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Monterey County

Community Development Block Grant (CDBG) Program and

HOME Investment Partnership Program

FY 2026 – FY 2027 Annual Action Plan

Lead Agency



County of Monterey
Housing and Community Development
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
PR-05 Lead & Responsible Agencies – 91.200(b).....	4
AP-10 Consultation – 91.100, 91.200(b), 91.215(l)	5
AP-12 Participation – 91.105, 91.200(c)	12
Expected Resources.....	14
AP-15 Expected Resources – 91.220(c)(1,2).....	14
Annual Goals and Objectives	19
Projects.....	22
AP-35 Projects – 91.220(d)	22
AP-38 Project Summary	24
AP-50 Geographic Distribution – 91.220(f).....	40
Affordable Housing.....	41
AP-55 Affordable Housing – 91.220(g).....	41
AP-60 Public Housing – 91.220(h)	42
AP-65 Homeless and Other Special Needs Activities – 91.220(i).....	44
AP-75 Barriers to affordable housing – 91.220(j).....	47
AP-85 Other Actions – 91.220(k).....	49
Program Specific Requirements	51
AP-90 Program Specific Requirements – 91.220(l)(1,2,4).....	51

Executive Summary

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

1. Introduction

Since 2013, the County of Monterey has participated in the Community Development Block Grant (CDBG) program as an entitlement jurisdiction to receive annual funding directly from the U.S. Department of Housing and Urban Development (HUD). Collectively, for CDBG purposes, Monterey County (unincorporated areas only) and the cities of Gonzales, Greenfield, Marina and Sand City are known as the Monterey Urban County (Urban County).

Additionally, beginning in HUD Fiscal Year (FY) 2025-26, the unincorporated Monterey County became eligible as an entitlement jurisdiction to receive HOME Investment Partnership Program (HOME) funds. The HOME entitlement allocation is for the unincorporated County areas only.

The Urban County shall administer its grant in accordance with all applicable immigration restrictions and requirements, including the eligibility and certification requirement that apply under title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996, as amended (8 U.S. C. 1601-1646) (PRWORA) and any applicable requirements that HUD, the Attorney General, or the U.S. Citizenship and Immigration Services may establish from time to time to comply with PRWORA, Executive Order 14218 or other Executive Orders or immigration laws. The Urban County will not use funding under this grant in a manner that by design or effect facilitates the subsidization or promotion of illegal immigration or abets policies that seek to shield illegal aliens from deportation. Unless excepted by PRWORA, the Urban County must use SAVE, or an equivalent verification system approved by the Federal government, to prevent any Federal public benefit from being provided to an ineligible alien who entered the United States illegally or is otherwise unlawfully present in the United States.

Monterey County shall not use grant funds to promote “gender ideology,” as defined in Executive Order (E.O.) 14168, Defending Women from Gender Ideology Extremism and Restoring Biological Truth to the Federal Government.

2. Summarize the objectives and outcomes identified in the Plan

The Urban County has extensive housing and community development needs. CDBG funds alone are not adequate to address the myriad of needs identified in the FY 2026-2030 Consolidated Plan and the FY 2026-2027 Action Plan public outreach process. 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. 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
- Provision of services and programs to benefit low and moderate income households; and
- Provision of services for the homeless and those at risk of becoming homeless; and
- Provision of affordable housing to low and moderate-income households.

HOME funds will be focused on expanding affordable housing opportunities for lower and moderate income households through housing assistance (such as rent subsidies), rehabilitation, acquisition, and/new construction.

3. Evaluation of past performance

As summarized in the CAPER for FY 2024-2025, the Urban County achieved the following housing and community development goals and activities:

Public Services

- A grant to provide Fair Housing services to Eden Council for Hope and Opportunity (ECHO). The ECHO program is funded under the Administration Cap and is available to all residents in the County.
- A grant to the Alliance on Aging to provide senior services outreach. 108 seniors were assisted.
- Grants to two agencies (South County Youth Program and Services and Girls Inc. of the Central Coast) providing youth services in various areas of the unincorporated County. Together, these agencies provided services to 650 youth.
- A Grant to Interim, Inc. to provide homeless outreach in unincorporated areas of the County as well as Sand City, Del Rey Oaks, Gonzales, and Greenfield. 21 homeless individuals were provided services.
- A grant to the Central Coast Young Mens Christian Association (YMCA) to provide childcare services at Pajaro Park. This program benefited 849 low- and moderate-income children.
- Grants to two different agencies providing much-needed meals-on-wheels services. Together these programs served 112 seniors.

Capital Investments

- The Walnut Avenue Pedestrian Improvements Project was awarded \$1,293,985 in a combination of PY 2022/23 and 2023/2024 CDBG funds. Environmental review has been completed. Approval of land acquisition is anticipated to occur in the Fall of 2025.
- The Aromas Sidewalk Improvement Part II Project was awarded \$167,450 in CDBG funds. The project was completed in PY 2024/25. Americans with Disabilities Act (ADA) compliant sidewalks were built allowing the community safe passage to the elementary school and business community. Labor hours for this project are listed in CR-58 – Section 3 of this report.
- The City of Del Rey Oaks was allocated \$90,000 in CDGB for funding of Del Rey Park accessibility improvements. The City is working on the project scope, which may be expanded to include improvements to City Hall.
- The County was allocated \$286,450 for a Solar Empowerment project at the Veteran’s Transition Center located in the City of Marina. Construction was completed during PY 2024/25.

4. Summary of Citizen Participation Process and consultation process

The County relies on the priorities identified in the Consolidated Plan and during public meetings and/or public hearings to determine the appropriate allocation of CDBG funds for the Urban County and HOME funds for the unincorporated County.

Appendix A includes materials from the outreach efforts. Specifically, the outreach program includes the following components:

Public Meeting and Consultation with Public and Nonprofit Service Agencies

The County conducted a CDBG Program Workshop for potential public and non-profit applicant service providers on January 14, 2026. Prior to the CDBG Program Workshop, a Notice of Funding Availability (NOFA) was published on December 11, 2025 (English and Spanish) in the Monterey County Weekly and posted in the County's social media. Flyers were also emailed to 125 public and nonprofit service agencies that may provide services in the Urban County area. Representatives from 15 agencies/ organizations attended the application/consultation workshops.

Urban County Committee Meetings

The County held an additional public meeting via its Urban County Committee on March 26, 2026, to rate, rank, and recommend projects for funding. All 125 contacts on the Outreach List were invited to this meeting.

Public Noticing of Draft Documents

A 30-day public review was held from April 9, 2026, through May 12, 2026. 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.countyofmonterey.gov/government/departments-a-h/housing-community-development/planning-services/community-development-project-program-financing/urban-county-community-development-block-grants>

Public Hearing

A public hearing was conducted before the County Board of Supervisors on May 12, 2026, at 10:30 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 26/27 Annual Action Plan (AAP).

5. Summary of public comments

See Appendix A for public comments.

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

All comments were accepted.

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. In addition, the unincorporated County has made the same efforts to those who may benefit from the HOME funding.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity 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 Community Development Department
HOME Administrator	MONTEREY COUNTY	Housing and Community Development Department

Table 1 – Responsible Agencies

Narrative

The Urban County is comprised of the County unincorporated areas and the cities of Gonzales, Greenfield, Marina and Sand City. The County of Monterey serves as the lead agency for the Urban County. The Urban County CDBG program is administered by Monterey County Housing and Community Development. The HOME program will also be administered by Monterey County Housing and Community Development.

