

Monterey Urban County

Community Development Block Grant Program

FY 2021 – FY 2022 Action Plan

Lead Agency



County of Monterey
Housing and Community Development Department
1441 Schilling Place, 2nd Floor, South
Salinas, CA 93901

Participating Units of General Local Government



Table of Contents

| | |
|-----------------------------------------------------------------------------------------|-----|
| Executive Summary..... | 1 |
| AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b) | 1 |
| The Process..... | 4 |
| AP-05 Lead & Responsible Agencies 24 CFR 91.200(b) | 4 |
| AP-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)..... | 5 |
| PR-12 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c) | 13 |
| Action Plan | 16 |
| AP-15 Expected Resources – 91.220(c)(1,2)..... | 16 |
| AP-20 Annual Goals and Objectives..... | 20 |
| Projects | 23 |
| AP-35 Projects – 91.220(d)..... | 23 |
| AP-38 Project Summary..... | 25 |
| AP-50 Geographic Distribution – 91.220(f)..... | 34 |
| Affordable Housing..... | 35 |
| AP-55 Affordable Housing – 91.220(g)..... | 35 |
| AP-60 Public Housing – 91.220(h)..... | 35 |
| AP-65 Homeless and Other Special Needs Activities – 91.220(i) | 37 |
| AP-75 Barriers to affordable housing – 91.220(j)..... | 39 |
| AP-85 Other Actions – 91.220(k) | 40 |
| Program Specific Requirements..... | 42 |
| AP-90 Program Specific Requirements – 91.220(l)(1,2,4) | 42 |
| Appendix A: Outreach Efforts..... | A-1 |
| Proof of Publication- Public Meeting and NOFA..... | A-2 |
| Meeting Attendance..... | A-3 |
| Public Comment- Urban County NOFA & App Workshop, December _____, 2020 | A-3 |
| Public Notice- Public Review and Public Hearing | A-3 |
| Proof of Publication- Public Review | A-3 |
| Public Comment- Public Hearing May XX, 2021 | A-3 |
| Appendix B: Low/Mod Areas and Areas of Minority Concentrations..... | B-1 |
| Appendix C: Certifications..... | C-1 |

Executive Summary

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

1. Introduction

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 2021 Action Plan, the Urban County has partially completed its first year of the FY 2020-2024 Consolidated Plan cycle. For FY 2019-2020, the Urban County continued to support programs, services, and projects that contribute to a decent and suitable living environment for low and moderate income persons and households and those with special needs. The Urban County's 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 to access 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:

- Improvements to public and community facilities through the purchase of a new Type 1 Fire Engine in Greenfield and improvements to a recreation facility Castroville.
- Support for affordable housing development in Greenfield.
- GRID Alternatives home energy efficiency program to install rooftop solar systems on homes occupied by low or moderate income homeowners.
- 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.

4. Summary of citizen participation process and consultation process

The Urban County relies on the needs identified in the Consolidated Plan and during public hearings to determine how to allocate CDBG funds. The Urban County holds noticed public meetings and/or hearings annually in December and May as part of the process to prepare the Annual Action Plan. The Monterey County Board of Supervisors Urban County Subcommittee also conducts a meeting in April to solicit input on funding priorities that is open to the public. A third noticed public hearing is held in September to report on the Consolidated Annual Performance and Expenditure Report (CAPER). Notices of public meetings are published in the Monterey County Weekly, Gonzales Tribune, Greenfield News, King City Rustler, Soledad Bee, and El Sol consistent with the County's Citizen Participation Plan. Notices and/or agendas are also posted at the offices of the participating jurisdictions consistent with the California Ralph M. Brown Act requirements.

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 conducted a CDBG Program Workshop for potential public and non-profit applicant service providers on January 6, 2021. 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 County also emailed the NOFA to approximately 225 organizations.

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 March 15, 2021 to rate, rank, and recommend projects for funding.

Public Review of Draft Documents

A 30-day public review was held from April 10, 2021 through May 10, 2021. Copies of the draft Consolidated Plan and Action Plan were 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 was conducted before the County Board of Supervisors on May 11, 2021, 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 FY 21/22 Annual Action Plan (AP).

5. Summary of public comments

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

AP-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

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

1. Introduction

To outreach to various agencies and organizations, the Urban County compiled an email list consisting of about 200 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.

These agencies received email of notices of the Urban County's Action Plan process and public meetings

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)).

