of persons 65 years and over had one of more disabilities. Ambulatory difficulties (57 percent), hearing difficulty (44 percent) and independent living difficulties (44 percent) were the most prolific disabilities among elderly.

The majority of the Urban County's population is in unincorporated areas (91 percent). For incorporated cities, approximately 20 percent of all residents in Del Rey Oaks were seniors, while in Gonzales and Greenfield seniors represented only six percent of the total population. Seniors made up 10 percent of the residents in Sand City.

Persons with Disabilities: According to the 2013-2017 ACS, nine percent of the population in the Urban County was affected by one or more disabilities. Among persons living with disabilities, ambulatory difficulties were the most prevalent (49 percent), followed by independent living difficulties (38 percent) and cognitive difficulties (37 percent).

A disabling condition is defined by HUD as a developmental disability, HIV/AIDS, or a long-term physical or mental impairment that impacts a person's ability to live independently, but could be improved with stable housing. According to the Monterey County 2019 Homeless Point-in-Time Census & Survey, 58 percent of homeless survey respondents (261 persons) reported having at least one disabling condition.

Large Households: Large households are those with five or more members. According to the 2013-2017 ACS, approximately 19 percent of the households in the Urban County were large households. The majority of large households were renter-occupied households (53 percent).

In 2017, approximately 42 percent of the households in Greenfield, 35 percent in Gonzales, 13 percent in Sand City, 4 percent in Del Rey Oaks, and 16 percent in the unincorporated areas were large households. In Greenfield and

Gonzales, where the proportion of large households is highest, the majority of large households were also renter-households (55 percent and 69 percent, respectively). Large households may experience overcrowding or cost burden issues due to lack of affordable housing.

Single-Parent Households: As of 2017, an estimated 16 percent of households in the Urban County were headed by single parents, the large majority of which were headed by females (63 percent). In the Urban County, Greenfield had the largest proportion of single-parent (30 percent) and single female-headed households (70 percent). Data from the 2013-2017 ACS indicates that approximately 37 percent of female-headed households (987 households) with children in the Urban County had incomes below the poverty level. The 2019 Community Needs Assessment found that 79 percent of single mother households are living below the real cost measure (i.e. minimum income levels required to meet basic needs and attain self-sufficiency in Monterey County).

Victims of Domestic Violence: Histories of domestic violence and partner abuse are prevalent among individuals experiencing homelessness and can be the primary cause of homelessness for many. Survivors often lack the financial resources required for housing, as their employment history or dependable income may be limited. According to the 2019 Monterey County Homeless Census, four percent of survey respondents (18 persons) reported currently experiencing domestic/partner violence or abuse.

Between 2005 and 2019, there has been a consistent decline in domestic violence calls made to Monterey County law enforcement organizations, according to Kidsdata.org. The rate of local calls per 10,000 people in the County had also been declining to almost matching the statewide rate.

The State of California Department of Justice about 2,500 calls between 2014 and 2019 from law enforcement agencies in the Urban County (Del Rey Oaks, Gonzales, Greenfield, Sand City, and the County Sheriff's Department) received, averaging 500 calls per year. In 2017, the Monterey County Rape Crisis Center provided services to 752 survivors of sexual violence.

Farmworkers: According to the 2019 Monterey County Analysis of Impediments to Fair Housing, about 19 percent of the workforce population in the Urban County was employed in farmworker occupations in 2016. Overall, the 2018 Regional Farmworker Housing Study estimates approximately 91,500 farmworkers in the County. Wine cultivation is a key industry in Gonzales. Civilians 16 years and over employed in agriculture, forestry, fishing and hunting, and mining represent a significant portion of the workforce in Greenfield (40 percent) and Gonzales (32 percent). In the unincorporated County, farmworkers represented approximately 15 percent of the employed population. Specifically the CDPs of Pajaro (49 percent) and San Ardo (45 percent) have significant concentrations of persons employed in farmworker occupations.

Persons with Alcohol/Substance Abuse Addictions: According to the 2013 National Survey on Drug Use and Health (NSDUH) survey results, national rates of alcohol dependence/abuse declined from 2002 to 2013. In 2013, the national survey found that 6.6 percent of the population were dependent on alcohol or had problems related to their use of alcohol (abuse). When applying these figures to the Urban County population, it is estimated that 6,500 individuals in may have issues with alcohol abuse.

According to Monterey County Health Department's 2015 Alcohol and Drug Strategic Implementation Plan, of 1,318 individuals receiving services by the Monterey County Behavioral Health Crisis Team (in FY 2014/2015), 48 percent have a substance use diagnosis. Also, of adults served with serious and persistent mental illness, 44 percent have a

co-occurring substance use disorder. The 2019 homeless census and survey indicates that 40 percent of those surveyed identified drug and alcohol use as the primary cause of homelessness.

Veterans: According to the 2015-2017 ACS, 6 percent (or 5,980) of the Urban County population were veterans. Del Rey Oaks and Sand City had the highest proportion of veteran population (13 percent and 10 percent) compared to one percent in Gonzalez and Greenfield.

Approximately seven percent of the homeless persons identified in the 2019 Monterey County Homeless Census and Survey were veterans. The 2019 estimate of homeless veterans is the highest it has been since 2013 and a 56-percent increase over 2017's veteran estimate. Further, the majority (59 percent) of veterans experiencing homelessness in 2019 were unsheltered.

**What are the housing and supportive service needs of these populations and how are these needs determined?**

Overall, the Urban County has extensive needs for supportive services, including housing, youth and childcare services, recreational activities, senior services, health/medical care, counseling, employment, case management, transportation, and coordination and information/referral.

The 2019 Community Action Plan identifies and assesses poverty related needs and resources in the community for individuals and families most affected by poverty. The report found that a large portion of County residents, (particularly families and children) are struggling to attain or maintain self-sufficiency than what is depicted by poverty data. The report found that low income households ranked housing and shelter, and health and social behavior development as the top two service needs for the community. Specifically, rent payment assistance and health insurance access ranked as the top service priorities.

The Monterey County Area Agency held an Elder Care Symposium on September 15, 2018. The Symposium focused on the following as issues of great importance for the region's seniors: Transportation Options, Professional Caregiver Workforce Development, Networking Elder Care, and Housing and Homelessness. Overwhelmingly, older adults identify services that meet their basic needs for food, housing, transportation, and access to health care as priorities.

Needs assessments in the Consolidated Plan consultation process also indicated that there is a general lack of supportive services in the Urban County area, especially in remote rural communities. Most available services are located in service hubs in Salinas and Monterey, and there is a great need to expand services to the Urban County area. Another issue relating to supportive services is coordination. One-stop service centers are needed in the Urban County area.

The 2019 Lead Me Home (10 Year Plan to End Homelessness) listed the following service providers for special needs populations:



## Seniors

- **Alliance on Aging** was established by local citizens to help seniors remain safely in their own homes for as long as possible. Alliance on Aging Staff and volunteers provide direct services, information and education to seniors, adult children, caregivers and “baby boomers” who are approaching and preparing for their senior years;
- **Monterey County Aging and Adult Services** provides support and assistance to people with disabilities, seniors, and their family caregivers. Services include 24-hour reporting and investigations of elder and dependent adult abuse, In-Home Support Services, the SSI-Advocacy Program and senior information and assistance services.

## Families

- The **National Alliance for Mental Illness (NAMI)**: Advocates at the county, state and national levels for non-discriminatory access to quality healthcare, housing, education and employment for people with mental illness. NAMI Monterey County offers a wide variety of FREE educational programs and support groups to support those who work, live, or care for someone with a mental illness;
- **Community Homeless Solutions** – Homeward Bound, which is transitional housing for low income, homeless families with children.

## Survivors of Domestic Violence

- **Emmaus House** women and Children fleeing domestic violence in private location in Hollister;
- **Community Homeless Solutions** provides shelter for homeless women with children or single homeless women fleeing domestic violence.

## Veterans

- The **Veterans Transition Center Housing Program** provides services for homeless veterans and their families through transitional housing and counseling;
- **Veterans Resource Center** is a resource for homeless veterans throughout Monterey and San Benito Counties. Emergency shelter can be approved for stays in Motels.

## Youth

- **Epicenter** empowers at-risk and system involved youth ages 16-24 by connecting them to community resources that provide opportunities for equity and hope, thereby improving youth outcomes in Monterey County;
- **Community Human Services** – Safe Place, which provides counseling, family reunification, temporary shelter and street outreach; Also provides transitional housing for youth and mental health counselling.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

The County's 2017 HIV Surveillance Report noted that over the last five years, there has been a 79 percent increase in new diagnoses in the County. There were 122 new HIV diagnoses between 2015 and 2017, of which all occurred in 2017.

**Discussion:**

See discussions above.

**NA-50 Non-Housing Community Development Needs – 91.215 (f)**

**Describe the jurisdiction's need for Public Facilities:**

The Urban County has extensive needs for public facilities. These include, but are not limited, to the following:

- **Community Facilities:** The Urban County has a general lack of community facilities, including park and recreational facilities, childcare centers, community centers, and health care facilities. Existing facilities are also aging and inadequate to serve the residents.
- **Accessibility Improvements to Public Facilities:** Most existing public facilities in the Urban County were constructed prior to 1990 and therefore do not meet ADA (Americans with Disabilities) accessibility standards.

**How were these needs determined?**

Public facility needs in the Urban County were determined based on the following:

- Comments received during the community outreach process
- Responses from the Housing and Community Development Needs Survey
- Discussions with staff of the County and participating jurisdictions.

The cities of Del Rey Oaks, Gonzales, Greenfield, and Sand City have identified potential Public Facilities projects that they may fund using CDBG funds during the Five-Year Consolidated Plan Planning Period (FY 2020-2024) as follows:

- Del Rey Oaks: Public facility projects based on public use, park equipment and ADA access.
- Gonzales: Teen Innovation Center and Community Center/Library.
- Greenfield:
  - Improvements to Patriot Park, including but not limited to pedestrian thoroughfares, bike trails, and/or other recreational amenities and/or improvements to existing soccer and baseball fields. Potential specifics would include lights, artificial turf, additional bleachers, expanded bathrooms (air quality & ventilation), modernized snack bar facilities, and other.

- Improvements to the sandlot league baseball park beneath the Walnut Avenue overpass, centralized in residential.
- Sand City: ADA improvements to Calabrese Park and parking area. Sand City was allocated \$60,000 in CDBG funds during FY 2018 for this project. The City will be amending the agreement to increase the funding to \$90,000 for this project. Sand City will use its \$30,000 CDBG allocation for the FY 2020-2024 Consolidated Planning period for this project.

### **Describe the jurisdiction's need for Public Improvements:**

The Urban County has extensive needs for public improvements, including:

- **Street and Sidewalk Improvements:** Improvements are needed to address safety and traffic issues. In addition, ramps and curb cuts are needed to meet ADA accessibility requirements.
- **Drainage Improvements:** Many communities in the Urban County area are impacted by flooding issues, especially in the Boronda community.
- **Water and Sewer Infrastructure and Services:** Extension/improvement of water and sewer lines are needed to serve low and moderate income households and to facilitate economic development activities.

### **How were these needs determined?**

Public Improvement needs in the Urban County were determined based on the following:

- Comments received during the community outreach process
- Responses from the Housing and Community Development Needs Survey
- Discussions with staff of the County and participating jurisdictions.

The City of Greenfield identified potential Public Improvement projects that they may fund using CDBG funds during the Five-Year Consolidated Plan Planning Period (FY 2020-2024) as follows:

- Sidewalks, and public infrastructure connecting the EAH parcel and Walnut Avenue Specific Plan This project, or a comparable project would remain among the City's highest priority if it is eligible
- Pedestrian and Bike safety improvements along adjacent streets to schools at Greenfield Elementary School, Lompoc High School, and Vista Verde Middle School.

### **Describe the jurisdiction's need for Public Services:**

Given the geographic spread of the Urban County area, many remote and rural communities do not have adequate access to public and supportive services. Service needs in the Urban County include, but are not limited to, the following:

- Transportation services;
- Mental health services;
- Anti-crime programs;

- Youth programs;
- Health services;
- Child care services;
- Senior programs;
- Economic development programs; and
- Legal services

### How were these needs determined?

Public service needs in the Urban County were determined based on the following:

- Comments received during the community outreach process
- Responses from the Housing and Community Development Needs Survey
- Discussions with staff of the County and participating jurisdictions.

The City of Greenfield identified potential Public Service projects that they may fund using CDBG funds during the Five-Year Consolidated Plan Planning Period (FY 2020-2024) as follows:

- Grant/Tenant Improvement program for in the core downtown El Camino Real commercial corridor, in preparation for potential implementation of the Greenfield Streetscape Plan, which spans the four-block area from Cherry to Oak. Improvements include but are not limited to awnings, paint, obsolete stationery structures in the public right of way, fence, side-yard, health and safety repairs, parking, access, trash receptacle placement, etc.
- Greenfield Citywide Video Surveillance Upgrade Project. This project would improve the existing Citywide Surveillance System, and add some park locations, as well as improve reliability of the system, especially in neighborhoods/locations with public safety/security concerns.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The Urban County had a total housing stock of about 40,000 units in 2015, representing an eight percent increase from 2010. Overall, the housing stock is comprised of about 82 percent single-family units (detached and attached), 12 percent multi-family units, and 6 percent mobile homes. Approximately 65 percent of the housing units are owner-occupied and 35 percent are renter-occupied. The housing stock in the Urban County is relatively old, with 75 percent of the housing units built more than 30 years ago (prior to 1990), indicating a significant portion of the units may require substantial rehabilitation and upgrading.

While unemployment rates have improved in recent years, the regional economy has restructured and mismatches between jobs and skill sets exist. The unemployment rate for the Urban County continues to remain above the state and national averages since 2014. As of December of 2019, the unemployment rate in the Urban County was at 8.5 percent, compared to 7.2 percent in Monterey County and 4.1 percent in the State. The housing market is directly tied to the local and regional economy. Unemployment and underemployment will continue to impact the local and regional economy in the near future.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

According to 2011-2015 ACS data, much of the Urban County's housing stock is comprised of single-family homes (84 percent). Multi-family housing accounts for only 11 percent of total housing units in the Urban County and a majority of these dwelling units are in smaller multi-family structures containing fewer than 20 units. Mobile homes also make up a sizable portion of the housing stock in the Urban County (six percent). Also, a vast majority (81 percent) of the Urban County's ownership housing was comprised of larger units (i.e. with three or more bedrooms). By comparison, only 42 percent of the Urban County's rental housing was comprised of larger units. This may explain the larger number of overcrowded renter-households in the Urban County.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	35,105	76%
1-unit, attached structure	2,547	6%
2-4 units	2,342	5%
5-19 units	2,422	5%
20 or more units	660	1%
Mobile Home, boat, RV, van, etc	2,818	6%
<b>Total</b>	<b>45,894</b>	<b>100%</b>

Table 29 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

## Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	202	1%	741	5%
1 bedroom	645	3%	1,759	12%
2 bedrooms	4,027	16%	5,844	40%
3 or more bedrooms	20,839	81%	6,143	42%
<b>Total</b>	<b>25,713</b>	<b>101%</b>	<b>14,487</b>	<b>99%</b>

**Table 30 – Unit Size by Tenure**

Data Source: 2011-2015 ACS

### **Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

Overall, more than 4,400 units of affordable housing are located in Monterey County. However, the majority of these units are located in the City of Salinas (2,779 units). About 1,200 affordable units funded with various programs are located in the Urban County, but primarily in the unincorporated communities. Affordable housing in the County addresses the needs of low income families, seniors, disabled, and farm workers. Affordable farm worker housing units are located in Gonzales and the unincorporated communities of Castroville and Chualar.

### **Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

The Housing Authority of the County of Monterey (HACM) converted all public housing units countywide to Project-Based Rental Assistance. The former public housing units are now managed by the Monterey County Housing Authority Development Corporation (HDC).

The majority of the units managed by HDC and other privately owned affordable units have long-term affordability covenants due to the funding sources used (HOME, Redevelopment Housing Set-Aside, and Low Income Housing Tax Credits), which require long-term deed restrictions of low income use, or due to the requirement of the County's inclusionary housing requirements. No project is considered at risk of converting to market-rate housing during the 2020 to 2025 Consolidated Plan period.

### **Does the availability of housing units meet the needs of the population?**

The Urban County has a significant need for affordable housing. Currently, waiting lists for publicly assisted housing and Housing Choice Vouchers have a wait period of many years. In addition to issues relating to affordability, issues relating to housing conditions are also prevalent. With more than 75 percent of the housing units older than 30 years of age, a large portion of the Urban County's housing stock may need substantial rehabilitation and emergency repairs. The extent of housing needs in the Urban County far exceeds the resources available to address those needs.

In addition, according to the 2011-2015 CHAS, there were approximately 6,823 large households (comprised of five or more persons) in the Urban County. The limited availability of affordable adequately sized rental units is a problem faced by these households. The vast majority (81 percent) of the ownership housing in the City was comprised of larger units (i.e. with three or more bedrooms) (Table 30). By comparison, only 42 percent of rental housing was comprised of these larger units. This disparity may explain the larger number of overcrowded renter-households in the Urban County (Table 11).

### **Describe the need for specific types of housing:**

The Urban County has a range of housing needs, including farm worker housing, transitional housing, housing for seniors, and housing suitable for families. The Urban County has the greatest need for housing affordable to households that earn less than 50 percent of AMI and Larger rental units (i.e. with three or more bedrooms).

### **Discussion**

See discussions above.

## **MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)**

### **Introduction**

One of the most important factors in evaluating a community's housing market is the cost of housing and, even more significant, whether the housing is affordable to households who live there or would like to live there. Housing problems directly relate to the cost of housing in a community. If housing costs are relatively high in comparison to household income, a correspondingly high prevalence of housing cost burden and overcrowding occurs.

The cost of homeownership varies quite dramatically within the Urban County depending on the community. Of the available data for CDPs and incorporated cities within the County, Pebble Beach had the highest median home sales price in December 2019 (\$1.7 million), while Greenfield had the lowest median home sales prices (\$368,000). Home sales prices were on an increasing trend in both the cities of Gonzales and Greenfield between 2018 and 2019 (22.9 percent and ten percent, respectively).

Rental rates in the Urban County also vary dramatically by community and bedroom size. Based on a survey of rental listings on Zillow in February 2020, market rents in the Urban County area vary dramatically by location with market rents ranging from \$2,300 for a two bedroom unit to \$7,500 for a four bedroom unit (no data rentals were available for studios or one bedroom units). Market rents in most unincorporated communities and incorporated cities were close to but exceeded Fair Market Rents. However, areas such as Del Monte Forest have rents that far exceed established Fair Market Rents for the County.

## Cost of Housing

	<b>Base Year: 2009</b>	<b>Most Recent Year: 2015</b>	<b>% Change</b>
Median Home Value	608,800	369,100	(39%)
Median Contract Rent	1,002	1,147	14%

**Table 31 – Cost of Housing**

**Data Source:** 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

<b>Rent Paid</b>	<b>Number</b>	<b>%</b>
Less than \$500	1,615	11.1%
\$500-999	4,220	29.1%
\$1,000-1,499	4,889	33.7%
\$1,500-1,999	1,816	12.5%
\$2,000 or more	1,892	13.1%
<b>Total</b>	<b>14,432</b>	<b>99.6%</b>

**Table 32 - Rent Paid**

**Data Source:** 2011-2015 ACS

## Housing Affordability

<b>% Units affordable to Households earning</b>	<b>Renter</b>	<b>Owner</b>
30% HAMFI	329	No Data
50% HAMFI	1,146	657
80% HAMFI	5,931	1,728
100% HAMFI	No Data	3,058
<b>Total</b>	<b>7,406</b>	<b>5,443</b>

**Table 33 – Housing Affordability**

**Data Source:** 2011-2015 CHAS



## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,089	1,240	1,540	2,219	2,378
High HOME Rent	1,001	1,074	1,292	1,484	1,635
Low HOME Rent	786	842	1,001	1,167	1,302

**Table 34 – Monthly Rent**

**Data Source:** HUD 2019 HOME Program Rents

**Note:** Values reported here are for the Salinas, CA MSA. Monterey County, CA is part of the Salinas, CA MSA. No data for the Monterey Urban County is available.

### Is there sufficient housing for households at all income levels?

According to the CHAS data by HUD, mismatches in terms of supply and affordability exist in the Urban County. Approximately 3,679 households earning less than 30 percent of AMI resided in the City (Table 6); however, there were only 329 dwelling units affordable to those at this income level (Table 33). Similarly, there were 3,923 households earning between 31 and 50 percent of AMI and only 1,803 housing units affordable to those at this income level. With approximately 7,659 housing units in the Urban County that were affordable to households earning between 51 and 80 percent AMI, there were more than enough units to accommodate the 6,404 households at this income level. However, a housing unit affordable to a particular income group does not mean the unit is actually occupied by a household in that income group. Therefore, the affordability mismatches are likely to be more severe than what is presented by the CHAS data.

### How is affordability of housing likely to change considering changes to home values and/or rents?

The depressed housing market has resulted in limited housing construction in recent years but population in the Urban County continues to grow. Several local and regional constraints hinder the ability to accommodate the County's demand for affordable housing. The high cost of land, rising development costs and neighborhood opposition can make it expensive for developers to build affordable housing. With diminishing public funds for affordable housing, the Urban County is constructing fewer affordable units.

The recent economic recession and housing market collapse depressed housing prices in the region. However, home prices have rebounded to a point where most workforce households are unlikely to be able to afford homeownership in the County. As the economy continues to recover and home prices increase, the housing affordability gap will become an even more critical issue.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

Based on a survey of rental listings on the website Zillow in February 2020, market rents in the Urban County area vary dramatically by location with market rents ranging from \$2,300 for a two bedroom unit to \$7,500 for a four bedroom unit (no data rentals were available for studios or one bedroom units). Market rents in most unincorporated communities and incorporated cities were close to but exceeded Fair Market Rents. However, areas such as Del Monte Forest have rents that far exceed established Fair Market Rents for the County. Therefore, while the Urban County desires to de-concentrate affordable housing, market economics dictate that affordable housing may not be financially feasible or cost-effective in certain locations.

**Discussion**

See discussions above.

**MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)**

**Introduction**

Assessing housing conditions in the Urban County can provide the basis for developing policies and programs to maintain and preserve the quality of the housing stock. The American Community Survey (ACS) defines a “selected condition” as owner- or renter-occupied housing units having at least one of the following conditions: 1) lacking complete plumbing facilities; 2) lacking complete kitchen facilities; 3) more than one occupant per room; and 4) selected monthly housing costs greater than 30 percent of household income. Based on this definition, about 44 percent of the renter-households in the Urban County have at least one selected condition. A lower proportion of owner-occupied households in the Urban County (36 percent) have at least one selected condition.

**Definitions**

In the Urban County, substandard housing conditions include the following:

- Violation of State building and housing codes;
- Lack of adequate plumbing, kitchen, or heating facilities; and
- Overcrowding conditions (defined as being occupied by more than one person per room, including living and dining rooms but excluding bathrooms and kitchen).

Substandard units suitable for rehabilitation are those units where the total rehabilitation costs do not exceed 25 percent of the after-rehabilitation value.

## Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	9,267	36%	6,363	44%
With two selected Conditions	455	2%	1,905	13%
With three selected Conditions	4	0%	15	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	15,972	62%	6,209	43%
<b>Total</b>	<b>25,698</b>	<b>100%</b>	<b>14,492</b>	<b>100%</b>

**Table 35 - Condition of Units**

Data Source: 2011-2015 ACS

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,699	11%	1,509	10%
1980-1999	7,487	29%	4,190	29%
1950-1979	12,880	50%	7,016	48%
Before 1950	2,605	10%	1,761	12%
<b>Total</b>	<b>25,671</b>	<b>100%</b>	<b>14,476</b>	<b>99%</b>

**Table 36 – Year Unit Built**

Data Source: 2011-2015 CHAS

## Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	15,485	60%	8,777	61%
Housing Units build before 1980 with children present	3,344	13%	1,362	9%

**Table 37 – Risk of Lead-Based Paint**

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	5,949	NA	5,949
Abandoned Vacant Units	NA	NA	NA
REO Properties	NA	NA	NA
Abandoned REO Properties	NA	NA	NA

**Table 38 - Vacant Units**

## Need for Owner and Rental Rehabilitation

Housing age can indicate general housing conditions within a community. Housing is subject to gradual deterioration over time. Deteriorating housing can depress neighboring property values, discourage reinvestment, and eventually impact the quality of life in a neighborhood. According to ACS, between 2011-2015, a majority of the Urban County's housing stock was constructed prior to 1980. Approximately 60 percent of owner-occupied housing and 61 percent of renter-occupied housing in the Urban County is over 40 years old (built before 1980).

## Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Housing age is the key variable used to estimate the number of housing units with lead-based paint (LBP). Starting in 1978, the federal government prohibited the use of LBP on residential property. The potential for housing to contain LBP varies depending on the age of the housing unit. A national study by the Environmental Protection Agency estimate that 60 percent of all residential structures built prior to 1980 contain LBP. Housing built prior to 1940, however, is much more likely to contain LBP (estimated at 87 percent of housing units).

According to the 2011-2015 ACS Five-Year Estimates, approximately 60 percent of owner-occupied housing and 61 percent of renter-occupied housing in the Urban County was built prior to 1980. Using the 60 percent national average of potential LBP hazard, an estimated 14,557 units (9,291 owner-occupied units and 5,266 renter-occupied units) may contain LBP.

Based on ACS data on household type, tenure, and age of housing, about eight percent of owner-occupied and nine percent of renter-occupied housing units are at risk of containing lead based paint hazards and have children present. Specific information on household income by age of housing unit is not available.

It should be noted that not all units with LBP present a hazard. Properties most at risk include structures with deteriorated paint, chewable paint surfaces, friction paint surfaces, and deteriorated units with leaky roofs and plumbing.

Source: Steps to LEAD SAFE Renovation, Repair and Painting. (September 12, 2012). US Environmental Protection Agency. [https://www.epa.gov/sites/production/files/2013-11/documents/steps\\_0.pdf](https://www.epa.gov/sites/production/files/2013-11/documents/steps_0.pdf)

## Discussion

See discussions above.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

The Housing Authority County of Monterey (HACM) is a public agency that provides rental assistance and manages affordable housing throughout Monterey County. Beginning in 2015, the HACM initiated the process of converting the public housing developments into project-based rental assistance units. That conversion process has been completed. The HACM has established the Monterey County Housing Authority Development Corporation (HDC) to manage former public housing developments. There are 22 properties with 1,091 units under HDC management. Approximately one-quarter of the units are restricted to farmworker families. Another quarter of the units are restricted to seniors or persons with disabilities.

Six HDC-managed affordable housing projects are located in the Urban County area.

- HDC has three properties in the unincorporated areas of the Urban County, including the 48-unit Paseo de las Rosas in Castroville, and 29-unit Vista del Valle in Chualar. Two of the properties are restricted to occupancy by farmworker families and the third is restricted to seniors or persons with disabilities.
- HDC has two housing developments in Gonzales, the 20-unit Casa de Oro and 30-unit Casa Santa Lucia. Casa de Oro is restricted to seniors or persons with disabilities.
- HDC has one housing development in Greenfield, the 50 unit Los Ositos. This property is restricted to seniors.
- There are currently no housing developments located in Sand City or Del Rey Oaks.

The series of tables presented below represent a summary of public housing data for the inventories previously operated by HACM throughout the entire County. Updated data to reflect the Rental Assistance program is not available in the eConPlanning Suite.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	595	4,072	218	3,854	360	364	0

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of accessible units									

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 39 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

**Describe the supply of public housing developments.**

Beginning in 2015, the HACM initiated the process of converting the public housing developments into project-based rental assistance units. That conversion process has been completed. The HACM has established the Monterey County Housing Authority Development Corporation (HDC) to manage former public housing developments. There are 22 properties with 1,091 units under HDC2 management. Approximately one-quarter of the units are restricted to farmworker families. Another quarter of the units are restricted to seniors or persons with disabilities. Six HDC2-managed affordable housing projects are located in the Urban County area.

- HDC has three properties in the unincorporated areas of the Urban County, including the 48-unit Paseo de las Rosas in Castroville, and 29-unit Vista del Valle in Chualar. Two of the properties are restricted to occupancy by farmworker families and the third is restricted to seniors or persons with disabilities.
- HDC has two housing developments in Gonzales, the 20-unit Casa de Oro and 30-unit Casa Santa Lucia. Casa de Oro is restricted to seniors or persons with disabilities.
- HDC has one housing development in Greenfield, the 50 unit Los Ositos. This property is restricted to seniors.
- There are currently no housing developments located in Sand City or Del Rey Oaks.

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

Housing Authority County of Monterey (HACM) owned and managed six affordable housing projects located in the Urban County area. Prior to conversion, both public housing projects in Gonzales were in excellent conditions. Both projects were inspected in 2011 and received an inspection score of over 90. One public housing project is located in Greenfield; the most recent inspection score was 92. Additional needs were likely addressed during Rental Assistance Demonstration (RAD) conversion.

<b>Public Housing Development</b>	<b>Average Inspection Score</b>
<b>NA</b>	<b>NA</b>

**Table 40 - Public Housing Condition**

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

HACM converted all public housing units county-wide to Project-Based Rental Assistance under the RAD program to make improvements and provide a long term subsidy for the projects and preserve their affordability. As such, restoration and revitalizations needs were addressed in the rehabilitation of the units at conversion.

**Describe the public housing agency's strategy for improving the living environment of low and moderate-income families residing in public housing:**

The HACM no longer administers the Public Housing Program. However, it has adopted the following policies and procedures to maintain and improve the physical condition of its housing stock, including the following:

- The HACM maintains its dwelling units and developments in a decent, safe and sanitary condition and makes necessary repairs in a timely fashion.
- The HACM inspects each unit prior to move-in, at move out and annually while the unit is occupied. The standards followed are those established by REAC. For the units in the Housing Choice Voucher (HCV) program, Housing Quality Standards are enforced.