Consolidated Plan Public Contact Information

For matters concerning the Urban County's CDBG program and the unincorporated County's HOME funding, please contact:

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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

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

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

To outreach to various agencies and organizations, the Urban County compiled an outreach list consisting of 125 agencies, including:

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

The complete outreach list is included in **Appendix A**. These agencies received email notices of the County's Action Plan process, which included public meetings and public hearings.

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

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

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

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

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

DRAFT

1	Agency/Group/Organization	Alliance on Aging
	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?	Agency was invited to the workshops and meetings through email and public notification.
2	Agency/Group/Organization	Boys and Girls Club of Monterey County
	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?	Agency was invited to the workshops and meetings through email and public notification.
3	Agency/Group/Organization	Court Appointed Special Advocated of Monterey County
	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?	Agency was invited to the workshops and meetings through email and public notification.
4	Agency/Group/Organization	Central Coast Center for Independent Living
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment 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?	Agency was invited to the workshops and meetings through email and public notification.
5	Agency/Group/Organization	Eden Council for Hope and Opportunity (ECHO)
	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?	Agency was invited to the workshops and meetings through email and public notification.
6	Agency/Group/Organization	Girls, Inc. of the Central Coast
	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?	Agency was invited to the workshops and meetings through email and public notification.
7	Agency/Group/Organization	Interim, Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was invited to the workshops and meetings through email and public notification.
8	Agency/Group/Organization	Meals on Wheels of the Monterey Peninsula
	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?	Agency attended Application/Consultation Workshop on December 13, 2019 and provided input on needs.

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?	Agency was invited to the workshops and meetings through email and public notification.
10	Agency/Group/Organization	Agriculture and Land-Based Training Association (ALBA)
	Agency/Group/Organization Type	Services – Agricultural workers
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was invited to the workshops and meetings through email and public notification.
11	Agency/Group/Organization	COUNTY HOMELESS SERVICES
	Agency/Group/Organization Type	Other government – County
	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?	Agency was consulted regarding the needs of the homeless, non-homeless special needs, and resident poverty.
12	Agency/Group/Organization	Monterey County Department of Social Services
	Agency/Group/Organization Type	Other government – County

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Homelessness Strategy Anti-Poverty Strategy
	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 the needs of the homeless, and resident poverty.
13	Agency/Group/Organization	Monterey County Housing Authority
	Agency/Group/Organization Type	Other government
	What section of the Plan was addressed by Consultation?	Homeless Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was invited to the workshops and meetings through email and public notification.
14	Agency/Group/Organization	Veterans Transition Center
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Veteran services
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs – Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was invited to the workshops and meetings through email and public notification.

Table 2 – Agencies, groups, organizations who participated

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

The Urban County's outreach program was comprehensive. The Urban County contacted 125 agencies as part of the outreach process for this Annual Action Plan. All applicable agencies and agency types were contacted.

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

Table 3 – Other local / regional / federal planning efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Monterey/San Benito County Continuum of Care	The information from the Homeless Count was used for the development of the homeless strategic plan in the Consolidated Plan.
Draft PHA Five-Year and Annual Plan (FY2025-2030)	Housing Authority of the County of Monterey	Public housing and rental assistance needs are addressed by HACM
Lead Me Home Update: 5-Year Plan to Reduce Homeless	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.
2024 Monterey County Homelessness Point-In-Time Co	Monterey/San Benito County Continuum of Care	The information from the Homeless Count was used for the development of the homeless strategic plan in the Consolidated Plan.
2023-2031 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	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)	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.
State of Broadband in the Monterey Bay Region	Monterey Bay Economic Partnership and Central Coast Broadband Consortium	CDBG funds may be used to address infrastructure needs.
2022 Monterey County Multi-Jurisdictional Hazard M	Monterey County Office of Emergency Services	CDBG funds may be used to address public health and safety issues.

Narrative (optional)

Refer to Appendix A for a complete outreach list, proof of publication, and summary of public comments received.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The County relies on the priorities identified in the Consolidated Plan and during public meetings and/or public hearings to determine the appropriate allocation of CDBG funds for the Urban County and HOME funds for the unincorporated County.

Appendix A includes materials from the outreach efforts. Specifically, the outreach program includes the following components:

Public Meeting and Consultation with Public and Nonprofit Service Agencies

The County conducted a CDBG Program Workshop for potential public and non-profit applicant service providers on January 14, 2026. Prior to the CDBG Program Workshop, a Notice of Funding Availability (NOFA) was published on December 11, 2025 (English and Spanish) in the Monterey County Weekly and posted in the County's social media. Flyers were also emailed to 125 public and nonprofit service agencies that may provide services in the Urban County area. Representatives from 15 agencies/ organizations attended the application/consultation workshops.

Urban County Committee Meetings

The County held an additional public meeting via its Urban County Committee on March 26, 2026, to rate, rank, and recommend projects for funding. All 125 contacts on the Outreach List were invited to this meeting.

Public Noticing of Draft Documents

A 30-day public review was held from April 9, 2026, through May 12, 2026. Copies of the draft Action Plan were made available for the public to review on the Monterey County website at <https://www.countyofmonterey.gov/government/departments-a-h/housing-community-development/planning-services/community-development-project-program-financing/urban-county-community-development-block-grants>

.Public Hearing

A public hearing was conducted before the County Board of Supervisors on May 12, 2026, at 10:30 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 26/27 Annual Action Plan (AAP).

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	Stakeholder Meeting	Regional and local service providers and nonprofit organizations, City and County Departments	Date: January 14, 2026	A detailed summary of the responses received is provided in Appendix A .	All comments were received.	
2	Urban County Committee Meeting	Non-targeted/broad community	Date: March 26, 2026	No comments were received.	N/A	
3	Newspaper Ad	Non-targeted/broad community Minorities Non-English Speaking - Specify other language: Spanish	30-day public comment period (April 9, 2026 through May 12, 2026). Notices were published in the Monterey Weekly and posted on social media in English and Spanish.	N/A	N/A	
4	Public Hearing	Non-targeted/broad community	Date: May 12, 2026, Board of Supervisor meeting.	A detailed summary of the responses received is provided in Appendix A .	All comments were received.	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Because HUD had not released the actual FY 2026-2027 CDBG and HOME allocations, the draft Action Plan was developed using estimated amounts, as shown below in Table 5. Funding will be revised once the actual FY 2026-2027 allocations are announced. If the actual FY 2026-2027 allocations for CDBG and HOME is greater or lesser than the estimates used, the amount for each project will be increased or decreased at the same percentage of change, with the Administrative and Public Services amounts rounded down to the nearest dollar if necessary to remain under the funding caps.

The FY 2026-2027 HUD CDBG allocation is \$1,338,382 for the unincorporated areas and the Cities of Gonzales, Greenfield, Marina and Sand City. Additionally, \$173,385 of remaining CDBG funds from FY 2025-2026 are available. This brings the total estimated CDBG allocation for FY 2026-2027 to \$1,511,767.

