

County of Monterey

County of Monterey
1441 Schilling Place
Salinas, CA 93901



Meeting Agenda - Final

Special Meeting

Monday, December 8, 2025

9:30 AM

1441 Schilling Place, 2nd Floor, Salinas, CA 93901

Thyme Room

Urban County Standing Committee

**Supervisor Askew will appear by video conference on this date at: 2616 1st Avenue, Marina.
Consistent with Government Code Section 54953, an agenda will be posted at this location, and it will
be accessible by the public.**

**IMPORTANT NOTICE REGARDING PARTICIPATION IN THE URBAN COUNTY
STANDING COMMITTEE MEETING**

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the County of Monterey Urban County Standing Committee alternative actions on any matter before it.

In addition to attending in person, public participation will be available by ZOOM and/or telephonic means:

Supervisor Askew will appear by video conference on this date at: 2616 1st Avenue, Marina. Consistent with Government Code Section 54953, an agenda will be posted at this location, and it will be accessible by the public.

PLEASE NOTE: IF ALL URBAN COUNTY STANDING COMMITTEE MEMBERS ARE PRESENT IN PERSON, PUBLIC PARTICIPATION BY ZOOM IS FOR CONVENIENCE ONLY AND IS NOT REQUIRED BY LAW. IF THE ZOOM FEED IS LOST FOR ANY REASON, THE MEETING MAY BE PAUSED WHILE A FIX IS ATTEMPTED BUT THE MEETING MAY CONTINUE AT THE DISCRETION OF THE CHAIRPERSON.

You may participate through ZOOM. For ZOOM participation please join by computer audio at: <https://montereycty.zoom.us/j/91830989321?pwd=nsFDsPwMo9LEstte3BVCfbL2vTPQ4X.1>

OR to participate by phone call any of these numbers below:

- + 1 669 900 6833 US (San Jose)
- + 1 346 248 7799 US (Houston)
- + 1 312 626 6799 US (Chicago)
- + 1 929 205 6099 US (New York)
- + 1 253 215 8782 US
- + 1 301 715 8592 US

Meeting ID: 91830989321

Password: 095012

PUBLIC COMMENT: Please submit your comment (limited to 250 or less) to the meeting Clerk at UrbanCountyHearingComments@co.monterey.ca.us. In an effort to assist the Clerk in identifying the agenda item relating to your public comment please indicate in the Subject Line, the meeting body (i.e. Urban County Standing Committee Agenda) and item number (i.e. Item No. 10). Your comment will be placed into the record at the Urban County Standing Committee meeting.

Public Comments received by 5:00 p.m. on the Friday prior to the Urban County Standing Committee meeting will be distributed to the Urban County Standing Committee via email.

Public Comment submitted during the meeting can be submitted at any time and every effort will be

made to read your comment into the record, but some comments may not be read due to time limitations. Comments received after the agenda item will be made part of the record if received prior to the end of the meeting.

ALTERNATIVE FORMATS: If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the Monterey County Housing and Community Development at (831) 755-5390.

INTERPRETATION SERVICE POLICY: The Monterey County Urban County Standing Committee invites and encourages the participation of Monterey County residents at its meetings. If you require the assistance of an interpreter, please contact the Monterey County Housing and Community Development Department located in the Monterey County Government Center, 1441 Schilling Place, 2nd Floor South, Salinas - or by phone at (831) 755-5390. The Clerk will make every effort to accommodate requests for interpreter assistance. Requests should be made as soon as possible, and at a minimum 24 hours in advance of any meeting of the Urban County Standing Committee

La medida recomendada indica la recomendación del personal en el momento en que se preparó la agenda. Dicha recomendación no limita las acciones alternativas del Comité Permanente del Condado Urbano del Condado de Monterey sobre cualquier asunto que se le haya sometido.

Además de asistir en persona, la participación del público estará disponible por ZOOM y/o medios telefónicos:

TENGA EN CUENTA: SI TODOS LOS MIEMBROS DEL COMITÉ PERMANENTE DEL CONDADO URBANO ESTÁN PRESENTES EN PERSONA, LA PARTICIPACIÓN PÚBLICA DE ZOOM ES SOLO POR CONVENIENCIA Y NO ES REQUERIDA POR LA LEY. SI LA TRANSMISIÓN DE ZOOM SE PIERDE POR CUALQUIER MOTIVO, LA REUNIÓN PUEDE PAUSARSE MIENTRAS SE INTENTA UNA SOLUCIÓN, PERO LA REUNIÓN PUEDE CONTINUAR A DISCRECIÓN DEL PRESIDENTE DE LA REUNIÓN.

Puede participar a través de ZOOM. Para la participación de ZOOM, únase por computadora en: <https://montereycty.zoom.us/j/91830989321?pwd=nsFDsPwMo9LEstte3BVCfbL2vTPQ4X.1>

O para participar por teléfono, llame a cualquiera de estos números a continuación:

- + 1 669 900 6833 US (San Jose)
- + 1 346 248 7799 US (Houston)
- + 1 312 626 6799 US (Chicago)
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COMENTARIO PÚBLICO: Por favor envíe su comentario (limitado a 250 palabras o menos) al personal del Comité de Asesor de Vivienda del Condado de Monterey al correo electrónico: UrbanCountyHearingComments@co.monterey.ca.us. En un esfuerzo por ayudar al personal, indique en la línea de asunto, la audiencia de la reunión (por ejemplo, la agenda del Comité Permanente del Condado Urbano del Condado de Monterey) y el número de punto (por ejemplo, el No. de agenda 10). Su comentario se incluirá en el registro de la audiencia del Comité Permanente del Condado Urbano del Condado de Monterey.

Los comentarios públicos recibidos antes de las 5:00 p.m. del viernes anterior a la reunión del Comité Permanente del Condado Urbano del Condado de Monterey se distribuirán al Comité Permanente del Condado Urbano por correo electrónico.

El comentario público enviado durante la reunión se puede enviar en cualquier momento y se hará todo lo posible para leer su comentario en el registro, pero algunos comentarios pueden no leerse debido a limitaciones de tiempo. Los comentarios recibidos después del tema de la agenda se incluirán en el registro si se reciben antes de que finalice la junta.

