



County of Monterey

Item No.

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: 25-636

September 16, 2025

Introduced: 9/3/2025

Current Status: Agenda Ready

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Matter Type: General Agenda Item

- a. Conduct a required public hearing to obtain residents' views and respond to proposals and questions received during the preceding 30-day public comment period regarding the Urban County Community Development Block Grant Consolidated Annual Performance and Evaluation Report for Fiscal Year 24/25;
- b. Receive and Accept the Consolidated Annual Performance and Evaluation Report for Fiscal Year 24/25;
- c. Authorize the Director of Housing and Community Development or their designee to submit the CAPER to the United States Department of Housing and Urban Development;
- d. Approve the Urban County Community Development Block Grant Consolidated Annual Performance and Evaluation Report for Fiscal Year 24/25 for submittal to the United States Department of Housing and Urban Development; and,
- e. Authorize the Director of Housing and Community Development or their designee to make minor changes to the Consolidated Annual Performance and Evaluation Report as needed or in response to comments from the United States Department of Housing and Urban Development.

It is recommended that the Board of Supervisors:

- a. Conduct a required public hearing to obtain residents' views and respond to proposals and questions received during the preceding 30-day public comment period regarding the Urban County Community Development Block Grant Consolidated Annual Performance and Evaluation Report for Fiscal Year 24/25;
- b. Receive and Accept the Consolidated Annual Performance and Evaluation Report for Fiscal Year 24/25;
- c. Authorize the Director of Housing and Community Development or their designee to submit the CAPER to the United States Department of Housing and Urban Development;
- d. Approve the Urban County Community Development Block Grant Consolidated Annual Performance and Evaluation Report for Fiscal Year 24/25 for submittal to the United States Department of Housing and Urban Development; and,
- e. Authorize the Director of Housing and Community Development or their designee to make minor changes to the Consolidated Annual Performance and Evaluation Report as needed or in response to comments from the United States Department of Housing and Urban Development.

SUMMARY:

In 2012, the County of Monterey created a United States Department of Housing and Urban Development (HUD) Urban County Consortium to become a Community Development Block Grant

(CDBG) Entitlement community. To remain eligible for HUD CDBG funds, the County is required to conduct two public hearings annually on CDBG funding priorities and goals. The County adopts an Action Plan annually in May following a public comment period and public hearing. The 30-day public comment period began on August 14, 2025, and will conclude with this public hearing to consider the Consolidated Annual Performance and Evaluation Report, known as the (CAPER). The CAPER being considered by the Board today summarizes accomplishments for the Fiscal Year (FY) 24/25 CAPER.

CDBG funds may be used to carry out a wide range of community development activities directed toward revitalizing neighborhoods, economic development, and providing improved community facilities and services. As an Entitlement community, the County and its consortium members must prioritize activities which primarily benefit low- and moderate-income persons. Other eligible activities may aid in the prevention or elimination of slums or blight and activities that meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community where other financial resources are not available to meet such needs. CDBG funds may not be used for activities which do not meet one of these national objectives.

In FY24/25, the County was allocated \$1,194,203 in regular CDBG funding. CDBG regulations cap the amount of grant funding that may be used for administrative costs to 20% or \$238,840 toward program administration based on the FY24/25 allocation and 15% or \$179,130 toward public service projects.

DISCUSSION:

The County's Consolidated Plan, which is prepared every 5-years and guides development of the Annual Action Plans, identified seven programmatic areas for CDBG funding priorities to primarily benefit low-moderate income communities. These programmatic areas are: Affordable Housing; Fair Housing; Homeless and Homeless Prevention Services; Infrastructure Improvements; Public Facilities; Public Services and General Program Administration. The Urban County's accomplishments in each of these areas during FY24/25 is summarized below.