The estimated HOME budget for FY 2026-2027 for the unincorporated County is \$1,112,462.47, including:

- \$399,969.98 Federal HOME funds for FY 2026-2027.
- \$99,992.49 County match funds. Pursuant to HUD regulations, all participating jurisdictions (PJs) must contribute or match 25 cents for each dollar of HOME funds spent on affordable housing. As outlined in the FY 2025-2029 Consolidated Plan, the County intends to match a total of \$100,869.99 for FY 2026-2027, which exceeds the 25 cents per dollar requirement. The unincorporated County will use California Permanent Local Housing Allocation (PLHA) grant funds for this matching allocation.
- \$403,479.96 Federal HOME funds for FY 2025-2026 (Given the timing of the FY 2025-2030 Consolidated Plan review, the HOME funds for the FY 2025-2026 have not been allocated yet).
- \$96,520.04 State HOME funds for FY 2025-2026 (this is required to meet \$500,000 in total HOME funds for the first year of entitlement).
- \$112,500.00 County match funds for FY 2025-2026 (0.25 per HOME dollar)

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	1,338,382.00		173,385.00	1,511,767	4,015,146.00	The FY 2026-2027 CDBG allocation is \$1,338,382.00 FY 2026-2027 is the second year of the FY 2025-2029 Consolidated Plan.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	399,969.98	96,520.04	403,479.96	899,969.98	1,199,909.94	HOME funds are for the unincorporated County only. The FY 2026-2027 HOME allocation is \$399,969.98. FY 2026-2027 is the second year of the FY 2025-2029 Consolidated Plan. HOME fund allocations were not made during FY 2025-2026 due to the review timing of the FY 2025-2026 Action Plan, so the Federal and State HOME allocations carried over to FY 2026-2027.

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: \$		
Other	public - local	Admin and Planning Homeowner rehab TBRA	99,992.49	0.00	112,500.00	212,492.49	302,609.97	<p>Pursuant to HUD regulations, all participating jurisdictions (PJs) must contribute or match 25 cents for each dollar of HOME funds spent on affordable housing. For the next three years, the County will have an annual amount of \$89,993.255 of matching funds. The unincorporated County will use California Permanent Local Housing Allocation (PLHA) grant funds for this matching allocation.</p> <p>HOME fund allocations were not made during FY 2025-2026 due to the review timing of the FY 2025-2026 Action Plan, so the County match (\$112,500) carried over to FY 2026-2027.</p>

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 and the unincorporated County will do the same for the HOME 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. HOME guidelines emphasize the importance of using HOME to fill in 'financing gaps' that often result when projects face more rigid requirements established either by particular loan regulations, or due to the degree of competition for other financing.
- **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.

Home Match Requirements: Pursuant to HUD regulations, all participating jurisdictions (PJs) must contribute or match 25 cents for each dollar of HOME funds spent on affordable housing. The unincorporated County will use California Permanent Local Housing Allocation (PLHA) grant funds.

For FY 2026, the County will match \$100,869.99 from PHLA funding. After subtracting the ten percent of HOME allocations for administration (\$39,997.00), this amount exceeds the \$0.25 per HOME dollar requirement spent on affordable housing ($\$399,969.98 - \$39,997.00 \times \$0.25$).

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 Share Center at 855 East Laurel has been open since May 26, 2021, and supported by County General Funds, California Permanent Local Housing Allocation (PLHA) grant funds and City of Salinas contributions. The Seaside Shelter, located at 1292 Olympia Avenue, is open and is a 35-bed year-round shelter.

Discussion

CDBG regulations limit the maximum amount of annual grant funding that can be used to fund general administration (20 percent). For the FY 2026-27 this will limit general administration to \$267,676.40 for CDBG funds. CDBG regulations also limit the amount of annual funding that can be used for public services (15 percent). As a result, a maximum of \$200,757.30 of CDBG funds can be allocated for public services in FY 2026-27.

The Urban County received ten requests totaling \$373,160 for public service activities and seven proposals for facility CDBG funding.

For FY 2026-2027, the Urban County will distribute CDBG funds as follows:

- \$452,696 for Public Facilities and Improvements in the City of Marina (City of Marina Community Center Upgrades and ADA improvements).
- \$590,638 for Affordable Housing, Infrastructure and Public Facilities in the Urban County (Community Homeless Solutions PSH roofing project, ALBA Farmer Opportunity Center, Meals on Wheels Monterey Peninsula equipment for new community kitchen facility and the Veteran's Transition Center solar project).
- \$200,757.30 for Public Services, including Homeless Prevention Services.
- \$267,676.40 for Administration, including Fair Housing.

HOME regulations limit the maximum amount of annual grant funding that can be used for general administration (10 percent). With the unincorporated County's FY 2025-2026 carryover allocation of \$403,479.96 and the allocation of \$399,969.96 in FY 2026-2027, the maximum amount permitted for general administration would be \$80,344.99. However, the unincorporated County is only planning to use \$37,500 for FY 2025-2026 administration and \$7500 for FY 2026-2027 administration. For FY 2026-2027, the unincorporated County received five requests totaling \$3,216,930. The County will be distributing a total of \$1,112,462.47.00 in Federal and State HOME funds and County matching funds as follows:

- \$836,743 on Affordable Housing Rehabilitation (Community Homeless Solutions PSH roofing project).
- \$182,505 on Tenant Based Rental Assistance (Partnering with the Housing Authority of Monterey County).
- \$48,214 on Independent and Assistive Technology Service/Tenant Based Rental Assistance (Central Coast Center for Independent Living).
- \$45,000 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	2025	2029	Non-Homeless Special Needs Fair Housing		Public Services	CDBG: \$68,274.00	Public service activities other than Low/Moderate Income Housing Benefit: 450 Persons Assisted
2	Homeless and Homeless Prevention Services	2025	2029	Homeless	Urban County	Homeless Services and Homeless Prevention	CDBG: \$24,573.00	Public service activities other than Low/Moderate Income Housing Benefit: 24 Persons Assisted
3	Public Facilities	2025	2029	Non-Homeless Special Needs Non-Housing Community Development		Public Facilities	CDBG: \$840,356.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 225,275 Persons Assisted, 32 households assisted
4	Public Services	2025	2029	Non-Homeless Special Needs		Public Services	CDBG: \$151,611.00	Public service activities other than Low/Moderate Income Housing Benefit: 939 Persons Assisted
5	Affordable Housing	2025	2029	Affordable Housing		Affordable Housing	CDBG: \$202,978.00 /HOME: \$836,743.00 HOME: \$230,719.00	Affordable Housing Rehabilitation: assist 160 tenants: Tenant-based rental assistance / Rapid Rehousing: 26 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Planning and Administration	2025	2029	Planning And Administration		Planning and Administration	CDBG: \$223,975.00 HOME: \$45000.00	

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Fair Housing
	Goal Description	Provide fair housing services, including education, outreach, investigation, mediation, and litigation services. The Urban County contracts with two organizations to provide these services, Legal Services for Seniors and Eden Council for Hope and Opportunity.
2	Goal Name	Homeless and Homeless Prevention Services
	Goal Description	Provide a range of services for the homeless and those who are at risk of becoming homeless.
3	Goal Name	Public Facilities
	Goal Description	Provide public facilities to benefit low- and moderate-income persons.
4	Goal Name	Public Services
	Goal Description	Provide a range of supportive services for low- and moderate-income persons. Emphasis will be on youth services (particularly for at-risk youth) and senior services
5	Goal Name	Affordable Housing
	Goal Description	Provide decent and affordable housing for low- and moderate-income persons through rehabilitation, acquisition/rehabilitation, infrastructure improvements, and other related activities.