Monterey County Behavioral Health (MCBH) exists to enhance, protect and improve the health of the people in Monterey County. To accomplish this, the Department provides a wide variety of health-related services in the areas of public health, environmental health, behavioral health and clinic services, including the Whole Person Care (WPC) program throughout the County. MCBH provides a range of mental health and substance use disorder services to children, youth, adults and families throughout Monterey County.

WPC is a program of Monterey County Health Department and community partners to provide comprehensive case management for the County's most vulnerable Medi-Cal recipients who are high users of hospital and emergency department facilities. This focus population also includes homeless/chronically homeless, individuals with mental illness or substance use disorders and individuals who have multiple chronic diseases. The WPC is a project for high-risk health care system users in Monterey County, which includes a focus population of "high utilizers" of health care services that are exclusively homeless and chronically homeless Medi-Cal recipients or Medi-Cal eligible persons with no medical health home (including those released from jail) and having 3 or more characteristics of diagnosed mental illness, hospital admissions in the prior year, chronic health diagnoses, emergency department visits, or 5 or more specific categories of prescribed medications.

The WPC program is centered on Registered Nurse case managers who assess WPC enrollees for health, housing, and social service's needs, and then provide warm hand-offs to primary care clinics, mental health/substance abuse therapists, social services, housing supports and placement, and employment training. Case managers also assist WPC enrollees in their normal environments with benefit assessments, setting and keeping appointments, transportation, food and nutrition, peer support groups, housing counseling and skill development training.

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 (COC) Strategy.

The Coalition of Housing Service Providers (CHSP) is the designated coordinator of the COC and plays an important role in the effort to eliminate homelessness. The COC is the lead agency regarding homelessness and coordinates efforts among many non-profit and public agencies. For example, the COC oversees and administers the Homeless Management Information System (HMIS), holds monthly meetings regarding Homeless Prevention and Rapid Re-housing (HPRP), and bimonthly meetings of the Services, Employment, and Income Committee regarding the 10 Year Plan to End Homelessness. The County of Monterey, including the County Administrative Office (CAO), the Department of Social Services, and the Health Department coordinated efforts to update the 10-Year Plan to End Homelessness to ensure compliance with the State No Place Like Home (NPLH) program. This update will help guide homeless state funds to be leveraged with other funding resources to maximize positive outcomes for the community that will lead to shelter and housing.

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

Although the County does not receive a direct HUD ESG entitlement allocation, the County partners with the City of Salinas who receives an entitlement allocation of ESG and the State non-entitlement allocation. The State also provides funding like ESG that is called the California Emergency Solutions and Housing (CESH) program. The County supports the City of Salinas in this program by coordinating efforts through the CoC and serving on the rating and ranking committee.

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 | Agency/Group/Organization | City of Del Rey Oaks |
| | Agency/Group/Organization Type | Other government - Local |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Economic Development Community facilities and accessibility improvements |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The City of Del Rey Oaks is a member of the Urban County Consortium. |
| 2 | Agency/Group/Organization | City of Gonzales |
| | Agency/Group/Organization Type | Other government - Local |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Economic Development Community facilities and accessibility improvements |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The City of Gonzales is a member of the Urban County Consortium. |
| 3 | Agency/Group/Organization | City of Greenfield |
| | Agency/Group/Organization Type | Other government - Local |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Economic Development Community facilities and accessibility improvements |

| | | |
|---|-----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The City of Greenfield is a member of the Urban County Consortium. |
| 4 | Agency/Group/Organization | City of Sand City |
| | Agency/Group/Organization Type | Other government - Local |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Economic Development Community facilities and accessibility improvements |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The City of Sand City is a member of the Urban County Consortium. |
| 5 | Agency/Group/Organization | Central Coast YMCA |
| | Agency/Group/Organization Type | Services-Children |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | YMCA provides recreation services to children from low and moderate income households in Pajaro. |
| 6 | Agency/Group/Organization | Legal Services for Seniors |
| | Agency/Group/Organization Type | Services-Elderly Persons Services-Fair Housing |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | LSS provides legal services that, among other things, assist seniors with protecting their financial security and fair housing. |
| 7 | Agency/Group/Organization | Central Coast YMCA |
| | Agency/Group/Organization Type | Services-Children |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs |

| | | |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | YMCA provides recreation services to children from low and moderate income households in Pajaro. |
| 8 | Agency/Group/Organization | Rancho Cielo, Inc. |
| | Agency/Group/Organization Type | Housing |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Rancho Cielo offers a variety of general education, vocational education, on-the-job training, and life skills development programs. To help youth and young adults escape from homelessness, poverty and anti-social influences while participating in these programs, Rancho Cielo also operates a transitional housing program. |
| 9 | Agency/Group/Organization | Meals on Wheels of the Salinas Valley |
| | Agency/Group/Organization Type | Services- Elderly persons |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | MoW provides home delivery of meals to very low and low-income households allowing them to maintain their independent living situations. |
| 10 | Agency/Group/Organization | Veterans Transition Center |
| | Agency/Group/Organization Type | Housing Services- Housing Services- homeless Other- Veteran services |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homeless Needs- Veterans |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | VTC is a regional organization dedicated to helping veterans reintegrate into civilian life by providing a range of services and housing opportunities to help overcome barriers to integration including homelessness and drug dependency. VTC also helps veterans apply for a wide range of public benefits to help stabilize their lives and become self-sufficient. |
| | | |
| 11 | Agency/Group/Organization | Alliance On Aging |
| | Agency/Group/Organization Type | Services-Elderly Persons |
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs |

| | | |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Provides services for seniors. |
| 12 | Agency/Group/Organization | Monterey County Public Works |
| | Agency/Group/Organization Type | Other government - County |
| | What section of the Plan was addressed by Consultation? | Market Analysis Other-Non-Housing Community Development Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Agency was consulted regarding infrastructure improvements needs in the urban county, including flood hazards. |

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. All applicable agencies and agency types were contacted.

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

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|---------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 Action 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 about 200 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 proof of publication and summary of public comments received.

DRAFT

PR-12 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

Notices of Funding Availability (NOFA) were published in the Gonzales Tribune, King City Rustler, Greenfield News, and Soledad Bee, and the Monterey County Weekly. A direct email of the NOFA was also sent to a list of approximately 200 interested parties. A virtual public hearing was held as part of the NOFA workshop on December ____, 2020. XXX people who represented XXX organizations attended. These comments were received:

- XXXXXX

The Urban County Standing Committee met on March XX, 2021, to review requests for funding and make recommendations to the Board of Supervisors (BoS). XXXX people attended. Comments received included:

- XXXX

On May XX, 2021, the BoS closed the comment period on the FY 2021-2022 Action Plan.

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 Meeting | Non-targeted/broad community | Date: December XX, 2020 | A detailed summary of the responses received are provided in Appendix A. | All comments were received. | |
| 2 | Urban County Committee Meetings | Non-targeted/broad community | Date: March XX, 2021 | A detailed summary of the responses received are provided in Appendix A. | All comments were received | |
| 3 | Newspaper Ad | Non-targeted/broad community Minorities Non-English Speaking - Specify other language: Spanish | 30-day public comment period (April X – May X, 2021) 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. | A detailed summary of the responses received are provided in Appendix A. | 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) |
|------------|------------------|-------------------------------|----------------------------------------------------------|---------------------------------------------------------------------------------|----------------------------------------------|---------------------|
| 4 | Public Hearing | Non- targeted/broad community | Date: May X, 2021 Board of Supervisor meeting. | A detailed summary of the responses received are provided in Appendix A. | | |

Table 4 – Citizen Participation Outreach\

DRAFT

Action Plan

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

Introduction

The FY 2021 HUD allocation is \$1,350,488 for the unincorporated areas and the Cities of Del Rey Oaks, Gonzales, Greenfield, and Sand City. In addition, the County anticipates a program income of about \$10,000.

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 | \$1,350,488 | \$ 10,000 | \$ 0 | \$1,360,488 | \$4,201,688 | The Urban County received \$1,350,488 for FY 2021-2022. 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. |

Table 5 - 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, in specific performance standards are met.

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 2021-22 this will limit general administration to \$268,098 and public services to \$201,073. The Urban County received 10 requests totaling \$267,217 for public service activities and three proposals for CDBG funding with \$1,066,317.