To improve community quality of life and economic vitality of families living in assisted housing, the HACM continues to monitor crime statistics and make its housing communities safer through property safety improvements. HACM also monitors the property income levels to further deconcentrating of poverty and broaden the income mix of the projects. The HACM is represented on many county-wide boards or committees including: Community Alliance for Safety and Peace and the Children's Council for Monterey County.

The HACM also continues to promote self-sufficiency and asset development by encouraging participants in the HCV program to sign up for the Family Self-Sufficiency Program (FSS) and the POWER Project. FSS is a Federal Government program that offers the opportunity of homeownership and other options to clients that successfully complete the five-year program. Programs and services through FSS may include career counseling, job training, credit counseling and homeownership preparation. The program helps prepare residents for HACM's Homeownership

Program, allowing first-time homebuyers to use their HCV to help with monthly homeownership expenses. In FY 2017, 15 families graduated from the FSS program but none had purchased a home.

HACM has developed models to support the homeless and other low income families to achieve economic independence. These include the Pueblo del Mar, a transitional housing program for homeless families with children that are in recovery from alcohol or drug abuse. HACM also help improve the living conditions of low and moderate income families by working with families to promote portability and moves to neighborhoods of opportunity.

**Discussion:**

See discussions above.

DRAFT



## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

According to the 2019 Homeless Census, an estimated 413 homeless persons were located in the Urban County area at the time of the homeless count (Unincorporated County - 370 persons; Gonzales – 21 persons; Greenfield – 14 persons; Sand City- 8 persons; Del Rey Oaks- 0 persons). The provision of homeless services and facilities for the Urban County homeless faces significant challenges, including inadequate funding, remote locations, and limited public transportation services. Another important issue relating to health care services for the homeless is the discharging of homeless patients from medical facilities. Tables below show information for the Salinas/Monterey, San Benito County Continuum of Care. Data for the Urban County only was not available.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	56	68	338	42	
Households with Only Adults	242		161	209	
Chronically Homeless Households	0		0	214	
Veterans	10		73	199	
Unaccompanied Youth	30		0	0	

Data Source: Estimates are based on HUD 2019 Continuum of Care Homeless Assistance Programs and Housing Inventory County Report

Notes:

1. Estimates exclude beds provided by the County of San Benito.
2. Chronically Homeless Households, Veterans, and Unaccompanied Youth are presented as subsets of the total bed inventory in the CoC Inventory Report and have already been counted in the Households with Adult(s) and Child(ren) and/or Households with Only Adults.
3. Total seasonal beds available exclude 79 seasonal beds provided by San Benito County. Household characteristics for the seasonal beds not specified, thus the 68 beds not specific to households with adults and children.

**Table 41 - Facilities and Housing Targeted to Homeless Households**

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

According to the Monterey/San Benito County Ten Year Plan to End Homelessness, the counties have an extensive network of services, including both homeless and mainstream services, which are used by people who are homeless and at-risk. Mainstream resource programs include CalFresh and federally known as the Supplemental Nutrition Assistance Program (SNAP), Medicaid/Medi-Cal; Social Security Disability Income (SSDI), Supplemental Security Income (SSI), and Veteran's Benefits.

### **Health Services**

Mainstream health services include Medicaid/MediCAL/Medicare, the State Children's Health Insurance Program (SCHIP), and CalFresh/Supplemental Nutrition Assistance Program (SNAP). In addition, the Monterey County Health Department provides a range of preventive and behavioral health services for all County residents, including the homeless. Services offered by the County Health Department include immunization, drug and alcohol programs, HIV/AIDS prevention, and environmental health services. A number of nonprofit organizations, hospitals, and government agencies also provide health services directed to the homeless. These include:

- Monterey County Community Action Partnership
- Clinica de Salud
- Franciscan Workers
- Department of Veteran Affairs
- Hazel Hawkins Memorial Hospital
- George L. Mee Memorial Hospital
- Natividad Medical Center

The Local Homeless Assistance Committee (LHAC) has formed a subcommittee to address the issue of homeless discharge planning with Salinas Valley Memorial Hospital, Natividad Medical Center, Community Hospital of the Monterey Peninsula (CHOMP), and George L. Mee Memorial Hospital. Central Coast HIV/AIDS Services also works in partnership with the OPIS clinic at CHOMP and the NIDO clinic at Natividad Medical Center to create housing plans for homeless individuals with HIV/AIDS. In addition, the Salvation Army Monterey Peninsula Corps works in partnership with CHOMP to create housing plans and provide temporary shelter for homeless individuals.

### **Mental Health Services**

Interim, Inc. provides mental health services for the homeless and works in partnership with Monterey County Health Department, Behavioral Health Services, to prevent discharge into homelessness. MCHOME also provides discharge-planning activities for homeless individuals with mental illness, but does not have the capacity to provide these services to all clients. When there is capacity, Interim's Manzanita House provides short-term crisis services as well as emergency placement.

The Community Human Services and Department of Veteran's affairs also provide mental health care services to the homeless and at-risk.

## Employment Services

Employment plays a key role in ending homelessness. It also supports recovery for those suffering from mental and substance use disorders. Unfortunately, homeless people face many barriers to finding and sustaining employment. People who are chronically homeless often suffer the impacts of mental illness, substance abuse and co-occurring disorders. Homeless people also confront serious personal challenges, such as a lack of interviewing skills, job credentials, a fixed address and phone number, identification cards, and interview clothes. They may also have issues adapting to a regular work schedule or work environment and problems with their personal appearance or hygiene. Homeless youth face additional obstacles, including a lack of education or vocational preparation. Moreover, many homeless individuals are on the wrong side of the "digital divide," meaning they are unfamiliar or uncomfortable with increasingly prevalent modern technology such as computers. In addition, many mainstream employment programs do not effectively serve this population.

Current employment-related resources in Monterey and San Benito Counties fall into three categories:

- Mainstream Federal Funding: Department of Labor (DOL) programs such as Veterans' Employment and Training Services and Homeless Veterans' Reintegration Program.
- Workforce Investment Act (WIA): Three formula-based funding streams administered by DOL. WIA money is distributed to States and then to localities and is overseen by the State and local Workforce Investment Boards (WIB). Each local WIB charters at least one comprehensive One-Stop Career Center in its area.
- CalWORKS programs: Welfare to Work.

The Ten Year Plan to End Homelessness included the following resources for Employment Services:

- Shelter Outreach Plus - supportive services in conjunction with housing
- Veterans Transition Center - supportive services (case management, life skills training, transportation, and employment services in conjunction with transitional housing)
- California Human Development Corporation - employment training, day laborer services
- Monterey County Community Action Partnership - financial literacy, budget classes, job support services, GED assistance, Spanish literacy classes, homeless prevention services
- The Housing Authority of Monterey - life skills, employment training, case management
- Franciscan Workers - education, utility assistance, childcare, transportation, employment services, counseling, advocacy services
- Interim, Inc. - education, case management, life skills, employment services, transportation
- Victory Outreach - education, street outreach, employment services

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

A variety of programs and facilities are available to the homeless in Monterey County. The County's Community Action Partnership publishes the Monterey County Homeless Services Guide annually to assist the community in connecting to resources that serve the homeless and at-risk populations in the County. Some of these are described below.

## **Emergency Shelters**

In Monterey County, emergency shelter is offered by 15 facilities. Of the 366 beds available, 86 are for households with children and 242 are for households without children. One seasonal emergency shelter is located in Salinas, which provides 68 beds for men, women, and children. The following facilities provide emergency shelter programs and services in Monterey County:

- Community Homeless Solutions (6 facilities):
  - Salinas Shelter: Women and children or single women; Prioritized beds for those fleeing domestic violence; Access to food, clothing, and case management.
  - Hamilton Shelter: Women and children or single women; Prioritize those fleeing domestic violence. Access to food, clothing, and case management.
  - Monterey County Warming Shelter: Men, women, and children.
  - Safe Place: Youth (18-24).
  - H.O.M.E. Resource Center: Adults only.
  - Homeless Medical Respite: Adults only.
- Outreach Unlimited (2 facilities): I-HELP for Men and I-HELP for Women - Overnight lodging and meals.
- Interim, Inc (2 facilities): MCHOME (Salinas and Monterey)- Adults; Full-service partnership program providing mobile street outreach, housing assistance, and intensive services to homeless adults with mental illness in Monterey County.
- Pajaro Rescue Mission (1 facility): Pajaro Rescue Mission- Adults; Food, support and substance use counseling.
- Salvation Army (1 facility): Frederickson House- Families with children; Access to case management and other support services.
- Victory Mission (1 facility): Victory Mission- Men; shelter, food, showers, clothing and other supportive services
- YWCA (1 facility): YWCA Monterey County Safe house- Women and children; Victims of domestic violence.
- Veterans Transition Center (1 facility): ERS- Male adults; Access to case management and additional supportive services.

## Transitional Housing

In Monterey County, there are 499 transitional housing beds. Of these, 338 are for households with children and 161 are for households without children. There are 10 facilities in all, each of which serves a particular sub-population, as indicated below:

- Community Homeless Solutions (5 facilities):
  - Homeward Bound Wittenm: Families with children
  - Homeward Bound Lexington Court: Families with Children
  - Women In Transition: Single women; Access to case management and other supportive services.
  - Men in Transition: Single men or women,
  - Safe Passage: Youth and youth aging out of foster care, 18-21.
- Franciscan Workers (1 facility): House of Peace- Single men and women; Access to case management and other supportive services.
- Housing Authority (1 facility): Pueblo del Mar- Families with children who are in recovery from substance abuse.
- Salvation Army (2 facilities): Casa de Las Palmas and Phase II- Families with children
- Sun Street Centers (1 facility): Seven Suns- Men in recovery from substance abuse
- Veterans Transition Center (1 facility): Military veterans and their families; Access to case management, clothes closet, food and other supportive services

## Permanent Supportive Housing

Monterey County has 251 permanent housing beds available for particular sub-populations as indicated below. Currently, 214 of its permanent supportive housing beds are designated for people who are chronically homeless. Most of these chronic homeless beds are restricted to Veterans as VASH vouchers.

- Housing Authority: VASH Housing Vouchers- Veterans (males, females, families with children)
- Interim, Inc. (3 facilities): MCHOPE, S+C II, and Sandy Shores- Adults only; Permanent supportive housing for individuals with mental illness.

## Community Kitchens

Meals are provided at seven facilities across the County:

- Community Human Services- Safe Place: Breakfast and dinner for runaway youth up to 24
- First United Methodist Church- Salinas: Breakfast and lunch, clothing, art room, 12-step groups, computer lab and access to other supportive services
- Franciscan Workers- Dorothy's Kitchen: Breakfast and lunch; Dinner for women only (no children)
- Gathering for Women- Women's Day Center: Provides women with meals, clothing, comprehensive resource support, limited emergency assistance, and health and safety education
- Pass the Word Ministry- One Starfish Supportive Services: Breakfast on Saturdays

- Pajaro Rescue Mission- Pajaro Men’s Center: Meals twice a day
- Salvation Army Sabu Shake Good Samaritan Center- Peninsula- Breakfast and lunch.

## MA-35 Special Needs Facilities and Services – 91.210(d)

### Introduction

A variety of services and facilities targeting persons with special needs are available in Monterey County. However, most services and facilities are located in the more urbanized portions of the County, in service hubs such as Salinas and Monterey. Many Urban County residents have difficulty accessing these available services and facilities.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

**Seniors:** According to the 2013-2017 ACS, approximately six percent of the population 65 and over living in the Urban County are at or below the federal poverty level (FPL). This translates to approximately over 1,273 seniors in the Urban County. The Elder Economic Security Standard Index (Elder Index) more accurately estimates the County’s senior poverty by measuring how much income is needed for a senior with a given living arrangement and geographic location to adequately meet his or her basic needs. According to the 2019-2020 Monterey County Legislative Program, Monterey County’s senior poverty is drastically higher than FPL, nearly 28 percent (in 2011), as measured by the Elder Index. These measures show a large number of seniors fall into the “eligibility gap,” with too much income to qualify for many public support but not enough to make ends meet.

Seniors often need help with not only making monthly housing payments, but also costs for utilities maintenance, repairs and accessibility upgrades. Some are also not physically able to handle the repairs. Often frail elderly may be able to remain living independently in their homes with the help of services such as Meals on Wheels and Legal Services for Seniors. Others may require long-term supportive housing that includes an assisted living or nursing care component.

**Persons with Disabilities:** Persons with disabilities often have limited incomes, but extensive needs for a variety of services. Furthermore, as the majority (75 percent) of the housing stock in the Urban County was constructed prior to 1990 (before the passage of the American with Disabilities Act), accessible housing is also limited in supply. In general, disabled persons could benefit from special modifications, adaptive equipment, or other features in their home. These individuals would also benefit from a variety of supportive services including health care and health programs, special education services, independent living assistance, and transportation services. Due to landlords refusing to rent them housing, persons with psychiatric disabilities need access to housing through fair housing services or accommodating owners/managers.

Some persons with disabilities, especially those with physical or developmental disabilities, are able to live either independently or with family members. However, many persons with disabilities may benefit from a group living environment where some level of assistance and supervision is afforded.

**Persons with Alcohol/Drug Addiction:** According to Monterey County Health Department's 2015 Alcohol and Drug Strategic Implementation Plan, of the 1,318 individuals receiving services by the Monterey County Behavioral Health Crisis Team (in FY 2014/2015), 48 percent have a substance use diagnosis. Also, 44% of adults served with serious and persistent mental illness have a co-occurring substance use disorder. The 2019 Homeless Census and Survey indicated that 40 percent of those surveyed identified drug and alcohol use as the primary cause of homelessness.

Persons with drug and alcohol abuse may require supportive housing on a short-term basis while they are undergoing rehabilitation. Additionally, sober living homes provide a safe, supportive place to live while recovering from alcohol and drug addiction. Persons with alcohol and drug addictions would benefit from recovery programs that include mental health services.

**Persons with HIV/AIDS:** Persons with HIV are often able to live independently; advances in medical treatment have meant that many persons with HIV are able to lead a normal life. However, persons living with AIDS may require long-term supportive housing as their health conditions deteriorate and impact their ability to work. Stable, affordable housing offers the best opportunity for persons living with HIV/AIDS to access drug therapies, treatments, and supportive services that will enhance the quality of life for themselves and their families. For many of those living with HIV/AIDS, short-term assistance with rent, mortgage, or utility costs alone will provide the necessary support to remain healthy and in stable housing. Additionally, a large majority of persons living with HIV/AIDS in Salinas have low incomes and need support in the form of financial assistance for medical care, transportation, legal services, and other general support services.

### **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

Inadequate discharge planning is a major contributing factor to homelessness. Too often, public and private institutions, including mental health facilities, substance abuse treatment programs and the foster care system contribute to homelessness by discharging people to the street or shelters. Putting in place effective discharge planning helps to ensure that individuals are linked with the housing and services they need to achieve ongoing housing stability, wellness and maximum self-sufficiency.

According to the County's Lead Me Home Plan Update 2019 (10 Year Plan to End Homelessness), the following discharge planning activities are underway in Monterey County persons returning from foster care and mental and physical health institutions:

#### **Foster Care**

- The Transitional Independent Living program connects youth with a program coordinator (social worker) to create Transitional Independent Living Plans (TILPS) for the first six months after foster care;
- Peacock Acres Transitional Housing, a THP-Plus program, is a two-year transitional housing program that has 15 beds for youth aging out of foster care.;

- Transition Age Youth (TAY) is a permanent supportive housing project that has 4 bedrooms for youth with diagnosable psychiatric disabilities;
- Community Human Services' Safe Passage is a transitional supportive housing program providing 6 beds for homeless youth ages 18-21, including youth aging out of foster care.

## Health Care

- The Local Homeless Assistance Committee (LHAC) has formed a subcommittee to address the issue of homeless discharge planning with Salinas Valley Memorial Hospital, Natividad Medical Center, Community Hospital of the Monterey Peninsula (CHOMP), and George L. Mee Memorial Hospital;
- Central Coast HIV/AIDS Services work in partnership with the OPIS clinic at CHOMP and the NIDO clinic at Natividad Medical Center to create housing plans for homeless individuals with HIV/AIDS;
- The Salvation Army Monterey Peninsula Corps works in partnership with Community Hospital of the Monterey Peninsula (CHOMP) to create housing plans and provide temporary shelter for homeless individuals.

## Mental Health Care

- Interim, Inc. works in partnership with Monterey County Behavioral Health Department to prevent discharge into homelessness;
- MCHOME provides discharge-planning activities for homeless individuals with mental illness, but does not have the capacity to provide these services to all clients. When there is capacity, Interim's Manzanita House provides short-term crisis services as well as emergency placement.

The Lead Me Home 2019 Update builds on these efforts by enhancing and formalizing existing discharge planning efforts by creating universal discharge policies for hospitals and other relevant medical facilities and transitioning aged-out foster youth to housing and income stability.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

Given the limited CDBG funding, the Urban County proposes to focus CDBG public service funds for FY 2020-2021 on homeless services, homeless prevention, youth services, and fair housing services.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

In FY 2020, the Urban County intends to fund the following housing and supportive services projects and programs:

- Youth recreation services;



- Fair housing services;
- Senior services; and
- Homeless prevention services.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

The County's Housing Element contains discussions on governmental, market, and environmental constraints to housing development. The following is a brief discussion on barriers that relate to the use of HUD funds.

#### **State Prevailing Wage Requirements**

The State Department of Industrial Relations (DIR) expanded the kinds of projects that require the payment of prevailing wages. Labor Code Section 1720, which applies prevailing wage rates to public works of over \$1,000, now defines public works to mean construction, alteration, installation, demolition, or repair work done under contract and paid for in whole or in part out of public funds. In the case of affordable housing projects, prevailing wage requirements often effectively reduce the number of affordable units that can be achieved with public subsidies. The following types of projects are exempt from the prevailing wage requirement:

- Residential projects financed through issuance of bonds that receive an allocation through the State; or
- Single-family projects financed through issuance of qualified mortgage revenue bonds or mortgage credit certificates.

#### **Environmental Protection**

State law (California Environmental Quality Act, California Endangered Species Act) and federal law (National Environmental Protection Act, Federal Endangered Species Act) regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, use permits, etc.). Costs resulting from the environmental review process are also added to the cost of housing and are passed on to the consumer to the extent that the market can bear.

#### **California Coastal Act of 1976**

The State legislature enacted the Coastal Act in 1976 to protect California's coastline from development encroachment through long-term and comprehensive planning. The Act establishes a coastal zone, outlines standards for development in the coastal zone, and created the Coastal Commission – the State agency tasked with implementing the Act in partnership with local governments. Approximately 197,343 acres, or 10 percent of the County's land area, are located within the coastal zone. The Coastal Act's numerous regulatory requirements and limitations on the types and densities of new construction in the coastal zone and potential for appeals resulting in additional layer of project review by an outside agency are a significant constraint on housing development in Monterey County.

## Local Residential Development Policies and Regulations

A number of local policies and regulations may also impact residential development, especially affordable housing:

- **Residential Land Use Policies:** The Land Use Element of the General Plan establishes the supply, distribution, and type of residential development within a community. Under State law, each jurisdiction is required to provide adequate capacity to accommodate a range of housing for all income groups. In general, lower residential densities tend to increase the cost of housing.
- **Development Regulations:** The Zoning Ordinance implements the Land Use Element and establishes specific development standards. Restrictive development standards for parking, building heights, setbacks, and landscaping requirements, among others, may negatively impact the cost of housing development.
- **Development Review Process:** Extensive development review requirements (including fees and approval process) and long review timeframes add to the cost of development.

Each jurisdiction in California is required to prepare a Housing Element as part of the General Plan, blueprint for development of the community. The Housing Element is required to review barriers to the preservation and development of housing. Local policies and regulations that are found to be constraining to housing development must be considered and local jurisdictions must take actions to mitigate these constraints to the extent feasible and legally possible. A Housing Element found by the State Department of Housing and Community Development (HCD) to be in compliance with State law is presumed to have adequately addressed its policy constraints. As of March 2020, all jurisdictions in the Urban County, except Del Rey Oaks, have Housing Elements in compliance with State law. Del Rey Oaks adopted a Housing Element on December 2019 and submitted it to HCD for review in January 2020. HCD's review letter in March 2020 indicates that Del Rey Oaks' Housing Element remains out of compliance until the City has adequately addressed its Regional Housing Needs Allocation, as well as zoning for emergency shelters for the homeless.

Jurisdictions within Monterey County are required to update the Housing Element by December 2023 for the 6<sup>th</sup> Planning Cycle.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

The Urban County business and economic diversity is limited as it is heavily characterized by agricultural-based activity. The largest sector in Monterey Urban County is agriculture, providing 52 percent of the share of jobs in the County. An estimated 22 percent of this agricultural employment (8,802 workers) is sourced from the Urban County communities (Table 42).

Employment opportunities in the Urban County are estimated to represent about 20 percent of the jobs available countywide. Certain sectors (Education and Health Care Services; and Retail Trade) have high unemployment rates, based on the number of workers compared to the number jobs available (as shown Table 43).

According to the Table 43, the Urban County’s unemployment rate in 2015 was 7.97. This 2015 unemployment rate was down from 2014’s unemployment rate of 11.4 percent. However, the unemployment rate for the Urban County continues to remain above the State and national averages. As of December of 2019, the unemployment rate in the Urban County was at 8.5 percent, compared to 7.2 percent in Monterey County and 4.1 percent in the State. Unemployment is highest among young adults between 16 and 24 years of age (Table 43).

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	8,802	26,534	22%	52%	30%
Arts, Entertainment, Accommodations	5,974	7,036	15%	14%	-1%
Construction	2,560	2,879	6%	6%	-1%
Education and Health Care Services	5,593	2,497	14%	5%	-9%
Finance, Insurance, and Real Estate	1,514	1,132	4%	2%	-2%
Information	594	87	1%	0%	-1%
Manufacturing	2,878	2,584	7%	5%	-2%
Other Services	1,572	1,369	4%	3%	-1%
Professional, Scientific, Management Services	2,728	1,842	7%	4%	-3%

<b>Business by Sector</b>	<b>Number of Workers</b>	<b>Number of Jobs</b>	<b>Share of Workers %</b>	<b>Share of Jobs %</b>	<b>Jobs less workers %</b>
Public Administration	0	0	0%	0%	0%
Retail Trade	4,852	2,206	12%	4%	-8%
Transportation and Warehousing	993	1,463	2%	3%	0%
Wholesale Trade	1,928	1,749	5%	3%	-1%
<b>Total</b>	<b>39,988</b>	<b>51,378</b>			

**Table 42 - Business Activity**

**Data Source:** 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

DRAFT

## Labor Force

Total Population in the Civilian Labor Force	60,020
Civilian Employed Population 16 years and over	55,250
Unemployment Rate	7.97
Unemployment Rate for Ages 16-24	17.41
Unemployment Rate for Ages 25-65	5.10

**Table 43 - Labor Force**

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	11,915
Farming, fisheries and forestry occupations	3,581
Service	4,672
Sales and office	11,217
Construction, extraction, maintenance and repair	11,468
Production, transportation and material moving	2,944

**Table 44 – Occupations by Sector**

Data Source: 2011-2015 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	35,365	67%
30-59 Minutes	14,093	27%
60 or More Minutes	3,095	6%
<b>Total</b>	<b>52,553</b>	<b>100%</b>

**Table 45 - Travel Time**

Data Source: 2011-2015 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	10,597	1,337	5,408
High school graduate (includes equivalency)	9,028	736	3,701
Some college or Associate's degree	13,025	740	4,194
Bachelor's degree or higher	12,189	528	3,034

**Table 46 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS

## Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	1,042	2,422	3,429	5,657	2,290
9th to 12th grade, no diploma	1,720	1,826	1,650	2,356	942
High school graduate, GED, or alternative	3,507	4,068	2,790	6,671	3,266
Some college, no degree	5,793	3,811	2,646	6,730	3,364
Associate's degree	591	1,328	896	2,809	1,311
Bachelor's degree	696	2,185	1,940	5,844	4,506
Graduate or professional degree	28	414	1,325	4,203	3,639

**Table 47 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

## Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	628,554
High school graduate (includes equivalency)	1,081,750
Some college or Associate's degree	1,342,028
Bachelor's degree	1,563,729
Graduate or professional degree	1,679,419

**Table 48 – Median Earnings in the Past 12 Months**

Data Source: 2011-2015 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

According to the Business Activity table above, the “Agriculture, Mining, Oil & Gas Extraction” and “Arts, Entertainment, Accommodations” sectors employ the most residents in the Urban County. The County heavily relies on agricultural activity as its economic base. According to the 2019 Economic Overview Report, produced by Monterey County Workforce Development Board, Monterey County agriculture contributed the largest portion of GDP in 2018, \$5.1 million, which represents almost 25 percent of the County’s total GDP and makes agriculture the county’s largest economic sector.

The employment related to “Retail Trade” is primarily tied to the tourism industry in the wealthy coastal Monterey peninsula area (Monterey, Pacific Grove, Pebble Beach, Carmel) and Carmel Valley areas of Monterey County. While 12 percent of the local workforce is employed in the Retail Sector, the Urban County only provides 4 percent of the share of jobs in this sector. This provokes long commutes for a third of the workforce from the Urban County for low-paying jobs (Table 45).

## **Describe the workforce and infrastructure needs of the business community:**

### **Economic Opportunities in Monterey County: Asset Inventory and Opportunity Identification (2011)**

Before the County began the process of writing a new CEDS the County retained SRI International to conduct an in-depth analysis of economic opportunities in Monterey County. SRI prepared an Asset Inventory and Opportunity Identification Report assessing the County's strengths, weaknesses, opportunities, and threats (SWOT analysis) to summarize the most salient features and challenges of the County's economy.

According to this report, Monterey County has many economic strengths and significant opportunities enabled by those strengths. The physical environment and scenery play a role in the region's historic advantages in agriculture and tourism. There is also a strong intellectual infrastructure around its universities and research institutes, which can be better integrated with the local economy. These assets provide the economic opportunities in eco-recreation and wellness, edu-tourism, "blue economy" research and development (policies and practices in marine environmental management), and agri-technology.

On the negative side, a number of constraints on economic growth exist that will need to be addressed. The report identified poor transportation infrastructure, lack of local sources of risk capital, low educational attainment, a relatively unskilled workforce, and a lack of collaboration among stakeholders. Some of these require long-term investments, such as improving road capacity and upgrading the skill level of the workforce.

### **Monterey County Comprehensive Economic Development Strategy (2015)**

The CEDS borrowed from the ideas in SWOT analysis and identified weaknesses related to the workforce development and infrastructure:

#### Workforce Development

The educational level of the County's labor force does not track with state or national educational attainment. Almost a third of Monterey County's workforce does not have a high school diploma, compared to 18.9 percent in the State and 14.1 in the nation. While the County appears to have plenty of opportunities for the local labor force to obtain technical and/or advanced education, those assets contribute little to the local economy, and are not being effective partners in developing the local labor force for many reasons including:

1. The high rate of people not completing high school means they are unlikely to be able to take advantage of these higher-level opportunities
2. Many of these institutions are only satellite operations of other schools making it likely that students will leave the area when they complete their studies
3. The high of education makes it difficult for the County's labor force to take advantage of training opportunities when they are available. The cost of education is not just measured in the dollar cost of tuition and books but the opportunity cost of giving up hours at work.

## Infrastructure: Transit and Broadband

The infrastructure component is a key element needed to ensure success of the region's economic development. While the County benefits from relatively short "rush hour", low income workers tend to have long commutes limiting their ability to access education opportunities and lowering their quality of life. In addition, transit within the County is difficult and time-consuming as there is a lack of public transit options. Monterey County is in many ways isolated like an island: there are only two major roads leading in and out of the County, and both become heavily congested on weekends. The limited availability of broadband data service is also a problem, given that many businesses of all types are now dependent on high-speed data transfers for key functions.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

Jurisdictions in the County participated in a Regional Farmworker Housing Study in 2018. Farming is the County's leading economic sector. In recent years, as housing costs continue to escalate in the County, farm employers have difficulty attracting workers to the region due to the high housing costs. The Farmworker Housing Study is followed by Action Plans to expand housing opportunities to this important segment of the labor force.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Two of the traditional economic "pillars"—agriculture and tourism—are industries that employ a larger proportion of low-skill, entry-level workers. Two pillars which are becoming increasingly important—post-secondary education and technology-based services—are industries where most positions have very high-skill requirements. The County's educational profile is heavily weighted towards each end of the spectrum—a large concentration of residents with graduate degrees, but also a very large share with high school degrees or even less education.

While it seems that there is a job-skills match, a look at how the workforce integrated within surrounding region shows that many County residents are not employed within the county. The Asset Inventory and Opportunity Identification (2011) for Monterey County prepared ahead of the Comprehensive Economic Development Strategy revealed that while education, tourism, and agriculture sectors generate the highest number of jobs, workers who live elsewhere are filling them. At the same time, high-skilled workers work outside of the County in Silicon Valley. This means that the productivity of those residents (and their daily spending) flows to the north, rather than staying the community.

The relative lack of residents with vocational or similar post-graduate training will limit employment growth. Many industries depend on workers with two-year degrees or similar certifications for support personnel—technicians, assistants, IT specialists, etc. Monterey County is exporting its most talented human capital, and ends up importing workers in mid-skilled positions. If the County wants to promote and build businesses in high-tech industries in particular, that middle tier of workers will be a critical part of the employment base.



**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

A strong workforce is a vital part of a sustainable and prosperous economy. High unemployment levels, a lack of trained, ready-to-work population, and a growing skills gap are just a few of the challenges that hinder economic development in the Urban County.