6	Goal Name	Planning and Administration
	Goal Description	Compliance with all CDBG and HOME regulations, planning and reporting requirements is important to ensure that the County continues to receive funding from HUD.

DRAFT

Projects

AP-35 Projects – 91.220(d)

Introduction

FY 2026-2027 is the Urban County's second year of implementing the Community Development Block Grant (CDBG) program for the FY 2025 – FY 2029 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; or
- 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.

The unincorporated County is also receiving funds from the HOME Investment Partnership Program (HOME). Funding for this program can be used to increase affordable housing for low/moderate-income households through construction of new housing and rehabilitation of rental and ownership housing.

FY 2026-2027 Funding Allocation

The FY 2026-2027 HUD CDBG allocation is \$1,338,382 for the unincorporated areas and the Cities of Gonzales, Greenfield, Marina and Sand City. Additionally, \$173,385 of remaining CDBG funds from FY 2025-2026 are available. This brings the total estimated CDBG allocation for FY 2026-2027 to \$1,511,767.

The estimated HOME budget for FY 2026-2027 for the unincorporated County is \$1,112,462.47, including:

- \$399,969.98 Federal HOME funds for FY 2026-2027.
- \$99,992.49 County match funds. Pursuant to HUD regulations, all participating jurisdictions (PJs) must contribute or match 25 cents for each dollar of HOME funds spent on affordable housing. As outlined in the FY 2025-2029 Consolidated Plan, the County intends to match a total of \$100,869.99 for FY 2026-2027, which exceeds the 25 cents per dollar requirement. The unincorporated County will use California Permanent Local Housing Allocation (PLHA) grant funds for this matching allocation.
- \$403,479.96 Federal HOME funds for FY 2025-2026 (Given the timing of the FY 2025-2030 Consolidated Plan review, the HOME funds for the FY 2025-2026 have not been allocated yet).
- \$96,520.04 State HOME funds for FY 2025-2026 (this is required to meet \$500,000 in total HOME funds for the first year of entitlement).
- \$112,500.00 County match funds for FY 2025-2026 (0.25 per HOME dollar)

Projects

#	Project Name
1	Fair Housing and Tenant/Landlord Services
2	Legal Services for Seniors
3	Alliance on Aging Outreach Services
4	South County Youth Programs and Services (SMART Program)
5	Volunteer Recruitment Program (CASA)
6	After School Program (Girls, Inc)
7	MCHOME (Homeless Street Outreach)
8	Meals on Wheels Monterey Peninsula Inc. (MOWMP) – Home Delivered Meals Program
9	Meals on Wheels of the Salinas Valley (MOWSV)
10	City of Marina Community Center Upgrades and ADA Improvements
11	Farmer Opportunity Center (ALBA)
12	2025 PSH Facilities Improvement Project – Housing Rehabilitation
13	Central Coast Center for Independent Living
14	Meals on Wheels Monterey Peninsula Inc. (MOWMP) – Kitchen Equipment
15	Veteran’s Transition Center – Solar Project
16	Monterey County Tenant Based Rental Assistance
17	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
- Provision of services and program to benefit low- and moderate-income households; and
- Provision of services for the homeless and those at risk of becoming homeless; and
- Provision of affordable housing to low- and moderate-income households.
- 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 2025-2029 Consolidated Plan were funded in FY 2026-2027. 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 funds (and the unincorporated County’s HOME funds), 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	Fair Housing and Tenant/Landlord Services
	Target Area	Urban County
	Goals Supported	Fair Housing
	Needs Addressed	Public Services
	Funding	CDBG: \$43,701.00
	Description	Eden Council for Hope and Opportunity (ECHO) will provide fair housing and tenant/property owner services in unincorporated Monterey County. The project will serve low- and moderate-income households by offering housing counseling, discrimination complaint investigations, systemic audits, and mediation/conciliation services. Additionally, ECHO will conduct presentations, participate in TV/radio interviews, and distribute flyers and advertise via mass media throughout Monterey County. 1. Matrix Code -05J - Fair Housing Activities (subj. to Public Services cap), 05K - Tenant/Landlord Counseling, 21D - Fair Housing Activities (subj. to General Admin. Cap); 2.National Objective- N/A; 3. Presumed Benefit- N/A; 4. Performance Objective - N/A; 5. Performance Measure - N/A; 6. Performance Outcome -N/A.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	150 households/persons
	Location Description	ECHO Housing's hours of operation are 9AM to 5PM, Monday through Friday. Counselors can be reached at 831-566-0824 or, toll free, 855-ASK-ECHO. Locations in Monterey County are as follows: Salinas Office 168 W. Alisal Street Salinas, CA 93901 Monday, Wednesday, Friday Monterey Office 580 Pacific Street Monterey, CA 93940 Tuesday, Thursday

	Planned Activities	<p>ECHO will:</p> <ul style="list-style-type: none"> • Respond to fair housing inquiries • Conduct 25 investigations of fair housing complaints • Provide tenant/landlord counseling • Facilitate tenant/landlord conciliations/mediations <p>In addition to the above activities, ECHO will provide training to the general public on fair housing and tenant/landlord laws and how they are observed. Efforts will be targeted to property owners and managers to insure their awareness of and compliance with the laws. ECHO will also identify groups who are at risk of being discriminated against and inform them of their rights. The activities include:</p> <ol style="list-style-type: none"> 1) Provide urban Monterey County residents with 4 presentations on housing rights; 2) Distribute 240 pieces of educational material; 3) Participate in TV/radio interview; 4) Conduct mass media outreach; 5) Monthly social media ads.
2	Project Name	Legal Services for Seniors
Target Area	Urban County	
Goals Supported	Fair Housing	
Needs Addressed	Public Services	
Funding	CDBG: \$24,573.00	
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, Marina and Sand City. Services will include legal assistance, education and outreach to seniors over 60 to address issues related to landlords and tenants, living conditions, reasonable accommodation, and other issues. 1. Matrix Code – 05C – Legal Services; 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	6/30/2027	
Estimate the number and type of families that will benefit from the proposed activities	300 low-income seniors	

	<p>Location Description</p> <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) 								
	<p>Planned Activities</p> <p>LSS will provide direct legal services to low-income seniors in the Urban County and provide 4 workshops/seminars with total audience of 100 on recognizing and preventing elder abuse (financial, physical and emotional).</p> <p>LSS provides free legal advice for seniors to address problems that only licensed attorneys can resolve:</p> <ul style="list-style-type: none"> • Housing: Help seniors access and maintain affordable, subsidized public housing and avoid unlawful evictions and substandard living situations. • Financial Abuse: LSS's confidential attorney representation protects seniors from home equity and home repair scammers. • Public Benefits: LSS attorneys and legal advocates help seniors maintain public benefits that have been denied due to institutional oversight. • Health Care, Insurance and End-of-Life Planning: Seniors with basic health care are better able to remain in and maintain their own homes. • Physical Abuse: LSS helps seniors obtain restraining orders in domestic violence court when family members and friends threaten physical abuse. • Probate Law: We represent seniors in Probate Minor Guardianship petitions and Limited Conservatorships (seniors seeking guardianship of adult disabled children). • Community Education: LSS provides community workshops each year on issues important to Monterey County seniors. Our goal is to address and correct legal harm done to Monterey County. 								
3	<table border="1"> <tr> <td data-bbox="532 1640 862 1696">Project Name</td> <td data-bbox="862 1640 1430 1696">Alliance on Aging Outreach Services</td> </tr> <tr> <td data-bbox="532 1696 862 1753">Target Area</td> <td data-bbox="862 1696 1430 1753">Urban County</td> </tr> <tr> <td data-bbox="532 1753 862 1810">Goals Supported</td> <td data-bbox="862 1753 1430 1810">Public Services</td> </tr> <tr> <td data-bbox="532 1810 862 1856">Needs Addressed</td> <td data-bbox="862 1810 1430 1856">Public Services</td> </tr> </table>	Project Name	Alliance on Aging Outreach Services	Target Area	Urban County	Goals Supported	Public Services	Needs Addressed	Public Services
Project Name	Alliance on Aging Outreach Services								
Target Area	Urban County								
Goals Supported	Public Services								
Needs Addressed	Public Services								