For FY 2021-2022, the Urban County will distribute funds as follows:

- \$957,390 for County Projects
- \$125,000 for Public Services (including fair housing)
- \$268,098 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: \$25,000 | Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted |
| 2 | Homeless and Homeless Prevention Services | 2020 | 2021 | Homeless Non-Homeless Special Needs | | Homeless Services and Homeless Prevention | CDBG: \$25,000 | Public service activities other than Low/Moderate Income Housing Benefit: 6 Persons Assisted |

| | | | | | | | | |
|---|-------------------|------|------|--------------------------------------------------------------------------|--|-------------------|-----------------|-------------------------------------------------------------------------------------------------------------------------------|
| 3 | Public Facilities | 2020 | 2021 | Non-Homeless Special Needs Non-Housing Community Development | | Public Facilities | CDBG: \$957,390 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 543 Persons Assisted |
| 4 | Public Services | 2020 | 2021 | Non-Homeless Special Needs | | Public Services | CDBG: \$75,000 | Public service activities other than Low/Moderate Income Housing Benefit: 567 Persons Assisted |

Goal Descriptions

| | | |
|---|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Goal Name | Fair Housing |
| | Goal Description | The Urban County contracts with two organizations to provide fair housing services, landlord/tenant services, and general legal services to seniors. |
| 2 | Goal Name | Homeless and Homeless Prevention Services |
| | Goal Description | 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 | Goal Name | Public Facilities |
| | Goal Description | 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 | Goal Name | Public Services |
| | Goal Description | 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 6 – Goals Summary

Projects

AP-35 Projects – 91.220(d)

Introduction

FY 2021-2022 is the Urban County's second 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 2021-2022 Funding Allocation

On February 2020, HUD released the funding allocations for FY 2021-2022. The Urban County allocation is \$1,340,488. In addition, the County anticipates receiving \$10,000 in program income.

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 2021-2022 program year this will limit general administration to \$268,098 and public services to \$201,073. The Urban County received 10 requests totaling \$267,217 for public service activities and three proposals for CDBG funding with \$1,066,317.

For FY 2021-2022, the Urban County will distribute funds as follows:

- \$957,390 for County Projects
- \$125,000 for Public Services (5 projects)
- \$268,098 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 2021-2022 Action Plan. The Urban County has incurred expenses in preparation of the Action Plan prior to the start of the CDBG program on July 1, 2021. As permitted by the CDBG program, the Urban County will seek reimbursement of these expenses from the FY 2021-2022 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 County sidewalk projects. If the Urban County receives program income in excess of \$100,000, it shall be retained and awarded to new projects during 2021-2022.

| # | Project Name |
|---|----------------------------------------------------------------------|
| 1 | Legal Services for Seniors |
| 2 | Outreach Services |
| 3 | Transitional Housing |
| 4 | Pajaro Parks Programs |
| 5 | Meals on Wheels of the Salinas Valley |
| 6 | County Public Works – Sidewalk Improvements (San Ardo and San Lucas) |
| 7 | General Administration |

Table 7 – 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 2021-2022. 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

| | | |
|----------|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Project Name | Legal Services for Seniors (LSS) |
| | Target Area | Not Applicable |
| | Goals Supported | Fair Housing |
| | Needs Addressed | Public Services |
| | Funding | CDBG: \$25,000 |
| | Description | <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> <p>1. Matrix Code - 05A (24CFR570.201(e));2 .National Objective - LMC (24CFR570.208(a)(2)(i)(A)); 3. Presumed Benefit - Yes, elderly persons aged 62 or older; 4. Performance Objective - Fair Housing and Public Services; 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome - Availability/Accessibility to legal services for approximately 300 persons of at least 62-years of age.</p> |
| | Target Date | 6/30/2022 |
| | Estimate the number and type of families that will benefit from the proposed activities | 300 low income seniors |
| | Location Description | <p>Salinas Office: 247 Main Street, Salinas, CA 93901 - Tuesday & 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"> • King City (Housing Authority site), • Greenfield (Monterey County Free Library), • Soledad (Monterey County Free Library), • Gonzales (City of Gonzales City Hall). • Prunedale Senior Center • Carmel (Carmel Foundation), • Carmel Valley (Monterey County Free Library) <p>Outreach appointments at two locations every two weeks:</p> <ul style="list-style-type: none"> • City of Monterey Community Center (Dickman Street), • Pacific Grove (Sally Griffin Center) |
| | Planned Activities | <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 will serve 300 low-income seniors (age 60+) with no-cost legal services in Unincorporated Monterey County, and the cities of Gonzales, Greenfield, Sand City, and Del Rey Oaks. Services include fair housing, landlord/tenant representations and income maintenance to help avoid homelessness. Will provide 4 workshops in the Urban County County on housing security issues. LSS programs are effective because our attorneys resolve issues that only attorneys can address. There is no substitute for professional legal representation.</p> |
| 2 | Project Name | Outreach Services (Alliance on Aging) |
| | Target Area | Not Applicable |
| | Goals Supported | Public Services |
| | Needs Addressed | Public Services |
| | Funding | CDBG: \$25,000 |
| | Description | 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 |