### **Regional Plan (2017-2020)**

This regional plan articulates the Coastal Region's efforts to align education and training provider services with regional industry sector needs as required under the Workforce Innovation and Opportunity Act (WIOA). The Coastal Regional Planning Unit (which include the Monterey County, Santa Cruz County, San Luis Obispo County, and Santa Barbara County) enjoys a variety of publicly-funded workforce development options through the America's Job Centers of California (AJCCs), Adult Schools, Vocational Schools, Community Colleges, and other training providers. AJCC staff and partner program staff provide basic and individualized career services as well as classroom-based training services via individual training accounts (ITAs), on-the-job training (OJT), and cohort training funded by the Workforce Innovation and Opportunity Act (WIOA). Basic skills education, literacy, English as a Second Language (ESL) and vocational ESL (VESL) are provided through local Adult Schools and Community Colleges.

Community Colleges and private training providers also provide skill building and career technical training in a variety of industry sectors.

The Regional Plan outlined the plans to continue building on new and recently developed initiatives and planning processes from various partners. These include:

- California Community College's Strong Workforce Initiative (2017): A regional initiative to create one million more middle-skill workers by increasing the number of students enrolled in programs leading to high-demand, high-wage jobs and improving program quality, as evidenced by more students completing or transferring programs, getting employed or improving their earnings.
- Workforce development industry sector engagement projects (Central Coast Slingshot 2016).
- AB2060 Supervised Populations Workforce Training grant: Monterey County is serving 60 persons, through the AB2060 Supervised Populations Workforce Training grant, on supervised probation via WorkKeys assessments and basic skills remediation when necessary and training in growth sectors such as culinary arts, which speaks to labor market demand for talent in the hospitality/tourism sector. Training is also provided in the construction trades.
- Prop 39-Pre- Apprenticeship Training and Placement: Monterey County has a special Prop 39-Pre-Apprenticeship Training and Placement grant to serve 25 participants each from targeted populations including Veterans, women, and at-risk youth ages 18-25. The project trains participants in green job skills, creating structured pathways to apprenticeships in the field, building the energy-efficiency workforce graduating participants who enter into the green job construction trades. This training and career pathway approach will lead participants into pre-apprenticeship training that creates a pipeline for job seekers to enter into registered apprenticeships and journey-level employment, offering a path to a living wage career

Workforce Innovation and Opportunity Act (WIOA) Local Plan (2017-2020)

The Workforce Innovation and Opportunity Act (WIOA) Local Plan (PY 2017-2020) presented by the Monterey County Workforce Development Board outlined the following strategies to guide the activities of the local workforce system in alignment with the State Plan priorities ( which include fostering demand-driven skills attainment; enabling upward mobility for all Californians; and aligning, coordinating, and integrating programs and services):

- Employer Engagement – Increase engagement with employers to meet the workforce needs of priority sectors of the local and regional economies.
- Aligning Career Pathways and Sector Strategies – Increase the number of individuals who obtain a marketable and industry-recognized credential or degree, through the development of career pathways that align to regional sector strategies that create multiple entry and exit points for job seekers and align programs with in-demand industries and occupations.
- System Alignment and Accountability – Support system alignment, service integration and continuous improvement, including identifying ways to reduce duplication in service delivery and in fiscal operations by enhancing partner presence at the American Job Centers of California and developing common customer flow protocols (intake, assessment, referral) to align the system with human-centered design principles.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes.

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

Planning for the Monterey County Comprehensive Economic Development Strategy (CEDS) is conducted under the authority of the Monterey County Board of Supervisors. The 2015 CEDS identified three goals for the County:

1. Reinforcing existing economic pillars (agriculture, tourism, and education and research);
2. Pursuing equitable and sustainable opportunities; and
3. Promoting emerging, high-wage sectors.

The strategies and associated objectives are summarized as follows:

- Business Strategy- Strengthen business climate; Business attraction; Grow and expand start-up businesses.
- Workforce Strategy- Linking residents and jobs; developing our people through education, training and job experience.
- Place Strategy- Land supply / infrastructure and permit assistance; “Wine Corridor” development; certified sites matched to opportunity areas; In-fill sites and transit oriented development.
- Participation Strategy- Meeting customer needs; Participation in key regional initiatives; Leverage and partner with existing community and economic agencies.

The 2015 Economic Development Strategic Plan identified four opportunity areas for improving overall business and economic environment in the County of Monterey. These opportunity areas are: Eco-Recreation and Wellness, Edu-Tourism, Agri-Technology, and Blue Economy. The County's initiatives in support of CEDS strategy include:

- Ag-technology: Leveraging the capabilities of universities and research institutes to expand and enhance the global competitiveness of the Monterey County agricultural sector (Goal 1)
- Eco-recreation and wellness: Emphasizing both the natural beauty and major agricultural capabilities (vegetables and wine) of the County in developing new offerings in tourism and recreation for County visitor (Goal 1 and 2).
- Higher Educational and Training Opportunities: Address the critical knowledge worker and skill gap shortage by providing exemplary educational and training opportunities which expand existing, emerging and future regional economic opportunities (Goal 3).
- "Blue Economy" research & development: Applying the knowledge and expertise of the marine research community to inform local industry activities, generate new technologies for commercialization, and enable Monterey County to become a testbed for innovative new policies and practices in marine environmental management (Goal 1 and 2)

## Discussion

See discussions above.

## MA-50 Needs and Market Analysis Discussion

### Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Housing problems impact low and moderate income households disproportionately, compared to non-low and moderate income households. Therefore, areas with concentrations of low and moderate income households are likely to have high rates of housing problems. A concentration is defined as a block group where at least 51 percent of the population is low and moderate income. **Appendix B** presents the geographic concentration of low and moderate income population by block group. Specifically, some unincorporated communities with high concentrations of farming activities tend to be lower income and disproportionately impacted by housing problems.

### Are there any areas in the jurisdiction where racial or ethnic minorities or low income families are concentrated? (include a definition of "concentration")

A minority concentration area is defined as a block group whose proportion of a non-White population is greater than the overall Monterey County average of 62.3 percent. **Appendix B** contains a map that illustrates the geographic concentration of minority households. Minority concentration areas within the Urban County are located primarily in the Northeastern portions of the County, including the City of Gonzales and Greenfield. Northern portions of the unincorporated County also have minority concentration areas.

Hispanic populations are the most prominent non-white ethnicity in the Urban County. Hispanic populations make up over 62.3 percent of the population in Boronda (71.2 percent), Castroville (87.3 percent), Chualar (100 percent), Las Lomas (90.8 percent), Pajaro (94.3 percent), San Ardo (87.3 percent), San Lucas (78.9 percent), and the Cities of Gonzales (93.9 percent) and Greenfield (92.3 percent).

**What are the characteristics of the market in these areas/neighborhoods?**

Many areas classified as low/moderate income and areas of minority concentration are also renters with large families. According to the 2013-2017 ACS, Boronda (49 percent), Castroville (64 percent), Chualar (58 percent), Las Lomas (31 percent), Pajaro (88 percent), San Ardo (80 percent), San Lucas (56 percent), Spreckels (42 percent) and the Cities of Gonzales (52 percent), Greenfield (52 percent), and Sand City (86.0 percent) all have higher or similar proportions of renter-households than the Urban County as a whole (38 percent). The average household size is greater than the Urban County average of 3.5 in Boronda (3.6), Castroville (4.3), Chualar (5.1), Las Lomas (5.9), Pajaro (5.3), San Ardo (4.0), San Lucas (4.0), and the Cities of Gonzales (4.2) and Greenfield 4.6) Such demographic characteristics often mean that affordable housing of adequate size is needed in these communities. However, with their generally lower incomes, many households experience housing problems.

**Are there any community assets in these areas/neighborhoods?**

Gonzales and Greenfield are important wine cultivation areas in Monterey County. Wineries and vineyards located in Gonzales and Greenfield include Blackstone, Robert Talbott Vineyards, Paul Masson Vineyards, Pisoni Vineyards, Constellation Wines, Boekenooogen Winery, Salinas Valley Vineyards, Scheid Vineyards, Mesa Del Sol, Wentte Bros Vineyards, and Arroyo Seco Vineyards, among others. The Rex Goliath wine company is also based in Gonzales.

**Are there other strategic opportunities in any of these areas?**

Gonzales and Greenfield will continue to capitalize on its wine cultivation industry.

**MA-60 Broadband Needs of Housing occupied by Low and Moderate Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low and moderate income households and neighborhoods.**

Broadband infrastructure consists of the backbone, the middle mile, and the last mile. A 2018 report by the Monterey Bay Economic Partnership (MBEP) and the Central Coast Broadband Consortium (the Regional Broadband Leadership Team) reported that with the completion of the Sunesys Project in 2017, which provided a fiber backbone from Soledad to Santa Cruz, local internet service providers (ISPs) can connect from this backbone to leverage the high-speed broadband access. However, high-speed service is not pervasive throughout the region because funding is needed for middle and last mile infrastructure.

In 2015, Monterey County's Information Technology (IT) Department reported that a significant number of Monterey County residents did not have access to reliable-high speed internet, noting a broadband gap in rural communities. About 27,417 households in rural Monterey County did not have access to any type high-speed internet and 109,061 residents lived in rural areas with analog or DSL service only.

The Regional Broadband Leadership Team formed in 2017 to assess the region's coverage needs and uses and encourage ISPs to meet those needs. The Leadership Team found that broadband service that runs at 100 Megabytes per second (Mbps) download/20 Mbps upload speeds is a necessity for everyone in the County, both in rural and urban communities and adopted this as the region's standard. This standard is higher than the 25 Mbps up/3 Mbps down standard adopted by the California Public Utilities Commission. Their conclusion was based on a yearlong study that surveyed the community. According to the Leadership Team, even at the California legislature standard, much of the region is still underserved and new standards of 100 down/20 up mean that only 38 percent of the region is be served on a population basis.

Most affordable housing developments in California requires multiple layers of funding sources, such as Low Income Housing Tax Credits (LIHTC) and HUD funds. These programs either mandate or encourage broadband services. All affordable housing developments in the County have access to broadband services.

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

The primary broadband providers are AT&T, Comcast and Spectrum Communications, with Frontier Communications providing some service in small areas in the north and south of the region. While larger ISPs have the financial ability to fund new broadband infrastructure, it can be very difficult for smaller ISPs to obtain outside funding (such as State grants) to develop additional broadband infrastructure. Smaller ISPs cannot receive state or federal funding to build modern infrastructure in the areas covered by AT&T, Comcast and Spectrum. AT&T's last mile infrastructure is largely based on copper, and therefore is mostly limited to speeds of 25 Mbps download and 3 Mbps upload. Comcast is able to provide higher speeds due to its infrastructure, but speeds and performance fluctuate significantly based on time of day and the number of users online at a specific time. Overall lack of competition gives these providers no incentive to improve speeds and service beyond what is offered, even though users' needs may be drastically different.

The following is a full list of ISPs in the region: AT&T; CENIC ;Spectrum; Comcast; Cruzio; Etheric; Frontier Communications; HughesNet (satellite); Pinnacles Telephone Company; Razzolink ; RedShift; SoMoCo (wireless) ; Sonic.net ; Suddenlink ; Surfnet; Verizon; Viasat (satellite).

## MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

Monterey County is potentially vulnerable to a wide range of hazards. These hazards can threaten the life and safety of residents and visitors, and have the potential to damage or destroy both public and private property and disrupt the local economy and overall quality of life. The Disaster Mitigation Act of 2000 (DMA 2000) makes the development of a hazard mitigation plan a specific eligibility requirement for any local government applying for federal mitigation grant funds.

Monterey County adopted its first Monterey County Multi-Jurisdictional Hazard Mitigation Plan in 2007 and updated it 2016. Monterey County is currently in the process of its 2019-2020 Update. Preliminary information from the Update has already identified the following hazards related to climate change: sea level rise, drought, floods, and wildfires.

In addition, according to Monterey County Health Department's Resilient Monterey County Dashboards, climate change is causing temperatures to increase and is changing weather patterns. This mean more frequent extreme heat events, increases risk for mosquito-borne diseases, altered crop yields and increased food prices, and increased air pollution.

### **Describe the vulnerability to these risks of housing occupied by low and moderate income households based on an analysis of data, findings, and methods.**

The socially and/or economically disadvantaged, such as low and moderate-income households are the most vulnerable to the effects of climate change as they tend to be exposed to the most severe climate-related hazards and are least able to cope with the associated impacts due to their limited adaptive capacity. The Resilient Monterey County Dashboards indicated that families living in poverty, homeless people, people with asthma, and individuals with lower education levels may be more sensitive to the hazards associated with climate change such as extreme heat events, floods, wildfire, and poor air quality.

- **Poverty:** People living in poverty have the least resources to adapt to climate change and recover from natural hazards. Climate change could also increase the number of people living in poverty due to increasing cost of food and other resources.
- **Housing affordability:** Households paying more than 30 percent of their income on housing (cost-burdened) are less able to afford healthy food, air conditioning, and other items that reduce vulnerability to climate change.
- **Food insecurity:** Climate change's effect on weather patterns will affect crops, making food and fresh produce more expensive.
- **Educational attainment:** Educational attainment is associated with the level of preparedness for natural disasters. People with college degrees are less vulnerable to climate change.
- **People with poor health status** are more vulnerable to severe heat events and poor air quality, both of which are increased by climate change.

Other vulnerable populations include renters, the elderly, those who are less mobile, households without air conditioning, households lacking access to grocery stores, households in treeless areas, and households on impervious land cover. In addition, people in rural areas are more likely to be affected by climate change impacts, such as droughts or severe storms.

DRAFT

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan is the centerpiece of the Consolidated Plan. The Plan describes:

- General priorities for assisting households;
- Programs to assist those households in need; and
- Five-year objectives identifying proposed accomplishments.

The Strategic Plan also addresses the following areas:

- Anti-poverty strategy;
- Lead-based paint hazard reduction;
- Reduction of barriers to affordable housing; and
- Institutional Structure/Coordination among agencies.

Given the demographic characteristics, housing market conditions, and economic climate impact of the Urban County, this Consolidated Plan focuses on housing and community development strategies that will:

- Concentrate the limited resources available to help those at the very bottom of the economic ladder - the extremely low and low income and special needs populations; and
- Link housing strategies to economic development activities, promoting housing programs and projects that will also offer employment and training opportunities.

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Areas

The Urban County has not established specific target areas to focus the investment of CDBG funds. This section and Table 49 are not applicable.

**Table 49 - Geographic Priority Areas**



## General Allocation Priorities

### Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The Monterey Urban County is comprised of the unincorporated areas and the cities of Del Rey Oaks, Gonzales, Greenfield, and Sand City. Overall, funding allocated to participating jurisdictions is based on the estimated amount each jurisdiction would receive if it were able to individually apply to HUD for CDBG funding. The HUD statutory formula for allocation is based on overall population, distribution of low and moderate income persons, and poverty rate. The minimum amount awarded to any participating jurisdiction is \$10,000 annually regardless of the amount allocated by HUD.

Over the Consolidated Planning Period FY 2020-2024, the County will be implementing a funding methodology that will allow the County and its partners to plan for larger projects by utilizing their overall allocations within a two- to three-year time period. This change should reduce overall administration and allow more time to develop larger, more impactful projects. Over the Consolidated Planning period, County will also be awarding a minimum of \$25,000 to Public Service projects and implementing a two-year funding cycle. This will allow for an automatic renewal of public service funding for two years. If a project is funded in FY 2021-2022, the project will be automatically renewed in FY 2022-23 and a project funded in FY 2023-24 will be automatically renewed in FY 2024-25. FY 2020-21 will be a one-year cycle during the five-year planning cycle. As part of this funding plan, the Urban County will distribute funds to specific jurisdictions each fiscal year following the schedule below:

	FY 2020-2021	FY 2021-2022	FY 2022-2023	FY2023-2024	FY2024-2025
Del Rey Oaks					X
Gonzales			X	X	
Greenfield			X	X	X
Sand City				X	X
County Projects	X	X			X

In terms of specific geographic distribution of investments, infrastructure improvements and public facilities will be focused primarily in areas with concentrations of low- and moderate-income population. **Appendix B** contains a map illustrating the low- and moderate-income areas in the Urban County (defined as a block group where at least 51 percent of the population with incomes not exceeding 80 percent of the Area Median Income). Investments in public facilities and services serving special needs populations and primarily low- and moderate-income persons will be made throughout the Urban County area.

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

1	<b>Priority Need Name</b>	Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Not Applicable
	<b>Associated Goals</b>	Affordable Housing
	<b>Description</b>	Given the limited allocation, CDBG funds will be focused primarily on the rehabilitation of existing housing, or providing infrastructure improvement to support affordable housing development.
	<b>Basis for Relative Priority</b>	With the dissolution of redevelopment funds, the Urban County has lost a significant funding source for affordable housing, making it even more important to utilize CDBG funds for affordable housing activities. However, the focus of CDBG funds would be residential rehabilitation activities and infrastructure improvements for affordable housing projects. Use of CDBG funds for residential new construction is only eligible under limited conditions.

2	<b>Priority Need Name</b>	Homeless Services and Homeless Prevention
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	Not Applicable
	<b>Associated Goals</b>	Homeless and Homeless Prevention Services
	<b>Description</b>	CDBG funds will be used to complement the Continuum of Care Strategy (CoC) to provide homeless services and prevention services for those who are at risk of becoming homeless.
	<b>Basis for Relative Priority</b>	Despite decreases in homeless counts, homelessness remains a priority for the City. Unemployment and underemployment is higher in the Urban County compared to Monterey County. The top most common obstacles cited to obtaining permanent housing were ability to afford rent and lack of a job/income. Homeless and homeless prevention services are critical to those who are most in need.

3	<b>Priority Need Name</b>	Infrastructure Improvements
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Non-housing Community Development
	<b>Geographic Areas Affected</b>	Not Applicable
	<b>Associated Goals</b>	Infrastructure Improvements
	<b>Description</b>	<p>The Urban County will pursue infrastructure improvements to benefit low- and moderate-income areas and low and moderate income households. Infrastructure improvements may include, but are not limited to:</p> <ul style="list-style-type: none"> <li>• Water and sewer improvements</li> <li>• Drainage improvements</li> <li>• Streetlights</li> <li>• Streets and sidewalks</li> <li>• ADA improvements</li> </ul>
	<b>Basis for Relative Priority</b>	<p>Many communities within the Urban County lack basic infrastructure. The Community Needs Survey listed drainage, sidewalk improvements, water/sewer improvements among the top four needs in the community. Infrastructure improvements not only serve to create a suitable living environment for low- and moderate-income residents, they can also be a catalyst to economic development, facilitating business retention and attraction activities in the Urban County.</p>

<b>4</b>	<b>Priority Need Name</b>	Public Facilities
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	Not Applicable
	<b>Associated Goals</b>	Public Facilities

	<b>Description</b>	The Urban County has extensive needs for public facility improvements. CDBG funds may be used to construct, improve, or expand a variety of public facilities in low- and moderate-income areas and to benefit low and moderate income persons, as well as persons with special needs. Projects may include, but are not limited to: <ul style="list-style-type: none"> <li>• Community centers</li> <li>• Public libraries</li> <li>• Youth and childcare centers</li> <li>• Health centers</li> <li>• Senior centers</li> <li>• Emergency and transitional housing facilities</li> </ul>
	<b>Basis for Relative Priority</b>	Many communities in the Urban County lack public and community facilities to serve the low- and moderate-income residents and those with special needs. Existing facilities are mostly dated and inadequate in amenities or capacity to meet the needs of residents.
5	<b>Priority Need Name</b>	Public Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Not Applicable
	<b>Associated Goals</b>	Fair Housing Public Services

	<b>Description</b>	A variety of supportive services are needed in the Urban County. Emphasis will be placed on the following: <ul style="list-style-type: none"> <li>• Youth services (including services for at-risk youth)</li> <li>• Health services</li> <li>• Senior services</li> <li>• Fair housing and legal services</li> </ul>
	<b>Basis for Relative Priority</b>	The lack of supportive services for persons with special needs was a recurring theme during the Consolidated Plan development process. Most services are located in service hubs such as Salinas and Monterey. Urban County residents have limited ability to access these services. Residents also expressed the need for increased fair housing services that educate tenants and landlords about their rights and responsibilities. Therefore, using CDBG funds to provide services targeted for Urban County residents is a high priority need.
<b>6</b>	<b>Priority Need Name</b>	Planning and Administration
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle
	<b>Geographic Areas Affected</b>	Not Applicable
	<b>Associated Goals</b>	Affordable Housing
	<b>Description</b>	Compliance with all CDBG regulations, planning and reporting requirements is important to ensure that the Urban County continues to receive funding from HUD. A high priority of the Consolidated Plan is also allocated adequate staff time and resources to implement the CDBG-funded programs and to monitor program achievements.
	<b>Basis for Relative Priority</b>	Planning and administration is critical to the delivery of the Urban County CDBG Program to ensure compliance with regulations.

**Table 50 – Priority Needs Summary**

**Narrative (Optional)**

In establishing five-year priorities for assistance, the Monterey Urban County has taken several concerns into consideration:

- Those categories of low- and moderate-income households most in need of housing and community development assistance;
- Which activities will best meet the needs of those identified households; and
- The extent of federal and other resources available to address these needs.

Based on input obtained from the Consolidated Plan development participation process, this Consolidated Plan will address needs that are identified as High Priority.

Specifically, the following participating jurisdictions provided a list of projects they might consider for CDBG funds during the FY 2020-2024 Consolidated Planning Period:

- Del Rey Oaks: Public facility projects based on public use, park equipment and ADA access.
- Gonzales: Teen Innovation Center and Community Center/Library.
- Greenfield:
  - Sidewalks, and public infrastructure connecting the EAH parcel and Walnut Avenue Specific Plan. This project, or a comparable project would remain among the City's highest priority if it is eligible.
  - Grant/Tenant Improvement program for in the core downtown El Camino Real commercial corridor, in preparation for potential implementation of the Greenfield Streetscape Plan, which spans the four-block area from Cherry to Oak.
  - Improvements to Patriot Park, including but not limited to pedestrian thoroughfares, bike trails, and/or other recreational amenities and/or improvements to existing soccer and baseball fields. Potential specifics would include lights, artificial turf, additional bleachers, expanded bathrooms (air quality & ventilation), modernized snack bar facilities, other.
  - Improvements to the sandlot league baseball park beneath the Walnut Avenue overpass, centralized in residential.
  - Pedestrian and Bike safety improvements along adjacent streets to schools at Greenfield Elementary School, Lompoc High School, and Vista Verde Middle School.
  - Greenfield Citywide Video Surveillance Upgrade Project. This project would improve the existing Citywide Surveillance System, and add some park locations, as well as improve reliability of the system, especially in neighborhoods/locations with public safety/security concerns.
- Sand City: ADA improvements to Calabrese Park and parking area. Sand City was allocated \$60,000 in CDBG funds during FY 2018 for this project. The City will be amending the agreement to increase the funding to \$90,000 for this project. Sand City will use its \$30,000 CDBG allocation for the FY 2020-2024 Consolidated Planning period for this project.



## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The Urban County is not an entitlement jurisdiction for HOME funds and does not anticipate using CDBG funds for Tenant-Based Rental Assistance.
TBRA for Non-Homeless Special Needs	The Urban County is not an entitlement jurisdiction for HOME funds and does not anticipate using CDBG funds for Tenant-Based Rental Assistance.
New Unit Production	The Urban County is not an entitlement jurisdiction for HOME funds and does not anticipate using CDBG funds for new construction of housing. However, CDBG funds may be used to provide infrastructure improvements associated with new construction of affordable housing.
Rehabilitation	<p>Given the age of the housing stock in the Urban County, the number of substandard housing units is moderate. Housing age can indicate general housing conditions within a community. Housing is subject to gradual deterioration over time. Deteriorating housing can depress neighboring property values, discourage reinvestment, and eventually impact the quality of life in a neighborhood. According to the 2011-2015 ACS, 60 percent of the housing stock in the Urban County was constructed prior to 1980. Approximately 11 percent of housing units are built before 1950, indicating that a small portion of the housing stock may need significant improvements and rehabilitation.</p> <p>Given the limited amount of CDBG funds available, and the difficulty of low and moderate income households in obtaining home improvement financing on the private market, CDBG funds may be used for rehabilitation and emergency repairs of housing for low and moderate income households.</p>
Acquisition, including preservation	The Urban County anticipates about \$1.4 million in CDBG funds annually. This limited level of funding makes it difficult to pursue any major affordable housing projects such as acquisition/rehabilitation or preservation.

**Table 51 – Influence of Market Conditions**

## SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

### Introduction

The FY 2020 HUD allocation is \$1,388,044 for the unincorporated areas and the Cities of Del Rey Oaks, Gonzales, Greenfield, and Sand City. Currently, the Urban County is not eligible to receive funding under the HOME Investment Partnership Act (HOME), Emergency Solutions Grant (ESG), or Housing Opportunities for Persons with AIDS (HOPWA) – programs also covered under the Consolidated Plan regulations. Over the five-year planning period, the Urban County assumes \$6,940,220 in CDBG allocations, excluding funds carried over from prior years and program income.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$1,388,044	\$ 0	\$ 0	\$1,388,044	\$5,552,176	The Urban County received \$1,388,044 for FY 2020-2021. Over the five-year planning period, the Urban County now assumes \$6,940,220 in CDBG allocations, excluding funds carried over from prior years and program income.

**Table 52 - Anticipated Resources**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The County continues to pursue additional funding aggressively and to leverage its funding partnerships with public, private and non-profit groups. The Urban County will utilize a variety of funding sources to leverage CDBG funds. These include:

- **Low Income Housing Tax Credit (LIHTC):** LIHTC is perhaps the single most important funding source available for affordable housing development. The County continues to support funding applications by affordable housing developers to pursue additional LIHTC.
- **No Place Like Home (NPLH):** This program provides funding for acquiring, designing, constructing, rehabilitating, or preserving permanent supportive housing for persons who are experiencing homelessness, chronic homelessness or who are at risk of chronic homelessness, and who are in need of mental health services.
- **General:** The County has some sources of funding for affordable housing. These include Inclusionary Housing In-Lieu fees, Program Income, and competitive State HOME funds. Many of these funds are being spent down and future funding will be at reduced levels. The County will also work with housing developers to pursue LIHTC and NPLH, as well as other funding sources.
- **Housing Choice Voucher/VASH:** The Housing Authority of the County of Monterey (HACM) operates Rental Assistance programs for County residents. HACM programs are a critical resource for extremely low and low income households. The HACM converted all public housing units county-wide to Project-Based Rental Assistance under the Rental Assistance Demonstration program in 2015.
- **Federal:** The County uses federal funds to fund a rapid rehousing program that leverages CALWorks funds through the Department of Social Services and the California Whole Person Care through the Department of Health. These funds help keep the Salinas homeless shelter open and serving the entire homeless population of Monterey County.

All public service activities that are funded by the Urban County do provide detailed information on other sources of funding for their activities and this information is reported to HUD separately.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The County of Monterey has agreed to utilize two parcels of land, 855 E. Laurel Drive (3.0-acre parcel) and 1220 Natividad Road (1.3 acres) toward the development of a permanent shelter at 855 E. Laurel and permanent supportive housing and other services at 1220 Natividad Road. The County and City of Seaside are also exploring options to develop a similar shelter and services for homeless in conjunction with a non-profit in Seaside to be located at 1292 Olympia Ave.

## **Discussion**

The County will be implementing a funding methodology that will allow the County and its partners to plan for larger projects by utilizing their overall allocations within a two- to three-year time period. This change should reduce overall administration and allow more time to develop larger, more impactful projects. Over the Consolidated Planning period, County will also be awarding a minimum of \$25,000 to Public Service projects and implementing a two-year

funding cycle. This will allow for an automatic renewal of public service funding for two years. If a project is funded in FY 2021-2022, the project will be automatically renewed in FY 2022-23 and a project funded in FY 2023-24 will be automatically renewed in FY 2024-25. FY 2020-21 will be a one-year cycle during the five-year planning cycle. As part of this funding plan, the Urban County will distribute funds to specific jurisdictions each fiscal year following the schedule below:

	<b>FY 2020-2021</b>	<b>FY 2021-2022</b>	<b>FY 2022-2023</b>	<b>FY2023-2024</b>	<b>FY2024-2025</b>	<b>Total FY 2020-2024</b>
Del Rey Oaks	-	-	-	-	\$50,000	\$50,000
Gonzales	-	-	\$405,000	\$405,000	-	\$810,000
Greenfield	-	-	\$497,229	\$477,229	\$425,542	\$1,400,000
Sand City	-	-	-	\$20,000	\$10,000	\$30,000
County Projects	\$902,229	\$902,229	-	-	\$416,687	\$2,221,145
Public Services	\$208,207	\$208,207	\$208,207	\$208,207	\$208,207	\$1,041,035
Administration	\$277,608	\$277,608	\$277,608	\$277,608	\$277,608	\$1,388,040
<b>Total Funding</b>	<b>\$1,388,044</b>	<b>\$1,388,044</b>	<b>\$1,388,044</b>	<b>\$1,388,044</b>	<b>\$1,388,044</b>	<b>\$6,940,220</b>

**SP-40 Institutional Delivery Structure – 91.215(k)**

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

DRAFT

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
COUNTY OF MONTEREY	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
CITY OF DEL REY OAKS	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
CITY OF GONZALES	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
CITY OF GREENFIELD	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction

SAND CITY	Government	Economic Development Homelessness Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
HOUSING AUTHORITY OF THE COUNTY OF MONTEREY	PHA	Public Housing Rental	Region

**Table 53 - Institutional Delivery Structure**

**Assess of Strengths and Gaps in the Institutional Delivery System**

Housing, supportive services, and community development activities for residents in the Urban County are delivered by a large number of public agencies, nonprofit organizations, and private entities. However, several gaps still exist in the delivery system:

- Staff Capacity of the Participating Jurisdictions: With local, state, and federal budget cuts, the Urban County participating jurisdictions have all faced some level of staffing cuts in recent years. Implementation of the CDBG program requires dedicated staff resources.
- Coordination: With a multitude of agencies providing a variety of services, there is a general lack of coordination among agencies to avoid overlaps in services or to direct clients to the appropriate agencies.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	X

<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
<b>Other</b>			
Other			

**Table 54 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

As discussed previously, while services are available to residents in Monterey County, the level of services available is not adequate to meet the needs. Furthermore, there are gaps in the geographic coverage. The 2019 Analysis of Impediments to fair housing found that most affordable housing and licensed care facilities in the County are found in Salinas and Monterey. Most services follow this trend.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The 2019 Lead Me Home Plan (10-Year Plan to End Homelessness Update) consists of various data driven steps that the County, cities, and the CoC have taken in order to commit to, align, and implement core requirements and practices that have been nationally recognized as solutions and models to prevent and end homelessness including chronic homelessness among individuals living with a severe mental illness who are already chronically homeless or at risk of chronic homelessness. Its core practices in delivering these services include: Street Outreach and Engagement, Harm Reduction, Housing Navigation, Housing Search, Low Barrier Shelter and Transitional Housing, Rapid Rehousing, Permanent Supportive Housing, Progressive Engagement, and Trauma Informed Care. These practices align with the core requirements of delivery system that are mandated by and are consistent with, federal and state legislative requirements.