FORMATOS ALTERNATIVOS: Si se solicita, la agenda se pondrá a disposición de las personas con discapacidad en formatos alternativos apropiados, según lo exige la Sección 202 de la Ley de Estadounidenses con Discapacidades de 1990 (42 USC Sec. 12132) y las reglas y regulaciones federales adoptadas en implementación de la misma. Para obtener información sobre cómo, a quién y cuándo una persona con una discapacidad que requiere una modificación o adaptación para participar en la reunión pública puede hacer una solicitud de modificación o adaptación relacionada con la discapacidad, incluidas las ayudas o servicios auxiliares, o si tiene alguna pregunta sobre cualquiera de los temas enumerados en esta agenda, llame al Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey al (831) 755-5025.

POLÍZA DE SERVICIO DE INTERPRETACIÓN: Los miembros del Comité Permanente del Condado Urbano del Condado de Monterey invita y apoya la participación de los residentes del Condado de Monterey en sus reuniones. Si usted requiere la asistencia de un interprete, por favor comuníquese con el Departamento de Vivienda y Desarrollo Comunitario localizado en el Centro de Gobierno del Condado de Monterey, (County of Monterey Government Center), 1441 Schilling Place, segundo piso sur, Salinas – o por teléfono al (831) 755-5025. La asistente hará el esfuerzo para acomodar los pedidos de asistencia de un interprete. Los pedidos se deberán hacer lo más pronto posible, y a lo mínimo 24 horas de anticipo para cualquier reunión del Comité Permanente del Condado Urbano del Condado de Monterey.

9:30 A.M. Call to Order**ROLL CALL**

Supervisor Glenn Church

Supervisor Wendy Root Askew

AGENDA, ADDITIONS, DELETIONS, AND CORRECTIONS**PUBLIC COMMENT PERIOD**

This portion of the meeting is reserved for persons to address the Committee on any matter not on this agenda but under the jurisdiction of the Committee.

APPROVAL OF CONSENT AGENDA

1. Approval of the October 29, 2025 Draft Urban County Standing Committee Minutes. [25-893](#)

Attachments: [Staff Report](#)
 [Draft Urban County Standing Committee Special Meeting Minutes](#)
 [- 10.29.25](#)

SCHEDULED MATTERS

2. a. Receive a presentation on the Community Development Block Grant (CDBG) and HOME Investment Partnerships Act (HOME) funding to address slum and blight removal and services for the unhoused; and, [25-894](#)
b. Provide direction to staff.

Attachments: [Staff Report](#)
 [Attachment A - Cross Jurisdictional Use Examples](#)
 [Attachment B - CDBG Blight Definition HUD Guidance](#)
 [Performance Requirements](#)
 [Attachment C - County Owned Property with Deferred](#)
 [Maintenance](#)
 [Attachment D - CDBG & HOME Funding for Homeless Activities](#)

3. a. Receive a presentation on the Urban County's application and application rating and ranking process for Community Development Block Grant (CDBG) and HOME Investment Partnership Act (HOME) funding applications; and, [25-895](#)
b. Provide direction to staff.

Attachments: [Staff Report](#)
 [Attachment A - Application Guide FY2026-27](#)
 [Attachment B - Rating Ranking Criteria](#)
 [Attachment C - Presentation](#)

DEPARTMENT UPDATE

ADJOURNMENT



County of Monterey

Item No.1

Board Report

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

Legistar File Number: 25-893

December 08, 2025

Introduced: 12/3/2025

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

Approval of the October 29, 2025 Draft Urban County Standing Committee Minutes.



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1441 Schilling Place
Salinas, CA 93901



Meeting Minutes - Draft

Special Meeting

Wednesday, October 29, 2025

10:00 AM

1441 Schilling Place, 2nd Floor, Salinas, CA 93901

Urban County Standing Committee

10:00 A.M. CALL TO ORDER

Supervisor Wendy Root Askew called the meeting to order at 10:06 a.m.

ROLL CALL

Supervisor Wendy Root Askew, present by Zoom

Supervisor Glenn Church, present in person

PUBLIC COMMENT PERIOD

There was no public comment.

AGENDA ADDITIONS, DELETIONS, AND CORRECTIONS

There were no agenda additions, deletions and corrections to the agenda.

APPROVAL OF CONSENT AGENDA

- 1. Approval of the June 27, 2025 Urban County Standing Committee Draft Minutes**

Action: The Draft Action Minutes of June 27, 2025 were approved as submitted. Supervisor Church and Supervisor Root Askew each separately stated their approval. Seeing no public comment, Supervisor Root Askew stated that the minutes were approved by consensus.

AYES: Supervisor Church, Supervisor Root Askew

NAYS: None

ABSENT: None

ABSTAINED: None

Motion Passed 2-0

Public Comment: None

SCHEDULED MATTERS

- 2. a. Receive a report regarding County allocations for HOME Investment Partnership Program funds of \$500,000 for the Amended County Community Development Block Grant and HOME Investment Partnership Act 2025-2029 Consolidated Plan and Annual Action Plan for Fiscal Year 2025-26;**
b. Support to authorize and direct the Auditor-Controller to amend the Fiscal Year 2025-26 Adopted Budget for the Housing and Community Development, Community Development Reuse, Fund 013, Unit 8545, Appropriation Unit HCD004 to increase revenues and appropriations by \$403,480;
c. Approve HOME Investment Partnership Program funding recommendations to be included in the Draft Amended Community Development Block Grant and HOME Investment Partnership Act 2025-2029 Consolidated Plan and Annual Action Plan for Fiscal Year 2025-26;
d. Approve an overall plan for the Amended Community Development Block Grant and HOME Investment Partnership Act 2025-2029 Consolidated Plan; and
e. Direct staff to prepare Amended Community Development Block Grant and HOME Investment Partnership Act 2025-2029 Consolidated Plan and Annual Action Plan for Fiscal Year 2025-26 for

consideration by the Board of Supervisors on November 4, 2025, as required by U.S. Department of Housing and Urban Development regulations.