| | | |
|---|------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>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>1. Matrix Code - 05A (24CFR570.201(e)); 2 .National Objective - LMC (24CFR570.208(a)(2)(i)(A)); 3. Presumed Benefit - Yes, elderly persons aged 62 or older; 4. Performance Objective - Fair Housing and Public Services; 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome - Availability/Accessibility to services for approximately 293 persons of at least 62-years of age.</p> |
| | Target Date | 6/30/2022 |
| | Estimate the number and type of families that will benefit from the proposed activities | 293 seniors living in the rural areas of Monterey County |
| | Location Description | Taylor Farms Family Health and Wellness Center 850 5 th St, Gonzales, CA 93926 |
| | Planned Activities | <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"> • Provide senior resources, information, and referrals to individuals and groups of people as necessary • Assess needs on an individual basis, coordinate services, and refer as necessary. • Provide individual assistance with completing low income assistance forms, i.e. benefits check-up. |
| 3 | Project Name | Transitional Housing (Rancho Cielo) |
| | Target Area | Not Applicable |

| | |
|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Goals Supported | Homeless Services and Homeless Prevention |
| Needs Addressed | Homeless Services and Homeless Prevention Public Services |
| Funding | CDBG: \$25,000 |
| Description | <p>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.</p> <p>1. Matrix Code - 03T (24CFR570.201(e)); 2. National Objective - LMC (24CFR570.208(a)(2)(i)(B)) ; 3. Presumed Benefit - Yes; 4. Performance Objective - Homeless Services and Homeless Prevention and Anti-Poverty Strategy; 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome - Availability/Accessibility of counseling services for up to 6 youth aged 18-24 who are living in the Rancho Cielo Youth Campus Independent Living Transitional Housing Village.</p> |
| Target Date | 6/30/2022 |
| Estimate the number and type of families that will benefit from the proposed activities | 6 youth aged 18-24 |
| Location Description | Rancho Cielo Youth Campus: 710 Old Stage Road, Salinas, CA 93908 |
| Planned Activities | 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: |

| | | |
|---|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <ul style="list-style-type: none"> • Counseling and Case Management: Residents will receive assistance in setting and achieving their goals. • 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. • 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. <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"> • Referrals to community resources • Health/mental health services • Referrals to Monterey County Behavioral Health for individual assessment, counseling, and other mental health services • Social Services/Public Assistance • 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 |
| 4 | Project Name | Pajaro Parks Program |
| | Target Area | Not Applicable |
| | Goals Supported | Public Services |
| | Needs Addressed | Public Services |
| | Funding | CDBG: \$25,000 |
| | Description | <p>Central Coast YMCA's Pajaro Park youth sports leagues will benefit 260 total youth/192 low income youth who are residents of Pajaro. Census data shows that of roughly 3,000 Pajaro residents, 94.1% are Hispanic/Latino, and 34.8% of the population is under 18. Pajaro lacks community spaces to exercise, and many residents live in crowded housing. Young people in Pajaro will benefit from safe spaces to exercise, leading to improved health and wellness, and lower rates of obesity and diabetes.</p> |