The CAPER closes the FY24/25, July 1, 2024-June 30, 2025, by summarizing the accomplishments and the progress the Urban County made towards the goals and objectives it established in its Annual Action Plan (AAP). The FY24/25 AAP was approved by the Board of Supervisors on May 14, 2024. The AAP allocated CDBG funds in the amount of \$427,191 for one public facility project in South Monterey County and \$376,450 for two public facility projects in North Monterey County; \$179,130 for seven public service activities; and, \$238,840 for general program administration.

Public Facilities – The Urban County allocated \$427,191 for Greenfield Walnut Avenue Pedestrian improvements, \$286,450 for Veterans Transition Center Solar Empowerment, and \$90,000 for Del Rey Oaks project. Greenfield and Del Rey Oaks projects are still in progress and incomplete. Veterans Transition Center Solar Empowerment completed install on Veteran's housing on May 30, 2025. Las Lomas sidewalks were funded in the previous fiscal year in the amount of \$200,000 and work was completed on May 31, 2025.

Public Services – During FY24/25, the Urban County allocated approximately \$179,130 to support a wide range of public services. Services included youth leadership development programs in Gonzales, Greenfield, and North County; providing food security and companionship in North County and the Salinas Valley; and programs to help maintain the independence and quality of life for the disabled and seniors. These services benefitted an estimated 1,694 primarily low-moderate income Monterey County residents last year.

Alliance on Aging: **104**

Boys and Girls Club of Monterey County: **624**

Central Coast Young Mens Christian Association: **695**

Girls Inc: **93**

Interim, Inc.: **23**

Meals on Wheels of the Salinas Valley: **29**

Meals on Wheels of the Monterey Peninsula: **126**

Fair Housing – The Urban County retained the services of the Eden Council for Hope and Opportunity (ECHO) to provide fair housing activities during FY24/25. They assisted approximately 134 people with fair housing services and tenant/landlord dispute resolution. The Tenant/Landlord Counseling Program provides information to tenants and landlords on their housing rights and responsibilities. Additionally, ECHO has trained mediators to assist in resolving housing disputes through conciliation and mediation. The primary objective of the program is to build awareness of housing laws and prevent homelessness.

The County budgets the maximum amount possible for general administration even if it may not need the full amount. Any unused public service or general administration funds may only be used for affordable housing, community facilities, or public facilities in a subsequent year. The Urban County will rollover approximately \$75,479 from these FY24/25 sources to FY25/26.

OTHER AGENCY INVOLVEMENT/COMMITTEE ACTIONS:

The cities of Del Rey Oaks, Gonzales, Greenfield, and Sand City partnered with the County to be designated as an Urban County for the HUD Consolidated Plan from 2020-2024. For the new Consolidated Plan from 2025-2029, Del Rey Oaks is no longer with the Urban County and Marina has joined.

FINANCING:

This action does not change the current FY25/26 appropriations, revenues, or positions as it reports on outcomes for the prior fiscal year. The HUD grant is an annual agreement. If the County complies with grant requirements, the County may elect to continue to receive annual entitlement funding, subject to the federal budget process.

BOARD OF SUPERVISORS STRATEGIC PLAN GOALS:

Authorizing the Urban County to submit the FY24/25 CAPER to HUD by September 30, 2025, is required to keep the Urban County in compliance with HUD CDBG requirements. Continued eligibility for the Urban County designation will allow the County to continue to receive the Entitlement Allocation of CDBG from HUD, approximately \$1.3 million annually.

- ☒ Well-Being and Quality of Life
- ☒ Sustainable Infrastructure for the Present and Future
- ☒ Safe and Resilient Communities
- ☐ Diverse and Thriving Economy
- ☐ Administrative

Link to the Strategic Plan:

[<https://www.countyofmonterey.gov/home/showdocument?id=139569>](https://www.countyofmonterey.gov/home/showdocument?id=139569)

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Approved by: Craig Spencer, Director of Housing & Community Development, x5233

The following attachments are on file with the Clerk of the Board:

Attachment A - Draft CAPER for FY24/25