The County understands that the priority to end homelessness will need many partners and stakeholders. Monterey County partners include a wide-range of public and private entities that include Salinas/Monterey, San Benito Counties CoC, affordable housing developers, community clinics and health centers, other health care providers, educational institutions, faith-based organizations, housing and homeless services providers, health plans, local government, probation/criminal justice, non-profit agencies, private foundations, public housing authorities, people



with lived experience of homelessness, and service providers for families, seniors, survivors of domestic violence, veterans, and youth.

One of the highlights of the County's approach to system delivery is its "No Wrong Door" approach. A no wrong door approach ensures that getting help is not a matter of talking to the right agency or the right staff person such as a case manager at the right time. The approach ensures that an individual or family can be immediately linked to appropriate supportive services regardless of their point of entry into the homeless assistance system by the staff that they first encounter.

However, major gaps in the service delivery system exist. The 2019 update to the 10 Year Plan to End Homelessness cited also transportation as a major service and outreach challenge. At nearly every opportunity for collecting consumer feedback on medical and mental health systems in Monterey County, transportation challenges are one of the most frequently cited barriers to receiving services. Some of the cited transportation challenges include a consumers' inability to obtain a license and/or vehicle, drive, receive timely transportation via family and friends, and afford and/or navigate the public transit system to reach clinics, hospitals, social services offices, meal programs, shelters, and homeless services providers.

In response, Monterey County Health Department Behavioral Health Bureau provides transportation to at least 150 consumers a week, and the Department's WPC pilot provides bus and taxi vouchers – both solutions exceed the capacities of these programs.

In addition, the County has identified the following gaps in system delivery:

- Inadequate funding to provide the level of services needed;
- Lack of coordination among different agencies; and
- Geographic coverage of services is uneven, with some rural and remote communities being underserved.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The Updated Lead Me Home Plan (10 Year Plan to End Homelessness) builds upon the successful relationships developed during the creation of the original 2011 plan. As part of the 2019 Lead Me Home Plan Update implementation strategies, the plan detailed the oversight structure to provide the needed to facilitate necessary cross-system and cross-agency collaboration, guide future planning, and raise the funding needed to carry out Plan recommendations. Ultimate responsibility for implementation of the Lead Me Home Plan belongs to the Lead Me Home Continuum of Care (LMH CoC) and its Board, the Leadership Council, which is a broad representation of the public and private homeless service sectors, including homeless client/consumer interests.

For the Urban County, allocating up to 15 percent of the CDBG funds for supportive services is an important step in addressing gaps in the service delivery system. The Urban County will identify gaps in services through the needs assessment process and fund public/supportive service programs that are most in need. A portion of the CDBG funds will also be used to address costs associated with program delivery.

**SP-45 Goals Summary – 91.215(a)(4)**

**Goals Summary Information**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2020	2024	Affordable Housing		Affordable Housing	CDBG: \$100,000	Rental units rehabilitated: 5 Household Housing Unit  Homeowner Housing Rehabilitated: 5 Household Housing Unit
2	Fair Housing	2020	2024	Non-Homeless Special Needs Fair Housing		Public Services	CDBG: \$250,000	Public service activities other than Low/Moderate Income Housing Benefit: 1,600 Persons Assisted

3	Homeless and Homeless Prevention Services	2020	2024	Homeless		Homeless Services and Homeless Prevention	CDBG: \$100,000	Public service activities other than Low/Moderate Income Housing Benefit: 10 Persons Assisted  Homelessness Prevention: 15 Persons Assisted
4	Infrastructure Improvements	2020	2024	Non-Housing Community Development		Infrastructure Improvements	CDBG: \$1,348,916	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 516 Persons Assisted  Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 20 Households Assisted
5	Public Facilities	2020	2024	Non-Homeless Special Needs Non-Housing Community Development		Public Facilities	CDBG: \$3,062,231	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 24,000 Persons Assisted  Overnight/Emergency Shelter/Transitional Housing Beds added: 4 Beds

6	Public Services	2020	2024	Non-Homeless Special Needs		Public Services	CDBG: \$691,033	Public service activities other than Low/Moderate Income Housing Benefit: 3,500 Persons Assisted
---	-----------------	------	------	-------------------------------	--	-----------------	-----------------	---

**Table 55 – Goals Summary**

**Goal Descriptions**

1	<b>Goal Name</b>	Affordable Housing
	<b>Goal Description</b>	Provide decent and affordable housing for low- and moderate-income persons through rehabilitation, acquisition/rehabilitation, infrastructure improvements, and other related activities.
2	<b>Goal Name</b>	Fair Housing
	<b>Goal Description</b>	Provide fair housing services, including education, outreach, investigation, mediation, and litigation services.
3	<b>Goal Name</b>	Homeless and Homeless Prevention Services
	<b>Goal Description</b>	Provide a range of services for the homeless and those who are at risk of becoming homeless.
4	<b>Goal Name</b>	Infrastructure Improvements
	<b>Goal Description</b>	Provide infrastructure improvements to benefit low- and moderate-income persons.
5	<b>Goal Name</b>	Public Facilities
	<b>Goal Description</b>	Provide public facilities to benefit low- and moderate-income persons and those with special needs.

6	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Provide a range of supportive services for low- and moderate-income persons and those with special needs. Emphasis will be on youth services (particularly for at-risk youth) and senior services.

**Estimate the number of extremely low income, low income, and moderate income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

Currently, the Urban County's HUD allocation for entitlement grants does not include funding from the HOME program. CDBG funds will be used to provide affordable housing to an estimated 10 households over the next five years.

DRAFT

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

Beginning in 2015, the HACM initiated the process of converting the public housing developments into project-based rental assistance units through the HUD Rental Assistance Demonstration (RAD) program. HACM privatized all public housing and placed them under the control of Monterey County Housing Authority Development Corporation (HDC) in 2018. During the upcoming years, HDC will continue to modernize and rehabilitate or tear down and rebuild former public housing units through the HUD RAD program.

### **Activities to Increase Resident Involvements**

The HACM requires or promotes a range of activities to increase resident involvement. These include:

- Requiring each adult household member to participate in eight hours of community services;
- Encouraging the installation of neighborhood watch programs;
- Conducting tenant meetings to receive input from residents; and
- Conducting specific meetings before the HACM board regarding tenant involvement.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

No.

### **Plan to remove the ‘troubled’ designation**

Not Applicable.

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

The County’s Housing Element contains discussions on governmental, market, and environmental constraints to housing development. The following is a brief discussion on barriers that relate to the use of HUD funds.

### **State Prevailing Wage Requirements**

The State Department of Industrial Relations (DIR) expanded the kinds of projects that require the payment of prevailing wages. Labor Code Section 1720, which applies prevailing wage rates to public works of over \$1,000, now defines public works to mean construction, alteration, installation, demolition, or repair work done under contract and paid for in whole or in part out of public funds. In the case of affordable housing projects, prevailing wage

requirements often effectively reduce the number of affordable units that can be achieved with public subsidies. The following types of projects are exempt from the prevailing wage requirement:

- Residential projects financed through issuance of bonds that receive an allocation through the State; or
- Single-family projects financed through issuance of qualified mortgage revenue bonds or mortgage credit certificates.

## Environmental Protection

State law (California Environmental Quality Act, California Endangered Species Act) and federal law (National Environmental Protection Act, Federal Endangered Species Act) regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, use permits, etc.). Costs resulting from the environmental review process are also added to the cost of housing and are passed on to the consumer to the extent that the market can bear.

## California Coastal Act of 1976

The State legislature enacted the Coastal Act in 1976 to protect California's coastline from development encroachment through long-term and comprehensive planning. The Act establishes a coastal zone, outlines standards for development in the coastal zone, and created the Coastal Commission – the State agency tasked with implementing the Act in partnership with local governments. Approximately 197,343 acres, or 10 percent of the County's land area, are located within the coastal zone. The Coastal Act's numerous regulatory requirements and limitations on the types and densities of new construction in the coastal zone and potential for appeals resulting in additional layer of project review by an outside agency are a significant constraint on housing development in Monterey County.

## Local Residential Development Policies and Regulations

A number of local policies and regulations may also impact residential development, especially affordable housing:

- **Residential Land Use Policies:** The Land Use Element of the General Plan establishes the supply, distribution, and type of residential development within a community. Under State law, each jurisdiction is required to provide adequate capacity to accommodate a range of housing for all income groups. In general, lower residential densities tend to increase the cost of housing.
- **Development Regulations:** The Zoning Ordinance implements the Land Use Element and establishes specific development standards. Restrictive development standards for parking, building heights, setbacks, and landscaping requirements, among others, may negatively impact the cost of housing development.
- **Development Review Process:** Extensive development review requirements (including fees and approval process) and long review timeframes add to the cost of development.

Each jurisdiction in California is required to prepare a Housing Element as part of the General Plan, blueprint for development of the community. The Housing Element is required to review barriers to the preservation and development of housing. Local policies and regulations that are found to be constraining to housing development must be considered and local jurisdictions must take actions to mitigate these constraints to the extent feasible and

legally possible. A Housing Element found by the State Department of Housing and Community Development (HCD) to be in compliance with State law is presumed to have adequately addressed its policy constraints. As of March 2020, all jurisdictions in the Urban County, except Del Rey Oaks, have Housing Elements in compliance with State law. Del Rey Oaks adopted a Housing Element on December 2019 and submitted it to HCD for review in January 2020. HCD's review letter in March 2020 indicates that Del Rey Oaks' Housing Element remains out of compliance until the City has adequately addressed its Regional Housing Needs Allocation, as well as zoning for emergency shelters for the homeless.

Jurisdictions within Monterey County are required to update the Housing Element by December 2023 for the 6<sup>th</sup> Planning Cycle.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

Jurisdictions in the Urban County also have the following tools to mitigate the cost of housing development.

- Density Bonus: State density bonus law provides density increases, along with other regulatory concessions and incentives in exchange for affordable housing.
- Accessory Dwelling Units (ADUs): Jurisdictions are required to permit Accessory Dwelling Units through a ministerial process.
- Streamline Processing: All local jurisdictions are required to adhere to the Streamline Processing Act to reduce the time associated with project review and approval.
- CEQA Exemption: Affordable housing and infill housing projects are exempt under the California Environmental Quality Act (CEQA).

During the past three years, the State of California enacted numerous laws directed at creating new affordable housing. The Urban County has begun analyzing how these laws can be used to contribute to the supply of affordable housing in Monterey County. Monterey County is also reanalyzing its current Inclusionary Housing Ordinance and preparing to redraft it to make it a more impactful affordable housing program.

### **SP-60 Homelessness Strategy – 91.215(d)**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The Monterey County Continuum of Care (CoC) follows the HUD determined core practices that have been used to help solve local homelessness in other communities including Street Outreach and Engagement. Outreach begins the initial steps that lead to engagements which includes building a personal connection with the individuals, assessing their immediate needs with a basic field needs assessment, and working to identify barriers that the individual must address and overcome to improve health status, social support network and address their housing crisis. Engagement is continued multiple contacts with the individuals living on the street, continued attempts in those contacts to develop and establish a rapport and trust that leads to a trusting relationship that can facilitate the



development of a Housing goal and plan as well as addressing the individuals medical, mental health and service needs.

The Monterey Continuum of Care (CoC) coordinates with Coalition member agencies to provide extensive community outreach relating to the availability of rental assistance for eligible homeless. Housing Locators, with support from a wide range of community members, focus on finding various housing options for street outreach workers to engage homeless persons. CoC providers have also expanded outreach services for the purpose of providing resource availability information in the North County/Pajaro areas and South county areas that have seen an increased number of homeless families with dependent children.

Several CoC service providers also have outreach workers that engage those persons sleeping on the streets and places not meant for habitation:

- A Mobile Outreach Services Team (MOST) provides assistance for people living outside on the street in the Monterey Peninsula, Salinas, and North and South County areas. Operated by Community Homeless Solutions, services include referrals to shelters, substance abuse programs, linkages to medical care, and other supportive services within Monterey County. The MOST van has a limited supply of emergency food, clothing, blankets, and other supplies for immediate distribution at their stopping places.
- MCHOME also has an Homeless Outreach Program that helps homeless adults with mental illness off the streets and into housing and treatment. MCHOME provides intensive integrated services, including assistance with housing (transitional/permanent), intensive case management services, mental health services, medication evaluation and support.
- Community Human Services' Safe Place program provides street outreach, survival aid, and hygiene products to runaway and homeless youth up to age 25.

### **Addressing the emergency and transitional housing needs of homeless persons**

Compared to the 2017 point-in-time homeless count, Monterey County experienced a 15 percent decrease in the number of persons identified as homeless in 2019 and the second lowest point-in-time county in the last decade. Between 2017 and 2019, the Urban County experienced a 27 percent decrease in the homeless population. Notably, in 2017 there were zero persons counted as sheltered compared to 32 sheltered persons in 2019. Homeless services providers in Monterey County strongly believe that the successful use of Homeless Prevention Rapid Re-Housing (HPRP) resources in the past has effectively kept many individuals and families from becoming homeless and assisted homeless persons in obtaining stable housing particularly in light of the worsening economic conditions and high unemployment rate.

Monterey County's CoC strategy to improve interim housing outcomes includes ensuring sufficient supply of interim housing, including respite care, emergency and transitional housing, to meet the need for all parts and populations of the County to address crises, assess needs and provide service linkages, and move people into permanent housing as quickly as possible. The CoC collaborates with emergency shelter housing providers on a regular basis relevant to increasing their capacity to participate in HMIS. Improvements in emergency shelter bed coverage have been made and this collaboration will continue.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

Housing First is a HUD best practice that has proven to allow for opportunities for people to end homelessness in greater numbers. Housing First is a low barrier approach that consists of removing barriers that have hindered homeless persons from obtaining housing (e.g. too little/no income, active or history of substance abuse) and maintaining housing (e.g. failure to participate in supportive services, loss of income). As such, the CoC has outlined the following priorities to facilitate access to housing and prevent individuals and families from becoming homeless again in its Lead Me Home Update 2019:

- Priority 1: Assure Access to Adequate Housing: Provide a full continuum of housing options and services to help people who are homeless or at-risk access and maintain permanent housing;
- Priority 2: Provide Services, Keep People Housed: Provide integrated wraparound services to facilitate long-term residential stability;
- Priority 3: Support Economic Stability: Increase economic security for people experiencing or most at-risk of homelessness by providing opportunities to access income sufficient to afford housing;
- Priority 4: Return to Housing: Enhance all discharge planning efforts and make housing status a central focus for all exit planning.

Despite overall decreases in homeless population, the youth and elderly homeless population have been identified as a rapidly growing homeless population in Monterey County. Youth Homelessness in the County is one of the highest in the nation, according to a recent study by Pivot Learning and the National Center for Youth Law. Many youth between 18-24 experience homelessness on the Peninsula. The County has engaged in the following planning efforts through the Youth Action Board and recommended:

- Improved services for homeless youth in Monterey including: drop-in centers; safe houses; personal safety training; access to mental health services; services for homeless LGBTQ+; pre- and post-emancipated and youth supports; paid homeless peer community workers; mentors; financial skills; and apprentice opportunities.
- Provide training and jobs, youth court, and legal assistance. YAB participants stated they want job training and opportunities. A job navigator to connect homeless youth to employers would help immensely. Outreach, connections to services, a safe place to recover from trauma, adult advocates to end the stigma of homelessness – all these would help. Youth court and legal assistance was also prioritized.

For seniors, one major effort that is being initiated is a shared housing model that would help both seniors who are house rich and cash poor to rent rooms in their home to other seniors or others who have housing needs and for those who might want to share their home for financial benefit or the benefit of having companionship. Finding solutions for seniors is a priority in the region to ensure people may age in place.

Employment plays a key role in ending homelessness, giving people dignity, self-respect, and the resources to help pay for housing and other necessities of life. It also supports recovery for those suffering from mental and substance use disorders. A number of programs exist in Monterey County, some of which include employment services, that address homelessness for persons with serious mental illness who are chronically homeless, homeless, or at-risk of being chronically homeless include:

- **County of Monterey Health Department** operates the state/federally-funded Whole Person Care Pilot 1115 Waiver program to provide people who are homeless and high utilizers of hospitals and emergency rooms with comprehensive, coordinated case management consisting of physical and mental health, substance use treatment, sobering center services, medical-legal services, social services benefits, tenancy preparedness, landlord recruitment, Housing Choice Voucher coordination, financial assistance, housing placement and placement supports, transportation support, life skills education, meals and other basic provisions.
- **Monterey County Behavioral Health Bureau (MCBHB)- Adult System of Care (ASOC).** The ASOC program provides a continuum of County operated and community-based mental health services to individuals with severe and persistent mental illnesses. The services include inpatient, social rehabilitation, supportive housing, and outpatient services to adults eighteen (18) years of age and above. Monterey County Behavioral Health Bureau also collaborates with contract providers who provide supportive housing, linkage to employment and education services.
- **Interim, Inc.** ("Interim") is a non-profit organization founded in partnership with Monterey County's Behavioral Health Bureau (MCBHB) that provides a continuum of residential treatment, affordable supportive housing, and social rehabilitation services for adults with psychiatric disabilities residing in Monterey County. Interim's goals are to reduce the incidence of and the need for costly inpatient psychiatric hospital care, to prevent mentally ill adults from becoming homeless, and to assist those who are homeless to obtain and maintain housing in the community. Interim provides wrap-around intensive, and outreach for adults with psychiatric disability who are homeless or at risk of homelessness through the MCHOME Program. The purpose of the program is to assist consumers to move off the street into housing and employment and/or benefits through outreach, assessments, intensive case management services, mental health services, and assistance with daily living skills.

Transitional housing for the homeless and at-risk homeless is also a key component strategy. As part of the 6<sup>th</sup> cycle Housing Element update, all jurisdictions must comply with various new state laws on emergency shelters, low barrier navigation centers, transitional housing, and supportive housing.

**Help low income individuals and families avoid becoming homeless, especially extremely low income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

The Coalition of Homeless Services Providers, through the CoC, continues to work with hospitals in the region to address their discharge policies to avoid discharging patients into homelessness and to transition foster care youth to stable housing and employment. Earlier discussion under MA-35-Special Needs Facilities and Services- of this Consolidated Plan describes the discharge planning activities are underway in Monterey County:

## Foster Care

- The Transitional Independent Living program connects youth with a program coordinator (social worker) to create Transitional Independent Living Plans (TILPS) for the first six months after foster care;
- Peacock Acres Transitional Housing, a THP-Plus program, is a two-year transitional housing program that has 15 beds for youth aging out of foster care.;
- Transition Age Youth (TAY) is a permanent supportive housing project that has four bedrooms for youth with diagnosable psychiatric disabilities;
- Community Human Services' Safe Passage is a transitional supportive housing program providing six beds for homeless youth ages 18-21, including youth aging out of foster care.

## Health Care

- The Local Homeless Assistance Committee (LHAC) has formed a subcommittee to address the issue of homeless discharge planning with Salinas Valley Memorial Hospital, Natividad Medical Center, Community Hospital, and Mee Memorial Hospital;
- Central Coast HIV/AIDS Services work in partnership with the OPIS clinic at Community Hospital and the NIDO clinic at Natividad Medical Center to create housing plans for homeless individuals with HIV/AIDS;
- The Salvation Army Monterey Peninsula Corps works in partnership with Community Hospital of the Monterey Peninsula (CHOMP) to create housing plans and provide temporary shelter for homeless individuals.

## Mental Health Care

- Interim, Inc. works in partnership with Monterey County Behavioral Health Department to prevent discharge into homelessness;

MCHOME provides discharge-planning activities for homeless individuals with mental illness, but does not have the capacity to provide these services to all clients. When there is capacity, Interim's Manzanita House provides short-term crisis services as well as emergency placement.

## SP-65 Lead based paint Hazards – 91.215(i)

### Actions to address LBP hazards and increase access to housing without LBP hazards

California has enacted landmark legislation to prevent childhood lead poisoning. The legislation has established the Childhood Lead Poisoning Prevention Branch (CLPPB) as part of the state government, providing a children's environmental health program with multi-layered solutions to this complex problem. Local branch offices are located throughout the state.

In 2012, the Center for Disease Control adopted a recommendation that its "blood lead level of concern" based on the U.S. population of children ages 1-5 years who are in the top 2.5% of children when tested for lead in their blood.

Currently, that is five micrograms per deciliter (mcg/dL) of lead in blood. CDC’s “blood lead level of concern” has been 10 micrograms per deciliter in the past. As of 2018, the California Department of Public Health reported 135 children under six (135 children) with a blood level of 4.5 mcg/DL or greater. This is a decrease from the 181 cases reported in 2015.

In Monterey County, lead poisoning is addressed by the Monterey County Health Department Childhood Lead Poisoning Prevention Program (CLPPP). CLPPP provides services to the community to:

- Increase awareness of the hazards of lead exposure;
- Reduce lead exposure.; and
- Increase the number of children assessed and appropriately blood tested for lead poisoning.

A public health nurse provides home visitation and case management, and a registered environmental health specialist provides environmental home inspections to families of children found to be severely lead-poisoned. Local code enforcement staff will continue to provide information on lead-based paint hazards and resources to abatement.

**How are the actions listed above related to the extent of lead poisoning and hazards?**

The number of lead poisoning cases in Monterey County is declining. This can be attributable to public outreach and education and increased public awareness of lead-based paint hazards. Also, as older housing recycled, the lead hazard is reduced.

**How are the actions listed above integrated into housing policies and procedures?**

When public funds are used to assist in the substantial rehabilitation of housing units, testing for lead-based paint is required and when lead-based paint is found, the abatement efforts are included in the scope of the rehabilitation assistance.

**SP-70 Anti-Poverty Strategy – 91.215(j)**

**Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

There are many causes of poverty. However, the two leading causes of poverty are low income-earning capability and low educational attainment or job skills. These top causes can be addressed through programs that combine education and training with job search preparation for individuals.

The Urban County seeks to reduce the number of people living in poverty (extremely low income households earning less than 30 percent of the AMI) by providing a number of programs, including housing assistance and supportive services, economic development assistance, and job training opportunities. This anti-poverty strategy utilizes existing County job training and social service programs to increase employment marketability, household income, and housing options.

**How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

Expanding and preserving affordable housing opportunities will reduce the housing cost burden of households living in poverty. Therefore, a portion of the disposable income may be used to pursue other educational or career goals, as well as for other daily necessities.

**SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The Urban County will maintain accurate records (both program and financial) pertaining to its CDBG-funded activities. Fund disbursements to CDBG public services subrecipients are predicated upon receipt of beneficiary demographics and related programmatic statistics. On-site monitoring of public services activities will be performed annually.

The Urban County will review its CDBG-funded activities on a regular basis to determine whether they are being carried out in accordance with the Consolidated Plan, subrecipient contracts, and memorandum of understanding. The results of such review will be used to:

- Determine suggested revisions to the Consolidated Plan and to the Urban County policies and procedures related to the use of CDBG funds;
- Confirm compliance with statutory and regulatory requirements of applicable provisions of the CDBG program; and
- Prepare performance reports as required by HUD.

The Economic Development Department of Monterey County will undertake monitoring of the use of CDBG funds received and administered by the Urban County. Each year, an outside audit will also be performed by a qualified accounting firm.

## **Action Plan**

### **AP-15 Expected Resources – 91.220(c)(1,2)**

#### **Introduction**

The FY 2020 HUD allocation is \$1,388,044 for the unincorporated areas and the Cities of Del Rey Oaks, Gonzales, Greenfield, and Sand City. Currently, the Urban County is not eligible to receive funding under the HOME Investment Partnership Act (HOME), Emergency Solutions Grant (ESG), or Housing Opportunities for Persons with AIDS (HOPWA) – programs also covered under the Consolidated Plan regulations.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	<b>Public-Federal</b>	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$1,388,044	\$ 0	\$ 0	\$1,388,044	\$5,552,176	The Urban County received \$1,388,044 for FY 2020-2021. Over the five-year planning period, the Urban County now assumes \$6,940,220 in CDBG allocations, excluding funds carried over from prior years and program income.

**Table 56 - Expected Resources – Priority Table**



**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The County continues to pursue additional funding aggressively and to leverage its funding partnerships with public, private and non-profit groups. The Urban County will utilize a variety of funding sources to leverage CDBG funds. These include:

- **Low Income Housing Tax Credit (LIHTC):** LIHTC is perhaps the single most important funding source available for affordable housing development. The County continues to support funding applications by affordable housing developers to pursue additional LIHTC.
- **No Place Like Home (NPLH):** This program provides funding for acquiring, designing, constructing, rehabilitating, or preserving permanent supportive housing for persons who are experiencing homelessness, chronic homelessness or who are at risk of chronic homelessness, and who are in need of mental health services.
- **General:** The County has some sources of funding for affordable housing. These include Inclusionary Housing In-Lieu fees, Program Income, and competitive State HOME funds. Many of these funds are being spent down and future funding will be at reduced levels. The County will also work with housing developers to pursue LIHTC and NPLH, as well as other funding sources.
- **Housing Choice Voucher/VASH:** The Housing Authority of the County of Monterey (HACM) operates Rental Assistance programs for County residents. HACM programs are a critical resource for extremely low and low income households. The HACM converted all public housing units county-wide to Project-Based Rental Assistance under the Rental Assistance Demonstration program in 2015.
- **Federal:** The County uses federal funds to fund a rapid rehousing program that leverages CALWorks funds through the Department of Social Services and the California Whole Person Care through the Department of Health. These funds help keep the Salinas homeless shelter open and serving the entire homeless population of Monterey County.

All public service activities that are funded by the Urban County do provide detailed information on other sources of funding for their activities and this information is reported to HUD separately.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The County of Monterey has agreed to utilize two parcels of land, 855 E. Laurel Drive (3.0-acre parcel) and 1220 Natividad Road (1.3 acres) toward the development of a permanent shelter at 855 E. Laurel and permanent supportive housing and other services at 1220 Natividad Road. The County and City of Seaside are also exploring options to develop a similar shelter and services for homeless in conjunction with a non-profit in Seaside to be located at 1292 Olympia Ave.

## Discussion

The County will be implementing a funding methodology that will allow the County and its partners to plan for larger projects by utilizing their overall allocations within a 2 to 3-year time period. This change should reduce overall administration and allow more time to develop larger, more impactful projects. Over the Consolidated Planning

period, County will also be awarding a minimum of \$25,000 to Public Service projects and implementing a two-year funding cycle. This will allow for an automatic renewal of public service funding for two years. If a project is funded in FY 2021-2022, the project will be automatically renewed in FY 2022-23 and a project funded in FY 2023-24 will be automatically renewed in FY 2024-25. FY 2020-21 will be a one-year cycle during the five-year planning cycle.

CDBG regulations limit the maximum amount of annual grant funding that can be used to fund general administration (20 percent) and public services (15 percent). For the FY 2020-21 fiscal year this will limit general administration to \$277,608 and public services to \$208,207. The Urban County received 11 requests totaling \$275,000 for public service activities and three proposals for CDBG funding with \$902,229 available. The two eligible projects include North County Recreation and Park District gym improvements and the North County Fire Protection Department's Station #3 fire engine replacement. The Urban County did not receive project proposals from any of its partners, the cities of Del Rey Oaks, Gonzales, Greenfield and Sand City, anticipating a consolidation of funding for activities.

For FY 2020-2021, the Urban County will distribute funds as follows:

- \$902,229 for County Projects
- \$208,207 for Public Services, including Fair Housing and Homeless Prevention Services
- \$277,608 for Administration

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Fair Housing	2020	2021	Non-Homeless Special Needs Fair Housing		Public Services	CDBG: \$46,268	Public service activities other than Low/Moderate Income Housing Benefit: 505 Persons Assisted
2	Homeless and Homeless Prevention Services	2020	2021	Homeless Non-Homeless Special Needs		Homeless Services and Homeless Prevention	CDBG: \$79,402	Public service activities other than Low/Moderate Income Housing Benefit: 529 Persons Assisted

3	Public Facilities	2020	2021	Non-Homeless Special Needs Non-Housing Community Development		Public Facilities	CDBG: \$902,229	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 36,600 Persons Assisted
4	Public Services	2020	2021	Non-Homeless Special Needs		Public Services	CDBG: \$82,536	Public service activities other than Low/Moderate Income Housing Benefit: 3,419 Persons Assisted

## Goal Descriptions

1	<b>Goal Name</b>	Fair Housing
	<b>Goal Description</b>	The Urban County contracts with two organizations to provide fair housing services, landlord/tenant services, and general legal services to seniors.
2	<b>Goal Name</b>	Homeless and Homeless Prevention Services
	<b>Goal Description</b>	The Urban County will fund three projects that will help prevent homelessness. The Alliance on Aging will provide financial relief to the seniors through tax refunds, lower cost health coverage, benefit and discount programs at no cost. These services allow many seniors to maintain optimum independence and remain in their homes. The Central Coast Center for Independent Living will assist people with disabilities Case find and maintain their ability to live independently. Rancho Cielo provides housing and case management for individuals between the ages of 18-24 who are either homeless or at-risk of becoming homeless.
3	<b>Goal Name</b>	Public Facilities
	<b>Goal Description</b>	The Urban County will fund two public facility projects. The first project is the rehabilitation of the North County Recreation and Park District's Recreation Center and Crane Street Park and will serve the predominately low/mod community of Castroville. The second project is fire engine replacement for North County Fire Protection District's Station #3. The station serves predominantly low income residential and commercial/agricultural areas.
4	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	The Urban County will fund four public service activities, in addition to the two fair housing and three homelessness prevention activities listed above. The activities will fund services from providing community and youth activities, leadership training for youth, food security, and helping community members connect with non-profits and governments agencies.