| | | |
|---|------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | 1. Matrix Code - 05L (24CFR570.201(e)); 2. National Objective - LMA (24CFR570.208(a)); 3. Presumed Benefit - No, according to the HUD released LMI Area Data based on ACS-2011-2015, the Pajaro CDP population is 80.79% low/mod.; 4. Performance Objective - Public Services; 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome - Sustainability of programs that serve approximately 260 persons in a community that is almost 81% low-moderate income. |
| | Target Date | 6/30/2022 |
| | Estimate the number and type of families that will benefit from the proposed activities | 260 low income persons |
| | Location Description | 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. |
| | Planned Activities | This is an ongoing project. Central Coast YMCA conducts outreach via flyers distributed to Pajaro Middle School, Pajaro apartment complexes, and residents' utility billings, via an activity board in Pajaro Park that lists current and upcoming events, via announcements at Our Lady of the Assumption Church, and advertisements on social media such as Facebook. Our most successful promotion and outreach strategy is word of mouth from participants. |
| 5 | Project Name | Meals on Wheels of the Salinas Valley |
| | Target Area | Not Applicable |
| | Goals Supported | Public Services |
| | Needs Addressed | Public Services |
| | Funding | CDBG: \$25,000 |
| | Description | Meals on Wheels of the Salinas Valley Inc. (MoW) home-delivered meal program serves homebound seniors, 62 and older, who cannot shop or cook for themselves and live in Gonzales, Greenfield and other unincorporated areas of the Salinas Valley such as Chular. This service area meets the CDBG National Objective because 95 percent of our clients in our Rural program (the geographic areas referenced above) live below the Federal Poverty Level. Approx 14 |

| | | |
|----------|------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <p>seniors will have a choice or receiving either 5 or 7 main meals ever week for a year.</p> <p>1. Matrix Code - 05A (24CFR570.201(e)); 2. National Objective - LMC (24CFR570.208(a)); 3. Presumed Benefit - Yes, Disabled or elderly persons aged 62 or older; 4. Performance Objective - Public Services; 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome - Sustainability for the program to service 14 seniors who are otherwise unable to shop or cook for themselves.</p> |
| | Target Date | 6/30/2022 |
| | Estimate the number and type of families that will benefit from the proposed activities | 14 seniors will receive home-delivered meals |
| | Location Description | Meals on Wheels of the Salinas Valley:40 Clark Street, Ste. C, Salinas, CA. |
| | Planned Activities | 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. |
| 6 | Project Name | County Public Works – Sidewalk Improvements |
| | Target Area | Not Applicable |
| | Goals Supported | Public Facilities |
| | Needs Addressed | Public Facilities |
| | Funding | CDBG: \$957,390 |
| | Description | <p>Public Works will use CDBG funds to construct curbs, gutters, and sidewalks in the unincorporated communities of San Ardo and San Lucas. CDBG funds will be used to construct these improvements in areas of the communities where the improvements were not funded with Active Transportation Program (ATP) grant funds.</p> <p>1.Matrix Code – 03L (24CFR570.201(c)); 2. National Objective - LMA (24CFR570.208(a)(1); 3. Presumed Benefit - No, according to the HUD released LMI Database, based on ACS 2011-2015, the San Ardo and San Lucas CDPs population is 55% and 75% low/mod, respectively; 4. Performance Objective - Public Facilities; 5. Performance Measure - Create Suitable Living Environments; 6.Performance Outcome - Sustainability by rehabilitating existing facilities that</p> |

| | | |
|---|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | may be used by approximately 543 low/moderate income persons in the communities of San Ardo and San Lucas. |
| | Target Date | 6/30/2022 |
| | Estimate the number and type of families that will benefit from the proposed activities | 543 low/mod income persons |
| | Location Description | Sidewalk improvements throughout San Ardo and San Lucas. |
| | Planned Activities | Curbs, gutter, and sidewalk improvements |
| 7 | Project Name | General Administration |
| | Target Area | Not Applicable |
| | Goals Supported | Public Facilities Public Services Homeless and Homeless Prevention Services Fair Housing |
| | Needs Addressed | Planning and Administration |
| | Funding | CDBG: \$268,098 |
| | Description | This project provides for County costs to administer the CDBG program. 1. Matrix Code - 21A (24CFR570.206(a)(1)); 2.National Objective- Per the 2013 CDBG Guide to National Objectives & Eligible Activities for Entitlement Communities: costs that are appropriately charged to this category are presumed to meet a CDBG national objective and a grantee does not have to maintain any other documentation for this purpose (24CFR570.208(d)(4)); 3. Presumed Benefit- N/A; 4. Performance Objective - N/A; 5. Performance Measure - N/A; 6. Performance Outcome -N/A. |
| | Target Date | 6/30/2022 |
| | Estimate the number and type of families that will benefit from the proposed activities | There are no direct beneficiaries associated with the County's management of the CDBG funds. |
| | Location Description | 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. |
| | Planned Activities | 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 8 - 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 9 - 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 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The Urban County is not allocating funds to affordable housing during FY 2021.