Action: Recommend using the \$500,000 allocation for Fiscal year 2025-26 for tenant-based assistance and or security deposits, 75% to Housing Rehabilitation and 25% to Tenant Based Rental Assistance. Supervisor Church and Supervisor Root Askew each separately stated their approval. Seeing no public comment, Supervisor Root Askew state that the recommendation was approved by consensus.

AYES: Supervisor Church, Supervisor Root Askew

NAYS: None

ABSENT: None

ABSTAINED: None

Motion Passed 2-0

Public Comment: None

DEPARTMENT UPDATE

Darby Marshall gave an update on the Home Program.

ADJOURNMENT

Supervisor Root Askew moved to adjourn. The meeting was adjourned at 11:39 a.m.



County of Monterey

Item No.2

Board Report

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

Legistar File Number: 25-894

December 08, 2025

Introduced: 12/3/2025

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

- a. Receive a presentation on the Community Development Block Grant (CDBG) and HOME Investment Partnerships Act (HOME) funding to address slum and blight removal and services for the unhoused; and,
- b. Provide direction to staff.

RECOMMENDATION:

It is recommended that the Urban County Committee:

- a. Receive a presentation on the Community Development Block Grant (CDBG) and HOME Investment Partnerships Act (HOME) funding to address slum and blight removal and services for the unhoused; and,
- b. Provide direction to staff.

SUMMARY/DISCUSSION:

The Board of Supervisors Urban County Committee has requested staff provide additional information on:

- Community Development Block Grant (CDBG) criteria for utilizing the blight removal national objective. (Attachment A)
- Which County owned properties might qualify for CDBG funding to address blight. (Attachment B)
- Details on the definition of homelessness and eligibility for county-wide homeless services that qualify for CDBG funding. (Attachment C)

This memorandum and its attachments respond these questions.

Cross Jurisdictional Use of CDBG and HOME Funds

Before we respond directly to the Committee's request, it is important to understand a foundational element of the CDBG and HOME Investment Partnership Act that controls the geographic area where the funds awarded to the County maybe invested. Both the CDBG and HOME programs allow cross jurisdictional activities - meaning program funds can be used outside a grantee's boundaries if the activity clearly benefits residents within the grantee's jurisdiction and complies with all other program rules. Most commonly these include establishing regional affordable housing development consortia to fund multifamily rental and single-family housing projects, homeless facilities and services, and infrastructure or public facility projects serving multiple jurisdictions.

The expectation is that these funds will be invested in the jurisdiction receiving the funds and primarily benefit residents of that jurisdiction. The U.S. Department of Housing and Urban Development has broadly interpreted this to mean that entitlement and state-program eligible

cities within an Urban County are outside the Urban County boundaries. This requirement can make it very challenging to implement projects in areas not under the direct jurisdiction of the grant recipient, including County owned properties located within entitlement cities.

The first step in establishing a cross jurisdictional use of block grant funds is for the various jurisdictions to enter into formal agreements. There are two primary types of agreement, consortiums where multiple jurisdictions come together to form a single grant recipient (the Urban County), and cooperation agreements. Cooperation agreements require more work and documentation to justify cross jurisdictional use of block grants because each jurisdiction retains its status as a separate grantee responsible to HUD.

Attachment A provides activities using cross-jurisdictional funding and the eligibility conditions typically required to justify the use.

Best Practices

If the Board wants to move forward with implementing projects with cross jurisdictional benefit, staff recommends taking the following steps.

- Establish written consortia, cooperation, or subrecipient agreements prior to committing funds.
- Define the service area and expected proportion of benefit.
- Coordinate Consolidated Plan and Annual Action Plan submissions to reflect shared activities.
- Maintain a joint monitoring schedule for activities spanning multiple jurisdictions.
- Establish clear written agreements defining roles, responsibilities, and benefit documentation methods.

OTHER AGENCY INVOLVEMENT/COMMITTEE ACTIONS:

None.

HOUSING IMPACTS:

☐ Reduces constraints on Housing Development

☐ Increases constraints on Housing Development

☒ Neutral

☐ Not applicable [N/A]

There are no direct impacts on the supply or affordability of housing. Programs may address habitability or affordability for a small number of individual homeowners but not have widespread benefits.

FINANCING:

There is no impact on the General Fund. CDBG and HOME are awarded to the County annually by the HUD. CDBG funds are included in Fund 013, Budget Unit 8546. HOME funds are included in Fund 013, Budget Unit 8545.

BOARD OF SUPERVISORS STRATEGIC PLAN GOALS:

The use of CDBG and HOME funds may support a variety of goals depending on the actual projects funded year-to-year. HOME funds will generally always improve the quality of life by improving or adding to the affordable housing supply. CDBG funds, especially those used for

public services, typically address the Board's commitment to improving the well-being and quality of life for lower-income residents.

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

Prepared by: Darby Marshall, Housing Program Manager, x5391

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

- Attachment A - Cross-Jurisdictional Use Examples
- Attachment B - CDBG Blight Definition HUD Guidance Performance Requirements
- Attachment C - County Owned Property with Deferred Maintenance
- Attachment D - CDBG & HOME Funding for Homeless Activities



County of Monterey

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OTHER AGENCY INVOLVEMENT/COMMITTEE ACTIONS:

None.

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Attachment A

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Attachment A Cross-Jurisdictional Use

The following table provides examples of four types of activities that often take advantage of cross jurisdictional fund, and the eligibility requirements that must be documented to justify cross jurisdictional use of grant funds.

<u>Activity Type</u>	<u>Example of Cross-Jurisdictional Use</u>	<u>Eligibility Conditions</u>
Housing	Constructing new multifamily housing complex.	Must provide affordable housing that will serve residents of all participating jurisdictions.
Public Facility	Funding a homeless shelter in a nearby city used by residents of the grantee jurisdiction	Must show proportionate use by grantee residents
Infrastructure	Extending water or sewer lines to a shared system crossing boundaries	Documented local benefit and compliance with environmental review
Public Services	Operating a regional job training center	Benefit must be primarily to LMI residents of the grantee area

In the past, Monterey County has successfully used CDBG funding to support a variety of programs that were either located within an entitlement city or had a regional benefit. The following table shows projects where the County has used or attempted to use CDBG funding that required meeting cross-jurisdictional tests.