**Table 57 – Goals Summary**

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

FY 2020-2021 is the Urban County's first year of implementing the Community Development Block Grant (CDBG) program for the FY 2020 – FY 2024 Planning Period. This program is administered by the U.S. Department of Housing and Urban Development, and provides funding for a variety of projects and programs, with eligibility based on meeting the following national objectives:

- Benefitting low- and moderate-income persons;
- Eliminating slum and blight; or
- Meeting a particularly urgent community need.

The Urban County plans to expend the CDBG funds to address housing and community development needs identified in the five-year Consolidated Plan. The projects described in this section are consistent with implementing specific activities to address those needs.

#### FY 2020-2021 Funding Allocation

On February 2020, HUD released the funding allocations for FY 2020-2019. The Urban County allocation is \$1,388,044.

CDBG regulations limit the maximum amount of annual grant funding that can be used to fund general administration (20 percent) and public services (15 percent). For the FY 2020-2021 program year this will limit general administration to \$277,608 and public services to \$208,207. The Urban County received 11 requests totaling \$275,000 for public service activities and three proposals for CDBG funding with \$902,229 available. The two eligible projects include North County Recreation and Park District gym improvements and North County Fire Protection District's Station #3 fire engine replacement.

For FY 2020-2021, the Urban County will distribute funds as follows:

- \$902,229 for County Projects (2 projects)- North County Recreation and Park District's Center Outdoor Rehabilitation and Beautification and North County Fire Protection District's Station #3 fire engine replacement.
- \$208,207 for Public Services (9 projects)
- \$277,608 for Administration

The Urban County did not receive project proposals from any of its partners, the cities of Del Rey Oaks, Gonzales, Greenfield and Sand City, anticipating a consolidation of funding for activities based on the new funding methodology for the planning period in which jurisdictions will utilize their overall allocations within a two- to three-year time period. The funding schedule is as follows:

- The City of Del Rey Oaks will receive its \$50,000 allocation in FY 2024.
- The City of Gonzales will receive its overall allocation of \$810,000 in FY 2022 and FY 2023.
- The City of Greenfield will receive its overall allocation of \$1,400,000 from FY2022 through FY2024.
- Sand City will receive its overall allocation of \$30,000 on FY 2023 and FY 2024.

**Expenses Incurred Prior to July 1, 2020**

As part of the requirements to participate in the CDBG program, the Urban County is required to prepare the FY 2020-2024 Consolidated Plan and FY 2020-2021 Action Plan. The Urban County has incurred expenses in preparation of these documents prior to the start of the CDBG program on July 1, 2020. As permitted by the CDBG program, the Urban County will seek reimbursement of these expenses from the FY 2020-2021 CDBG allocation of planning and administration funds.

**Program Income**

- Should the Urban County receive unanticipated program income of up to \$99,999, it will be used to augment the Environmental Justice Coalition for Water's project. If the Urban County receives program income in excess of \$100,000, it shall be retained and awarded to new projects during 2020-2021.
- The Urban County does not have any unfunded projects besides EAH Housing and ECJW applications.

#	Project Name
1	Fair Housing and Tenant/Landlord Services
2	Legal Services for Seniors
3	Outreach Services
4	Housing Navigation Services for People with Disabilities
5	Transitional Housing
6	Gonzales SMART Leaders Project
7	Pajaro Parks Programs
8	After School Program
9	Meals on Wheels of the Salinas Valley
10	Center Outdoor Rehab and Beautification
11	North County Fire Protection District, Station #3 Fire Engine Replacement
12	General Administration

**Table 58 – Project Information**

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

The following established Priority Needs form the basis for allocating investments geographically within the Urban County during the next five-year period and are a result of various community outreach efforts and consultation meetings conducted during the Citizen Participation process.

- Improvements to infrastructure and public facilities in order to foster a suitable living environment for low- and moderate-income households and those with special needs;
- Provision of services and program to benefit low- and moderate-income households and those with special needs, such as youth (and at-risk youth), seniors, farmworkers, and the disabled;
- Provision of services for the homeless and those at risk of becoming homeless; and
- Provision of affordable housing to low- and moderate-income households and those with special needs.
- Adequate staff time and resources to implement the CDBG-funded programs and to monitor program achievements.

Only eligible activities that received a High priority level in the FY 2020-2024 Consolidated Plan were funded on FY 2020-2021. Unfortunately, the demand for all types of activities greatly exceeds the financial resources available to the Urban County.

The lack of adequate funding is a critical obstacle to addressing the underserved needs. The Urban County is continuing to explore ways it can use its CDBG, and other resources, to meet the needs of the low/moderate income people who live in Monterey County. Aside from the limited financial resources that are available, the Urban County is challenged to meet the needs of this population because the majority live in the entitlement communities of the cities of Monterey, Salinas and Seaside.



# AP-38 Project Summary

## Project Summary Information

<b>1</b>	<b>Project Name</b>	Fair Housing and Tenant/Landlord Services
	<b>Target Area</b>	Not Applicable
	<b>Goals Supported</b>	Fair Housing
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$23,134
	<b>Description</b>	Eden Council for Hope and Opportunity (ECHO) proposes to provide fair housing information and education to renters and housing providers, investigate suspected cases of housing discrimination, conduct a systemic audit to uncover housing discrimination, and provide counseling and conciliation to renters and housing providers regarding their rights and responsibilities in rental housing. Additionally, ECHO will conduct presentations, participate in TV/radio interviews, and distribute flyers and advertise via mass media throughout Monterey County.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	105 households/persons
	<b>Location Description</b>	ECHO Housing's hours of operation are 9AM to 5PM, Monday through Friday. Counselors can be reached at 831-566-0824 or, toll free, 855-ASK-ECHO. Locations in Monterey County are as follows:  Salinas Office 168 W. Alisal Street Salinas, CA 93901 Monday, Wednesday, Friday  Monterey Office 580 Pacific Street Monterey, CA 93940 Tuesday, Thursday

	<b>Planned Activities</b>	<p>ECHO will:</p> <ul style="list-style-type: none"> <li>• Respond to fair housing inquiries</li> <li>• Conduct 15 investigations of fair housing complaints</li> <li>• Conduct a 10-site fair housing audit</li> <li>• Provide tenant/landlord counseling</li> <li>• Facilitate tenant/landlord conciliations/mediations</li> </ul> <p>In addition to the above activities, ECHO will provide training to the general public on fair housing and tenant/landlord laws and how they are observed. Efforts will be targeted to property owners and managers to insure their awareness of and compliance with the laws. ECHO will also identify groups who are at risk of being discriminated against and inform them of their rights. The activities include:</p> <ol style="list-style-type: none"> <li>1) Provide urban Monterey County residents with 4 presentations on housing rights;</li> <li>2) Distribute 2,100 pieces of educational material;</li> <li>3) Participate in TV/radio interview;</li> <li>4) Conduct mass media outreach.</li> </ol>
<b>2</b>	<b>Project Name</b>	Legal Services for Seniors
	<b>Target Area</b>	Not Applicable
	<b>Goals Supported</b>	Fair Housing
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$23,134
	<b>Description</b>	<p>Legal Services for Seniors (LSS) is proposing to provide direct legal services to 300 low income seniors in Unincorporated Monterey County and the Cities of Gonzales, Greenfield and Sand City and to provide 4 workshops in those locations educating seniors, their families and caregivers, and the general public on issues related to housing security.</p>
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	400 low income seniors

<p><b>Location Description</b></p>	<p>Salinas Office: 247 Main Street, Salinas, CA 93901 - Tuesday &amp; Thursday from 9:00 a.m. to 2:00 p.m.</p> <p>Seaside Office: 915 Hilby Avenue, Suite 2, Seaside, California 93955 - open Monday through Friday from 9:00 a.m. to 5:00 p.m.</p> <p>Weekly outreach appointments at 8 locations on Tuesdays in easily accessible locations:</p> <ul style="list-style-type: none"> <li>• King City (Housing Authority site),</li> <li>• Greenfield (Monterey County Free Library),</li> <li>• Soledad (Monterey County Free Library),</li> <li>• Gonzales (City of Gonzales City Hall).</li> <li>• Prunedale Senior Center</li> <li>• Carmel (Carmel Foundation),</li> <li>• Carmel Valley (Monterey County Free Library)</li> </ul> <p>Outreach appointments at two locations every two weeks:</p> <ul style="list-style-type: none"> <li>• City of Monterey Community Center (Dickman Street),</li> <li>• Pacific Grove (Sally Griffin Center)</li> </ul>
------------------------------------	--

	<b>Planned Activities</b>	<p>LSS will provide direct legal services to 300 low income seniors in the Urban County and provide 4 workshops/seminars with total audience of 100 on recognizing and preventing elder abuse (financial, physical and emotional).</p> <p>LSS provides free legal advice for seniors to address problems that only licensed attorneys can resolve:</p> <ul style="list-style-type: none"> <li>• Housing: Help seniors access and maintain affordable, subsidized public housing and avoid unlawful evictions and substandard living situations.</li> <li>• Financial Abuse: LSS's confidential attorney representation protects seniors from home equity and home repair scammers.</li> <li>• Public Benefits: LSS attorneys and legal advocates help seniors maintain public benefits that have been denied due to institutional oversight.</li> <li>• Health Care, Insurance and End-of-Life Planning: Seniors with basic health care are better able to remain in and maintain their own homes.</li> <li>• Physical Abuse: LSS helps seniors obtain restraining orders in domestic violence court when family members and friends threaten physical abuse.</li> <li>• Probate Law: We represent seniors in Probate Minor Guardianship petitions and Limited Conservatorships (seniors seeking guardianship of adult disabled children).</li> <li>• Community Education: LSS provides 15 community workshops each year on issues important to Monterey County seniors. Our goal is to address and correct legal harm done to Monterey County.</li> </ul>
<b>3</b>	<b>Project Name</b>	Outreach Services
	<b>Target Area</b>	Not Applicable
	<b>Goals Supported</b>	Homeless Services and Homeless Prevention
	<b>Needs Addressed</b>	Homeless Services and Homeless Prevention Public Services
	<b>Funding</b>	CDBG: \$18,134

<p><b>Description</b></p>	<p>The Alliance on Aging (AOA) is proposing to expand its presence in South County by securing a location in the City of Gonzales where staff can provide direct services to older adults on a regular scheduled basis. Clients will have access to the full range of AOA's services at this site on that scheduled day. The program services AOA offers provide financial relief to the older adults through tax refunds, lower cost health coverage, benefit and discount programs and the fact that the services are at no cost to the senior. Outreach Specialists can link them to other services provided by AOA's many partners in senior service who provide services that offer financial relief and are at no cost to seniors. This 'patchwork' of services allows many seniors to maintain optimum independence and wellness and remain in their homes and engaged in their communities. The identified site is the Taylor Farms Family Health and Wellness in Gonzales which serves many older adults from South County.</p>
<p><b>Target Date</b></p>	<p>6/30/2021</p>
<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p>	<p>475 seniors living in the rural areas of Monterey County</p>
<p><b>Location Description</b></p>	<p>Taylor Farms Family Health and Wellness Center 850 5<sup>th</sup> St, Gonzales, CA 93926</p>
<p><b>Planned Activities</b></p>	<p>With the CDBG funding, AOA will expand its services in South County, where AOA will partner with Salinas Valley Memorial Hospital (SVMH) and Taylor Farms at their clinic in Gonzales. AOA will offer social support and wellness to their older adult patients and their families. AOA will have the use of space at the clinic at least one day every week; which would offer a regular weekly presence in South County. Residents will not have to travel so far to get information/services from the Alliance and their partners. The information will be provided in Spanish and English.</p> <p>The proposed activities include:</p> <ul style="list-style-type: none"> <li>• Provide senior resources, information, and referrals to individuals and groups of people as necessary</li> <li>• Assess needs on an individual basis, coordinate services, and refer as necessary.</li> <li>• Provide individual assistance with completing low income assistance forms, i.e. benefits check-up.</li> </ul>

<b>4</b>	<b>Project Name</b>	Housing Navigation and Assistance Services
	<b>Target Area</b>	Not Applicable
	<b>Goals Supported</b>	Homeless and Homeless Prevention Services
	<b>Needs Addressed</b>	Public Services Homeless Services and Homeless Prevention Affordable Housing
	<b>Funding</b>	CDBG: \$33,134
	<b>Description</b>	Central Coast Center for Independent Living (CCCIL) will provide housing and case management services to people with disabilities in Monterey County. By accessing CCCIL services consumers will be able to increase their independence by accessing and security county, state and federal programs that will assist them to increase their income, secure affordable housing.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40 persons with disabilities
	<b>Location Description</b>	CCCIL main office is located at 318 Cayuga St. Suite 208, Salinas CA 93901 Monday-Friday 8:30 am-4:30 pm.  CCIL currently have a staff person in King City located at the Behavioral Health Clinic on Wednesdays and Thursdays 8:30 am-4:30 pm.  If needed, Case Managers will meet with consumers at their preferred location/city.

	<b>Planned Activities</b>	<p>CCCIL will provide case management services to assist consumers to access benefit programs and housing program to increase their independence and community participation. Consumers will be also able to access other services for such as Assistive Technology devices, and if available financial assistance to assist them to pay for the first and last month rent, security deposit and if needed assistance with utility deposit.</p> <ul style="list-style-type: none"> <li>• CCIL will assist consumers to apply for subsidize housing program such as Section 8, CHISPA or financial assistance Programs to secure housing.</li> <li>• All consumers will receive individualized case management to assist them to develop an Independent Living Plan.</li> <li>• CCCIL will provide assistance to consumers to apply for county, state, or medical benefits such as Medi-Cal or Medicare.</li> <li>• Consumers receiving services will have access to CCCIL Assistive Technology services to assist them to live independently, go to school or return to work.</li> <li>• All consumer will receive advocacy services to ensure consumers receive the appropriate services the can qualify.</li> </ul>
5	<b>Project Name</b>	Transitional Housing
	<b>Target Area</b>	Not Applicable
	<b>Goals Supported</b>	Homeless Services and Homeless Prevention
	<b>Needs Addressed</b>	Homeless Services and Homeless Prevention Public Services
	<b>Funding</b>	CDBG: \$28,134

<b>Description</b>	The Rancho Cielo's version of Transitional Living is their Transitional Housing Village, where residents aged 18-24 come together to support each other in the quest for a fresh start. Students benefit from having a stable and safe place to call home instead of returning to the streets or to neighborhoods that may have enabled a lifestyle characterized by bad choices and illegal activity. Participants will take part in various case management activities including behavioral health services, leadership building opportunities, and job readiness, life skills, and financial literacy workshops. When combined with the academic and vocational training opportunities that program participants will receive, these services will help ensure that these youth leave our campus fully prepared to retain permanent housing.
<b>Target Date</b>	6/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	14 youth aged 18-24
<b>Location Description</b>	Rancho Cielo Youth Campus: 710 Old Stage Road, Salinas, CA 93908



	<p><b>Planned Activities</b></p>	<p>Residents will receive individual success plan and case management from Residential Advisors to identify barriers to success. Residential Advisors also help students connect to community services for which they are eligible. The following program components serve as a framework:</p> <ul style="list-style-type: none"> <li>• Counseling and Case Management: Residents will receive assistance in setting and achieving their goals.</li> <li>• Leadership Development: Residents will have the opportunity to grow their leadership skills through program decision-making, responsible leadership roles, successfully living with others, and study of how to improve their community.</li> <li>• Transitional Housing Services including college and career counseling leading to placement in education or employment, and post-graduate follow-up to support retention and completion in these placements.</li> </ul> <p>Part of Rancho Cielo's Case Management activities includes enrollment in appropriate services for which residents may qualify for as the need is identified. Case Management will include the following:</p> <ul style="list-style-type: none"> <li>• Referrals to community resources</li> <li>• Health/mental health services</li> <li>• Referrals to Monterey County Behavioral Health for individual assessment, counseling, and other mental health services</li> <li>• Social Services/Public Assistance</li> <li>• Assistance with the application process for general assistance, Cal Fresh and Medical benefits, as well as transportation of students to and from employment and/or continuing education</li> </ul>
6	<p><b>Project Name</b></p>	<p>Gonzales SMART Leaders Project</p>
	<p><b>Target Area</b></p>	<p>Not Applicable</p>
	<p><b>Goals Supported</b></p>	<p>Public Service</p>
	<p><b>Needs Addressed</b></p>	<p>Public Service</p>
	<p><b>Funding</b></p>	<p>CDBG: \$23,134</p>

<p><b>Description</b></p>	<p>The Boys and Girls Club of Monterey County offers the Skills Mastery and Resistance Training (SMART) program to youth in the City of Gonzales. The SMART programs have been identified by the Center for Substance Abuse (CSAP) as a model program and is recognized in the National Registry of Effective Prevention Programs. Elements of the SMART program are as follows:</p> <ul style="list-style-type: none"> <li>• SMART Girls- This program is a health, fitness, prevention/education and self-esteem enhancement program for girls. The program is designed to encourage healthy attitudes and lifestyles that will enable adolescent/teen girls to develop to their full potential. Sessions incorporate learning experiences that include mentors, guest speakers, hands-on activities and field trips.</li> <li>• Passport to Manhood- This program concentrates on specific areas of manhood through highly interactive activities for young men that have been identified as a group that is at increased risk for participation in risky behaviors. Passport to Manhood addresses critical issues young men face including fatherhood, decision-making and employment.</li> </ul>
<p><b>Target Date</b></p>	<p>6/30/2021</p>
<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p>	<p>240 Gonzales youth, grades 5 to 9</p>
<p><b>Location Description</b></p>	<p>Fairview Middle and Elementary Schools in the Gonzales Unified School District</p>
<p><b>Planned Activities</b></p>	<p>SMART is an evidence based, 5-session small-group program followed by a prevention involvement component in which the SMART Leaders youth participate as peer leaders and positive role models in prevention-related and other general activities at their school. Completion of the SMART Leaders program will lead to a ceremony and end-of-program reward selected by mentees at the beginning of the program.</p> <ul style="list-style-type: none"> <li>• The funds will be used to increase the level of service from approximately 30 youth served each quarter to 60 youth served quarterly. 240 youth will complete the SMART program, including evaluation and project or presentation.</li> </ul>

<b>7</b>	<b>Project Name</b>	Pajaro Parks Program
	<b>Target Area</b>	Not Applicable
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$18,134
	<b>Description</b>	<p>Pajaro Park Programs offer a variety of programs and activities that youth, adults and all residents can participate in. Day Camps during summer and other school break sessions provide youth ages 3-15 with caring adult role models, structured and constructive use of time, meaningful engagement and high expectations for success. Youth Sports leagues including soccer, T-ball and basketball allow youth to enjoy healthy activity, teamwork, and fun and age-appropriate competition in a supportive environment. Monthly health and wellness programs such as Zumba and Kids Fit that offer fun, healthy activity for all levels of ability. Community-wide events (8 in all) such as National Night Out, Day of the Dead, Healthy Kids Day and Pajaro Park Pride Day draw between 200-500 residents per event and encourage community building, crime prevention and community pride. Finally, Central Coast YMCA will coordinate park rentals throughout the year for occasions such as birthdays, family reunions and graduation parties that encourage residents to enjoy the park and being outdoors. These events draw an average of 150 residents monthly to the park.</p>
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2,925 low income persons
	<b>Location Description</b>	Pajaro Park, 24 San Juan Road, Pajaro. Park is open during daylight hours, with classes, special events and sports leagues scheduled at various times based on season, program and availability of participants.

	<b>Planned Activities</b>	<p>Pajaro Park Programs offer a variety of programs and activities that youth, adults and all residents can participate in, including:</p> <ul style="list-style-type: none"> <li>• Day Camps during summer and other school break sessions provide youth ages 3-15 with caring adult role models, structured and constructive use of time, meaningful engagement and high expectations for success;</li> <li>• Youth Sports leagues including soccer, T-ball and basketball allow youth to enjoy healthy activity, teamwork, and fun and age-appropriate competition in a supportive environment;</li> <li>• Monthly health and wellness programs such as Zumba and Kids Fit that offer fun, healthy activity for all levels of ability;</li> <li>• Community-wide events such as National Night Out, Day of the Dead, Healthy Kids Day and Pajaro Park Pride Day draw between 200-500 residents per event and encourage community building, crime prevention and community pride;</li> <li>• Park rentals throughout the year for occasions such as birthdays, family reunions and graduation parties that encourage residents to enjoy the park and being outdoors. These events draw an average of 150 residents monthly to the park.</li> </ul>
8	<b>Project Name</b>	After School Program
	<b>Target Area</b>	Not Applicable
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$18,134
	<b>Description</b>	<p>Girls Inc. of the Central Coast will provide age and developmentally appropriate after-school programming for girls, ages 9 -18, at 8 school sites in North Monterey County and Greenfield. It will hire teens that have graduated from prior years' programs as facilitators and mentors to younger girls. Programs focus on pregnancy prevention, leadership development, pursuing post-secondary education, self-empowerment, developing healthy behaviors, avoiding drugs and alcohol, and developing skills to resist peer pressure to use drugs, engage in sexual activities and/or join a gang.</p>

<b>Target Date</b>	6/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	235 girls between the ages of 9 and 18
<b>Location Description</b>	<p>ECHO Leadership Program and Youth Leadership Program:</p> <ul style="list-style-type: none"> <li>• North Monterey County High School, Castroville</li> <li>• Greenfield High School, Greenfield</li> <li>• Friendly PEERsuasion (Learning Phase) and Will Power/Won't Power:</li> <li>• North Monterey County Middle School, Castroville</li> <li>• Vista Verde Middle School, Greenfield</li> <li>• Friendly PEERsuasion (Teaching Phase):</li> <li>• Castroville Elementary School, Castroville,</li> <li>• Oak Avenue Elementary School, Greenfield</li> <li>• Growing Together:</li> <li>• Castroville Plaza Family Resource Center, Castroville</li> <li>• Mary Chapa Elementary School, Greenfield</li> </ul>

	<b>Planned Activities</b>	<p>The specific programs proposed are:</p> <ul style="list-style-type: none"> <li>• ECHO Leadership and Mentor Program: Through guest speakers, field trips and retreats, young women, ages 15-18, are encouraged to stay in school, pursue post-secondary education, avoid pregnancy, and plan for future careers.</li> <li>• Youth Leaders Program: Hires and trains ECHO graduates to deliver programs to younger girls in middle and high school.</li> <li>• Friendly PEERsuasion: Provides 7th-grade girls the skills and information to empower them to recognize and resist pressures from peers, advertisers, adults or others to use tobacco, alcohol or other drugs.</li> <li>• Will Power/Won't Power: Workshops for girls ages 12-14, whose topics include: learning age-appropriate information about their bodies, identifying sexual pressures and how to resist them, exploring personal values and their importance in decision-making, defending your decisions, identifying values about sexual behavior and abstinence, and avoiding risks.</li> <li>• Growing Together: Offered in English and Spanish, the program is designed to increase positive communication between mothers and their 9 -12 year old daughters, and helps them discuss questions about sexual behavior and puberty, establish mutual trust, and to spend quality time together.</li> </ul>
9	<b>Project Name</b>	Meals on Wheels of the Salinas Valley
<b>Target Area</b>	Not Applicable	
<b>Goals Supported</b>	Public Services	
<b>Needs Addressed</b>	Public Services	
<b>Funding</b>	CDBG: \$23,134	
<b>Description</b>	Meals on Wheels of the Salinas Valley Inc. (MoW) will serve between 14-19 seniors every week, their choice of either 5 or 7 main meals. Meals on Wheels offers a supplement to the main meals, a large bag of fresh fruits and vegetables, bread, and other non-perishables. An additional benefit to clients and the community is the fact that MoW provides a 'safety/welfare' check during the regular weekly delivery.	
<b>Target Date</b>	6/30/2021	

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	19 seniors will receive home-delivered meals
	<b>Location Description</b>	Meals on Wheels of the Salinas Valley:40 Clark Street, Ste. C, Salinas, CA.
	<b>Planned Activities</b>	MoW will deliver nutritious meals every week to the homes of eligible seniors, 62 and older who live in Gonzales, Greenfield and the other eligible geographic areas for this CDBG funding.
10	<b>Project Name</b>	Center Outdoor Rehab and Beautification
	<b>Target Area</b>	Not Applicable
	<b>Goals Supported</b>	Public Facilities
	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$70,000
	<b>Description</b>	The North County Recreation and Park District will enhance and upgrade a well used gymnasium that currently lacks heating, thereby making it extremely cold to use during the winter months by our senior citizens and youth sports. The North County Recreation and Park District also plans to rehabilitate Crane Street Park by adding a new play structure, solar lights, and an automated sprinkler system.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	21,600 low income persons
<b>Location Description</b>	Recreation Center Gym: 11261 Crane Street, Castroville, CA 95012. Crane Street Park: 11771 Crane St, Castroville, CA 95012,	
<b>Planned Activities</b>	North County Recreation and Park District plans to: <ul style="list-style-type: none"> <li>Remove existing play park structure and aging water system at Crane St park and install a new play park structure, solar powered lights, and automated sprinklers.</li> <li>Remove existing gym heater and boiler and install a new gym heating system at the Recreation Center Gym.</li> </ul>	
11	<b>Project Name</b>	North County Fire Protection District (NCFPD), Station #3 Fire Engine Replacement

	<b>Target Area</b>	Not Applicable
	<b>Goals Supported</b>	Public Facility
	<b>Needs Addressed</b>	Public Facility
	<b>Funding</b>	CDBG: \$832,229
	<b>Description</b>	The NCFPD is currently operating with a 17-year-old fire engine that is well beyond its service life as a front-line Fire Engine. The NCFPD is not on schedule with the recommended Fire Engine acquisition and/or replacement schedule. Due to lack of funds, they have deferred replacement of fire engines and utility/ command vehicles. Station #3 is the first line of emergency services and fire protection provider to an estimated population of 15,000. They respond to structural fires, vegetation fires, miscellaneous fires, hazardous conditions, vehicle accidents, rescues and emergency medical services, and they are also part of the Master Mutual Aid system for the State of California.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 15,000 residents in the Station's service area
	<b>Location Description</b>	North County Fire Protection District, Station #3 301 Elkhorn Road Watsonville, CA 95076
	<b>Planned Activities</b>	CDBG funds will be used to replace the 17-year-old Spartan Fire Engine is used as the front-line fire engine by the North County Fire Station #3 with a Type 1 Fire Engine, manufactured by Hi-Tech/ Spartan Metro Star MFD, 450 HP Cummins L-9 Engine, Allison 3000 EVS Transmission, 1500 GPM Type 1 pumper and other equipment to including: self-contained breathing apparatus, communication equipment, extrication tools, hose, ladders, nozzles and miscellaneous equipment.
12	<b>Project Name</b>	General Administration
	<b>Target Area</b>	Not Applicable
	<b>Goals Supported</b>	Public Facilities Public Services Homeless and Homeless Prevention Services Fair Housing



<b>Needs Addressed</b>	Planning and Administration
<b>Funding</b>	CDBG: \$277,608
<b>Description</b>	This project provides for County costs to administer the CDBG program.
<b>Target Date</b>	6/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	There are no direct beneficiaries associated with the County's management of the CDBG funds.
<b>Location Description</b>	The Housing and Economic Development Division office is located at 1441 Schilling Place - North, Salinas, CA 93901.  County staff makes annual site visits to Subrecipients and provides on-site technical assistance as requested by the Subrecipients.
<b>Planned Activities</b>	Preparation of required subrecipient agreements, grant reporting, monitoring of subrecipients, and public noticing.

## AP-50 Geographic Distribution – 91.220(f)

### Description of the geographic areas of the entitlement (including areas of low income and minority concentration) where assistance will be directed

The Urban County is composed of the cities of Del Rey Oaks, Gonzales, Greenfield and Sand City, and the unincorporated areas of Monterey County. The Urban County has not established specific target areas where CDBG funds will be focused. Monterey County covers over 3,000 square miles and outside of the cities there are very few areas of low income and minority concentration. The census block groups that do have concentrations of low income and minority populations are either densely concentrated in the communities of Castroville and Pajaro or so widely dispersed that it is not possible to focus on those areas.

### Geographic Distribution

The Urban County has not established any specific target area for expending CDBG funds.

Target Area	Percentage of Funds
NA	NA

Table 59 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

The Urban County has not established specific geographic target areas where CDBG funds will be focused. Housing and community development needs in the Urban County far exceed the availability of funding to address those needs. Annually, Urban County staff and the CDBG Ad Hoc Committee will evaluate applications for funding based on a number of factors, including:

- Urgency of needs;
- Availability of other funding sources; and
- Project feasibility and cost effectiveness.

### Discussion

See discussions above.