	Funding	CDBG: \$19,659.00
	Description	The Alliance on Aging (AOA) provides outreach, benefits assistance, Medicare counsel to seniors in multiple senior venues throughout the County. Since 2021 AOA has had a weekly presence at Taylor Farms Wellness Center where staff offer information & benefits assistance. The center attracts seniors and their families seeking information and resource packet. AOA participates in Meals on Wheels monthly congregate luncheon/social affairs in Greenfield, Gonzales, Marina, unincorporated areas of Monterey County and numerous low-income senior housing complexes. 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 255 of at least 62-years of age.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	255 seniors living in the rural areas of Monterey County
	Location Description	Taylor Farms Family Health and Wellness Center 850 5th St, Gonzales, CA 93926
	Planned Activities	The proposed activities include: <ul style="list-style-type: none"> • Benefits Checkup provides clients help applying for low-income social services available in Monterey County. • Tax Preparation prepares and electronically files Federal and State of California tax returns for clients. • Fall Prevention Program pilot provides clients with individual fall risk assessments, fall prevention education and evidence based physical activities designed to help prevent falls.
4	Project Name	South County Youth Programs and Services (SMART Program)
	Target Area	Urban County
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$24,573.00

	<p>Description</p> <p>The Boys and Girls Club of Monterey County will bring the Skills Mastery and Resistance Training (SMART) program to Greenfield and Gonzales youth, equipping them with critical social and emotional skills. Participants will learn to navigate peer pressure, practice coping strategies, and share these skills with peers, with progress assessed through role-playing, facilitator observation, and participant feedback. Each youth will also identify at least three trusted adults in their community to support emotional well-being. Using evidence-based practices, the program fosters resilience, emotional regulation, and peer-to-peer leadership, ensuring measurable improvements in social-emotional competence and overall youth development.</p> <p>1. Matrix Code - 05B (24CFR570.201(e)); 2. National Objective - LMC (24CFR570.208(a)(2)(i)(A)); 3. Presumed Benefit - Yes; Adults meeting Bureau of Census definition of severely disabled adults; 4. Performance Objective - Public Services; 5. Performance Measure - Provide Decent Affordable Housing; 6. Performance Outcome- Services provided 435 youth in Gonzales and Greenfield.</p>										
	<p>Target Date</p> <p>6/30/2027</p>										
	<p>Estimate the number and type of families that will benefit from the proposed activities</p> <p>435 youth in Gonzales and Greenfield</p>										
	<p>Location Description</p> <p>Cesar Chavez Elementary, Oak Avenue Elementary and Arroyo Seco Academy in the Greenfield Unified School District Fairview Middle School in the Gonzales Unified School District</p>										
	<p>Planned Activities</p> <p>SMART is an evidence based, small-group program followed by a prevention involvement component in which the SMART Leaders youth participate as peer leaders and positive role models in prevention-related and other general activities at their school. By reinforcing skills such as goal-setting, resisting peer pressure, and identifying credible health information, participants gain tools to navigate challenges both at school and in their communities. School administrators have noted that these supports address gaps in youth development and are highly requested to meet student needs.</p>										
5	<table border="1"> <tr> <td data-bbox="240 1549 532 1602">Project Name</td> <td data-bbox="532 1549 1430 1602">Volunteer Recruitment Program (CASA)</td> </tr> <tr> <td data-bbox="240 1602 532 1654">Target Area</td> <td data-bbox="532 1602 1430 1654">Urban County</td> </tr> <tr> <td data-bbox="240 1654 532 1707">Goals Supported</td> <td data-bbox="532 1654 1430 1707">Public Services</td> </tr> <tr> <td data-bbox="240 1707 532 1759">Needs Addressed</td> <td data-bbox="532 1707 1430 1759">Public Services</td> </tr> <tr> <td data-bbox="240 1759 532 1812">Funding</td> <td data-bbox="532 1759 1430 1812">CDBG: \$24,573.00</td> </tr> </table>	Project Name	Volunteer Recruitment Program (CASA)	Target Area	Urban County	Goals Supported	Public Services	Needs Addressed	Public Services	Funding	CDBG: \$24,573.00
Project Name	Volunteer Recruitment Program (CASA)										
Target Area	Urban County										
Goals Supported	Public Services										
Needs Addressed	Public Services										
Funding	CDBG: \$24,573.00										

	Description	The Court Appointed Special Advocates (CASA) of Monterey County is recruiting volunteers a part of their program. CASA serves children and youth in foster care ages 0 to 21 and youth in the juvenile justice system. All of the young people qualify as low income. Children and youth with a CASA spend 7.5 fewer months in the foster care system and are half as likely to re-enter it as foster children/ youth without a CASA. Often CASAs hold education rights for their children. In these cases: 85% improve school attendance 77% improve grades 84% of high school students improve their number of credits. 1. Matrix Code - 05N (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 Provide support for youth in the juvenile justice system
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	15 youth ages 0 to 21
	Location Description	CASA of Monterey County 945 S Main Street, Suite 107 Salinas, CA 93901
	Planned Activities	Marketing and recruitment efforts include social media posts, print ads in several Monterey County publications such as the Pinecone, the Monterey Herald and Weekly, Carmel Magazine and more. CASA also advertises on KSBW and KAZU and table at a wide variety of local events including monthly office hours in South County at Supervisor Chris Lopez' office and attendance at many County wide farmer's markets.
6	Project Name	After School Program (Girls, Inc)
	Target Area	Urban County
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$24,573.00

	Description	Provide youth development and prevention services to low-income girls, ages 9-18, at 5 school sites in North Monterey County, Greenfield and Marina. We will offer 2 programs that (1) encourage girls to pursue a college education, plan for future careers, develop decision-making, leadership skills, and public speaking skills ; and (2) inspire younger girls to set wellness goals, develop healthy relationships, practice assertive communication, gain knowledge of reproductive health, avoid unhealthy behaviors, know the impact of harmful substances on the body, manage stress, identify bullying and handle conflict. 1. Matrix Code - 05D (24CFR570.201(e)); 2. National Objective - LMC (24CFR570.208(a)(2)(i)(A)); 3. Presumed Benefit - No; 4. Performance Objective - Public Services; 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome - Availability/Accessibility for 165 low income youth.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	165 youth in North Monterey County, City of Greenfield and City of Marina
	Location Description	Mary Chapa Elementary and Castroville Elementary School North Monterey County, Greenfield, and Marina High Schools.
	Planned Activities	Girls Inc. offers after-school programs for girls, ages 9-12 and their parents, at 2 elementary schools and young women at 3 high school schools. Participants learn the importance of a college education, entrance requirements, potential career paths, and understand healthy vs. unhealthy relationships. 89% of girls have been Latina. At least 90% of families have incomes below \$50,000/year.
7	Project Name	MCHOME (Homeless Street Outreach)
	Target Area	Urban County
	Goals Supported	Homeless and Homeless Prevention Services
	Needs Addressed	Homeless Services and Homeless Prevention Public Services
	Funding	CDBG: \$24,573.00

