

DRAFT ANNUAL ACTION PLAN FOR FY 2015-16

March 10, 2015

Executive Summary

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

1. Introduction

For Fiscal Year (FY) 2015-2016, the Urban County is a CDBG entitlement jurisdiction and has been awarded \$896,616 from HUD for the unincorporated areas and the cities of Del Rey Oaks and Gonzales. Currently, the Urban County is not eligible to receive funding under the HOME Investment Partnership Act (HOME), Emergency Solutions Grant (ESG), or Housing Opportunities for Persons with AIDS (HOPWA) - also programs covered under the Consolidated Plan regulations.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

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

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

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The Urban County has completed its first year of entitlement and is now in its second year. The Urban County relied on the identified needs of the community, as identified in the Consolidated Plan and a Public Hearing held on December 18, 2014, as well as on past performance. However, needs are so great in comparison to funding that all needs could never be addressed.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

In 2014, the following public outreach took place: A public notice in regard to the Public Hearing was issued on December 3rd in the Gonzales Tribune, King City Rustler, Greenfield News, and Soledad Bee; on December 4th in the Monterey County Weekly; on December 4th in the Monterey County Weekly; and on December 6th in El Sol (Spanish newspaper). A direct email was also sent on December 5th to a list of 201 agencies and interested parties. Additionally, the Public Notices were posted on the websites of all three Urban County jurisdictions.

A Public Hearing was held as part of the Notice of Funding Availability workshop on December 18, 2014, from 10:00 a.m. to 12:00 p.m. in the Board of Supervisors Chamber at the County Government Center located at 168 W. Alisal Street, Salinas, CA. There were 17 attendees representing eleven programs/services and seven projects.

A Standing Committee met on March 6, 2015, to review requests for funding and make recommendations to the Board of Supervisors. The meeting was attended by thirteen people. Public comment was heard from seven individuals representing six agencies and seven projects/programs. The funding recommendations were incorporated into the draft Annual Action Plan.

The draft Action Plan was presented to the Board of Supervisors on April 7, 2015. Thereafter, a Notice of Comment Period and Public Hearing was published on April 8th in the Gonzales Tribune, Soledad Bee, Greenfield News, and King City Rustler; on April 9th in the Monterey Coast Weekly; and on April 11th in El Sol (Spanish newspaper). There were [REDACTED] attendees representing [REDACTED] programs/services and [REDACTED] projects.

A second public hearing was held on May 12, 2015 at the Board of Supervisors Chamber at the County Government Center located at 168 W. Alisal Street, Salinas, CA. There were [REDACTED] attendees representing [REDACTED] programs/services and [REDACTED] projects. **No written public comments were received during the 30-day review period.**

After deliberations, the Board unanimously approved the final Annual Action Plan including funding allocations for projects and programs/services.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Public comments received at the Public Hearing on December 18, 2014 as part of the NOFA Workshop were as follows:

- 1) William Bare, Veteran's Transition Center (VTC), spoke on behalf of veterans, some of whom are disabled, seniors, mentally ill, homeless, and/or victims of domestic violence. He stated that there are 800 - 1,000 homeless vets in Monterey County but that the VTC only has facilities for 56 men, women, and families. He noted that other facilities are needed, in particular for the mentally ill and disabled, and that there is a need to expand services into South County, particularly Gonzales.
- 2) Jocelyn Brady, Central Coast HIV/AIDS Services, voiced the need to expand prevention and testing program services to migrant farm workers in the community. She noted that there are 50,000 laborers in Monterey County, and there is an issue in regard to the spread of this disease in this population.
- 3) Cecilia Flores, Rancho Cielo Youth Camp, stated that they house 16 to 24 year old at-risk youth who want to get away from gangs and/or have been incarcerated. The

housing was made possible through grants, contributions, and CDBG funding. The program provides job training and education, including vocational education.