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

With a limited CDBG allocation, the Urban County does not anticipate expending a significant portion of its CDBG funds on providing affordable housing. Other funding sources, such as State HOME funds, inclusionary housing in-lieu fees, and Housing Successor Agency funds will be the primary sources of funding to address affordable housing needs in the Urban County.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

**Table 60 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

**Table 61 - One Year Goals for Affordable Housing by Support Type**

### Discussion

While the Urban County is not allocating funds to affordable housing during FY 2020, affordable housing is a priority for the Urban County during the FY 2020-2024 planning period. One of the Urban County priorities for Fiscal Year 2018-2019 (FY2018-19) was to help low and moderate-income homeowners on individual wells or small mutual water systems to connect to larger water purveyors with more capacity to continue delivering water in the event of well failure or contamination. This activity was also envisioned to help provide financial stability for these homeowners by connecting them to a purveyor with more customers to spread the cost of well failures or contamination. The project was delayed by the slow process of negotiating the agreements between the water purveyors, primarily CalWater and Pajaro Sunny Mesa Community Services District, and the many individual homeowners in the affected area. This project may be back on track to begin using CDBG funds for income qualified homeowners and to construct laterals from the new water mains to their homes in during this Consolidated Plan planning period.

## AP-60 Public Housing – 91.220(h)

### Introduction

The Housing Authority County of Monterey (HACM) is a public agency that provides rental assistance and manages affordable housing throughout Monterey County. Beginning in 2015, the HACM initiated the process of converting the public housing developments into project-based rental assistance units through HUD's Rental Assistance Demonstration (RAD) program. That conversion process has been completed. The HACM has established the Monterey County Housing Authority Development Corporation (HDC) to manage former public housing developments. There are 22 properties with 1,091 units under HDC management. Approximately one-quarter of the units are restricted to farmworker families. Another quarter of the units are restricted to seniors or persons with disabilities.

Six HDC-managed affordable housing projects are located in the Urban County area.

- HDC has three properties in the unincorporated areas of the Urban County, including the 48-unit Paseo de las Rosas in Castroville, and 29-unit Vista del Valle in Chualar. Two of the properties are restricted to occupancy by farmworker families and the third is restricted to seniors or persons with disabilities.
- HDC has two housing developments in Gonzales, the 20-unit Casa de Oro and 30-unit Casa Santa Lucia. Casa de Oro is restricted to seniors or persons with disabilities.
- HDC has one housing development in Greenfield, the 50-unit Los Ositos. This property is restricted to seniors.
- There are currently no housing developments located in Sand City or Del Rey Oaks.

### Actions planned during the next year to address the needs to public housing

HACM privatized all public housing and placed them under the control of HDC. During the coming years, HDC will continue to modernize and rehabilitate or tear down and rebuild former public housing units through the HUD RAD program.

### Actions to encourage public housing residents to become more involved in management and participate in homeownership

The HACM requires or promotes a range of activities to increase resident involvement in the housing program. These include:

- Requiring each adult household member to participate in eight hours of community services;
- Encouraging the installation of neighborhood watch programs;
- Conducting tenant meetings to receive input from residents; and
- Conducting specific meetings before the HACM board regarding tenant involvement.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

The HACM is not designated as "troubled."

**Discussion**

In FY 2019-2020, the Urban County provided funding to the HDC2 to begin a more robust resident services program at Los Ositos. Los Ositos is a former public housing development located in Greenfield, CA and open to seniors and the disabled. The HDC2 conducted a survey of residents to determine what kinds of programs they would like to see and that would improve the quality of life for the residents.

**AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

**Introduction**

Homeless and Homeless Prevention Services are identified as a high priority need in the FY 2020 - FY 2024 Consolidated Plan. For FY 2020-2021, the Urban County anticipates expending approximately 38 percent of its public service cap funds (up to 15 percent of the CDBG annual allocation) to provide homeless and homeless prevention services through the following:

- Outreach services to seniors in rural areas of South County to provide resources, information, and referrals senior services
- Case management of disabled persons to maintain their ability to live independently – Central Coast Center for Independent Living
- Case management for homeless at-risk youth in transitional housing - Rancho Cielo

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:**

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The Urban County is providing funding for one program that primarily serve the homeless or those at risk of homelessness. The Rancho Cielo project will provide case management to 14 at-risk youth in transitional housing who were homeless because they are attempting to leave gangs or escape gang-controlled neighborhoods.

The Urban County is also providing funding for the Veterans Transition Center (VTC) to renovate four duplexes, three of which will be transitional housing units and one for permanent housing for chronically homeless and at-risk veterans.

**Addressing the emergency shelter and transitional housing needs of homeless persons**

Rancho Cielo is a transitional housing and educational program that is designed to help individuals at risk of homelessness as they attempt to escape neighborhoods that do not provide positive opportunities. The Rancho Cielo

has five units of transitional housing that can accommodate up to 30 people at a time. The funding allocated in FY 2020 is estimated to assist 14 at-risk youth.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

In addition to the above, the Urban County will continue to rely on a vast network of public and nonprofit agencies in the Continuum of Care (CoC) system to provide a range of housing options and services. The CoC system strives to provide and expand housing opportunities for the homeless and formerly homeless, through emergency shelters, transitional housing, supportive housing, and permanent housing. Outreach, assessment, and case management services are also offered through this network to assist the homeless in transitioning to permanent housing.

Helping low income individuals and families avoid becoming homeless, especially extremely low income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Regarding individuals being discharged from publicly funded institutions and systems of care, the Rancho Cielo program works with youth who have been in foster care or other youth facilities or corrections programs and institutions to help them from becoming homeless. Outside of the Urban County programs, the Veterans Transition Center, which is funded through the CoC and the Urban County, can also provide services to those who are being discharged from health care facilities, mental health facilities, and corrections programs and institutions.

Regarding helping low income individuals and families avoid becoming homeless, especially extremely low income individuals and families and those who are receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs, a variety of resources are available. Meals on Wheels delivers meals to homebound individuals daily in Gonzales and nearby unincorporated areas. This assists the low income population by reducing their food expense which allows them to use more income for housing, medical, and other monthly expenses. Additionally, agencies such as Catholic Charities and the Housing Resource Center provide rental and utility payment services on a crisis basis to prevent homelessness.

## Discussion

Regarding the frail and elderly, the Meals on Wheels programs, proposed to be funded under the public services component of the Urban County Annual Action Plan, will provide nutritional supportive services to those who are not homeless. Activities for non-homeless persons with mental, physical, developmental, alcohol and drug addictions, or HIV/AIDS and their families are addressed outside of the Urban County by a variety of non-profit agencies and

through the Monterey County Social Services Department. The housing and supportive services needs of Public Housing residents are addressed in part by HACM as well as by other non-profits and public agencies.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

Market and governmental factors pose constraints to the provision of adequate and affordable housing. These factors tend to disproportionately impact low- and moderate-income households due to their limited resources for absorbing the costs. Individually, local jurisdictions have little influence over the market factors (such as the cost of labor and construction materials, cost of land, or availability of financing), or statewide and national policies (such as prevailing wage requirements, environmental protection, and California Coastal Act). Other local factors that could potentially impede affordable housing development include:

- Residential Land Use Policies
- Development Regulations
- Development Review Process

The Urban County strives to mitigate local barriers to affordable housing by offering incentives to encourage affordable housing development.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

Jurisdictions in the Urban County also have the following tools to mitigate the cost of housing development.

- Density Bonus: State density bonus law provides density increases, along with other regulatory concessions and incentives in exchange for affordable housing.
- Accessory Dwelling Units (ADUs): Jurisdictions are required to permit Accessory Dwelling Units through a ministerial process.
- Streamline Processing: All local jurisdictions are required to adhere to the Streamline Processing Act to reduce the time associated with project review and approval.
- CEQA Exemption: Affordable housing and infill housing projects are exempt under the California Environmental Quality Act (CEQA).

During the past three years, the State of California enacted numerous laws directed at creating new affordable housing. The Urban County has begun analyzing how these laws can be used to contribute to the supply of affordable housing in Monterey County. Monterey County is also reanalyzing its current Inclusionary Housing Ordinance and preparing to redraft it to make it a more impactful affordable housing program.

## **Discussion:**

See discussion above.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

This section discusses the Urban County's efforts in addressing underserved needs, developing the institutional structure for delivering housing and community development activities, and expanding and preserving affordable housing opportunities.

### **Actions planned to address obstacles to meeting underserved needs**

Based on the results of the community outreach process, the Urban County's most underserved groups are the homeless and youth. Generally, the lack of funding is the most critical obstacle to meeting the needs of these groups. The Urban County intends to help bridge the gap by allocating CDBG funds to homeless, homeless prevention, and youth programs.

CDBG funds are limited. Therefore, the Urban County will continue to rely on the existing network of public and nonprofit agencies to deliver a variety of housing and supportive services for the homeless and youth in the community.

### **Actions planned to foster and maintain affordable housing**

The Urban County will continue to foster and maintain affordable housing by mitigating the cost of housing development through the following:

- **Density Bonus:** State density bonus law provides density increases, along with other regulatory concessions and incentives in exchange for affordable housing.
- **Accessory Dwelling Units (ADUs):** Jurisdictions are required to permit Accessory Dwelling Units through a ministerial process.
- **Streamline Processing:** All local jurisdictions are required to adhere to the Streamline Processing Act to reduce the time associated with project review and approval.
- **CEQA Exemption:** Affordable housing and infill housing projects are exempt under the California Environmental Quality Act (CEQA).

During the past three years, the State of California enacted numerous laws directed at creating new affordable housing. The Urban County has begun analyzing how these laws can be used to contribute to the supply of affordable housing in Monterey County. Monterey County is also reanalyzing its current Inclusionary Housing Ordinance and preparing to redraft it to make it a more impactful affordable housing program. In addition, the Urban County will continue to pursue funding from the State and Federal levels to support new construction, rehabilitation, and acquisition/rehabilitation of affordable housing.



### **Actions planned to reduce lead-based paint hazards**

In Monterey County, lead poisoning is addressed by the Monterey County Health Department Childhood Lead Poisoning Prevention Program (CLPPP). CLPPP provides services to the community to:

- Increase awareness of the hazards of lead exposure;
- Reduce lead exposure.; and
- Increase the number of children assessed and appropriately blood tested for lead poisoning.

A public health nurse provides home visitation and case management, and a registered environmental health specialist provides environmental home inspections to families of children found to be severely lead-poisoned. Local code enforcement staff will continue to provide information on lead-based paint hazards and resources to abatement.

### **Actions planned to reduce the number of poverty-level families**

The Urban County seeks to reduce the number of people living in poverty (extremely low-income households earning less than 30 percent of the AMI) by providing a number of programs, including housing assistance, supportive services, economic development assistance, and job training opportunities. This anti-poverty strategy utilizes existing County job training and social service programs to increase employment marketability, household income, and housing options.

### **Actions planned to develop institutional structure**

Urban County staff will continue to communicate with local HUD staff, consult with neighboring CDBG jurisdictions, and attend HUD trainings to expand their knowledge in the CDBG program.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The Urban County will continue to coordinate with public and private housing and services agencies to deliver housing and community development activities in the Urban County area. Various agencies will continue to be invited to attend public meetings related to the CDBG program. The Urban County will continue to maintain and expand the outreach list for the CDBG program.

### **Discussion:**

See discussions above.

# Program Specific Requirements

## AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

### Introduction:

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	0

#### Other CDBG Requirements

1. The amount of urgent need activities	0
---	---

# Appendix A: Outreach Efforts

## Public Meeting and Funding Availability Notices



### COUNTY OF MONTEREY

#### COMMUNITY DEVELOPMENT BLOCK GRANT URBAN COUNTY 2020-2024 CONSOLIDATED PLAN and 2020 ANNUAL ACTION PLAN NOTICE OF FUNDING AVAILABILITY

#### NOTICE OF PUBLIC MEETING Friday, December 13, 2019

The County of Monterey, in cooperation with the cities of Del Rey Oaks, Gonzales, Greenfield and Sand City is an entitlement jurisdiction participating in the U.S. Department of Housing and Urban Development's (HUD's) Community Development Block Grant (CDBG) Program. The County's CDBG Program covers the unincorporated areas and the cities of Del Rey Oaks, Gonzales, Greenfield and Sand City collectively known as the "Urban County" for CDBG purposes. The County and cities are seeking proposals for eligible projects to be funded with CDBG funds in Program Year 2020-21 (7/1/20 – 6/30/21).

The County of Monterey will conduct a Public Meeting to obtain public input on the Urban County's unmet housing and community development needs for low and moderate income persons as well as potential activities to address those needs as they relate to CDBG Program eligible activities. The County will also hold a CDBG program workshop for potential applicants regarding the PY2020-21 CDBG funding, to explain the County's CDBG funding application process, present the application timeline, and provide technical application assistance to potential applicants.

The Urban County anticipates receiving CDBG funds of approximately \$1,392,000 during Program Year 2020-21. CDBG funds may be utilized for public services (limited to 15% of the grant), affordable housing, public facilities, economic development, and program administration (limited to 20% of the grant).

All potential CDBG funding applicants are strongly encouraged to attend the workshop to apply to the County of Monterey by the application deadline of January 17, 2020. The workshop will be held on December 13, 2019 from 8:30 a.m. to 10:45 a.m. at the County of Monterey Government Center, 1441 Schilling Place, Salinas, CA 93901, Thyme Conference Room (accessible through the main entrance).

If you require language translation, physical assistance or other assistance to attend or participate in the workshop, please contact Anita Nachor at (831) 755-5390 by 12/6/2019. The CDBG application forms can be accessed on or after December 13, 2018 by logging onto [www.citydataservices.net](http://www.citydataservices.net) and using MONT2020 (case sensitive) as both the Username and Password.



## CONDADO DE MONTEREY

### SUBSIDIOS GLOBALES PARA EL DESARROLLO COMUNITARIO DEL CONDADO URBANO PLAN CONSOLIDADO DEL 2020-2024 y AVISO DE FINANCIACIÓN DISPONIBLE DEL PLAN DE ACCIÓN ANUAL DEL 2020

AVISO DE REUNION PÚBLICA  
viernes, 13 de diciembre del 2019

El Condado de Monterey, en cooperación con las ciudades de Del Rey Oaks, Gonzales, Greenfield y Sand City es una jurisdicción de derecho participando en el Programa de Subsidios Globales para el Desarrollo Comunitario (por sus siglas en inglés, CDBG) del Departamento de Vivienda y Desarrollo Urbano (por sus siglas en inglés, HUD). El programa CDBG del Condado cubre las áreas no incorporadas y las ciudades de Del Rey Oaks, Gonzales, Greenfield y Sand City conocidos colectivamente como el "Condado Urbano" para los propósitos de CDBG. El Condado y las ciudades están buscando propuestas de proyectos elegibles para ser financiados con los fondos de CDBG en el Año Programa 2020/21 (01/07/20 – 30/06/21).

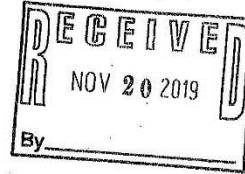
El Condado de Monterey llevará a cabo una Reunión Pública con el fin de obtener aportación pública sobre las necesidades no satisfechas de vivienda y desarrollo comunitario del Condado Urbano para personas de ingresos bajos y moderados, así como posibles actividades para abordar esas necesidades como se relacionan con las actividades elegibles del programa de CDBG. El Condado también llevará a cabo un taller del programa CDBG para potenciales solicitantes con respecto a los fondos de CDBG del AP2020/2021, para explicar el proceso de aplicación del financiamiento de CDBG del Condado, presentar la línea de tiempo de aplicación y proporcionar asistencia técnica a los solicitantes potenciales.

El Condado Urbano anticipa fondos CDBG para el Año Programa 2019/2020 de aproximadamente \$1,392,000. Los fondos de CDBG pueden ser utilizados para servicios públicos (limitados a 15% de la subvención), vivienda asequible, instalaciones públicas, desarrollo económico y administración del programa (limitado a 20% de la subvención).

Se les recomienda fuertemente a todos los posibles solicitantes de fondos de CDBG asistir al taller con el fin de presentar una aplicación al Condado de Monterey para el plazo de aplicación del 17 de enero del 2020. El taller se llevará a cabo el 13 de diciembre del 2019 de 8:30 de la mañana a 10:45 de la mañana en el Centro de Gobierno del Condado de Monterey, 1441 Schilling Place, Salinas, CA 93901, Cuarto de Conferencias Thyme (accesible por la entrada principal).

Si requiere de traducción de idioma, ayuda física u otra ayuda para asistir o participar en el taller, por favor contacte a Anita Nachor al (831) 755-5390 antes del 06 de diciembre del 2019. Los formularios de aplicación de CDBG pueden ser accedidos el o después del 13 de diciembre del 2019 ingresando a [www.citydataservices.net](http://www.citydataservices.net) y con MONT2020 (mayúsculas) como el nombre de usuario y contraseña.

Proof of Publication- Public Meeting and NOFA



PROOF OF PUBLICATION

STATE OF CALIFORNIA
County of Monterey

This space is for the county clerk's filing stamp

I am a citizen of the United States and a Resident of the County aforesaid: I am Over the age of eighteen years and not a Party to or interested in the above-Entitled matter. I am the principal clerk of the printer of The King City Rustler, Greenfield News, Soledad Bee, and Gonzales Tribune newspapers of general Circulation by The Superior Court of the County of Monterey, State of California: that the notice of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspapers and not in any supplement thereof on the following dates, to wit:

11-20

I certify (or declare) under penalty of perjury that the forgoing is true and correct.

Executed on: 11-20-2019

At King City, California

GAIL ESTEBAN, OFFICE MANAGER

Page 1 of 2

No: PUBLIC NOTICE

COMMUNITY DEVELOPMENT BLOCK GRANT URBAN COUNTY 2020-2024 CONSOLIDATED PLAN and 2020 ANNUAL ACTION PLAN NOTICE OF FUNDING AVAILABILITY NOTICE OF PUBLIC MEETING Friday, December 13, 2019 The County of Monterey, in cooperation with the cities of Del Rey Oaks, Gonzales, Greenfield and Sand City is an entitlement jurisdiction participating in the U.S. Department of Housing and Urban Development's (HUD's) Community Development Block Grant (CDBG) Program. The County's CDBG Program covers the unincorporated areas and the cities of Del Rey Oaks, Gonzales, Greenfield and Sand City collectively known as the "Urban County" for CDBG purposes. The County and cities are seeking proposals for eligible projects to be funded with CDBG funds in Program Year 2020-21. (7/1/20 - 6/30/21). The County of Monterey will conduct a Public Meeting to obtain public input on the Urban County's unmet housing and community development needs for low and moderate income persons as well as potential activities to address those needs as they relate to CDBG Program eligible activities. The County will also hold a CDBG program workshop for potential applicants regarding the PY2020-21 CDBG funding, to explain the County's CDBG funding application process, present the application timeline, and provide technical application assistance to potential applicants. The Urban County anticipates receiving CDBG funds of approximately \$1,392,000 during Program Year 2020-21. CDBG funds may be utilized for public services (limited to 15% of the grant), affordable housing, public facilities, economic development, and program administration (limited to 20% of the grant). All potential CDBG funding applicants are strongly encouraged to attend the workshop to apply to the County of Monterey by the application deadline of January 17, 2020. The workshop will be held on December 13, 2019 from 8:30 a.m. to 10:45 a.m. at the County of Monterey Government Center, 1441 Schilling Place, Salinas, CA 93901, Thyme Conference Room (accessible through the main entrance). If you require language translation, physical assistance or other assistance to attend or participate in the workshop, please contact Anita Nachor at (831) 755-5390 by 12/6/2019. The CDBG

application forms can be accessed on or after December 13, 2018 by logging onto www.citydataservices.net and using MONT2020 (case sensitive) as both the Username and Password. SUBSIDIOS GLOBALES PARA EL DESARROLLO COMUNITARIO DEL CONDADO URBANO PLAN CONSOLIDADO DEL 2020-2024 y AVISO DE FINANCIACION DISPONIBLE DEL PLAN DE ACCION ANUAL DEL 2020 AVISO DE REUNION PUBLICA viernes, 13 de diciembre del 2019 El Condado de Monterey, en cooperacion con las ciudades de Del Rey Oaks, Gonzales, Greenfield y Sand City es una jurisdiccion de derecho participando en el Programa de Subsidios Globales para el Desarrollo Comunitario (por sus siglas en ingles, CDBG) del Departamento de Vivienda y Desarrollo Urbano (por sus siglas en ingles, HUD). El programa CDBG del Condado cubre las areas no incorporadas y las ciudades de Del Rey Oaks, Gonzales, Greenfield y Sand City conocidos colectivamente como el "Condado Urbano" para los propósitos de CDBG. El Condado y las ciudades están buscando propuestas de proyectos elegibles para ser financiados con los fondos de CDBG en el Año Programa 2020/21 (01/07/20 - 30/06/21). El Condado de Monterey llevará a cabo una Reunión Pública con el fin de obtener aportación pública sobre las necesidades no satisfechas de vivienda y desarrollo comunitario del Condado Urbano para personas de ingresos bajos y moderados, así como posibles actividades para abordar esas necesidades como se relacionan con las actividades elegibles del programa de CDBG. El Condado también llevará a cabo un taller del programa CDBG para potenciales solicitantes con respecto a los fondos de CDBG del AP2020/2021 para explicar el proceso de aplicación del financiamiento de CDBG del Condado, presentar la línea de tiempo de aplicación y proporcionar asistencia técnica a los solicitantes potenciales. El Condado Urbano anticipa fondos CDBG para el Año Programa 2019/2020 de aproximadamente \$1,392,000. Los fondos de CDBG pueden ser utilizados para servicios públicos (limitados a 15% de la subvención), vivienda asequible, instalaciones públicas, desarrollo económico y administración del programa (limitado a 20% de la subvención). Se les recomienda fuertemente a todos los posibles solicitantes de fondos de CDBG asistir al taller con el fin de presentar una aplicación al Condado

de Monterey para el plazo de aplicación del 17 de enero del 2020. El taller se llevará a cabo el 13 de diciembre del 2019 de 8:30 de la mañana a 10:45 de la mañana en el Centro de Gobierno del Condado de Monterey, 1441 Schilling Place, Salinas, CA 93901, Cuarto de Conferencias Thyme (accesible por la entrada principal). Si requiere de traducción de idioma, ayuda física u otra ayuda para asistir o participar en el taller, por favor contacte a Anita Nachor al (831) 755-5390 antes del 06 de diciembre del 2019. Los formularios de aplicación de CDBG pueden ser accedidos el 6 de diciembre del 2019 o después del 13 de diciembre del 2019 ingresando a [www.citydataservices.net](http://www.citydataservices.net) y con MONT2020 (mayúsculas) como el nombre de usuario y contraseña.

54 - PUB 11/20/2019

Page 2 of 2

**State of California/County of Monterey**

I am a citizen of the United States and a resident of the State of California. I am over the age of 18 years and not party to or interested in the above-entitled matter. I am the principal clerk of *Monterey County Weekly*, a newspaper of general circulation, published weekly by Milestone Communications, Inc. in the City of Seaside, County of Monterey, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Monterey, State of California; that the notice of which the annexed is a printed copy has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates to wit: **Nov. 21, 2019**

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Name....Linda S. Maceira...Signature: *Linda S. Maceira* Dated: Nov. 21, 2019...Monterey, California

**COUNTY OF MONTEREY**  
**COMMUNITY DEVELOPMENT BLOCK GRANT URBAN COUNTY**  
**2020-2024 CONSOLIDATED PLAN and**  
**2020 ANNUAL ACTION PLAN NOTICE OF FUNDING AVAILABILITY**  
**NOTICE OF PUBLIC MEETING**  
**Friday, December 13, 2019**

The County of Monterey, in cooperation with the cities of Del Rey Oaks, Gonzales, Greenfield and Sand City is an entitlement jurisdiction participating in the U.S. Department of Housing and Urban Development's (HUD's) Community Development Block Grant (CDBG) Program. The County's CDBG Program covers the unincorporated areas and the cities of Del Rey Oaks, Gonzales, Greenfield and Sand City collectively known as the "Urban County" for CDBG purposes. The County and cities are seeking proposals for eligible projects to be funded with CDBG funds in Program Year 2020-21 (7/1/20 - 6/30/21).

The County of Monterey will conduct a Public Meeting to obtain public input on the Urban County's unmet housing and community development needs for low and moderate income persons as well as potential activities to address those needs as they relate to CDBG Program eligible activities. The County will also hold a CDBG program workshop for potential applicants regarding the PY2020-21 CDBG funding, to explain the County's CDBG funding application process, present the application timeline, and provide technical application assistance to potential applicants.

The Urban County anticipates receiving CDBG funds of approximately \$1,392,000 during Program Year 2020-21. CDBG funds may be utilized for public services (limited to 15% of the grant), affordable housing, public facilities, economic development, and program administration (limited to 20% of the grant).

All potential CDBG funding applicants are strongly encouraged to attend the workshop to apply to the County of Monterey by the application deadline of January 17, 2020. The workshop will be held on December 13, 2019 from 8:30 a.m. to 10:45 a.m. at the County of Monterey Government Center, 1441 Schilling Place, Salinas, CA 93901, Thyme Conference Room (accessible through the main entrance).

If you require language translation, physical assistance or other assistance to attend or participate in the workshop, please contact Anita Nachor at (831) 755-5390 by 12/6/2019. The CDBG application forms can be accessed on or after December 13, 2018 by logging onto [www.citydataservices.net](http://www.citydataservices.net) and using MONT2020 (case sensitive) as both the Username and Password.

**CONDADO DE MONTEREY**  
**SUBSIDIOS GLOBALES PARA EL DESARROLLO COMUNITARIO DEL CONDADO URBANO**  
**PLAN CONSOLIDADO DEL 2020-2024 y**  
**AVISO DE FINANCIACIÓN DISPONIBLE DEL PLAN DE ACCIÓN ANUAL DEL 2020**  
**AVISO DE REUNION PÚBLICA**  
**viernes, 13 de diciembre del 2019**

El Condado de Monterey, en cooperación con las ciudades de Del Rey Oaks, Gonzales, Greenfield y Sand City es una jurisdicción de derecho participando en el Programa de Subsidios Globales para el Desarrollo Comunitario (por sus siglas en inglés, CDBG) del Departamento de Vivienda y Desarrollo Urbano (por sus siglas en inglés, HUD). El programa CDBG del Condado cubre las áreas no incorporadas y las ciudades de Del Rey Oaks, Gonzales, Greenfield y Sand City conocidos colectivamente como el "Condado Urbano" para los propósitos de CDBG. El Condado y las ciudades están buscando propuestas de proyectos elegibles para ser financiados con los fondos de CDBG en el Año Programa 2020/21 (01/07/20 - 30/06/21).

El Condado de Monterey llevará a cabo una Reunión Pública con el fin de obtener aportación pública sobre las necesidades no satisfechas de vivienda y desarrollo comunitario del Condado Urbano para personas de ingresos bajos y moderados, así como posibles actividades para abordar esas necesidades como se relacionan con las actividades elegibles del programa de CDBG. El Condado también llevará a cabo un taller del programa CDBG para potenciales solicitantes con respecto a los fondos de CDBG del AP2020/2021, para explicar el proceso de aplicación del financiamiento de CDBG del Condado, presentar la línea de tiempo de aplicación y proporcionar asistencia técnica a los solicitantes potenciales.

El Condado Urbano anticipa fondos CDBG para el Año Programa 2019/2020 de aproximadamente \$1,392,000. Los fondos de CDBG pueden ser utilizados para servicios públicos (limitados a 15% de la subvención), vivienda asequible, instalaciones públicas, desarrollo económico y administración del programa (limitado a 20% de la subvención).

Se les recomienda fuertemente a todos los posibles solicitantes de fondos de CDBG asistir al taller con el fin de presentar una aplicación al Condado de Monterey para el plazo de aplicación del 17 de enero del 2020. El taller se llevará a cabo el 13 de diciembre del 2019 de 8:30 de la mañana a 10:45 de la mañana en el Centro de Gobierno del Condado de Monterey, 1441 Schilling Place, Salinas, CA 93901, Cuarto de Conferencias Thyme (accesible por la entrada principal).

Si requiere de traducción de idioma, ayuda física u otra ayuda para asistir o participar en el taller, por favor contacte a Anita Nachor al (831) 755-5390 antes del 06 de diciembre del 2019. Los formularios de aplicación de CDBG pueden ser accedidos el o después del 13 de diciembre del 2019 ingresando a [www.citydataservices.net](http://www.citydataservices.net) y con MONT2020 (mayúsculas) como el nombre de usuario y contraseña.

**Proof of Publication**

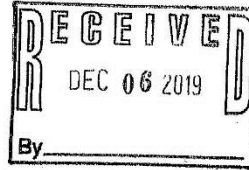
(2015.5 C.C.P.)

Salinas Newspapers, Inc.  
1093 S Main ST STE 101  
Salinas CA 93901  
831-424-2222/Fax: 831-754-7156

State Of California ss:  
County of Monterey

MONTEREY CO ECONOMIC DEV DEPT  
1441 SCHILLING PL FL 2

SALINAS CA 93901



I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I hereby certify that the attached advertisement appeared in said newspaper on the following dates:

Newspaper: El Sol

11/23/19

I acknowledge that I am a principal clerk of the printer of said paper, which is published in the City of Salinas, County of Monterey, State of California. The Salinas Californian is printed and published daily, except Sunday and has been adjudged a newspaper of general circulation by the Superior Court of the County of Monterey, State of California. El Sol is printed and published weekly on Saturday and has been adjudged a newspaper of general circulation by the Superior Court of Monterey, State of California.

I certify under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct. Executed on this  
25th of November 2019.