	Description	MCHOME is a street outreach & Full-Service Partnership (FSP) program serving adults, age 18 and older, who have psychiatric disabilities, are homeless, & who are very low income. The program serves homeless adults with serious mental illness, helping them transition from the streets into supportive housing with intensive, integrated services. (Medi-Cal, benefits), referrals, linkage to housing services providers, etc. 1. Matrix Code 050; 2. National Objective - LMC (24CFR570.208(a)(2)(i)(A)); 3. Presumed Benefit - Yes, homeless; 4. Performance Objective - Public Services; 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome Availability/Accessibility to programs that serve 24 homeless individuals.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	24 homeless individuals
	Location Description	Unincorporated areas of the county as well as in the City of Sand City, Marina, Gonzales, and Greenfield
	Planned Activities	Interim's MCHOME program will work to outreach the hard to reach mentally ill homeless population and provide them with the tools to not only stabilize their mental health but get on the path to housing. A total of 50 bed nights will be provided to those who are receiving needed mental health services, while they prepare for appointments with housing providers, and other medical professionals. MCHOME provides street outreach, assistance obtaining identification and income, healthcare and substance use referrals, emergency shelter or motel stays, food and personal care items, and mental health evaluation and medication. Funds support temporary housing and services until participants secure benefits or employment.
8	Project Name	Meals on Wheels Monterey Peninsula Inc. (MOWMP)
	Target Area	Urban County
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$24,573.00

	Description	Meals on Wheels of the Monterey Peninsula will provide home delivered nutrition services to approximately 200 homebound low- and moderate-income seniors and adults with disabilities in Monterey County. The program will reduce food insecurity among homebound residents by making healthy meals available and accessible where people live, particularly for individuals facing mobility limitations and transportation barriers. 1. Matrix Code 05A (24CFR570.201(e)); 2. National Objective - LMC (24CFR570.208(a)); 3. Presumed Benefit Yes, elderly, aged 62 or older; 4. Performance Objective - Public Services; 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome - Availability/Accessibility to provide home delivered meals to 200 elderly clients.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	32 low-income seniors
	Location Description	Sand City and Marina
	Planned Activities	MOWMP anticipates it will serve 200 frail, elderly, and/or disabled homebound clients who reside in Sand City and Marina. Participants will receive up to 18 freshly prepared, nutritious meals per week, along with regular wellness check-ins. The program will improve access to basic nutrition, reduce food insecurity and social isolation, and support independent living for vulnerable residents throughout the grant period.
9	Project Name	Meals on Wheels of the Salinas Valley (MOWSV)
	Target Area	Urban County
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$24,573.00
	Description	MOWSV serves homebound seniors, 62 and older who can no longer shop or cook for themselves. They live in the rural areas of Monterey County: Gonzales, Greenfield, Royal Oaks, Boronda, Castroville, Los Lomas & Pajaro. Receiving weekly meals, delivered by caring volunteers and staff will improve their condition by ensuring they have nutritious meals on a regular basis. 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 25 seniors who are otherwise unable to shop or cook for themselves.
	Target Date	6/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	25 seniors will receive home-delivered meals
	Location Description	Meals on Wheels of the Salinas Valley:40 Clark Street, Ste. C, Salinas, CA.
	Planned Activities	Homebound seniors, 62 and older, will: <ul style="list-style-type: none"> • Receive 5 main meals delivered to their homes every week, rain or shine. • An abundant bag of fresh fruits and vegetables to accompany the main meals clients receive every week. • A large back of non-perishable items such as peanut butter, soups, cereals, grains and other items. • Clients are also offered: reading glasses, adult diapers, food for their dogs, cats or birds, free books and/or books on tape from Monterey County Free Library, a copy of the Monterey County Weekly every week, an opportunity to hear live music from a musician as part of our monthly Art & About program where we bring our homebound clients a 'sidewalk serenade'.
10	Project Name	City of Marina Community Center Upgrades and ADA Improvements
	Target Area	Urban County
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$452,696.00
	Description	The City of Marina Community Center upgrades include ADA improvements to help senior citizens access the center.1. Matrix Code – 03F (24CFR570.201(c)); 2. National Objective - LMA (24CFR570.208(a)(1)); 3. Presumed Benefit - No, according to the HUD released LMI Area Data, based on 2011-2015 ACS, service area is 54.34% low/mod.; 4.Performance Objective - Public Facilities; 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome – Availability/Accessibility for senior citizens
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	450,000 residents, particularly seniors, in the City of Marina
	Location Description	Vince DiMaggio Park 3200 Del Monte Blvd Marina, CA 93933

	Planned Activities	Upgrade the City's Community Center, including ADA improvements that will improve access for residents, particularly seniors.
11	Project Name	Farmer Opportunity Center (ALBA)
	Target Area	Monterey County, including the Urban County
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$150,000
	Description	The Farmer Opportunity Center is a 3,750 sq/ft. office building and training center that marks the next stage of growth. ALBA has long outgrown its current offices and classroom, built shortly after its founding. It is hindering the quality of the program and preventing development of additional services and the hiring of new personnel. 1. Matrix Code – 03 – Public Facilities & Improvements; 2. National Objective - LMC ; 3. Presumed Benefit -No.; 4.Performance Objective – Public Facilities; 5. Performance Measure – Create Economic Opportunities; 6. Performance Outcome -.Economic opportunities for 50 people in the County
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	50 extremely-low, low- and moderate-income individuals in the Urban County
	Location Description	New 3,750 square foot office building and training center in unincorporated Salinas
Planned Activities	New classrooms and personnel to continue land-based education for aspiring organic farmers. This will include access to agricultural workforce training and assistance in finding employment in the industry.	
12	Project Name	2025 PSH Facilities Improvement Project
	Target Area	Urban County
	Goals Supported	Public Facilities Affordable Housing
	Needs Addressed	Public Facilities Affordable Housing
	Funding	CDBG: \$202,978.00 HOME: \$836,742.00

	Description	Community Homeless Solutions operates a Permanent Supportive Housing, Youth Housing, Bridge Housing and Domestic Violence facility in Marina, CA. The buildings on-site are over 40 years old and are in need of roof replacement. Roofing repairs are needed to maintain units to federal Housing Quality Standards ensuring their availability. Without roofing repairs the units will become uninhabitable, thereby intensifying the shortage of affordable housing. 1. Matrix Code - 14B (24CFR570.201(c)); 2. National Objective - LMC (24CFR570.208(a)(1)); 3. Presumed Benefit No; 4. Performance Objective - Public Facilities; 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome - Sustainability by improving facilities that provide housing services to 160 low- to moderate-income clients/tenants.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	160 low- to moderate-income clients/tenants in the City of Marina
	Location Description	Community Homeless Solutions 3087 Wittenmyer Court Marina, CA 93933
	Planned Activities	Activities on the roofs of 21 buildings (53 units) include inspections to identify underlying issues, removal of all existing roofing materials, inspection/repair of roof deck as needed, installation of roofing underlayment, installing flashing around vents/open areas to prevent water leaks, installation of new roofing material, and installation of ventilation along roof edges.
13	Project Name	Central Coast Center for Independent Living (CCCIL)
	Target Area	Urban County and Unincorporated County
	Goals Supported	Public Services Affordable Housing
	Needs Addressed	Public Services Affordable Housing
	Funding	CDBG: \$9,086 HOME: \$48,214