- 4) Paul Tran, CHISPA, stated that CHISPA provides both housing and services to farm workers, families, and seniors. He said south Monterey County needs employee housing for agriculture workers. Additionally, there are infrastructure needs for a parking lot at a project in East Garrison and water/sewer at a project in San Lucas.
- 5) Judy Burditt, North County Recreation and Park District, stated there is a need for facilities including a teen center and play structures as well as services in nutrition, substance abuse, afterschool programs, and teen activities.
- 6) Andrea Nield, California State University at Monterey Bay Small Business Development Corporation (SBDC), shared that they have served over 900 individuals in 5 years. However, operations were shut down due to lack of funds and they are working on finding new funding. There are thirty individuals on the waitlist for new micro-enterprise business assistance. There is a backlog in regard to the Spanish speaking community.
- 7) Ryan Chapman, Monterey County Resource Management Agency - Public Works, cited the need for transportation infrastructure in unincorporated area of the county. He specifically mentioned the need for sidewalks in Chualar that meet ADA Standards to link neighborhoods to school facilities.
- 8) Sarahi Soto, Shelter Outreach Plus, stated that there is a continued need for outreach, mental health services, and sheltering of the homeless.
- 9) Michelle Overmeyer, Monterey-Salinas Transit, stated there is a need for special needs public transit for those dependent on public transportation. There is also a need for bus shelter infrastructure.
- 10) Barby Wunsch, GRID Alternatives of the Central Coast, shared that they install solar projects that have paid 80 to 100% of power bills leading, in turn, to greater housing affordability. GRID works with affordable housing providers and Habitat for Humanity to identify clients. Their workforce development program provides training in installing solar energy panels through Hartnell College.
- 11) Patty Fernandez, Girl's Inc. of the Central Coast, stated that their programs offer leadership role modeling and training which promote secondary education and reduce both teen pregnancies and high school drop-out rates.
- 12) Lynette Redman, Monterey County Resource Management Agency - Public Works, commented that the county sewer districts which serve disadvantaged communities are in need of infrastructure improvements. If undertaken by the low income residents, they would most likely result in a 50 to 60 % increase in utility costs which would be beyond their ability to pay.
- 13) Mark Boos, Girl Scouts of California Central Coast, said that they are looking at expanding their program to serve girls in Castroville.
- 14) Lee Hulquist, Food Bank of Monterey County, reported that they do receive CDBG assistance in North County and need assistance with transportation of food. They buy food because there is not enough food donated to meet the need. Trucks are needed for the purchase and distribution of food. Their unmet need is estimated at 20% of the population in Monterey County. They currently provide food to 80,000 people.

- 15) Philip Geiger, Legal Services for Seniors, reported they provide legal services to seniors on issues pertaining to fair housing and serve clients such as vets and women in financial need due to being recently widowed.
- 16) Regina Gage, Meals on Wheels, of the Salinas Valley, reported that they have a rising need for meals to seniors who are homebound.

Public comments received at the Board of Supervisors Standing Committee meeting held on March 6, 2015 were as follows:

- 1) Barby Wunsch, GRID Alternatives, reported that the solar systems installed on houses owned by low/mod families addresses the cost of housing by reducing the utility costs as well as provides training in solar installation to community members.
- 2) Patricia Fernandez, Girls Inc., noted that instead of the 80 beneficiaries they had estimated for the FY14/15 grant, they have had 120 to date. Additionally, with a renewed grant, they will be able to expand from just serving Castroville and add services in Pajaro.
- 3) Barbara McGaughey, Central Coast YMCA, noted what a difference Pajaro Park has made in the lives of community members. She noted that enrollment has far exceeded their expectations, and there is pride of ownership as evidenced by no graffiti and daily trash pick-up by residents.
- 4) Regina Gage, Meals on Wheels, noted that they were expanding into south county due to the need.
- 5) Ryan Chapman, Monterey County Public Works, reported that all of their request for funds to make ADA improvements to the sidewalks in Chualar could now be spent in FY15/16 based upon updated information.
- 6) Florence Kabwasa-Green, , Monterey County Public Works, stated that the State Court system provides 51% of the funding for the project.
- 7) Cecilia Flores Romero, Rancho Cielo Youth Camp, reported on the progress made to date serving at risk former gang members.

Public comments received at the Board of Supervisors meeting held on April 7, 2015 were as follows:

Public comments received at the public hearing at the Board of Supervisors meeting held on May 12, 2015 were as follows:

No written public comments were received.

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 to outreach to all segments of the community that may benefit from the CDBG program.

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
Administration	Jane Royer Barr	Monterey County
Administration	Darby Marshall	Monterey County

Table 1 - Responsible Agencies

Narrative (optional)

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

Consolidated Plan Public Contact Information

For matters concerning the Urban County's CDBG program, please contact: Jane Royer Barr, Program Manager, Monterey County Economic Development, 168 W. Alisal Street, 3rd Floor, Salinas, CA 93901, (831) 755-5389.

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

1. Introduction

As part of this Action Plan development, the Urban County undertook an outreach program to consult and coordinate nonprofit agencies, affordable housing providers, and government agencies.

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, organizations and individuals, the Urban County compiled an outreach list consisting of 201 names, including:

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

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

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 Salinas/Monterey County and San Benito County Continuum of Care Strategy.

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. However, County staff sit on the Allocation Committee.