<u>Project</u>	<u>Use Allowed</u>	<u>HUD Rational for Allowing or Disallowing Use</u>
Monterey Courthouse ADA	Yes	Proportional test benefit not required because facility is required to be used by all residents of the County doing business with the Superior Court located within the City of Monterey.
Rancho Cielo	Yes	Proportional test benefit met by requiring Rancho Cielo to set aside minimum number of beds for youth from Urban County. These beds have subsequently been leased for use as employer sponsored housing by agricultural labor contractors.
Salvation Army Good Samaritan Center	No	Proportional benefit test not met. HUD determined that based on Sand City population and Point in Time Count, most beneficiaries would be from cities of Monterey and Seaside.
Schilling Place ADA	Yes	Proportional benefit test met because all residents of unincorporated area because County Housing and Community Development and Public Works departments are housed in facility coincidentally located in Salinas.
Sun Rose Apartments	Yes	Tenant referral by County behavioral health without regard to location of last residence.
Veterans Transition Center	Yes	HUD has allowed CDBG collaboration with the cities of Monterey and Seaside to fund a variety of housing and improvement projects at VTC because of the nature of the services they provide, and the population served. HUD has not required the City of Salinas to participate in these projects.

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Attachment B

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CDBG Blight Definition, HUD Guidance, and Performance Requirements

This memorandum provides a consolidated overview of U.S. Department of Housing and Urban Development (HUD) guidance, statutory and regulatory definitions, and Community Development Block Grant (CDBG) performance requirements related to the elimination and prevention of blight. It incorporates relevant provisions under 24 CFR 570.208(b) and HUD's Guide to National Objectives and Eligible Activities for Entitlement Communities.

I. Regulatory Authority and National Objective

CDBG-assisted activities that address slum and blight conditions must meet the national objective of preventing or eliminating slums or blight, as described in 24 CFR 570.208(b). These activities may be carried out on an area basis, a spot basis, or as part of an urban renewal project.

Basis	Key Requirements	Examples of Eligible Activities
Area Basis	<ul style="list-style-type: none"> Area officially designated as slum/blighted under state or local law. Substantial number of deteriorated or deteriorating buildings or public improvements. Activity must address one or more conditions contributing to blight. 	<ul style="list-style-type: none"> Rehabilitation of multiple structures within a designated area. Infrastructure improvements such as sidewalks, lighting, or drainage.
Spot Basis	<ul style="list-style-type: none"> Addresses specific blighting influences not in a designated area. Each activity must eliminate a condition of blight or decay. 	<ul style="list-style-type: none"> Demolition of unsafe or abandoned structures. Historic preservation of deteriorated buildings. Clearance of hazards or health/safety threats.
Urban Renewal	<ul style="list-style-type: none"> Conducted under Title I of the Housing Act of 1949 or related urban renewal statutes. Must contribute to the elimination or prevention of slum/blight. 	<ul style="list-style-type: none"> Activities within approved urban renewal areas. Clearance, site preparation, or relocation efforts.

II. Definition and Local Authority

HUD defers to state and local law for defining 'slum' and 'blight.' However, documentation must demonstrate that the conditions meet federal criteria for substantial deterioration or obsolescence. Local ordinances typically identify blight as properties or areas exhibiting physical decay, unsafe structures, inadequate infrastructure, or economic obsolescence contributing to community decline.

III. Documentation Requirements

Each CDBG activity qualifying under the slum/blight objective must maintain written documentation that includes:

- Official designation of the blighted area (if area basis).
- Description and photographic evidence of deteriorated conditions.

Attachment B

- Identification of how the activity addresses one or more causes of blight.
- Records of compliance with local ordinances or redevelopment plans.
- Before-and-after documentation for rehabilitation or demolition.

IV. Performance and Outcome Requirements

CDBG-assisted activities addressing blight must demonstrate measurable results consistent with program performance standards. Outcomes should reflect the elimination of hazardous or deteriorated conditions and prevention of further deterioration within the community. Activities should be evaluated using local housing condition surveys, code enforcement data, and neighborhood stabilization indicators.

V. Redevelopment Considerations

HUD does not require that blighted properties be redeveloped following clearance or demolition; however, the resulting conditions must not create new public nuisances or safety hazards. Redevelopment is encouraged as a best practice when feasible to sustain area improvements and leverage additional investment. Future reuse plans should align with the Consolidated Plan and local community development strategies.

VI. Best Practices for Compliance

To ensure compliance and effective outcomes, grantees should:

- Maintain clear local definitions of blight and documentation standards.
- Conduct regular condition assessments and update designations as needed.
- Link blight removal to long-term revitalization goals.
- Use objective data (e.g., code violations, vacancy rates) to support determinations.
- Ensure activities focus on correction of deterioration rather than general beautification.

VII. References

- 24 CFR 570.208(b) – National Objective: Prevention or Elimination of Slums or Blight
- HUD Guide to National Objectives and Eligible Activities for Entitlement Communities (Chapter 3)
- HUD Exchange: Community Development Block Grant Program – National Objectives Overview

Attachment C

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Attachment C
County Owned Property with Deferred Maintenance

Line #	Property Name	Address	City	Supervisory District	Land Area (acres)	Building Area	Number of Buildings	National Register of Historic Places	Current or Planned Use	Year Built	Existing Condition*
1	Ammunition Supply Point	Former Fort Ord - Barloy Canyon Road south of East Garrison	Marina	D4	251.0	64,584	10 Bunkers 4 Warehouses 9 Other	No	Originally part of East Garrison II. Currently used for secure storage.	1995	Good - Bunkers Poor - Other Structures
2	East Garrison Historic District	Former Fort Ord-in East Garrison Development	Marina	D4	12.0	100,000	23	Yes	Historic structures slated for reuse as part of arts district.	1939-1941	Fair - Mothballed to US DoI Standards
3	Firing Range & Marshal Station	Former Fort Ord - south of Watkins Gate Road and East Garrison Drive	Marina	D4	10.0		2?	No	Open space adjacent to East Garrison.	1939-1941	Critical/Failure - Environmental contamination
4	King City Yard	522 North Second Street	King City	D3	2.9	9,526	6	No	ITD communications tower	1940-1994	Critical/Failure - Environmental contamination
5	Sheriff Firing Range	Bitterwater Road	King City	D3	19.0	0	0	No		1960	Critical/Failure - Environmental contamination
6	Porter-Vallejo Mansion	29 Bishop Street	Pajaro	D2	0.5	9,804 NSP	2	Yes	County tenants expected to reoccupy space when repairs are complete.	1880s	Critical/Failure - Flood Restoration Required Upper Floors not ADA Compliant