	Description	CCCIL offers the opportunity to consumers with disabilities and seniors to receive services from CCCIL to increase their independence and become part of our community at large. CCCIL assists people with disabilities of all ages, races, gender, ethnicity and sexual orientation. Focusing on addressing the needs of the traditionally underserved such as agricultural farmworkers, Traumatic Brain Injury survivors, seniors, and youth with disabilities. 1. Matrix Code 05B - Services for Persons with Disabilities (CDBG) 05Q - Subsistence Payments (CDBG), 05S - Rental Housing Subsidies (HOME TBRA) , ; 2. National Objective – LMC(570.208 (a)(2)); 3. Presumed Benefit – Severely Disabled Persons.; Performance Objective - Public Services; 5. Performance Measure - Provide Decent Affordable Housing ; 6. Performance Outcome – Availability/Accessibility 199 clients.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	CDBG: 12 persons will receive assistance (case management, IL skills, etc.). HOME: 13 persons will receive an average of \$3,500 in direct financial assistance
	Location Description	CCCIL 318 Cayuga Street Salinas, CA 93901
	Planned Activities	CCCIL will use the funds to provide services to consumers to fund a part-time case manager and to provide direct financial assistance to consumers who are at risk of homelessness and need assistance with one or two months of rent.
14	Project Name	Meals on Wheels Monterey Peninsula Inc. (MOWMP) – Kitchen Equipment
	Target Area	Urban County
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$50,000
	Description	MOWMP needs essential kitchen equipment for its new Community Kitchen facility in Seaside. This equipment will increase the facility’s capacity to produce and deliver freshly prepared, nutritious meals to low- and moderate-income seniors and adults with disabilities. By expanding meal production, the project will enhance service availability, reduce food insecurity, and support independent living. 1. Matrix Code 03E (24CFR570.201(c)); 2. National Objective - LMC (24CFR570.208(a)(1)); 3. Presumed Benefit - Yes, Disabled or elderly persons aged 62 or older.; 4. Performance Objective Infrastructure Improvements; 5. Performance Measure -Create Suitable Living Environments; 6. Performance Outcome – Availability/Accessibility

	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	225 low- and moderate-income seniors and adults with disabilities
	Location Description	Marina, Sand City and surrounding unincorporated communities
	Planned Activities	Grant funds will be used to purchase and install essential commercial kitchen equipment, including either a kettle mixer and cook/chill system or high-capacity Combi-ovens, to increase meal production capacity at the Community Kitchen facility. The project will purchase high-capacity commercial cooking equipment (kettle mixer and cook/chill system or equivalent Combi-oven equipment) to support increased meal production and improve efficiency at the Community Kitchen serving low- and moderate-income seniors and adults with disabilities.
15	Project Name	Veteran's Transition Center – Solar Project
	Target Area	City of Marina
	Goals Supported	Public Facilities
	Needs Addressed	Infrastructure
	Funding	\$187,660
	Description	The Solar Empowerment for Veterans project will install additional solar panels on VTC transitional housing serving homeless, low-income veterans. The system will provide uninterrupted power for residents with medical needs, electric mobility devices, and telehealth access during outages. The project will reduce utility costs and redirect savings toward expanded veteran services and continuous maintenance to preserve existing housing stock and ensure long term housing stability. 1. Matrix Code 03C (24CFR570.201(c)); 2. National Objective - LMC (24CFR570.208(a)(2)); 3. Presumed Benefit – Homeless Persons.; 4. Performance Objective Infrastructure Improvements for Affordable Housing; 5. Performance Measure -Provide Descent Affordable Housing; 6. Performance Outcome Affordability 32 low-income households.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	32 Low- or moderate-income households in Marina,

	Location Description	VTC of California 220 Twelfth Street Marina, CA 93933
	Planned Activities	The Solar Empowerment for Veterans project will install additional solar panels on VTC transitional housing serving homeless, low-income veterans. The project changes outcomes by removing a critical vulnerability for low-income veterans living with medical and mobility needs. Uninterrupted power reduces health risks during outages, supports consistent use of medical equipment and telehealth, and allows residents to remain safely housed without disruption. Reduced utility costs free resources for expanded services and ongoing maintenance, resulting in better health outcomes and the long-term preservation of existing housing.
16	Project Name	Monterey County Tenant Based Rental Assistance
	Target Area	Unincorporated Monterey County
	Goals Supported	Infrastructure Improvements/Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$182,506.00
	Description	Partner with the Housing Authority of Monterey County to administer a tenant based rental assistance program. 1. Matrix Code 03C (24CFR570.201(c)); 2. National Objective - LMC (24CFR570.208(a)(2)); 3. Presumed Benefit – Homeless Persons.; 4. Performance Objective Infrastructure Improvements for Affordable Housing; 5. Performance Measure -Provide Descent Affordable Housing; 6. Performance Outcome Affordability 32 low-income households.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	13 low-income households
	Location Description	Unincorporated County
	Planned Activities	Funding for 13 TBRA
17	Project Name	General Administration
	Target Area	Urban County (CDBG); Unincorporated County (HOME)
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$223,975.00 HOME: \$45,000.00

Description	This project provides for County costs to administer the CDBG and HOME programs.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	6/30/2027
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 and HOME funds.
Location Description	The Housing and Community Development office is located at 1441 Schilling Place – 2nd Fl, South, 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
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The Urban County is composed of the cities of Gonzales, Greenfield, Marina 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. Additionally, the unincorporated County has not established specific geographic target areas for HOME funds. 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 disbursed that it is not possible to focus on those areas.

Geographic Distribution

Target Area	Percentage of Funds
Urban County	

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. Additionally, the unincorporated County has not established specific geographic target areas for HOME funds. 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; and
- 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

The County anticipates expending the following funding towards affordable housing:

- \$202,978 in CDBG funds and \$836,742 in HOME funds on the Community Homeless Solutions Permanent Supportive Housing (PSH) Improvement Project. This project will include roof replacements on 53 PSH units.
- \$48,214 in HOME funds on the Central Coast Center for Independent Living TBRA project (13 low-income households).
- \$182,506 in HOME funds for the TBRA project in coordination with the Housing Authority of Monterey County. These funds will provide rental assistance to 13 low-income households.

One Year Goals for the Number of Households to be Supported	
Homeless	53
Non-Homeless	26
Special-Needs	
Total	79

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	26
The Production of New Units	
Rehab of Existing Units	53
Acquisition of Existing Units	
Total	79

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

See discussion above.

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Authority of the County of Monterey (HACM) has converted all its public housing units to Project-Based Rental Assistance and does not currently own or operate any public housing units. 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.

One development in Marina with 56 units.

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. These include:

- Requiring each adult household member to participate in eight hours of community services; and
- Encouraging the installation of neighborhood watch programs; and
- 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

See discussion above.