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

1	Agency/Group/Organization	City of Del Rey Oaks
	Agency/Group/Organization Type	General Government
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Needs: Public Facilities - Community Facilities and Accessibility Improvements
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Definition of need in the community for public facilities and accessibility
2	Agency/Group/Organization	City of Gonzales
	Agency/Group/Organization Type	General Government
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Needs: Public Facilities - Community Facilities and Accessibility Improvements
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Definition of need in the community for public facilities and accessibility
3	Agency/Group/Organization	Legal Services for Seniors
	Agency/Group/Organization Type	Services - Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Improved fair housing and outreach for best provision of services

4	Agency/Group/Organization	GRID Alternatives
	Agency/Group/Organization Type	Services-Low/Mod Households
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Improved housing costs for low/mod homeowners
5	Agency/Group/Organization	County of Monterey Public Works Department
	Agency/Group/Organization Type	General Government
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Needs: Public Facilities - Community Facilities and Accessibility Improvements
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Definition of need in the community for public facilities and accessibility
6	Agency/Group/Organization	MidPen Housing Corporation
	Agency/Group/Organization Type	Affordable Housing Provider
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Definition of need in the community and outreach for best provision of services
7	Agency/Group/Organization	University Corporation at Monterey Bay
	Agency/Group/Organization Type	Services
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Needs: Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SBDC Self Employment through Micro Enterprise Training

8	Agency/Group/Organization	Rancho Cielo
	Agency/Group/Organization Type	Non-Profit: At Risk Youth
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Special Needs Services - At Risk Youth/ Transitional Housing; Public Services; Non-Housing Community Development Needs: Public Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Improved services for at risk youth
9	Agency/Group/Organization	CHISPA
	Agency/Group/Organization Type	Affordable Housing Provider
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Definition of need in the community and outreach for best provision of services
10	Agency/Group/Organization	Interim, Inc.
	Agency/Group/Organization Type	Non-profit Affordable Housing and Services Provider for psychiatrically disabled
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless and Non-Homeless Special Needs; Non-Housing Community Development Needs: Public Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Improved resources for psychiatrically disabled
11	Agency/Group/Organization	Veteran's Transition Center
	Agency/Group/Organization Type	Non-profit Affordable Housing and Services Provider for veterans

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless and Non-Homeless Special Needs Services - At Risk Veterans/Transitional Housing;; Non-Housing Community Development Needs: Public Services;
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Improved housing and services for at risk veterans
12	Agency/Group/Organization	Project Sentinel
	Agency/Group/Organization Type	Services-
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Improved fair housing and outreach for best provision of services
13	Agency/Group/Organization	Central Coast HIV/AIDS Services
	Agency/Group/Organization Type	Non-Profit Services provider
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Needs: Public Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Improved prevention and testing program for farmworkers and outreach for best provision of services

14	Agency/Group/Organization	Shelter Outreach Plus
	Agency/Group/Organization Type	Non-profit homeless housing and services provider
	What section of the Plan was addressed by Consultation?	Housing Need Assessment - Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Improved housing and services for homeless
15	Agency/Group/Organization	YMCA
	Agency/Group/Organization Type	Non-profit
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Needs: Public Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Improved recreational services for youth and families
16	Agency/Group/Organization	Girls, Inc.
	Agency/Group/Organization Type	Non-profit
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Needs: Public Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Improved services for youth and at risk youth
17	Agency/Group/Organization	North County Recreation and Park District
	Agency/Group/Organization Type	Non-profit
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Needs: Public Facilities and Services

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Improved facilities and services for youth and at risk youth
18	Agency/Group/Organization	Girl Scouts of California Central Coast.
	Agency/Group/Organization Type	Non-profit
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Needs: Public Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Improved services for youth and at risk youth
19	Agency/Group/Organization	Food Bank of Monterey County
	Agency/Group/Organization Type	Non-profit
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Needs: Public Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Improved nutrition services for elderly
20	Agency/Group/Organization	Monterey-Salinas Transit
	Agency/Group/Organization Type	Special District
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Needs: Public Facilities and Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Improved bus shelter facilities and services for disabled

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.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Coalition of Homeless Services Providers	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.

Table 3 - Other local / regional / federal planning efforts

Narrative (optional)

The Urban County program covers the County unincorporated areas and the cities of Del Rey Oaks and Gonzales. County and city departments that may have an interest in the CDBG program were invited to participate in the Action Plan process through the Notice of Funding Availability (NOFA) process.

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 Urban County conducted a workshop and noticed Public Hearing on December 18, 2014 to receive input on needs. The comments received helped to determine the priority for allocating the HUD award for the FY 2015-16 Action Plan. The Urban County also held a publicly noticed Standing Committee meeting on March 6, 2015 to discuss, receive input, and make preliminary recommendations in regard to requests for funding. Additionally, another publicly noticed meeting was held on April 7, 2015 by the Board of Supervisors to further discuss and receive input and make recommendations in regard to requests for funding. Finally, after a 30-day review period of the recommendations contained in the draft Action Plan, a final publicly noticed meeting was held on May 12 to make final recommendations to HUD.

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
Public Meetings	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Representatives from over 17 agencies and several individuals attended the various public meetings/hearings conducted for Annual Action Plan.	Key issues identified include: 1) Need for improvements to infrastructure and public facilities; 2) youth services, particularly for at-risk youth; 3) affordable housing; 4) senior services; 5) housing rehabilitation assistance; and 6) fair housing issues particularly impacting seniors and non-English speakers.	All comments were accepted.	