Attachment C
County Owned Property with Deferred Maintenance

Line #	Property Name	Address	City	Supervisory District	Land Area (acres)	Building Area	Number of Buildings	National Register of Historic Places	Current or Planned Use	Year Built	Existing Condition*
7	Old County Jail	152 West. Alisal Street	Salinas	D4	0.5	8,000	1	Yes		1930s	Critical/Failure - Environmental Remediation Required Mothballed to US DoI standards.
8	Old County "Farm"	Constitution Boulevard	Salinas	D1	17.0	2,400	1	No	NMC unpaved parking. SUHSD responsible for maintaining "Barn" at no cost to County.	1920s	Critical/Failure - Safety
9	Former County Hospital	1330 Natividad Road	Salinas	D1	5.7	59,000	12	No		1928-2002	Critical/Failure - Obsolete
10	Former Printing Services	1220 Natividad Road	Salinas	D1	1.3	3,500	1	No		1959	Critical/Failure - Obsolete & Safety
11	Old Juvenile Hall	1352 Natividad Road	Salinas	D1	0.5	3,700	1	No		1930s	Critical/Failure - Obsolete & Safety

Attachment C
County Owned Property with Deferred Maintenance

Line #	Property Name	Address	City	Supervisory District	Land Area (acres)	Building Area	Number of Buildings	National Register of Historic Places	Current or Planned Use	Year Built	Existing Condition*
12	Laurel Yard	855 East Laurel Drive	Salinas	D1	91.5	92,344	12	No	Various current and proposed uses. Approximately 17% vacant and vacancy might be increased by rearranging uses.	1978	Good - Gas Station underground leaking tanks have been remediated. Fair - Bldg. G has exceeded it useful life

Attachment C
County Owned Property with Deferred Maintenance

Line #	Property Name	Required Work for Reuse	DRAFT 2025 Facility Master Plan Use	Current Plans or Work	2024 and Proposed Tenants or Uses	Availability	Notes	Potential County Reuse
1	Ammunition Supply Point		None identified		Contracts & Purchasing District Attorney Sheriff	In Use (partial)	Bunkers - 42% Vacant Warehouse - 52% Vacant	None identified
2	East Garrison Historic District		Future use included in E.G. DDA	Successor Agency is preparing revised master plan for Historic District. This will help determine status of buildings and whether they will be demolished.	Vacant	Unknown		Future uses included in E.G. DDA
3	Firing Range & Marshal Station	Clean up of existing environmental contamination.	None identified, but identified as "development" in Fort Ord HMP.	US EPA is performing technical evaluation of environmental remediation requirements.	Vacant	Unknown		Parcel is identified as "development" in HMP.
4	King City Yard	Clean up of existing environmental contamination.	Animal Services Affordable Housing	Facility Assessment Report prepared 2015.	Vacant	Unknown	ITD maintains communications tower at site that may require relocation (at approx. cost of \$2M) depending on proposed use.	Property may be suitable for in- fill housing.
5	Sheriff Firing Range	Clean up of existing environmental contamination.	None identified		Vacant	Unknown		None identified
6	Porter-Vallejo Mansion	Completion of flood restoration will make first floor usable. Other floors need to be made accessible.	Flexible meeting and training space	Restoration Plan Flood restoration work is underway. Facility Assessment Modernization work is partially funded.	Health - 12% Library - 20% Sheriff - 8% Social Services - 3% Vacant - 57%	Unknown		HCD - Kents Court management office Health Library Sheriff Social Services

Attachment C
County Owned Property with Deferred Maintenance

Line #	Property Name	Required Work for Reuse	DRAFT 2025 Facility Master Plan Use	Current Plans or Work	2024 and Proposed Tenants or Uses	Availability	Notes	Potential County Reuse
7	Old County Jail	Complete renovation of front administration wing. Demolition of jail block building.	Museum or public space	Reuse included in Admin. Center Master Plan Admin. Building restored and used as agricultural labor museum.	Vacant	Immediate	Project must undergo an EIR/CEQA Process, Remediation, Design, Demolition and Construction prior to occupancy.	Open Space/Plaza
8	Old County "Farm"		Future Health Use	SUHSD is evaluating historic value of barn and possible salvage value of lumber.	Salinas Union High School District (FFA Program)	In Use - 3.5 acres leased to SUHSD on month-to- month.		Property is designated for future "health" related development.
9	Former County Hospital	Complete renovation or demolition / reconstruction	Under separate master plan	NMC is evaluating as part of NMC Master Plan	Vacant	Unknown		
10	Former Printing Services	Complete renovation or demolition / reconstruction	Possible lease to raise capital for housing trust fund.		Vacant	Immediate	This project would not be a tenant improvement but would require a complete building renovation.	Sheriff - Reentry program. Health Dept. - behavioral health or future parking. HCD - lease to generate revenue to capitalize MCLHTF.
11	Old Juvenile Hall	Partial demolition and complete renovation	Family Justice Center		Vacant	Immediate	Project would undergo historic restoration and possible EIR/CEQA Process.	Youth Center relocation District Attorney Health Dept.

Attachment C
County Owned Property with Deferred Maintenance

Line #	Property Name	Required Work for Reuse	DRAFT 2025 Facility Master Plan Use	Current Plans or Work	2024 and Proposed Tenants or Uses	Availability	Notes	Potential County Reuse
12	Laurel Yard	Reconfiguration of users may yield more efficient uses and development opportunities. Reconfiguration could require demolition of existing buildings and construction of replacement buildings.	Eden Housing Senior Housing Recuperative Care Center 9-ac. hold for future use		<i>Bike/Skate Park</i> - 2% <i>Eden Housing</i> - 6% Fleet Management - 2% <i>HACM Sr. Housing</i> - 6% Probation - 3% Public Works (ITD & WRA) - 34% Share Center - 1% Vacant 1 - 17%	Unknown	Internal roads are not part of County road system and do not have dedicated funding for maintenance.	Gas Station is only use that cannot be relocated due to restrictive covenants that limit reuse potential of this specific area. Property has PG&E easement for high voltage lines that limit uses within 50' of easement.