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 2025 - FY 2029 Consolidated Plan. For FY 2026-2027, the Urban County anticipates expending approximately 12 percent of its public service cap funds (up to 15 percent of the CDBG annual allocation), 23 percent of the FY 2026-2027 CDBG project funds (\$202,978) and 75 percent of HOME funds (\$836,742) to provide homeless and homeless prevention services.

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

For FY 2026-2027, the Urban County anticipates expending approximately 12 percent of its public service cap funds (up to 15 percent of the CDBG annual allocation), 23 percent (\$202,978) of the FY 2026-2027 CDBG project funds and 75 percent of HOME funds (\$836,742) to provide homeless and homeless prevention services through the following:

- Interim, Inc MCHOME (Homeless Street Outreach): MCHOME is a street outreach & Full-Service Partnership (FSP) program serving adults, age 18 and older, who have psychiatric disabilities, are homeless, & who are very low income. The MCHOME program will work to outreach the hard to reach mentally ill homeless population and provide them with the tools to not only stabilize their mental health but get on the path to housing. A total of 50 bed nights will be provided to those who are receiving needed mental health services, while they prepare for appointments with housing providers, and other medical professionals. MCHOME provides street outreach, assistance obtaining identification and income, healthcare and substance use referrals, emergency shelter or motel stays, food and personal care items, and mental health evaluation and medication. Funds support temporary housing and services until participants secure benefits or employment
- Community Homeless Solutions Permanent Supportive Housing Facilities Improvement Project: Roofing repairs are needed to maintain the PSH units to federal Housing Quality Standards ensuring their availability. The facility, located in the City of Marina, has a total of 21 buildings with 53 units as part of the PSH, Youth Housing, Bridge Housing and Domestic Violence Program.

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

The funding for the MCHOME program will focus on outreach to those homeless individuals in the unincorporated areas of the county as well as in Sand City, Marina, Gonzales, and Greenfield. In 2024, Interim acquired office space in Soledad, which has improved outreach to surrounding unincorporated areas in South County. The homeless population in these areas will benefit as they now have access to mental health services as well as increased access to motel rooms to limit congestion in homeless encampments and get on the path to housing

Addressing the emergency shelter and transitional housing needs of homeless persons

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 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

The Community Homeless Solutions facilities includes Permanent Supportive Housing, Youth Housing, Bridge Housing and a Domestic Violence Program in the City of Marina.

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.

A variety of programs and facilities are available to the homeless population in Monterey County. The County's Community Action Partnership publishes the Monterey County Homeless Services Guide annually to assist the community in connecting to resources that serve the homeless and at-risk populations in the County. These include information about housing and nutrition resources, as well as access to legal, health, and mental health services. Some of the key resources available in Monterey County include the following:

Emergency Shelters and Transitional Housing

In Monterey County, emergency shelter is offered primarily through shelter facilities and safe overnight parking facilities. According to the HUD 2024 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report there are a total of 677 emergency shelter beds available in Salinas/Monterey and San Benito Counties, including 87 family units, 316 family beds, and 361 adult-only beds.

Transitional/Temporary Housing

Transitional or temporary housing provides safe living space and supportive services until permanent housing becomes available.

Permanent Supportive Housing

In some cases, ongoing supportive services are required for individuals and families when they move into more permanent housing.

Housing and Nutrition Services

Additional housing and food assistance available in Monterey County includes:

- Central Coast Center for Independent Living
- Housing Resource Center of Monterey County
- Food Bank for Monterey County
- Franciscan Workers – Dorothy’s Kitchen
- Gathering for Women
- Pass the Word Ministry
- Salinas First United Methodist Church – Neighborhood Services
- Victory Mission
- Salvation Army – Sabu Shake Good Samaritan Center & Salinas Army Corps
- Victory Mission

Youth and Family Services

In addition to the services described above, there are a variety of services available in Monterey County for families and youth. Many of these are facilitated through the Monterey County Office of Education, which provides professional development, technical assistance, advocacy, community representation, transportation assistance, tutoring, food and clothing, college and career support, and school supplies for preschool through community college students at schools in the County. Similar support is also provided through local school districts at schools and resources centers throughout the County.

Veteran Services

There are a variety of services and housing supports available to Monterey County veterans and their families.

Discussion

See discussion above

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.

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

Lack of Affordable Housing Funds

The high construction and land costs in Monterey County render the need for substantial subsidies for affordable housing. However, the availability of funding for affordable housing has been severely affected by the dissolution of redevelopment agencies in the State of California.

State and Federal Davis-Bacon Prevailing Wages

The State Department of Industrial Relations (DIR) expanded the kinds of projects that require the payment of prevailing wages. Prevailing wage adds to the overall cost of development. A prevailing wage must also be paid to laborers when federal funds are used to pay labor costs for any project over \$2,000 or on any multi-family project over eight units. Based on discussions with developers, various prevailing wage requirements typically inflate the development costs by 35 percent.

Environmental Protection

State law (California Environmental Quality Act, California Endangered Species Act) and federal law (National Environmental Protection Act, Federal Endangered Species Act) regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, use permits, etc.). Costs resulting from the environmental review process are also added to the cost of housing. Recent State legislation has aimed to streamline affordable housing development, including exempting certain projects from CEQA processing.

California Coastal Act of 1976

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

Monterey County.

Land Use Policies

Local land use policies could be a constraint to housing development when the requirements for parking, height limit, density, and setbacks result in limiting the number of housing units that can be feasibly constructed on site. Recent changes in State law now require local jurisdictions to develop objective standards to facilitate housing development.

Planning and Development Fees

Planning and development impact fees, such as for transportation, water, and sewer infrastructure improvements, often add to the overall cost of development. Many jurisdictions waive, reduce, or defer fees for affordable housing.

Permit and Processing Procedures

Builders and developers frequently cite the cost of holding land during the evaluation and review process as a significant factor in the cost of housing. Processing times vary with the complexity of the project. Recent changes to State law require jurisdictions allow certain types of housing by right without discretionary review as a way to streamline housing development.

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

For FY 2026-2027, the County anticipates utilizing funding for the following affordable housing projects:

- \$202,978 in CDBG funds and \$836,742 in HOME funds on the Community Homeless Solutions Permanent Supportive Housing (PSH) Improvement Project. This project will include roof replacements on 53 PSH units.
- \$48,214 in HOME funds on the Central Coast Center for Independent Living TBRA project (13 low-income households).
- \$182,506 in HOME funds for the TBRA project in coordination with the Housing Authority of Monterey County. These funds will provide rental assistance to 13 low-income households.

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; and
- 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. The unincorporated County will also continue to communicate with local HUD staff and attend available trainings for the HOME 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 and HOME programs. The Urban County will continue to maintain and expand the outreach list for the CDBG program and the outreach list for the HOME program.

Discussion:

See discussions above.

Program Specific Requirements

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

Introduction:

Projects planned with all CDBG and HOME 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.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(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. | 100.00% |

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

No other forms of HOME investments beyond those previously described.
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

HOME funds are not being utilized for homebuyer activities.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

HOME funds are not being utilized acquire units.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The County has no plan to use HOME funds to refinance existing debt.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

TBRA activities will be utilized for low-income households.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

TBRA activities will be utilized for low-income households.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

TBRA activities will be utilized for low-income households.