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
Newspaper Ads	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	Notices were published in six newspapers: The Monterey Weekly, Gonzales Tribune, King City Rustler, Greenfield News, and Soledad Bee (English) and El Sol (Spanish) for the public meeting held on December 18, 2014 and in six newspapers (see AP-05, #4) for the May12, 2015 public hearing.	Not Applicable	Not Applicable	

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	The NOFA was posted on the County and City's websites. The Draft Action Plan was also posted for 30 day public review and comment.	Not Applicable	Not Applicable	
Other	Non-targeted/broad community	Over 200 agencies, organizations, and individuals received an email of the notice of public meeting and NOFA.	Not Applicable	Not Applicable	

Table 4 - Citizen Participation Outreach

Expected Resources

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

Introduction

The Urban County is a CDBG entitlement jurisdiction and anticipates receiving \$896,616 for FY 2015-2016 for the unincorporated areas and the cities of Del Rey Oaks and Gonzales. In addition, Program Income for FY 2015-16 is estimated to be \$28,000.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan: \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$896,616	\$28,000	\$0	\$924,616	\$1,111,714	The Urban County anticipates \$924,616 to be available for FY 2015-2016. Over a five-year period, the Urban County assumes \$4,500,000 to be available including received and anticipated Program Income.

Table 5 - Expected Resources - Priority Table

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

The Urban County will utilize a variety of funding sources to leverage CDBG funds. These include:

- **General:** The County has some sources of funding for affordable housing and public facilities and infrastructure improvements. These include Inclusionary Housing In-Lieu fees, Program Income, competitive State HOME funds, and general County funds.
- **Section 8 and Public Housing:** The Housing Authority of the County of Monterey (HACM) operates Public Housing and Rental Assistance programs for County residents. HACM programs are a critical resource for extremely low and low income households.
- **Redevelopment Tax Increment Financing:** Redevelopment agencies were dissolved as of February 2012. Local jurisdictions no longer have the ability to generate funding for affordable housing and community development through tax increment financing. The existing balance of tax increment funds were transferred to the Monterey County Auditor for distribution to local taxing entities except for funds that were legally obligated for projects prior to December 31, 2010. Both the County of Monterey and City of Gonzales have established successor agencies to oversee the spending of remaining tax increment funds. In regard to housing, the County is now acting as the Housing Successor Agency and oversees any Program Income from former RDA housing loans.

The Urban County does not receive HOME funds from HUD directly.

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

The Urban County does not anticipate utilizing publicly owned land to address the housing and community development needs identified in the Plan.

Discussion

See discussions above.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Public Facilities	2013	2017	Non-Homeless Special Needs Non-Housing Community Development		Public Facilities	CDBG: \$330,160	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 44,834 Persons Assisted
Infrastructure Improvements	2013	2017	Non-Housing Community Development		Infrastructure Improvements	CDBG: \$244,533	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 53 Persons Assisted
Public Services	2013	2017	Non-Homeless Special Needs		Public Services	CDBG: \$40,000	Public service activities other than Low/Moderate Income Housing Benefit: 985 Persons Assisted
Homeless and Homeless Prevention Services	2013	2017	Homeless		Homeless Services & Homeless Prevention	CDBG: \$55,000	Homelessness Prevention: 274 Persons Assisted
Fair Housing	2013	2017	Non-Homeless Special Needs Fair Housing		Public Services	CDBG: \$20,000	Public service activities other than Low/Moderate Income Housing Benefit: 255 Persons Assisted
Affordable Housing	2013	2017	Affordable Housing		Affordable Housing	CDBG: \$50,000	Households Assisted: 8

Table 6 - Goals Summary

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

The Urban County's HUD allocation for entitlement grants does not include funding from the HOME program. For FY 2015-2016, the Urban County does not anticipate using and entitlement funds to provide affordable housing.

AP-35 Projects - 91.220(d)

Introduction

FY 2015-2016 is the Urban County's third year of implementing the Community Development Block Grant (CDBG) program. This program is administered by the U.S. Department of Housing and Urban Development and provides funding for a variety of projects and programs, with eligibility based on meeting the following national objectives:

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

The Urban County plans to expend the CDBG funds to address housing and community development needs identified in the five-year Consolidated Plan according to priorities, goals, and objectives outlined therein.

FY 2014-15 Funding Allocation

Effective July 1, 2014, the County and the City of Del Rey Oaks transferred State CDBG Program Income balances of \$233,257 to the Urban County. Additionally, all Program Income received from former State Programs from that date forward is deposited into the Urban County

FY 2015-16 Funding Allocation

HUD released the actual CDBG allocations for FY 2015-2016 on February 10, 2015. The Urban County was allocated \$896,616 for FY 2015-2016. In FY2015-16, Program Income received is estimated at \$28,000.