  
Declarant

Ad#:0003908406  
P O : Pub Hr App Wrksp  
# of Affidavits :000

This is not an invoice

**CONDADO DE MONTEREY**  
SUBSIDIOS GLOBALES PARA EL DESARROLLO COMUNITARIO DEL CONDADO URBANO  
PLAN CONSOLIDADO DEL 2020-2024 y  
AVISO DE FINANCIACION DISPONIBLE DEL PLAN DE ACCION ANUAL DEL 2020

AVISO DE REUNION PUBLICA  
viernes, 13 de diciembre del 2019

**CONDADO DE MONTEREY**

SUBSIDIOS GLOBALES PARA EL DESARROLLO COMUNITARIO DEL CONDADO URBANO  
PLAN CONSOLIDADO DEL 2020-2024 y  
AVISO DE FINANCIACION DISPONIBLE DEL PLAN DE ACCION ANUAL DEL 2020

AVISO DE REUNION PUBLICA  
viernes, 13 de diciembre del 2019

El Condado de Monterey, en cooperación con las ciudades de Del Rey Oaks, Gonzales, Greenfield y Sand City es una jurisdicción de derecho participando en el Programa de Subsidios Globales para el Desarrollo Comunitario (por sus siglas en inglés, CDBG) del Departamento de Vivienda y Desarrollo Urbano (por sus siglas en inglés, HUD). El programa CDBG del Condado cubre las áreas no incorporadas y las ciudades de Del Rey Oaks, Gonzales, Greenfield y Sand City conocidos colectivamente como el "Condado Urbano" para los propósitos de CDBG. El Condado y las ciudades están buscando propuestas de proyectos elegibles para ser financiados con los fondos de CDBG en el Año Programa 2020/21 (01/07/20 - 30/06/21).

El Condado de Monterey llevará a cabo una Reunión Pública con el fin de obtener aportación pública sobre las necesidades no satisfechas de vivienda y desarrollo comunitario del Condado Urbano para personas de ingresos bajos y moderados, así como posibles actividades para abordar esas necesidades como se relacionan con las actividades elegibles del programa de CDBG. El Condado también llevará a cabo un taller del programa CDBG para potenciales solicitantes con respecto a los fondos de CDBG del AP2020/2021, para explicar el proceso de aplicación del financiamiento de CDBG del Condado, presentar la línea de tiempo de aplicación y proporcionar asistencia técnica a los solicitantes potenciales.

El Condado Urbano anticipa fondos CDBG para el Año Programa 2019/2020 de aproximadamente \$1,392,000. Los fondos de CDBG pueden ser utilizados para servicios públicos (limitados a 15% de la subvención), vivienda asequible, instalaciones públicas, desarrollo económico y administración del programa (limitado a 20% de la subvención).

Se les recomienda fuertemente a todos los posibles solicitantes de fondos de CDBG asistir al taller con el fin de presentar una aplicación al Condado de Monterey para el plazo de aplicación del 17 de enero del 2020. El taller se llevará a cabo el 13 de diciembre del 2019 de 8:30 de la mañana a 10:45 de la mañana en el Centro de Gobierno del Condado de Monterey, 1441 Schilling Place, Salinas, CA 93901, Cuarto de Conferencias Thyme (accesible por la entrada principal).

Si requiere de traducción de idioma, ayuda física u otra ayuda para asistir o participar en el taller, por favor contacte a Anita Nachor al (831) 755-5390 antes del 06 de diciembre del 2019. Los formularios de aplicación de CDBG pueden ser accedidos el o después del 13 de diciembre del 2019 ingresando a [www.citydataservices.net](http://www.citydataservices.net) y con MONT2020 (mayúsculas) como el nombre de usuario y contraseña.

Nov 23, 2019 (3908406)



## Contact List

Contact Name	Email
00-District 1 (831) 647-7991	district1@co.monterey.ca.us
100-District 2 (831) 755-5022	district2@co.monterey.ca.us
100-District 3 (831) 385-8333	district3@co.monterey.ca.us
100-District 4 (831) 883-7570	district4@co.monterey.ca.us
100-District 5 (831) 647-7755	district5@co.monterey.ca.us
1st Presbyterian Church of Monterey-Mark Peake	revpeake@fpcmonterey.org
Aaron Blair - Sand City	aaron@sandcityca.org
Action Council of Monterey Bay-Larry Imwalle	larry@actioncouncil.org
Aditi Mahud	amahud@midpen-housing.org
AHDC-Peter Herzog	pherzog@ahdcinc.com
Akeman, John D. x4911	AkemanJD@co.monterey.ca.us
Alan Bilinsky	abilinsky@interiminc.org
Alex Lopez - NCRPD	ncrpdac@sbcgloba.net
Alfred Diaz-Infante	alfredd@chispahousing.org
Alliance on Aging-Teresa Sullivan	tsullivan@allianceonaging.org
Ana Ventura Phares (Catholic Charities)	AVPhares@catholiccharitiescentralcoast.org
Andrew Vie	avie@bgcmc.org
Andy Lief	andy@scounty.com
Anna Foglia	afoglia@sunstreet.org
Association of Monterey Bay Area Governments-Maura Twomey	mtwomey@ambag.org
Barbara Mitchell	bmitchell@interiminc.org
Barbara Wunsch	bwunsch@gridalternatives.org
Bauman, Lew x5113	baumanl@co.monterey.ca.us
Beatriz Vera-Morga - Turning Point	bvera-morga@tpocc.org
Betsy Wilson	ewilson@midpen-housing.org
Bob Massaro	mcpoa@redshift.com
Bradley Union School District-Ian M Trejo	itrejo@bradleyusd.org
Brian Contreras	Brian@scyp.org
Buddhist Temple-Larry Hirahara	seedyguy@aol.com
CA Dept of Veterans Affairs-Calvin Angel	calvin.angel@cdva.ca.gov
Camille Jaque	cjaque@girlscoutsgccc.org
Carl Wulf	cwulf@mst.org
Carolina Sahagun	csahagun@hamonterey.org
Castroville Community Services District	cwderic@redshift.com
Catholic Charities Diocese of Monterey-Terrie Lacino	charities@dioceseofmonterey.org
Cecilia Flores	Mcflores@ranchocieloyc.org
Center for Community Advocacy	info@cca-viva.org
Central Coast Citizen Project-Cesar Lara	director@citizenshipproject.org
Chris Shannon	chriss@doortohope.org
Christine West	christine@gowestcomm.com

Chualar Union School District-Robert Rios	rrios@chualarusd.org
City of Gonzales-Public Works-Carlos Lopez	clopez@ci.gonzales.ca.us
City of Salinas Planning-Grace Aston	gracea@ci.salinass.ca.us
Clinica de Salud-Walter Espinoza	wespinoza@csvg.org
Coalition of Homeless Service Providers	kmckenzie@chspmontereycounty.org
Community Foundation of Monterey County-Dan Baldwin	danb@cfmco.org
Community Foundation-Janet Shing	janet@cfmco.org
Community Hospital of Monterey Peninsula-The Recovery Center	information@chomp.org
Community Human Services-Robin McCrae	rmccrae@chservices.org
Community Services Development Corporation-Jeff Jeffers	jjeffers@cscdcsbc.org
Community/County Service Dev Corp-Sonny Flores	sflores@cscdcsbc.org
CPY	respect@cpy.org
CSUMB SBDC Cynthia Merzon	cmerzon@csumb.edu
CSUMB-Seth Pollack	spollack@csumb.edu
Dana Cleary	dcleary@chispahousing.org
David Bake	davidgibsonbaker@gmail.com
Deaf & Hard of Hearing Center	ccinfo@dhsc.org
Department of Social Services-Glorietta Rowland	chspmontry@aol.com
Dept of Social & Employment Services-Margarita Zarraga	zarragam@co.monterey.ca.us
Diana Malkin	dmalkin@housing.org
Diane Brice	dianebfsa@gmail.com
Diane Carrillo	dianac@cet2000.org
Dino @ Del Rey Oaks	dpick@delreyoaks.org
Eduardo Schulz	eduardo@cchas.org
El Estero Senior	elestero@chispahousing.org
Episcopal Senior Communities-Kevin Gerber	dclaytor@jtm-esc.org
Eugene Bigay	bigay.eugene@gmail.com
Faith Community-Monterey County-Jim Luther	jimluther@att.net
Faith Emergency Shelter-Linda Reed	faithshelter@att.net
Family Resource Center-Annabelle Rodriguez	annabelle.rodriguez@alisal.org
Family Resource Center-Hector Mandujano	hmandujano@kcsd.org
Family Service Agency of the Central Coast	
First Community Housing-Vianey Nava	vianeyn@firsthousing.org
First United Methodist Church	newhope@salinasfirst.org
Food Bank for Monterey County - Melissa Kendrick	mkendrick@food4hungry.org
Gail Garcia	vision@blindandlowvision.org
Gall, Steven	sgall@usapropfund.com
Gary Gallegos	pastorgarydean@aim.com
Gateway Center	info@gatewaycenter.org
Gateway Center	slyon@gatewaycenter.org
Genie Jimenez	gjimenez@allianceonaging.org

Georgina Alvarez - CCCIL	galvarez@cccil.org
Girl Scouts of Central Coast-Sherry Sybesma	ssybesma@girlscoutsccc.org
Graves School District-Rosemarie Grounds	rgrounds@monterey.k12.ca.us
GRID Alternatives	sfernandez@gridalternatives.org
GRID Alternatives	alukes@gridalternatives.org
Habitat for Humanity-Pat Canada	steve.thigpen@habitatmonterey.org
Hartnell College-Loyanne Flinn	lflinn@hartnell.edu
Health Projects Center-John Beleutz	info@hpcn.org
HKBass@kdfcommunities.com	HKBass@kdfcommunities.com
Holm, Carl P. x5103	HolmCP@co.monterey.ca.us
Hope Center Pantry of Monterey County-Kim Lemaire	Kim@hopecentermonterey.com
Housing Choices Coalition-Jan Stokley	hccstokley@gmail.com
ITN Monterey County-Nancy Budd	info@itnmontereycounty.org
Jack Murphy - VTC	jmurphy@vtcmonterey.org
James Vo	jamesv@tpchousing.com
Jan Lindenthal	jlindenthal@midpen-housing.org
Jennifer Colby	jcolby@csumb.edu
Jessica McKillip - Senior Transporation	jessica.mckillip@itnmontereycounty.org
'jgoebel@hamonterey.org'	jgoebel@hamonterey.org
Jim Rear	Jrear6@aol.com
John A. Assaad	jassaad@allianceonaging.org
John Adams	jadams@chservices.org
John XXIII Aids Services-Tom Melville	Tom@cchas.org
Judy Cabrera - CCCIL	icabrera@cccil.org
Julian Valdez - CASA of Monterey	julian@casaoofmonterey.org
Kabwasa-Green, Florence A. x4805	Kabwasa-GreenFA@co.monterey.ca.us
Karen Minami	kminami@delreyoaks.org
kcozzens@interiminc.org	kcozzens@interiminc.org
Kellie Morgantini	kellie@lssmc.net
Kellie Morgantini	tula@nonnie.net
Kimbley Craig	kimbley@mcbc.biz
Kinship Center-Carol Bishop	cbishop@kinshipcenter.org
Kris Gottlieb - ASN	kgottliebb@asn.org
Leila Emadin	ed@hrcmc.org
Linda Min	LMin@ymcacentralcoast.org
Maria Lindley	Mlindley@interiminc.org
Marjorie Rocha (margie@echofairhousing.org)	margie@echofairhousing.org
Mark Boos	mboos@girlscoutsccc.org
Marshall, Darby 755-5391	marshalld@co.monterey.ca.us
martyk@firshousing.org	martyk@firshousing.org
Mary Jo Zenk	mjzenk@gmail.com

Matt Skelton	mskelton@usapropfund.com
Matthew Sundt - City of Gonzales	msundt@ci.gonzales.ca.us
MCAFCC.net	SDerichsweiler@hartnell.edu
Michael Hail	michael.hail@usw.salvationarmy.org
Michael Reed-Kathy Whilden	wildini@aol.com
mikek@tpchousing.com	mikek@tpchousing.com
Mission Union School District-Timothy Ryan	tryan@monterey.k12.ca.us
Monterey Bay Area Council, BSA-Jason Stein	jason.stein@scouting.org
Monterey County Association of Realtors-Sandy Haney	ceo@mcarr.com
Monterey County District Attorney-Dean Flippo	halls@co.monterey.ca.us
Monterey County DSES-Barbara Verba	verbab@co.monterey.ca.us
Monterey County Housing Authority Development Corp-Starla Warren	swarren@hamonterey.org
Monterey County Probation Department-Todd Keating	keatingt@co.monterey.ca.us
Monterey County Resource Management Agency-Benny Young	youngb@co.monterey.ca.us
Monterey County Social Services-Anthony Burns	burnstj@co.monterey.ca.us
Monterey County Wisdom Adult Day Health Care Ctr-Shani Robins	shani_robins@hotmail.com
Monterey County-Christine Lerable	lerablec@co.monterey.ca.us
Monterey Peninsula Chamber of Commerce-Jody Hansen	jody@mpcc.com
Monterey Rape Crisis Center	clare@mtryapeccrisis.org
Monterey Rape Crisis Center	sfp.salinas@gmail.com
Ms. Cortez	Lcortez@chualar.usd.org
Nancy - EJCW	nancy@ejc4w.org
Nancy Miccoli	nmiccoli@legalservicesforseniors.org
Nilsen & Associates (nilsenbollin@yahoo.com)	nilsenbollin@yahoo.com
North Monterey Chamber of Commerce	info@northmontereycountychamber.org
Olivia Quezada	oquezada@cccil.org
Pajaro Rescue Mission-Mike Borden	dirmbtc@sbcglobal.net
Patricia Fernandez	pattygirlsinccc@gmail.com
Patty Fernandez	patty@girlsinccc.org
Paul Tran	ptran@chispahousing.org
Paul Wood - Greenfield	pwood@ci.greenfield.ca.us
Peacock Acres-Steve Duran	steve@peacockacres.org
Project Sentinel Molly Current	mcurrent@housing.org
PWeerasekera@InterimInc.org	PWeerasekera@InterimInc.org
Regina Gage	reginag@mowsalinas.org
Rene Mendez	rmendez@ci.gonzales.ca.us
Reyes Bonilla	rbonilla.ed@shelteroutreachplus.org
Riley-Olms, Karen x5132	Rileyka@co.monterey.ca.us
Rob Rapp	rrapp@chservices.org
Robinson, Elliott C. x4434	robinsonec@co.monterey.ca.us
Rose, Marilyn	mrose@hamonterey.org

ruth_rachel@ppmarmonte.org	ruth_rachel@ppmarmonte.org
Sabino Lopez	slopez@cca-viva.org
Salinas Valley Chamber of Commerce-Paul Farmer	president@salinaschamber.com
San Antonio Union School District-Linda M Irving	lirving@sanantoniousd.org
San Ardo Union School District-A. Carlos Vega	arcmvega@hotmail.com
San Lucas Union School District-Nicole Hester	nhesterslUSD@gmail.com
Santa Rita Union School District-Michael Brusa	mbrusa@santaritaschools.org
Second Chance Youth Program of Monterey County	info@scyp.org
Shelter Outreach Plus	info@shelteroutreachplus.org
Shelter Outreach Plus MOST	sarahisoto@shelteroutreachplus.org
Shelter Outreach Plus-Eric Johnsen	ekjohnsen@sbcglobal.net
Shelter Outreach Plus-Katherine Thoeni	katherine@cchas.org
Shoreline WDS-Bill Taylor	btaylor@scgoodwill.org
Shoreline Workforce Development Svcs-Salinas Neighborhood Career Center-John Collins	
	jcollins@scgoodwill.org
Spreckels Union School District-Eric Tarallo	etarallo@monterey.k12.ca.us
Supt Roberto Rios Chualar Unified School District	rrios_26@yahoo.com
Susan Alnes	salnes@interiminc.org
Susie Brusa	susie@ranchocieloyc.org
Tamara McKee - Alliance on Aging	tmckee@allianceonaging.org
Tina Del Piero	ttelpie@ccvna.com
Turning Point-Jesse Armenta	tpproject@sbcglobal.net
Tyler Steer	tyler@peacockacres.org
United Way of Monterey County-Ronn Rygg	rrygg@unitedwaymcca.org
Victory Mission-Sam Ackerman	tsamackerman@yahoo.com
VNA Community Services-Mary Claypool	vnainfo@ccvna.com
Vocational Rehab Svcs-John Garske	john@vrspecialists.com
Voices for Children	info@voicesforchildrencasa.org
YWCA domestic violence program	cferraro@ywcamc.org
YWCA Monterey County-Kathleen Adamson	mail@ywcamc.org

# Consolidated Plan Community Workshop

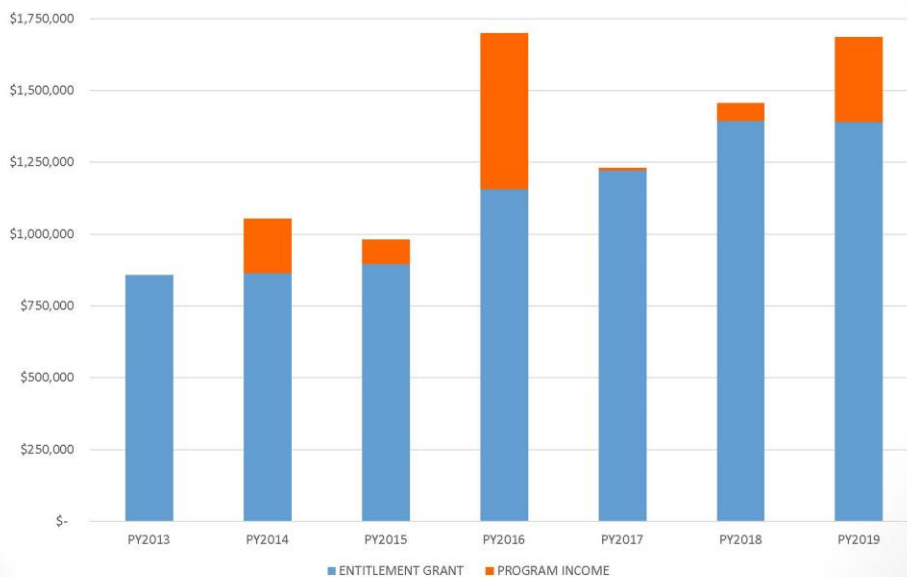
## Agenda

1. Welcome & Introductions
2. Housekeeping Items
3. Review of the Consolidated Plan Requirements
4. 2020-2020 Annual Action Plan Notice of Funding Availability
5. Open Question Period

# What is the Consolidated Plan?

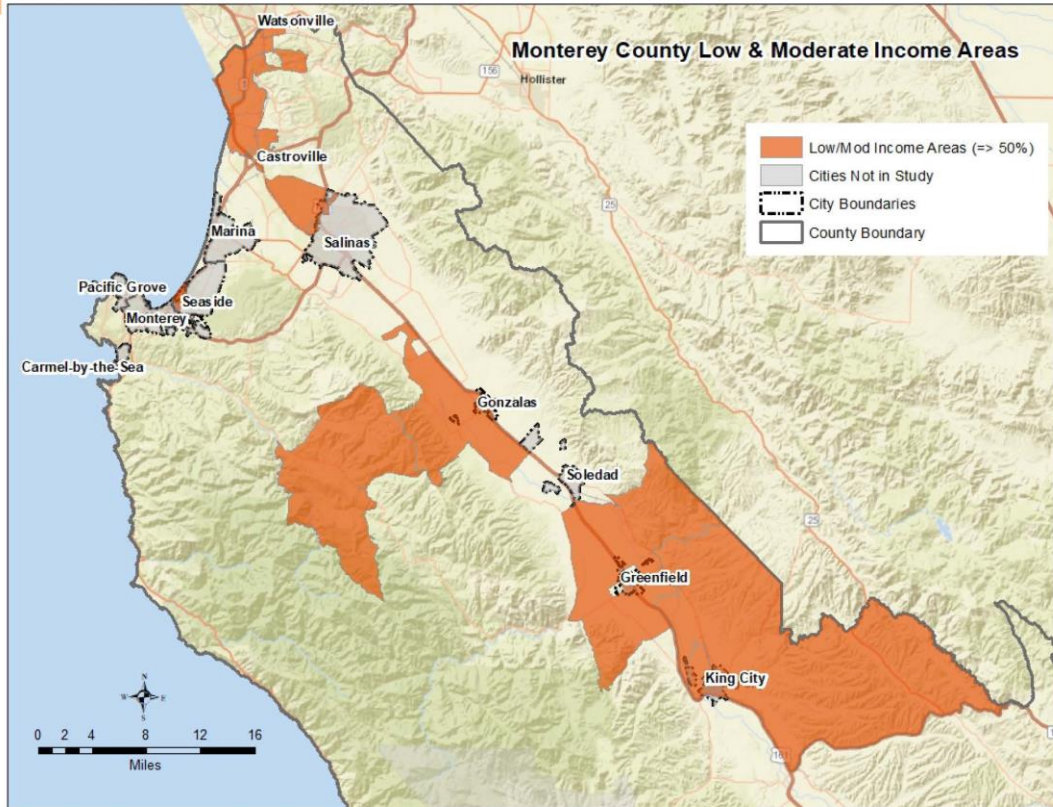
- A Consolidated Plan is required to be developed in order to receive Community Development Block Grant (CDBG) funds from HUD.
- 5 Year Plan (with annual updates)
- Includes:
  - Analysis of housing and community development needs
  - Strategy (projects and programs) to address those needs

## Monterey County Allocations

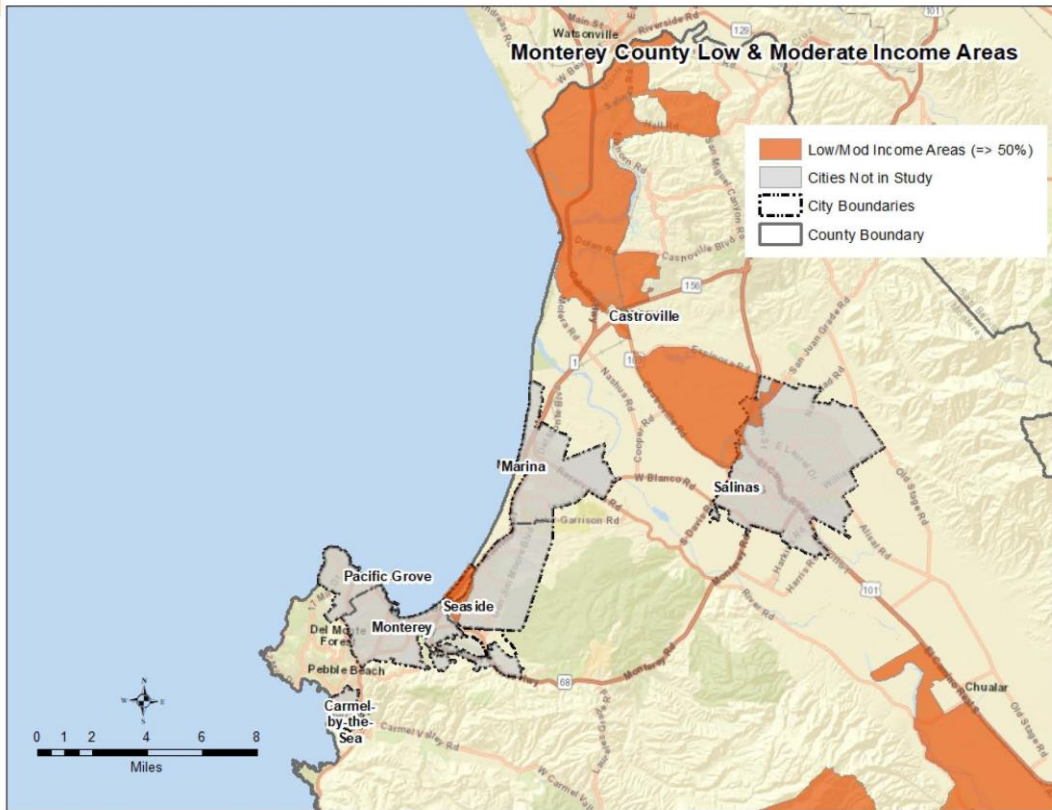


# Potential Uses for CDBG Funds

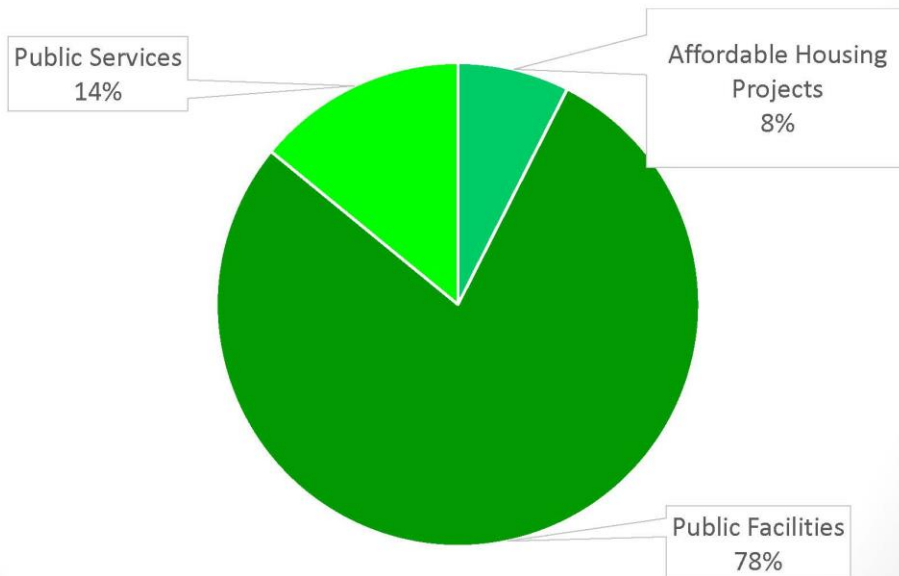
- Eligible activities and projects include:
  - Housing Rehabilitation
  - Infrastructure improvements
  - Community facilities
  - Community services
  - Special needs services
  - Job creation and retention
- 70% of CDBG funds must be used for activities that benefit low- and moderate-income persons







## Where has the Money Gone



# Discussion Topics

- Community Needs and Priorities

## Previous Projects

- GRID Alternatives - Residential Solar Program (Countywide)
- Centennial Park ADA Improvements (Gonzales)
- MST Bus Stops (Castroville & Las Lomas)
- Geil Street Apartment Rehabilitation (Castroville)
- Fresh Produce for Distribution at Senior Centers (North County)



# 2019-2020 Annual

## Action Plan

Notice of Funding Availability

### Schedule

NOFA Application Workshop	December 13, 2019
Proposal Due Date	January 17, 2020
City and County Staff Develop Public Services Funding Recommendations	February 5, 2020
City Councils Make Funding Recommendations re Applications in Their Cities	February-March 2020
Board of Supervisors Standing Committee Consideration and Recommendations for Funding	March 6, 2020
Review Period for 2020-2021 Draft Action Plan Begins	April 7, 2020
Board of Supervisors Action to Approve Final 2020-2021 Action Plan	May 12, 2020
Notify Awardees of Proposed Allocations	May 13, 2020
Anticipated Date Awardees May Begin Using Funds	July 1, 2020

# National Objectives

- Benefit low and-income persons, households or areas. A minimum of 50% of the beneficiaries must have individual or household incomes which are considered low income, or the activity is in an area where HUD has determined that 50% of the population is low-income;
- Aid in the prevention or elimination of slums and blight; or
- Meet other community development needs having an urgency (a condition that occurred within the past 18 months and that poses a serious and immediate threat to the health or welfare of the community).



## Current ConPlan Goals for CDBG Program

Assist Low- and Moderate-Income Households by:

- Improving and Increasing the Affordable Housing Stock
- Improving Infrastructure that Supports Community Development
- Improving Access to Community Facilities
- Providing Access to Fair Housing Services
- Supporting Economic Development
- Supporting Public Services

# Anticipated Funding

Source of Funds	Available
Entitlement Grant	\$1,389,262
Program Income	\$15,000
<b>Total Available Funding</b>	<b>\$1,404,262</b>
Available for Public Services (Capped at 15% of Grant)	\$208,389

# Program Changes

## 2019

- \$10,000 Minimum Grant Amount
- 12 Public Service Grants Awarded

## 2020

- \$25,000 Minimum Grant Amount
- ~8 Public Service Grants Anticipated
- More emphasis on “shovel ready” projects

# Meeting Attendance

## CDBG ConPlan & NOFA Kick-Off Meeting SIGN-IN SHEET

MEETING DATE: December 13, 2019

**Completion of this form is voluntary.**

NAME (Please Print):	ORGANIZATION (Please Print):	PHONE NUMBER (Please Print):	EMAIL ADDRESS (Please Print):
Nancy Blecha	ESCW	505 321 7710	nancy@escw.org
Ellen Powell	"	209-438-7341	escw.org
Antonio Carrillo	Greenfield, Ca.	831-789-5560	Tony Carrillo 64@Yuba.ca
Emily Garrica	ECHO Housing	831-566-0824	emily@echofourhousing.org
MILAGROS PEREZ	ALLIANCE ON AGING	831-655-1834	mperez@allianceonaging.org
JACK MURPHY	Veterans Transition Center	831 883 8387 x212	jackmurphy@veterans.org
Patty Fernandez	Girls Inc of the Central Coast	831-772-0882	pfernandez@girlsinccc.org
Alex Alvarez	INTERM, INC		A.ALVAREZ@INTERM.COM
STANT Leonard	City of Monterey	646-3995	Leonard@monterey.org
Andrea Ve	Boys Girls Club MC	831-394-5171 x212	ave@bgc.org
Georgina Alvarez	CCCL	831-757-2968	galvarez@cccl.org
Stacie Simmons	Rancho Cielo	831.261.5638	ssimmons@ranchocielobyc.org
Kristie Hemmings	Rancho Cielo	831-444-7753	khemmings@ranchocielobyc.org

**Completion of this form is voluntary.**

NAME (Please Print):	ORGANIZATION (Please Print):	PHONE NUMBER (Please Print):	EMAIL ADDRESS (Please Print):
Claudia Aguilera	Meals on Wheels of the Salinas Valley	758-6325	claudiaa@mwasalinas.org
Jessica Rivas	Housing Development	831.790.4444	Jrivas@hdmonterey.org

## Public Comment- Urban County NOFA & App Workshop, December 13, 2019

**Question:** The short-term NOFA is there any money for Public Services

**Darby:** No, the Public Services are tied to program income that was earned in FY 18/19.

**Question:** Multiple programs going. Do I put them all in one? Or Do I apply independently?

**Darby:** Middlefield Road and Hudson Landing in the same year, put them on the same application.

Prioritize the programs. If both cannot be funded, which is shovel ready? People, Households or Homes.