Attachment C
County Owned Property with Deferred Maintenance

Line #	Property Name	Require CDBG County / City Agreement	CDBG Blight Type	CDBG Redevelopment Required	Potential CDBG Issues
1	Ammunition Supply Point	No	Area or Spot	No	May not qualify as blighted, outside urbanized area.
2	East Garrison Historic District	No	Area or Spot	No, but best practice would be redevelopment consistent with community plan.	CDBG cannot replace any required developer or successor agency contributions but can supplement them if additional funding is required.
3	Firing Range & Marshal Station	No	Spot	No	
4	King City Yard	Yes	Spot	No, but best practice would be redevelopment consistent with community plan.	Documenting proportional benefit.
5	Sheriff Firing Range	No	Spot	No	May not qualify as blighted, outside urbanized area.
6	Porter-Vallejo Mansion	No	Spot	No	

Attachment C
County Owned Property with Deferred Maintenance

Line #	Property Name	Require CDBG County / City Agreement	CDBG Blight Type	CDBG Redevelopment Required	Potential CDBG Issues
7	Old County Jail	Yes	Spot	No, but best practice would be redevelopment consistent with community plan.	Documenting proportional benefit.
8	Old County "Farm"	Yes	Spot	No	Documenting proportional benefit.
9	Former County Hospital	Yes	Spot	No	Documenting proportional benefit.
10	Former Printing Services	Yes	Spot	No	Documenting proportional benefit.
11	Old Juvenile Hall	Yes	Spot	No	Documenting proportional benefit.

Attachment C
County Owned Property with Deferred Maintenance

Line #	Property Name	Require CDBG County / City Agreement	CDBG Blight Type	CDBG Redevelopment Required	Potential CDBG Issues
12	Laurel Yard	Yes	Spot	No	Documenting proportional benefit.

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Attachment D

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Attachment D

CDBG & HOME Funding for Homeless Activities

Objectives Related to Homelessness

<u>Program</u>	<u>Statutory Authority</u>	<u>Primary Objective Related to Homelessness</u>
CDBG	Title I of the Housing and Community Development Act of 1974	Provide decent housing, a suitable living environment, and expand economic opportunities, principally for low- and moderate-income (LMI) persons—including persons experiencing homelessness.
HOME	Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990	Expand the supply of decent and affordable housing, particularly for very low-income and low-income households, including those experiencing homelessness.

Definition of Homelessness

The CDBG program does not provide a standalone regulatory definition of “homelessness.” For purposes of activity eligibility and beneficiary determination, grantees generally apply the HUD Continuum of Care (CoC) definition at 24 CFR 578.3 to ensure consistency across federal housing programs. CDBG-funded activities serving such individuals are presumed to benefit low- and moderate-income persons, provided income documentation or categorical eligibility standards are maintained.

The HOME Program aligns with the McKinney-Vento Homeless Assistance Act (42 U.S.C. §11302) as interpreted by HUD for the Continuum of Care and Emergency Shelter Grant (ESG) programs.

Under these standards, a “homeless person” is an individual or family who:

- 1) Lacks a fixed, regular, and adequate nighttime residence, including those:
 - a) Residing in places not meant for human habitation (e.g., cars, parks, abandoned buildings);
- 2) Living in emergency shelters or transitional housing; or
- 3) Exiting an institution where they temporarily resided and previously met the above conditions.
- 4) Is imminently losing housing within 14 days and lacks resources or support networks to obtain new housing.
- 5) Is fleeing or attempting to flee domestic violence or similar threats and lacks other housing or resources.

Eligible Uses

<u>Activity Category</u>	<u>CDBG – Eligibility and Limitations</u>	<u>HOME – Eligibility and Limitations</u>
Homeless Facilities (shelters, transitional housing)	Eligible under Public Facilities and Improvements for acquisition, construction, or rehabilitation if serving primarily low- and moderate-income persons, including homeless populations.	Eligible for acquisition, rehabilitation, or new construction if units will serve HOME-eligible low-income households. Not eligible for emergency shelter facilities unless converted to permanent housing.
Supportive Services (case management, counseling, job training)	Eligible under Public Services, subject to 15% cap of grant plus program income; must primarily benefit low/mod-income persons, including homeless individuals.	Generally ineligible except as part of project-related soft costs or operating assistance for CHDO-owned rental projects.
Operating Costs of Shelters	Ineligible as general operating expenses. Limited exceptions under Public Service category if directly tied to service delivery.	Ineligible. HOME funds may not be used for ongoing operations or maintenance of shelters or housing units.

Attachment D

CDBG & HOME Funding for Homeless Activities

Activity Category	CDBG – Eligibility and Limitations	HOME – Eligibility and Limitations
Tenant-Based Rental Assistance (TBRA)	Generally ineligible under CDBG except in disaster recovery or specific waivers.	Eligible under HOME for up to two years, renewable; may assist formerly homeless households transitioning to permanent housing.
Homeless Prevention (short-term rental / mortgage assistance)	Ineligible except under certain waivers or CDBG-CV funds related to COVID-19.	Eligible as Tenant Based Rental Assistance (TBRA) if meeting income and affordability criteria, typically not used for short-term emergency assistance.
Housing Development for Homeless Populations	Eligible for acquisition, clearance, or site improvements associated with affordable housing development. Cannot fund new housing construction except under special authorities.	Fully eligible for construction, acquisition, or rehabilitation of affordable housing restricted to low-income households, including homeless individuals/families.
Administrative Costs	Eligible up to 20% of the annual grant plus program income for planning and administrative expenses.	Eligible up to 10% of annual HOME allocation and program income for administrative and planning costs.