Backup Projects

Should funding in excess of the above amounts become available during FY 2015-2016, the Urban County proposes to allocate it to the following projects already approved:

- **Chualar Community Soccer Field** - This project consists of the installation of artificial turf on a community playing field. The project was partially funded in 2014-15 and is being allocated an additional amount of funds in FY15-16. However, depending upon site conditions found, the cost could increase.
- **Chualar Sidewalk Construction** - This project consists of the installation of ADA sidewalks and curb cuts to provide for an accessible path of travel for neighborhood access to Chualar Elementary School. The project has been allocated FY 2015-16 funding but current funding is insufficient to fully fund the project.
- **Monterey Courthouse ADA Improvements** - This project consists of the installation of ADA improvements. The project has been allocated FY 2015-16 funding but current funding is insufficient to fully fund the project.

#	Project Name
1	County - Chualar Community Soccer Field
2	County - Chualar Sidewalk Construction
3	County - GRID Alternatives, Residential Solar System Installation
4	County - Monterey Courthouse ADA Improvements
5	County - Castroville Bus Shelter Replacement
6	Del Rey Oaks - City Hall ADA Improvements
7	Gonzales - Centennial Park ADA Improvements
8	Urban County - Mobile Outreach Services Team (MOST) Homeless Services
9	Urban County - Boys and Girls Clubs of Monterey After School Program
10	Urban County - Food Bank for Monterey County Senior Center Food Distribution
11	Urban County - Central Coast YMCA Pajaro Park Program
12	Urban County - Girls Inc. After School Program
13	Urban County - Rancho Cielo Transitional Housing At Risk Case Management
14	Urban County - Meals on Wheels Gonzales Hot Meal Distribution Program
15	Urban County - Fair Housing Services (Project Sentinel)
16	Urban County - Fair Housing Services (Legal Services for Seniors)
17	Urban County - CDBG Planning and Administration
#	Project Name

Table 7 - Project Name List

No.	Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
1	County - Chualar Community Soccer Field	Public Facilities	Chualar, Unincorporated	Public Facilities	CDBG: \$59,000
	Description	Chualar is an unincorporated community approximately 10 miles south of Salinas. The County, in cooperation with the Chualar Union School District, is upgrading the recreation field at Chualar Elementary School for year-round use to provide recreational opportunities for the community.			
	Planned Activities	\$9,000 of the funding is forward funded from 2013/14 due to a shortfall of Program Income. Proposed CDBG is part of a \$500,000 project to remove the existing turf field, correct drainage issues, and install new synthetic turf.			
2	County - Chualar Curb Cut and Sidewalk Construction	Public Facilities	Chualar, Unincorporated	Public Facilities	CDBG: \$244,533
	Description	Chualar is an unincorporated community approximately 10 miles south of Salinas. The community does not have curb cuts or sidewalks throughout the community to provide accessible access to the school.			
	Planned Activities	CDBG funds will be used to construct 10 curb cuts and install sidewalks to provide accessibility along Lincoln Street between Main and Jackson Streets; along Jackson Street between Lincoln and Grant Streets; and, along Grant Street between Jackson and Payson Streets.			
3	County - GRID Alternatives	Reducing Housing Cost Burden	Del Rey Oaks, Gonzales & Unincorporated Areas	Residential Rehabilitation	CDBG: \$50,000
	Description	GRID Alternatives installs solar systems for low-moderate income households and provides on-the-job training opportunities for clients interested in learning to install residential solar systems.			
	Planned Activities	GRID Alternatives will use CDBG funds to purchase and install solar systems on 8 owner-occupied, single family homes.			
4	County - Monterey Courthouse ADA Improvements	Affordable Housing	North County Unincorporated	Affordable Housing	CDBG: \$41,200
	Description	The project will benefit disabled residents of Monterey County by improving Americans with Disabilities Act (ADA) access to the Monterey County Superior Court of California located at 1200 Aguajito Road, Monterey, CA.			
	Planned Activities	ADA improvements will include replacing existing doors and door hardware, providing tactile and high visibility signage; modifying counter heights and widths of aisles, and replacing restroom fixtures.			
5	MST - Castroville Bus	Public Facilities	Castroville	Public Facilities	CDBG:

No.	Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
	Shelter Replacement				\$60,000
	Description	Replace 4 dilapidated bus shelters on Merritt St. in Castroville			
	Planned Activities	Replace 4 dilapidated bus shelters on Merritt St. in Castroville			
	Del Rey Oaks - City Hall ADA Improvements	Public Facilities	Del Rey Oaks	Public Facilities	CDBG: \$ 27,713
6	Description	This project will provide ADA improvements to the Del Rey Oaks City Hall. The City Hall houses all city functions, including holding all public meetings and community workshops.			
	Planned Activities	CDBG funds will be used to complete ADA improvements at City Hall which were begun in FY 2013-14.			
	Gonzales - Centennial Park ADA Improvements	Public Facilities	Gonzales	Public Facilities	CDBG: \$142,247
7	Description	The proposed project is located in Centennial Park which is used for Recreational Softball and Little League games. The project will provide accessibility to those with physical disabilities to the bleachers and restrooms.			
	Planned Activities	CDBG funds will be used to extend an existing ADA ramp/pathway that leads to the restrooms from within the park to allow access from other areas within the park, specifically the Little League ball field and to construct a new pathway from the parking area to the bleachers.			
	Urban County - Mobile Outreach Services Team (MOST) Homeless Services	Homeless and Homeless Prevention Services	All jurisdictions	Homeless and Homeless Prevention Services	CDBG: \$15,000
8	Description	This project provides medical and mental health assessments by a licensed clinical social worker.			
	Planned Activities	M.O.S.T. operates out of a van and is deployed to different locations where homeless are known to gather throughout Monterey County. Mental health assessments allow for deepened services to clients and provide better linkages to providers that will be able to meet their unique needs.			
9	Urban County - Boys and Girls Clubs of Monterey	Public Services	Gonzales	Public Services	CDBG: \$15,000

No.	Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
	After School Program				
	Description	This program will provide youth development programming for youth after school, specifically using programming that targets gang and violence prevention and incorporates mentorship methods.			
	Planned Activities	The program features five major components: Homework help and tutoring; High-yield learning and leisure activities; Parent and adult involvement; Collaboration with schools; and Incentives.			
10	Urban County - Food Bank for Monterey County Senior Center Food Distribution	Public Services	North County Castroville, Pajaro and Prunedale	Public Services	CDBG: \$15,000
	Description	The Food Bank supplies emergency and supplemental food to low- and no-income residents of Monterey County.			
	Planned Activities	The Food Bank will distribute donated, government, and purchased food to Senior Centers/food pantries in Castroville, Pajaro and Prunedale.			
11	Urban County - Central Coast YMCA Pajaro Park Program	Public Services	North County Unincorporated	Public Services	CDBG: \$15,000
	Description	The YMCA will offer structured and scheduled park program activities to maximize the park for the community's use, enjoyment and diverse interests while minimizing conflicts between users.			
	Planned Activities	The YMCA will offer year round youth sports leagues and camps, summer day camp, fitness classes and organized family events for children and families living in and around Pajaro.			
12	Urban County - Girls Inc. After School Program	Public Services	North County Unincorporated	Public Services: At-Risk Youth	CDBG: \$10,000
	Description	Girls Inc. of the Central Coast proposes to provide after-school programming for girls, ages 9 -18, at 4 school sites in North County.			
	Planned Activities	The programs will focus on pregnancy prevention, leadership development, pursuing post-secondary education, self-empowerment, avoiding drugs and alcohol, and resisting peer pressure including gang prevention.			
13	Urban County - Rancho Cielo Transitional Housing At Risk Case	Public Services	North County Unincorporated	Public Services: At-Risk Youth	CDBG: \$15,000

No.	Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
	Management				
	Description	The program offers at-risk young people the opportunity to reevaluate their life options through education, job training, and individualized counseling.			
	Planned Activities	The program will pay for a portion of salary costs associated with the Case Manager and Program Director positions for the transitional housing program.			
14	Urban County - Meals on Wheels Gonzales Home Delivered Meal Program	Public Services	Gonzales	Public Services	CDBG: \$10,000
	Description	Meals on Wheels delivers nutritional meals to seniors in the city of Gonzales and those living outside the city limits who cannot cook or shop for themselves.			
	Planned Activities	CDBG funds will be used to increase the number of households Meals on Wheels is able to serve in and around Gonzales.			
15	Urban County - Fair Housing Services (Project Sentinel)	Fair Housing	All jurisdictions	Public Services	CDBG: \$10,000
	Description	Project Sentinel will provide fair housing services in the Urban County area.			
	Planned Activities	Project Sentinel will undertake activities to affirmatively further fair housing including: Community outreach and education; Investigation of housing discrimination complaints; Audits of potential discrimination; and Consultations & Referrals.			
16	Urban County - Fair Housing Services (Legal Services for Seniors)	Fair Housing	All jurisdictions	Public Services	CDBG: \$10,000
	Description	Legal Services for Seniors (LSS) will provide fair housing services for seniors in the Urban County area.			
	Planned Activities	Legal Services for Seniors (LSS) will provide direct free legal representation to low/mod seniors in regard to a wide variety of fair housing, tenant and home ownership housing problems as well as workshops and presentations to the community to educate them on their rights.			
17	Urban County - CDBG Planning and Administration	Public Facilities Infrastructure Improvements Public Services	All jurisdictions	Planning and Administration	CDBG: \$184,923

No.	Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
		Homeless and Homeless Prevention Services Fair Housing			
	Description	The project provides for the administration of the CDBG program to comply with HUD regulations and requirements.			
	Planned Activities	CDBG program administration includes, but is not limited to, the following activities: <ul style="list-style-type: none"> • Preparation of planning, reporting, and environmental clearance documents; • Delivery of CDBG-funded programs and projects; • Monitoring of progress, achievements, and expenditure of CDBG funds; and • Maintenance of program and financial records. 			