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 2021-2022, the Urban County anticipates expending approximately 40 percent of the funding allocated to public services (\$125,000 total) 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 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 6 at-risk youth in transitional housing who were homeless because they are attempting to leave gangs or escape gang-controlled neighborhoods.

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 2021 is estimated to assist 6 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).

Between 2017 and 2020, 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).

Between 2017 and 2020, 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 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. | |

Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.

80%

Appendix A: Outreach Efforts

DRAFT

Proof of Publication- Public Meeting and NOFA

DRAFT

Meeting Attendance

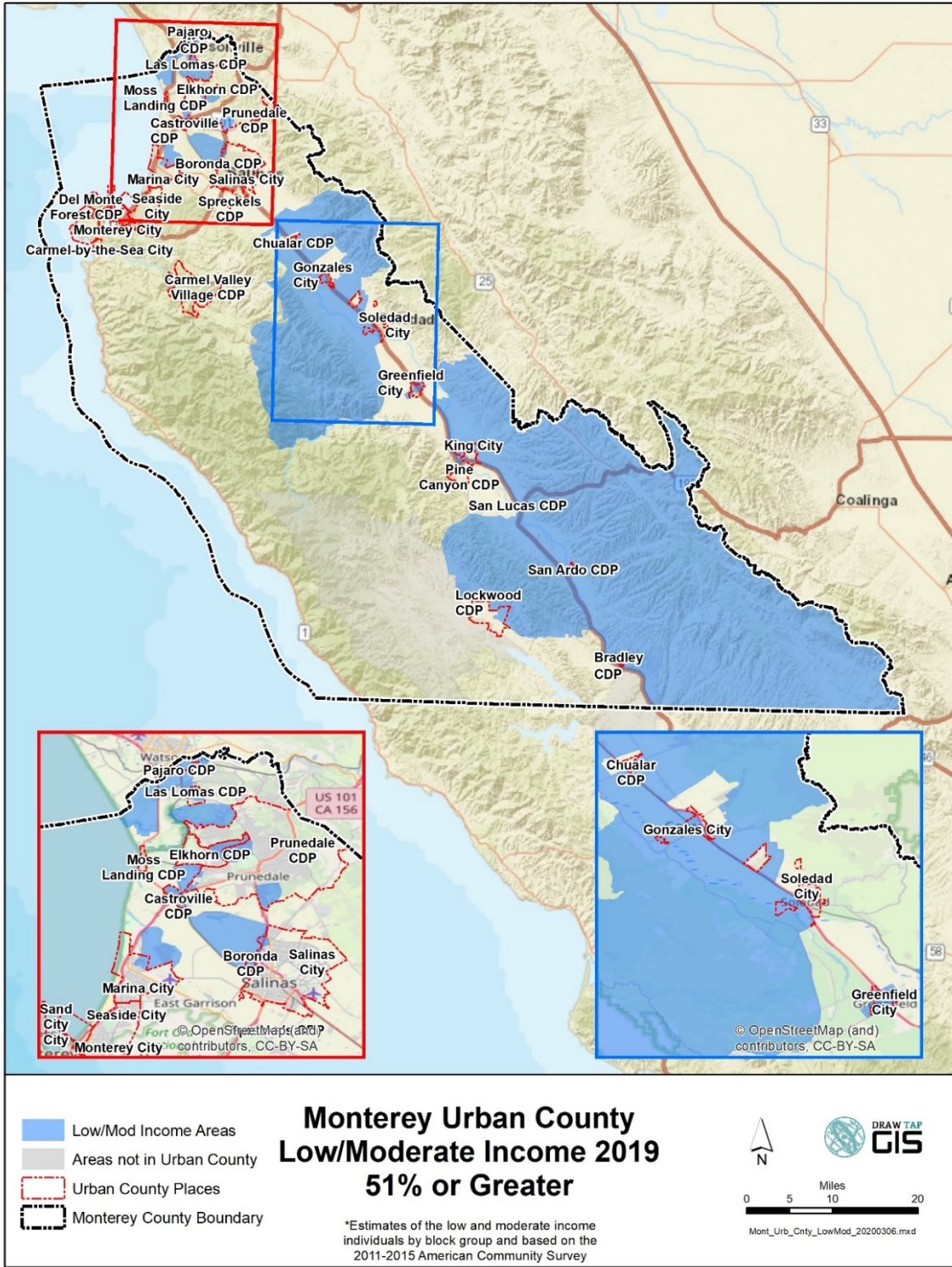
Public Comment- Urban County NOFA & App Workshop, December ____, 2020