Cross Jurisdictional Benefit

Based on the 2024 Point in Time County by Jurisdiction, the unhoused population of the Urban County (cities of Gonzales, Greenfield, Marina, and Sand City and unincorporated areas) was 629 people, or roughly 26% of the countywide total. The other entitlement jurisdictions of Monterey, Salinas, and Seaside accounted for 1,656 people or 68% of the countywide unhoused population. Based on this information, the County could use CDBG or HOME funds to cover approximately 26% of eligible homeless facilities and services. Note, the Point in Time survey is jurisdiction based and not on the last place of residence, which could alter the distribution some.



County of Monterey

Item No.3

Board Report

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

Legistar File Number: 25-895

December 08, 2025

Introduced: 12/3/2025

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

- a. Receive a presentation on the Urban County's application and application rating and ranking process for Community Development Block Grant (CDBG) and HOME Investment Partnership Act (HOME) funding applications; and,
- b. Provide direction to staff.

It is recommended that the Urban County Committee:

- a. Receive a presentation on the Urban County's application and application rating and ranking process for Community Development Block Grant (CDBG) and HOME Investment Partnership Act (HOME) funding applications; and,
- b. Provide direction to staff.

SUMMARY/DISCUSSION:

The Urban County will continue to use City Data Services (CDS) to facilitate the application process for FY2026-27. CDS is currently undergoing a major revision to their system and the County is not able to make substantial changes to the application for the coming year.

At its last meeting, the Committee requested additional information on the application process and how proposals are rated and ranked. This presentation will review the federal requirements for both programs, provide an overview of the application, and discuss how applications are reviewed and prioritized for funding recommendations.

Congress and the President have not adopted a federal Fiscal Year 2025-2026 budget to fund the CDBG and HOME programs. Current funding is authorized via a continuing resolution, which leave funding at current levels - \$1,361,629 for CDBG and \$403,479.96 in HOME funding. The most current proposals for funding these programs call for a 6% reduction to CDBG and elimination of the HOME program. If these proposals become law, the County could expect to receive \$1,279,106 in CDBG funding.

Key dates for the 2026-2027 CDBG and HOME funding period are:

December 18, 2025 - Publication and direct email Notice of Funding of Availability (NOFA)

January 5, 2026 - Applications for funding available online.

January 7, 2026 - Mandatory application workshop.

January 20, 2026 - Applications due.

March 30, 2026 - Urban County Committee reviews applications and staff recommendations and develops funding recommendations for Board of Supervisors consideration.

May 12, 2026 - Board of Supervisors considers 2026-2027 CDBG and HOME Annual Plan.

July 1, 2026 - Approved Subrecipients have access to funds.

OTHER AGENCY INVOLVEMENT/COMMITTEE ACTIONS:

None.

HOUSING IMPACTS:

- ☐ Reduces constraints on Housing Development
- ☐ Increases constraints on Housing Development
- ☒ Neutral
- ☐ Not applicable [N/A]

There are no direct impacts on the supply or affordability of housing. Programs may address habitability or affordability for a small number of individual homeowners but not have widespread benefits.

FINANCING:

There is no impact on the General Fund. CDBG and HOME are awarded to the County annually by the HUD. CDBG funds are included in Fund 013, Budget Unit 8546. HOME funds are included in Fund 013, Budget Unit 8545.

BOARD OF SUPERVISORS STRATEGIC PLAN GOALS:

The use of CDBG and HOME funds may support a variety of goals depending on the actual projects funded year-to-year. HOME funds will generally always improve the quality of life by improving or adding to the affordable housing supply. CDBG funds, especially those used for public services, typically address the Board's commitment to improving the well-being and quality of life for lower-income residents.

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

Prepared by: Darby Marshall, Housing Program Manager, x5391

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

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- Attachment B - Rating and Ranking Criteria
- Attachment C - Presentation



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- ☒ Safe and Resilient Communities
- ☐ Diverse and Thriving Economy
- ☐ Dynamic Organization and Employer of Choice

Prepared by: Darby Marshall, Housing Program Manager, x5391

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- Attachment A - Application Guide FY2026-27
- Attachment B - Rating and Ranking Criteria
- Attachment C - Presentation

Attachment A

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CDBG & HOME Application Guide – FY 2026–2027

INTRODUCTION

This Guide is designed for applicants seeking CDBG Public Services, CDBG Public Facilities, HOME Tenant Based Rental Assistance (TBRA), or HOME Housing Rehabilitation funding through the County of Monterey's Urban County. The Guide provides additional detail on how to complete the Urban County application for CDBG and/or HOME Investment Partnership Act funding from the Urban County.

SECTION 1 – APPLICANT INFORMATION

Applicants must provide:

- Legal Organization Name (must match CA Secretary of State records)
- FEIN (Federal Employer Identification Number) and UEI (Unique Entity Identifier)
- Physical and Mailing Address
- Authorized Official to sign application and Subrecipient Agreement
 - Pursuant to the California Corporations Code Section 313, Subrecipient Agreements must be signed by:
 - Any president or vice president, or chair of the Board of Directors; and,
 - Any secretary, assistant secretary, treasurer, or assistant treasurer, or the CFO; or
 - Any position named in a Resolution adopted by the Board of Directors, provided a copy of said Resolution is provided to the County with the application.
- Primary Project Contact
- Fiscal Contact

Requirements:

- Organizational name must match Articles of Incorporation or Active Status Certificate.
- Contact information must be current and consistent across IRS/state filings.
- If using a DBA, supporting documentation must be attached.

SECTION 2 – PROJECT DESCRIPTION

Provide a concise summary including:

- What will the project do or what services will be delivered?
- What outcomes will be achieved?
- What need does this project address?
- How does the project address the need?
- Who is the target population?
- How does it align with the Consolidated Plan?