Table 8 - 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 five-year period and are a result of various community outreach efforts and consultation meetings conducted during the Citizen Participation process.

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

The Urban County has extensive housing and community development needs. The lack of adequate funding is the most critical obstacle to addressing underserved needs. Only eligible activities that received a High priority level in the FY 2013 - FY 2017 Consolidated Plan, will be funded.

Projects

AP-38 Projects Summary

Project Summary Information

Project Name	Target Area	Goals Supported	Needs Addressed	Funding
County - Chualar Community Soccer Field	Chualar, unincorporated	Public Facilities	Public Facilities	CDBG: \$59,000
County - Chualar Sidewalks	Chualar	Public Facilities	Public Facilities	CDBG: \$244,533 (plus forward funding of \$27,853)
County - GRID Alternatives	Del Rey Oaks, Gonzales, and unincorporated	Reducing Housing Cost Burden	Residential Rehabilitation	CDBG: \$50,000
County - Monterey Courthouse ADA Improvements	County	Public Facilities	Public Facilities	CDBG: \$41,200 (plus forward funding of \$58,520)
County - MST Bus Shelter Replacement	Castroville			CDBG: \$60,000
Del Rey Oaks - City Hall ADA Improvements	Del Rey Oaks	Public Facilities	Public Facilities	CDBG: \$27,713
Gonzales - Centennial Park ADA Improvements	Gonzales	Public Facilities	Public Facilities	CDBG: \$142,247
Urban County - Mobile Outreach Services Team (MOST)	Del Rey Oaks, Gonzales, and unincorporated	Homeless and Homeless Prevention Services	Homeless Services and Homeless Prevention	CDBG: \$15,000
Urban County - Boys and Girls Clubs of	Gonzales	Public Services	Public Services	CDBG: \$15,000

Project Name	Target Area	Goals Supported	Needs Addressed	Funding
Monterey After School Program				
Urban County - Food Bank for Monterey County Senior Center Food Distribution	North County unincorporated	Public Services	Public Services	CDBG: \$15,000
Urban County - Central Coast YMCA Pajaro Park Program	North County unincorporated	Public Services	Public Services	CDBG: \$15,000
Urban County - Girls Inc. After School Program	North County unincorporated	Public Services	Public Services	CDBG: \$10,000
Urban County - Rancho Cielo Transitional Housing At Risk Case Management	North County unincorporated	Public Services	Public Services And Homeless Services and Homeless Prevention	CDBG: \$15,000
Urban County - Meals on Wheels Gonzales Home Delivered Meal Program	Gonzales and surrounding area	Public Services	Public Services	CDBG: \$10,000
Urban County - Fair Housing Services (Project Sentinel)	Del Rey Oaks, Gonzales, and unincorporated	Fair Housing	Public Services	CDBG: \$10,000
Urban County - Fair Housing Services (Legal Services for Seniors)	Del Rey Oaks, Gonzales, and unincorporated	Fair Housing	Public Services	CDBG: \$10,000
Urban County - CDBG Planning and Administration	Del Rey Oaks, Gonzales, and unincorporated	Public Facilities, Infrastructure Improvements, Public Services, Homeless and Homeless Prevention Services, and Fair Housing	Planning and Administration	CDBG: \$184,923

Table 9 - Projects Summary

AP-50 Geographic Distribution - 91.220(f)

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

The Urban County has not established specific target areas where CDBG funds will be focused. For FY 2015-2016, in the central county (Monterey) and the cities of Del Rey Oaks and Gonzales, ADA accessibility improvement projects to a Public Facility that benefits all persons with disabilities will be undertaken. The County will also make ADA accessibility improvements to Infrastructure in Chualar. Additionally, the County will undertake two Public facility projects in Chualar and Castroville that serve primarily low and moderate income persons. Public services will benefit low and moderate income persons or persons with special needs throughout the Urban County area.

Geographic Distribution

Target Area	Percentage of Funds

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

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

Discussion

See discussions above.

Affordable Housing

AP-55 Affordable Housing - 91.220(g)

Introduction

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

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

Table 11 - One Year Goals for Affordable Housing by Support Requirement

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

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing - 91.220(h)

Introduction

Two public housing developments are located in the City of Gonzales. No public housing developments are located in the City of Del Rey Oaks or in the unincorporated County areas.

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

The Housing Authority of the County of Monterey (HACM) manages the two public housing developments in Gonzales. The HACM is exploring opportunities to privatize both developments.

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

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

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

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

The Housing Authority of the County of Monterey is not designated as "troubled."