Public Notice- Public Review and Public Hearing

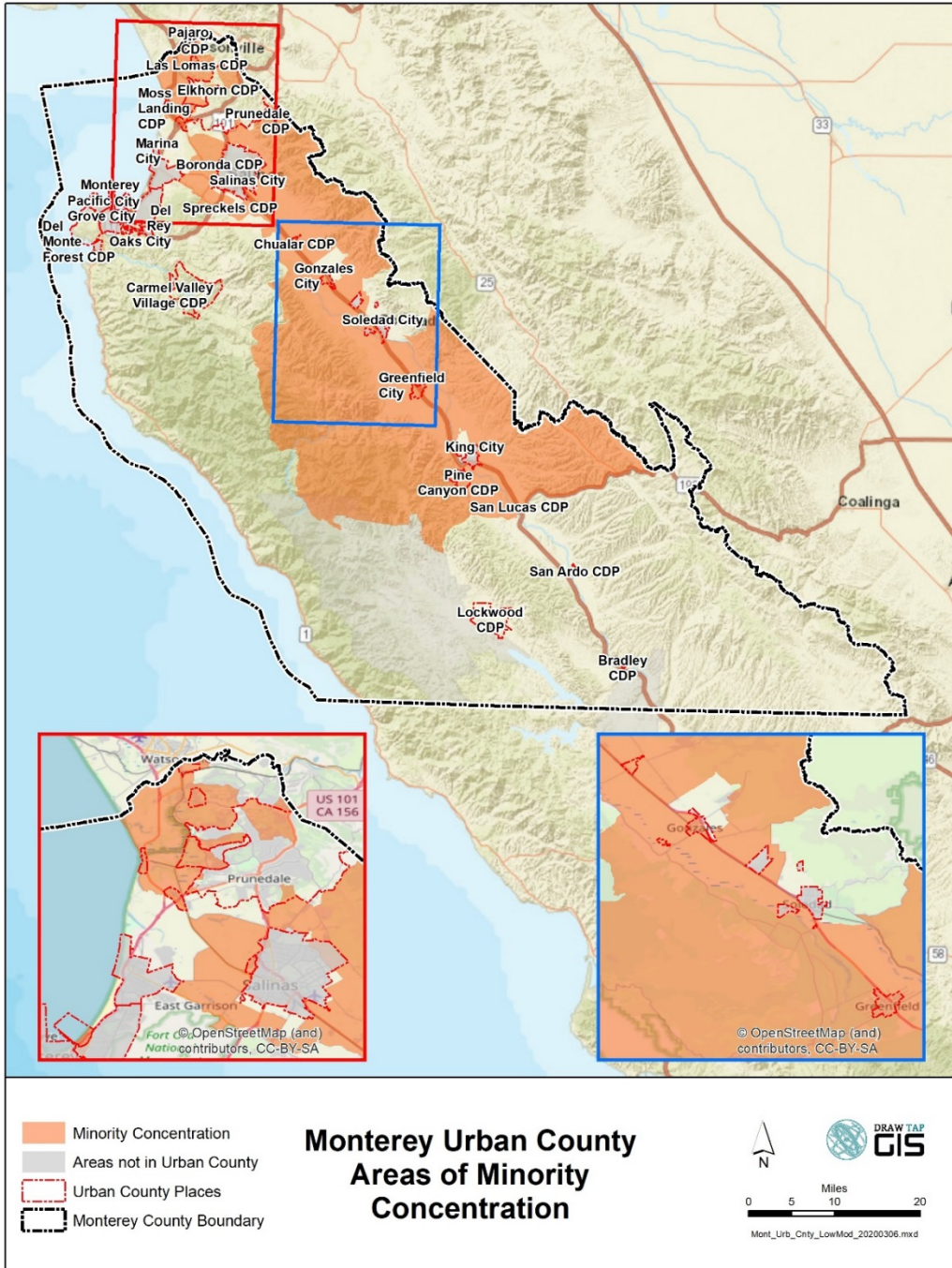
Proof of Publication- Public Review

Public Comment- Public Hearing May XX, 2021

Appendix B: Low/Mod Areas and Areas of Minority Concentrations



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.



Appendix C: Certifications

DRAFT

Appendix D: SF 424 Forms

DRAFT