### **Rosa Comment:**

1. Regarding persons to be served: If your application states that you will service 200 people, then HUD will be checking if you met your goals. For example: If you apply for \$50,000 CDBG and you propose to serve 200 persons but in reality you are going to serve 100 in the end of your funding cycle, then that makes you look like you did not meet the goals. Be realistic with the goals that you set.
2. Apply for the most money. IF the Board gives you less, you don't end up with a low amount. For example: If you are applying for \$25,000 minimum and you are saying that you will serve 100 persons. When you receive the allocation amount and the amount is less then requested. Make sure that when you work with Darby on preparing the agreement pay attention to those numbers, assure that you carry over the change in persons to be served. HUD will look closely if you are requesting additional money. If you are asking for additional money – 1. Are you serving additional persons? 2. Are you expanding your services.

## Survey Notices



### County of Monterey / City of Salinas Con Plan Community Survey

## **WE WANT TO HEAR FROM YOU!**

### What are the housing and community development needs in your neighborhood?

The City of Salinas and the Monterey Urban County, comprised of the cities of Del Rey Oaks, Gonzalez, Greenfield, Sand City, and the unincorporated areas of the County, are eligible to receive federal entitlement Community Development Block Grant (CDBG) funds from the United States Department of Housing and Urban Development (HUD) for housing and community development projects. Monterey Urban County receives approximately \$1.3 million in CDBG funds each year. To access these funds, a HUD-required five-year plan called a Consolidated Plan (Con Plan) must be developed to assess housing and community development needs.

The upcoming five-year Con Plan will cover fiscal years 2020-2024 (July 1, 2020 – June 30, 2025). The City of Salinas and the Monterey Urban County are collaborating to conduct a survey to obtain your input on housing and community development needs.

If you live in the City of Salinas or the Monterey Urban County Area, please help determine how these funds should be invested by responding to this survey.

### **Please visit one of the links below or scan the QR code with your phone camera to answer the survey:**

#### **FOR THE SURVEY IN ENGLISH**

[https://www.surveymonkey.com/r/Monterey\\_Salinas\\_CP\\_ENG](https://www.surveymonkey.com/r/Monterey_Salinas_CP_ENG)



#### **PARA LA ENCUESTA EN ESPAÑOL**

[https://es.surveymonkey.com/r/Monterey\\_Salinas\\_CP\\_SPA](https://es.surveymonkey.com/r/Monterey_Salinas_CP_SPA)



#### **To scan QR codes on iPhone/Android:**

1. Open the Camera App on your device.
2. Hold device so that QR code appears in viewfinder and you see a notification with a link.
3. Click on the notification to open the link associated with the QR code.





## Condado de Monterey / Ciudad de Salinas Encuesta Comunitaria para el Con Plan

### **¡QUEREMOS ESCUCHAR DE USTED!**



### **¿Cuáles son las necesidades de vivienda y desarrollo comunitario en su vecindario?**

La Ciudad de Salinas y el Condado Urbano de Monterey, compuesto por las ciudades de Del Rey Oaks, González, Greenfield, Sand City y las áreas no incorporadas del Condado, son elegibles para recibir fondos federales llamados Subvenciones en Bloque para el Desarrollo Comunitario (CDBG, por sus siglas en inglés) del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD) para proyectos de vivienda y desarrollo comunitario. El Condado Urbano de Monterey recibe aproximadamente \$ 1.3 millones en fondos CDBG cada año. Para acceder a estos fondos, HUD requiere que se desarrolle un plan de cinco años llamado Plan Consolidado (Con Plan) para evaluar las necesidades de vivienda y desarrollo comunitario.

El próximo Con Plan quinquenal cubrirá los años fiscales 2020-2024 (1 de julio de 2020 - 30 de junio de 2025). La Ciudad de Salinas y el Condado Urbano de Monterey están colaborando para realizar una encuesta para obtener su opinión sobre las necesidades de vivienda y desarrollo comunitario.

Si vive en la Ciudad de Salinas o en el Área del Condado Urbano de Monterey, ayude a determinar cómo deben invertirse estos fondos respondiendo a esta encuesta.

**Por favor, visite uno de los enlaces a continuación o escanee el código QR con la cámara de su teléfono para contestar la encuesta:**

#### **PARA LA ENCUESTA EN ESPAÑOL**

[https://es.surveymonkey.com/r/Monterey\\_Salinas\\_CP\\_SPA](https://es.surveymonkey.com/r/Monterey_Salinas_CP_SPA)

#### **FOR THE SURVEY IN ENGLISH**

[https://www.surveymonkey.com/r/Monterey\\_Salinas\\_CP\\_ENG](https://www.surveymonkey.com/r/Monterey_Salinas_CP_ENG)



#### **Para escanear códigos QR en iPhone / Android:**

1. Abra la aplicación de la cámara en su dispositivo.
2. Sostenga el dispositivo para que el código QR aparezca en el visor y vea una notificación con un enlace.
3. Haga clic en la notificación para abrir el enlace asociado con el código QR.

# Community Needs Survey



## County of Monterey / City of Salinas Con Plan Community Survey



### WHAT ARE THE HOUSING AND COMMUNITY DEVELOPMENT NEEDS IN YOUR NEIGHBORHOOD?

The City of Salinas and the Monterey Urban County (comprised of the cities of Del Rey Oaks, Gonzalez, Greenfield, Sand City, and the unincorporated areas) are eligible to receive federal entitlement community development funds from the United States Department of Housing and Urban Development (HUD) for housing and community development projects. In order to access these funds, a HUD-required five-year plan called a Consolidated Plan (Con Plan) must be developed to assess housing and community development needs. The upcoming five-year Con Plan will cover fiscal years 2020-2024 (July 1, 2020 – June 30, 2025). The City of Salinas and the Monterey Urban County are collaborating to conduct a survey to obtain your input on housing and community development needs.

If you live in the City of Salinas or the Monterey Urban County Area, please help determine how these funds should be invested by responding to this survey.

As you fill out this survey, please consider the following: 1) The needs in your neighborhood and how they can be improved; 2) The **relative need level** for each of the following items by checking the box that best applies. Keep in mind that only limited funding is available so prioritizing the need level is important.

Do you reside in a participating City (Salinas, Del Rey Oaks, Gonzalez, Greenfield, Sand City) or an unincorporated community of Monterey County?

City of: \_\_\_\_\_ or unincorporated County community: \_\_\_\_\_

Please provide your Zip Code: \_\_\_\_\_

**BACKGROUND INFORMATION** (These questions are optional; however, your response will allow us to better serve the community).

1. Ethnic Categories (select one):  
 Hispanic or Latino                       Not-Hispanic or Latino                       Prefer not to answer
2. Racial Categories (select one):  
 American Indian or Alaska Native                       Asian                       Black or African American  
 Native Hawaiian or Other Pacific Islander                       White                       Other \_\_\_\_\_  
 Prefer not to answer
3. Do you rent or own your home?                       Rent                       Own
4. Do you currently reside in a subsidized housing unit?                       YES                       NO
5. Age:                       18-24                       25-34                       35-44                       45-54                       55-64                       65+
6. Do you have a disability?                       YES                       NO
7. Do you have children under the age of 18 years old in your home?                       YES                       NO

**HOUSING AND COMMUNITY DEVELOPMENT NEEDS SURVEY**

**(Survey Example)**

<b>Community Facilities Needs:</b> Rank the following programs in order of need for your community (1 = highest, 3 = lowest)			
	1 (Highest)	2	3 (Lowest)
Community Centers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks & Recreation Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

In the survey example above, this person selected “Parks & Recreation Facilities” as the item they would most prefer to see improved (1 = highest) and “Libraries” as the item they would least prefer to see improved (3 = lowest).

**Thinking about your neighborhood and the facilities and services currently available, please rate the level of need for improvements in the areas below (1= highest need). Please rank each item once.**

<b>Community Facilities Needs</b>	1 (Highest)	2	3	4	5	6	7 (Lowest)
Senior Centers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Youth Centers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Child Care Centers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks and Recreation Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Health Care Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Centers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>Community Services Needs</b>	1 (Highest)	2	3	4	5	6	7	8 (Lowest)
Senior Programs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Youth Programs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Child Care Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Transportation Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anti-Crime Programs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mental Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Legal Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>Infrastructure and Neighborhood Improvement Needs</b>	1 (Highest)	2	3	4	5	6	7	8	9	10 (Lowest)
Drainage Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water/Sewer Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street Lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sidewalk Improvements (including Pedestrian Safety)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tree Planting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash/Debris Removal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Graffiti Removal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Code Enforcement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cleanup of Abandoned Lots and Buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Thinking about your neighborhood and the facilities and services currently available, please rate the level of need for improvements in the areas below (1= highest need). Please rank each item once.

Special Needs Services	1 (Highest)	2	3	4	5	6	7 (Lowest)
Services for the Disabled	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Senior Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Domestic Violence Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Substance Abuse Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homeless Services (including Street Outreach)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HIV/AIDS Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Neglected/Abused Children Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Economic Development Needs	1 (Highest)	2	3	4	5	6	7 (Lowest)
Start-up Business Assistance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Small Business Loans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Job Creation/Retention	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Employment Training	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commercial/ Industrial Rehabilitation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Façade Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Business Mentoring	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Housing Needs	1 (Highest)	2	3	4	5	6	7	8	9	10	11 (Lowest)
Housing Accessibility (ADA) Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Owner Major Housing Rehabilitation (\$5,000 or more)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Owner Minor Home Repairs (less than \$5,000)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Housing Rehabilitation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homebuyer Assistance (Down-payment and closing costs assistance)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Affordable Owner Housing Development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Affordable Rental Housing Development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Housing Assistance (Homeless Prevention)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fair Housing Services / Housing Counseling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lead-based Paint Test/Abatement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Energy Efficiency Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Thinking about your neighborhood and the facilities and services currently available, please rate the level of need for improvements in the areas below (1= highest need). Please rank each item once.

Special Needs Housing	1 (Highest)	2	3	4	5	6	7 (Lowest)
Housing for the Disabled	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HIV/AIDS Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Senior Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Housing for Large Families	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homeless Emergency Shelter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homeless Permanent Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homeless Rapid Rehousing (Housing Placement and Rental Assistance)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please write in any needs not listed above:

---



---




---



---



---

<p>Please return surveys no later than <b>February 14, 2020</b> to:</p> <p>City of Salinas Community Development Department Housing Division 65 W. Alisal Street (2<sup>nd</sup> Floor) Salinas, CA 93901</p>	<p>THIS SURVEY IS ALSO AVAILABLE ONLINE AT: <a href="https://www.surveymonkey.com/r/Monterey_Salinas_CP_ENG">https://www.surveymonkey.com/r/Monterey_Salinas_CP_ENG</a></p> <p>Or scan the QR code on the right with your phone camera:</p> 
---	---



**Condado de Monterey / Ciudad de Salinas**  
**Encuesta Comunitaria para el Con Plan**



**¿CUÁLES SON LAS NECESIDADES DE VIVIENDA Y DESARROLLO COMUNITARIO EN SU VECINDARIO?**

La Ciudad de Salinas y el Condado Urbano de Monterey (compuesto por las ciudades de Del Rey Oaks, González, Greenfield, Sand City y las áreas no incorporadas) son elegibles para recibir fondos federales de desarrollo comunitario del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD) para proyectos de vivienda y desarrollo comunitario. Para acceder a estos fondos, HUD requiere que se desarrolle un plan de cinco años llamado Plan Consolidado (Con Plan) para evaluar las necesidades de vivienda y desarrollo comunitario. El próximo Con Plan quinquenal cubrirá los años fiscales 2020-2024 (1 de julio de 2020 - 30 de junio de 2025). La Ciudad de Salinas y el Condado Urbano de Monterey están colaborando para realizar una encuesta para obtener su opinión sobre las necesidades de vivienda y desarrollo comunitario.

Si vive en la Ciudad de Salinas o en el Área del Condado Urbano de Monterey, ayude a determinar cómo deben invertirse estos fondos respondiendo a esta encuesta.

**Al completar esta encuesta, considere lo siguiente: 1) Las necesidades en su vecindario y cómo se pueden mejorar; 2) El nivel de necesidad relativo de los siguientes artículos marcando la casilla que mejor se aplica. Tenga en cuenta que solo hay fondos limitados disponibles, por lo que es importante priorizar el nivel de necesidad.**

**¿Vive en una ciudad participante (Salinas, Del Rey Oaks, González, Greenfield, Sand City) o en un área no incorporada del Condado de Monterey?**

Ciudad de: \_\_\_\_\_ o comunidad del Condado no incorporada: \_\_\_\_\_

Por favor proporcione su Código Postal: \_\_\_\_\_

**INFORMACIÓN GENERAL** (Estas preguntas son opcionales; sin embargo, su respuesta nos permitirá servir mejor a la comunidad).

1. Categorías Étnicas (seleccione una):
 

<input type="checkbox"/> Hispano o Latino	<input type="checkbox"/> No Hispano o Latino	<input type="checkbox"/> Prefiero no responder
---	--	--
2. Categorías Raciales (seleccione una):
 

<input type="checkbox"/> Amerindio o Nativo de Alaska	<input type="checkbox"/> Asiático	<input type="checkbox"/> Afroamericano
<input type="checkbox"/> Nativo de Hawái o de Otra Isla del Pacífico	<input type="checkbox"/> Blanco	<input type="checkbox"/> Otra _____
<input type="checkbox"/> Prefiero no responder		
3. ¿Usted renta o es dueño/dueña de su casa?
 

<input type="checkbox"/> Rento	<input type="checkbox"/> Dueño/dueña
--------------------------------	--------------------------------------
4. ¿Reside actualmente en una unidad de vivienda subsidiada?
 

<input type="checkbox"/> SI	<input type="checkbox"/> NO
-----------------------------	-----------------------------
5. Edad:
 

<input type="checkbox"/> 18-24	<input type="checkbox"/> 25-34	<input type="checkbox"/> 35-44	<input type="checkbox"/> 45-54	<input type="checkbox"/> 55-64	<input type="checkbox"/> 65+
--------------------------------	--------------------------------	--------------------------------	--------------------------------	--------------------------------	------------------------------
6. ¿Tiene alguna discapacidad?
 

<input type="checkbox"/> SI	<input type="checkbox"/> NO
-----------------------------	-----------------------------
7. ¿Tiene niños menores de 18 años en su hogar?
 

<input type="checkbox"/> SI	<input type="checkbox"/> NO
-----------------------------	-----------------------------

**ENCUESTA DE NECESIDADES DE VIVIENDA Y DESARROLLO COMUNITARIO**

**(Ejemplo de la encuesta)**

<b>Necesidad de Instalaciones Comunitarias:</b> Clasifique los siguientes programas en orden de necesidad para su comunidad (1=mayor necesidad; 3= menor necesidad)			
	1 (Mayor)	2	3 (Menor)
Centros Comunitarios	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Bibliotecas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Instalaciones de Parques y Recreación	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

En el ejemplo de arriba, esta persona seleccionó “Instalaciones de Parques y Recreación” como el artículo que más preferirían ver mejorado (1 = mayor necesidad) y “Bibliotecas” como el artículo que menos preferirían ver mejorado (3 = menor necesidad).

**Pensando en su vecindario y las instalaciones y servicios disponibles actualmente, califique el nivel de necesidad de mejoras en las áreas a continuación (1 = mayor necesidad). Por favor clasifique cada artículo solo una vez.**

<b>Necesidad de Instalaciones Comunitarias</b>	1 (Mayor)	2	3	4	5	6	7 (Menor)
Centros para Personas Mayores	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centros para Jóvenes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centros de Cuidado Infantil	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Instalaciones de Parques y Recreación	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centros Médicos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centros Comunitarios	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bibliotecas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>Necesidad de Servicios Públicos</b>	1 (Mayor)	2	3	4	5	6	7	8 (Menor)
Programas para Personas Mayores	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Programas para Jóvenes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Servicios de Cuidado Infantil	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Servicios de Transporte	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Programas Anti-Crimen	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Servicios de Salud	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Servicios de Salud Mental	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Servicios Jurídicos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>Necesidad de Infraestructura y Mejoramiento Del Vecindario</b>	1 (Mayor)	2	3	4	5	6	7	8	9	10 (Menor)
Mejoramientos del Drenaje	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mejoramientos de Agua/ Alcantarillado	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mejoramientos de Calles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alumbrado público	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mejoramiento de Aceras/Banquetas (incluyendo Seguridad Peatonal)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plantación de Árboles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eliminación de Basura y Escombros	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eliminación de Graffiti	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cumplimiento de Códigos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Limpieza de Lotes y Edificios Abandonados	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Pensando en su vecindario y las instalaciones y servicios disponibles actualmente, califique el nivel de necesidad de mejoras en las áreas a continuación (1 = mayor necesidad). Por favor clasifique cada artículo solo una vez.**

<b>Necesidad de Servicios para Poblaciones con Necesidades Especiales</b>	1 (Mayor)	2	3	4	5	6	7 (Menor)
Servicios para Personas Discapacitadas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Servicios para Personas Mayores	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Servicios para Víctimas de Violencia Domestica	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Servicios para Víctimas de Abuso de Substancias	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Servicios para Personas sin Hogar (incluyendo Alcance en las Calles)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Servicios de VIH/SIDA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Servicios para Niños Descuidados / Maltratados	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>Necesidad de Desarrollo Económico</b>	1 (Mayor)	2	3	4	5	6	7 (Menor)
Asistencia para Empresas Nuevas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Préstamos para Empresas Pequeñas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Creación / Retención de Empleo	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Capacitación Laboral	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rehabilitación Comercial / Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mejoramientos de Fachadas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Asesoría Empresarial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>Necesidad de Vivienda</b>	1 (Mayor)	2	3	4	5	6	7	8	9	10	11 (Menor)
Mejoramientos de Accesibilidad en Viviendas (ADA)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rehabilitación Mayor de Viviendas de Propietarios (\$5,000 o más)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reparaciones de Viviendas de Propietarios (menos de \$5,000)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rehabilitación de Viviendas de Alquiler	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Asistencia para Compradores de Vivienda (Asistencia para el pago inicial y los costos de cierre)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Desarrollo de Viviendas De Propietarios Asequibles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Desarrollo de Viviendas De Alquiler Asequible	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Asistencia de Vivienda de Alquiler (Prevención de Personas sin Hogar)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Servicios de Vivienda Justa / Asesoría de Vivienda	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pruebas de Plomo/ Reducción el Plomo	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mejoramientos de Rendimiento de Energía	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Pensando en su vecindario y las instalaciones y servicios disponibles actualmente, califique el nivel de necesidad de mejoras en las áreas a continuación (1 = mayor necesidad). Por favor clasifique cada artículo solo una vez.

Necesidad de Vivienda para Poblaciones con Necesidades Especiales	1 (Mayor)	2	3	4	5	6	7 (Menor)
Vivienda para Discapacitados	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Viviendas para Personas con VIH / SIDA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vivienda para Personas Mayores	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vividenda para Familias Grandes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Albergue de Emergencia para Personas sin Hogar	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vivienda Permanente para Personas sin Hogar	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reubicación Rápida para Personas sin Hogar (Colocación de Vivienda y Asistencia de Alquiler)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Por favor escriba cualquier necesidad no mencionada anteriormente:

---



---




---



---



---

<p><b>Por favor devuelva las encuestas a más tardar el 14 de Febrero del 2020 a:</b></p> <p><b>City of Salinas</b>          Community Development Department          Housing Division          65 W. Alisal Street (2<sup>nd</sup> Floor)          Salinas, CA 93901</p>	<p><b>ESTA ENCUESTA TAMBIÉN ESTÁ DISPONIBLE EN LÍNEA EN:</b>  <a href="https://es.surveymonkey.com/r/Monterey_Salinas_CP_SPA">https://es.surveymonkey.com/r/Monterey_Salinas_CP_SPA</a></p> <p><b>O escanee el código QR a la derecha con la cámara de su teléfono:</b></p> 
---	---

# Survey Results

## MONTEREY COUNTY CON PLAN NEEDS ASSESSMENT SURVEY RESULTS

1. Do you reside in a participating City (Salinas, Del Rey Oaks, Gonzalez, Greenfield, Sand City) or an unincorporated community of Monterrey County?

City of:	Responses		Unincorporated Community:	Responses	
Gonzales	7%	2	Big Sur	3%	1
Greenfield	10%	3	Boranda	7%	2
Sand City	3%	1	Carmel	7%	2
			Carmel Valley	14%	4
			Castroville	14%	4
			East Garrison	3%	1
			Monterey County	3%	1
			Pasadera	3%	1
			Prunedale	14%	4
			San Ardo	3%	1
			Unincorporated community	7%	2
<b>Total Cities</b>	<b>21%</b>	<b>6</b>	<b>Total Unincorp. communities:</b>	<b>79%</b>	<b>23</b>
<b>Total Responses: 29</b>					

2. Please enter your Zip Code:

Zip Code	Responses	
93450	3%	1
93907	21%	6
93908	3%	1
93920	3%	1
93923	10%	3
93924	10%	3
93926	7%	2
<b>Total</b>	<b>100.0%</b>	<b>29</b>

3. Ethnic Categories (Select one):

Answer Choices	Responses	
Hispanic or Latino	21%	6
Not-Hispanic or Latino	75%	21
Prefer not to answer	4%	1
	<b>Answered</b>	<b>28</b>
	<b>Skipped</b>	<b>1</b>

**MONTEREY COUNTY CON PLAN NEEDS ASSESSMENT SURVEY RESULTS**

**4. Racial Categories (select one):**

Answer Choices	Responses	
American Indian or Alaska Native	0%	0
Asian	7%	2
Black or African American	0%	0
Native Hawaiian or Other Pacific Islander	0%	0
White	78%	21
Prefer not to answer	7%	2
Other (please specify)	7%	2
	<b>Answered</b>	<b>27</b>
	<b>Skipped</b>	<b>2</b>

**5. Do you rent or own your home?**

Answer Choices	Responses	
Rent	36%	10
Own	64%	18
	<b>Answered</b>	<b>28</b>
	<b>Skipped</b>	<b>1</b>

**6. Do you currently reside in a subsidized housing unit?**

Answer Choices	Responses	
Yes	0%	0
No	100%	28
	<b>Answered</b>	<b>28</b>
	<b>Skipped</b>	<b>1</b>

**7. Age**

Answer Choices	Responses	
18-24	7%	2
25-34	7%	2
35-44	29%	8
45-54	18%	5
55-64	32%	9
65+	7%	2

**MONTEREY COUNTY CON PLAN NEEDS ASSESSMENT SURVEY RESULTS**

	<b>Answered</b>	<b>28</b>
	<b>Skipped</b>	<b>1</b>

**8. Do you have a disability?**

Answer Choices	Responses	
Yes	11%	3
No	89%	25
	<b>Answered</b>	<b>28</b>
	<b>Skipped</b>	<b>1</b>

**9. Do you have children under the age of 18 years old in your home?**

Answer Choices	Responses	
Yes	43%	12
No	57%	16
	<b>Answered</b>	<b>28</b>
	<b>Skipped</b>	<b>1</b>

**Ranking exercise**

Thinking about your neighborhood and the facilities and services currently available, please rate the level of need for improvements in the areas below (1= highest need). Activities with the lowest rank (lowest score) have been identified as the highest need by the survey respondents.

**10. Need for Community Facilities (1 =highest need)**

	Total Responses	Total Score	Average Rank
<b>Park and Recreational Facilities</b>	<b>24</b>	<b>73</b>	<b>3.04</b>
Child Care Centers	23	79	3.43
Community Centers	23	81	3.52
Health Care Facilities	23	84	3.65
Youth Centers	23	86	3.74
Senior Centers	24	110	4.58
Libraries	25	118	4.72

**MONTEREY COUNTY CON PLAN NEEDS ASSESSMENT SURVEY RESULTS**

11. Need for Community Services ((1 =highest need)

	Total Responses	Total Score	Average Rank
<b>Transportation Services</b>	<b>23</b>	<b>64</b>	<b>2.78</b>
Mental Health Services	19	73	3.84
Anti-Crime Programs	22	86	3.91
Youth Programs	21	84	4.00
Health Services	23	94	4.09
Child Care Services	20	90	4.50
Senior Programs	21	112	5.33
Legal Services	23	138	6.00

12. Infrastructure and Neighborhood Improvement Needs (1 =highest need)

	Total Responses	Total Score	Average Rank
<b>Street Improvements</b>	<b>20</b>	<b>71</b>	<b>3.55</b>
Drainage Improvements	21	96	4.57
Sidewalk Improvements (including Pedestrian Safety)	24	110	4.58
Water/Sewer Improvements	19	97	5.11
Trash/Debris Removal	21	111	5.29
Street Lighting	22	118	5.36
Code Enforcement	20	109	5.45
Cleanup of Abandoned Lots and Buildings	21	138	6.57
Tree Planting	21	139	6.62
Graffiti Removal	21	156	7.43

**MONTEREY COUNTY CON PLAN NEEDS ASSESSMENT SURVEY RESULTS**

13. Special Services Need (1 =highest need)

	Total Responses	Total Score	Average Rank
<b>Services for the Disabled</b>	<b>19</b>	<b>48</b>	<b>2.53</b>
Senior Services	19	54	2.84
Domestic Violence Services	18	59	3.28
Substance Abuse Services	19	66	3.47
Homeless Services (including Street Outreach)	18	75	4.17
Neglected/Abused Children Services	19	90	4.74
HIV/AIDS Services	17	106	6.24

14. Economic Development Needs Need (1 =highest need)

	Total Responses	Total Score	Average Rank
<b>Job Creation/Retention</b>	<b>18</b>	<b>46</b>	<b>2.56</b>
Employment Training	16	44	2.75
Start-up Business Assistance	18	63	3.50
Small Business Loans	17	63	3.71
Commercial/Industrial Rehabilitation	17	76	4.47
Façade Improvements	17	81	4.76
Business Mentoring	17	92	5.41

**MONTEREY COUNTY CON PLAN NEEDS ASSESSMENT SURVEY RESULTS**

15. Housing Needs Need (1 =highest need)

	Total Responses	Total Score	Average Rank
<b>Affordable Rental Housing Development</b>	<b>20</b>	<b>73</b>	<b>3.65</b>
Affordable Owner Housing Development	18	76	4.22
Homebuyer Assistance (Down-payment and closing costs assistance)	19	81	4.26
Rental Housing Assistance (Homeless Prevention)	16	72	4.50
Rental Housing Rehabilitation	18	90	5.00
Energy Efficient Improvements	15	77	5.13
Fair Housing Services / Housing Counseling	16	106	6.63
Owner Major Housing Rehabilitation (\$5,000 or more)	16	110	6.88
Owner Minor Home Repairs (less than \$5,000)	17	120	7.06
Lead-Based Paint Test/Abatement	15	106	7.07
Housing Accessibility (ADA) Improvements	15	116	7.73

16. Special Needs Housing Need (1 =highest need)

	Total Responses	Total Score	Average Rank
<b>Senior Housing</b>	<b>17</b>	<b>50</b>	<b>2.94</b>
Housing for the Disabled	17	55	3.24
Housing for Large Families	19	62	3.26
Homeless Emergency Shelter	16	58	3.63
Homeless Permanent Housing	18	67	3.72

MONTEREY COUNTY CON PLAN NEEDS ASSESSMENT SURVEY RESULTS

Homeless Rapid Rehousing (Housing Placement and Rental Assistance)	16	65	4.06
HIV/AIDS Housing	16	99	6.19

17. Please write any needs not listed above:

Respondents	Responses
1	Please invest in safe places for our homeless to sleep, and bathe. Please provide access to several bathrooms for our homeless community.
2	Many areas of our County are very expensive to buy and rent. Local families may not be able to buy in the community they live and are forced to purchase homes that require longer commute times. Not a long term solution for the environment.
3	Prevention Services along with Grief services and youth activities
4	Improve electricity stability (many outages); build Hwy 156 bypass to alleviate Prunedale congestion on 101; improve signal timing coordination on San Miguel cyn. Rd. to alleviate congestion (there is increasing cut-through traffic on narrow side roads that have many blind driveways).
5	San Ardo bridge needs accessibility for bicyclists and pedestrian. Denser housing along cattleman road in San Ardo.
6	1. Build up, not out (if you must) 2. Stop building - there is not enough water.
7	disposal/debris services for arroyo seco area residents
8	We need more housing programs that can help our community to understand their rights and responsibilities as tenants as well as to educate homeowners who are currently renting their properties on their right to evict bad tenants. We need to continue having the support of agencies such as CCCIL.
9	The streets need sidewalks and storm drainage, then cut the trees that are growing inside power lines, then put the power lines underground.
10	Big Sur is often an overlooked area of our community. So many residents work in Big Sur and sleep in their cars all along the highway due to lack of housing due to all the fires and the wealthy buying up the land and moving residents out.



**Public Notice- Public Review and Public Hearing**

To be added.

**Proof of Publication- Public Review**

To be added.

DRAFT

# Appendix B: Low/Mod Income Areas and Areas of Minority Concentration



A minority concentration area is defined as a block group whose proportion of a non-White population is greater than the overall Monterey County average of 62.3 percent. The map here shows all block groups in the Urban County whose non-white population is greater than 62.3 percent.