Discussion

See discussions 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 2013 - FY 2017 Consolidated Plan. The Urban County anticipates expending approximately 40 percent of its public service cap (up to 15 percent of the CDBG annual allocation) to provide homeless and homeless prevention services through the following:

- Mobile outreach services to homeless - Shelter Outreach Plus (10.82%)
- Food distribution to residents in the Castroville, Pajaro and Prunedale areas - Food Bank for Monterey County (10.82%)
- Case management for homeless at risk youth in transitional housing - Rancho Cielo (10.82%)
- Food distribution to residents in Gonzales and nearby unincorporated areas - Meals on Wheels (7.21%)

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

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

For FY 2015-2016, the Urban County plans to allocate funding for the Mobile Outreach Service Team (MOST). This program operates out of a van and is dispatched five times a week to areas where homeless persons are known to gather. MOST provides items such as food, blankets, toiletries, and other basic personal items to the homeless. Information and referral, along with basic case management, is provided to help the homeless access shelters and permanent housing. CDBG funding also provides medical assessments and mental health assessments by a licensed doctor and/or clinical social worker.

The Rancho Cielo project will provide case management to six at-risk youth in transitional housing who were homeless due to gang issues.

Addressing the emergency shelter and transitional housing needs of homeless persons 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

As mentioned above, the Urban County will fund the Mobile Outreach Service Team (MOST) to provide homeless outreach activities. These activities help connect the homeless with available services and assist them in transitioning to shelters, transitional housing, and/or permanent housing. In addition, the Rancho Cielo project provides case management to 6 at-risk youth in transitional housing who were homeless due to gang issues.

In addition, the Urban County will continue to rely on a vast network of public and nonprofit agencies in the Continuum of Care (CoC) system to provide a range of housing options and services. The CoC system strives to provide and expand housing opportunities for the

homeless and formerly homeless, through emergency shelters, transitional housing, supportive housing, and permanent housing. Outreach, assessment, and case management services are also offered through this network to assist the homeless in transitioning to permanent housing.

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

The Food Bank project in North County will deliver to Senior Centers and/or food pantries on a weekly basis in Castroville, Pajaro and Prunedale. This will assist this no- and low income populations by reducing their food expense which allows them to use more income for housing, medical, and other monthly expenses. Meals on Wheels will deliver to meals to homebound individuals on a daily basis in Gonzales and nearby unincorporated areas. This will assist low income populations by reducing their food expense which allows them to use more income for housing, medical, and other monthly expenses.

Discussion

See discussions above.

One year goals for the number of households to be provided housing through the use of HOPWA for:
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

AP-75 Barriers to affordable housing - 91.220(j)

Introduction

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

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

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

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

The following tools are available to mitigate the cost of housing development. These include:

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

Discussion

See discussions above.

AP-85 Other Actions - 91.220(k)

Introduction

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

Actions planned to address obstacles to meeting underserved needs

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

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

Actions planned to foster and maintain affordable housing

The Urban County will continue to foster and maintain affordable housing through the following:

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

In addition, the Urban County will continue to pursue funding from the State and Federal levels to support new construction, rehabilitation, and acquisition/rehabilitation of affordable housing.

Actions planned to reduce lead-based paint hazards

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

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

A public health nurse provides home visitation and case management, and a registered environmental health specialist provides environmental home inspections to families of children found to be severely lead-poisoned. Local code enforcement staff will continue to provide information on lead-based paint hazards and resources for 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. These programs are detailed in the FY 2013-FY 2017 Consolidated Plan.

Actions planned to develop institutional structure

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

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

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

Discussion

See discussions above.

Program Specific Requirements

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

Introduction

The following provides additional information about the CDBG program requirements. No programs or projects funded in FYS 2013-2014 and 2014-2015 or proposed to be funded in FY 2015-2016 are anticipated to generate program income. The Urban County does receive program income from residual loan repayments that were originally funded with State CDBG funds.

- The Urban County does not anticipate expending funding on Urgent Need activities, as defined by HUD as activities that:
- Pose a serious and immediate threat to the health or welfare of the community;
- Are of recent origin or recently became urgent;
- The state grant recipient is unable to finance the activity on its own; and
- Other sources of funding are not available to carry out.

A condition will generally be considered to be of recent origin if it is developed or became critical within the last 18 months.

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	(\$9,000)
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:	(\$9,000)

Other CDBG Requirements

1. The amount of urgent need activities	0
Annual Action Plan	40

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.

99.5%

Discussion

The Urban County anticipates receiving \$924,616 in CDBG funds (including Program Income) for FY 2015-2016. The Urban County plans to allocate 20 percent for planning and administration, 12.44 percent for public services, and the remaining 67.56 percent for housing and community development activities such as public facility and infrastructure improvement projects. Except for the 20 percent planning and administration funds (which is not required to have a low and moderate income benefit), 99.5 percent of the 80 percent CDBG funds (96.78 percent public services plus 67.56 percent housing and community development) will benefit low and moderate income persons through either "LMA" Low and Moderate Income Area or "LMC" Low and Moderate Income Limited Clientele eligibility criteria.