Strong descriptions include:

- Evidence-based models
- Clear, measurable activities
- Geographic coverage across participating jurisdictions

SECTION 3 & ATTACHMENT A – COMMUNITY NEED & CONSOLIDATED PLAN ALIGNMENT

Applicants must demonstrate:

- A clear, data-supported community need
- Alignment with at least ONE FY 2025–2029 Consolidated Plan goal
- Documentation of service gaps, disparities, waitlists, or unmet needs
- Justification of why the applicant is best positioned to deliver the service

Examples of strong data sources:

- Census/Low- and Moderate-Income Summary Data (LMISD) data
- Local department reports
- Health, education, or law enforcement statistics
- Organization's own service data

SECTION 4 & ATTACHMENTS B & C – APPLICANT CAPACITY

Applicants must show:

- Strong staffing and organizational structure
- Experience implementing similar programs
- Demonstrated ability to manage federal funds
- Effective financial systems and internal controls

Required documentation:

- Organizational chart
- Board roster
- Resumes of key staff
- Summary of fiscal controls
- Prior grant performance (if applicable)

SECTION 5 & ATTACHMENTS D & J – BENEFICIARIES & SERVICE AREA

Applicants must:

- Select correct HUD National Objective (CDBG) or income qualification method (HOME)
- Provide Census Tract / Block Group (for Area Benefit activities)
- Describe income verification procedures (for Low- and Moderate-Income Clientele [LMC] or HOME)
- Estimate beneficiaries by jurisdiction
- Demonstrate equitable service access across the Urban County

SECTION 6 & ATTACHMENT E & F – BUDGET & EVALUATION

Budget Requirements:

- Complete budget tables
- Identify secured vs. pending funds
- Provide justification for line items
- Ensure budget matches project scale

Evaluation Requirements:

- Define outputs (units of service)
- Define outcomes (results / change)
- Identify data collection tools
- Describe evaluation frequency

SECTION 7 & ATTACHMENT G – CERTIFICATIONS

Applicants must sign all required certifications:

- Accuracy of application
- Debarment and suspension certification
- Non-supplanting and non-discrimination
- Compliance with federal laws and regulations
- Facility operations commitment (if applicable)

Signature must be from the Authorized Official listed in Section 1.

SECTION 8 – FEDERAL COMPLIANCE REQUIREMENTS

Compliance items include:

- National Environmental Policy Act (NEPA) Environmental Review (all projects)
 - The County will complete all NEPA reviews prior to issuing a Subrecipient Agreement for signature.
 - Public Service applications are categorically exempt from NEPA review, but the County must still complete the paperwork.
- Uniform Relocation Act (URA) relocation compliance (facilities/rehab)
- California Prevailing Wage standards (public works projects that exceed \$1,000) and Davis-Bacon labor standards (construction over \$2,000)
- Section 3 labor hour reporting (construction)
- Procurement following 2 CFR 200
- Lead-based paint compliance (HOME rehab)

No construction or commitments may begin before receiving environmental clearance.

SECTION 9A – CDBG REQUIREMENTS

Public Services:

- Must be new or a quantifiable expansion of services
- Must meet LMC or Low- and Moderate-Income Area (LMA) eligibility
 - LMA eligibility is based on HUD Low- and Moderate-Income data at the census tract and block levels or approved income survey.
- Must document income eligibility or area data

Public Facilities (Attachments H & I):

- Must demonstrate site control
- Must undergo full environmental review
- May require State Historic Preservation Office (SHPO), noise, or hazard assessments

- Must follow Davis-Bacon and URA (if applicable)

Examples of eligible activities:

- Community center upgrades
- ADA accessibility improvements
- Program expansion for low/mod income persons

SECTION 9B & ATTACHMENTS J & K – HOME REQUIREMENTS

HOME TBRA Requirements:

- Income \leq 80% AMI (source docs required)
- Rent reasonableness determination
- Housing Quality Standards (HQS) inspection before move-in
- Written agreements with tenants
- Utility allowance documentation

HOME Rehabilitation Requirements:

- Owner-occupied housing only
- Scope of work required
- Lead-based paint rules apply
- Contractor procurement must follow 2 CFR 200

Underwriting:

- Cost reasonableness
- Long-term affordability
- Detailed work write-up

SECTION 10 – ATTACHMENTS

All attachments must be submitted. Required templates include:

Attachment A - Data Supporting Need (Optional)

Include:

- | | |
|-------------|--------------------|
| • Surveys | • Research studies |
| • Waitlists | • Local data |

Attachment B – Organizational Capacity

Include:

- | | |
|--------------------------------|----------------------------------|
| • Organizational chart | • Fiscal controls description |
| • Staff resumes/qualifications | • Experience with federal grants |
| • Board roster | |

Attachment C – Organizational Documentation

Include:

- | | |
|--------------------------------------|-----------------------------|
| • Most recent audit/financial review | • Insurance certificates |
| • IRS tax-exempt letter | • Articles of Incorporation |

Attachment D - National Objective Worksheet (CDBG)

Document:

- LMC, LMA, Slum/Blight, or Urgent Need
- National Objective documentation
- Census tract & block group
- LMA/LMISD support
- Income verification method (LMC)

Attachment E – Budget & Matching Funds Narrative (Optional)

Describe:

- Leveraged funds
- Identify secured vs. pending funds.
- Describe cost reasonableness.
- Indirect cost breakdown (if applicable)

Attachment F - Monitoring & Outcomes Plan (Optional but Strongly Encouraged)

Include:

- Outputs & outcomes
- Evaluation methods
- Data collection tools
- Reporting schedule

Attachment G - Federal Compliance Forms

Required forms:

- SF-424
- Debarment form
- Lobbying certification
- Civil rights compliance

Attachment H – Site Control (Facilities Only)

Acceptable documents:

- Deed
- Lease agreement
- MOU for facility use
- Easement agreement

Attachment I - Maps & Photos (Facilities Only)

Include:

- LMISD map
- Service area map
- Facility photos
- Site plan (if applicable)

Attachment J – HOME Addendum (TBRA or Rehab)

Include:

- Income qualification process
- Income limits
- Rent limits
- TBRA/rehab scope
- Property standards

Attachment K – HOME Underwriting & Compliance Worksheet

Include:

- Income calculation
- Rent reasonableness
- Affordability period
- HQS/inspection documentation

Attachment L - Letters of Support (Optional)

Include:

- Partner endorsements
- Community support letters

SECTION 11 – SIGNATURE REQUIREMENTS

The Authorized Official must sign the application. Electronic signatures are acceptable if secured.

Signature certifies:

- All information is true and correct
- Agency accepts responsibility for compliance
- Agency acknowledges federal monitoring

FINAL CHECKLIST

Before submitting, confirm:

- All required fields complete
- All Attachments A–N submitted
- Census and income data included
- Budget matches narrative and tables
- Authorized signature included
- Submission before deadline

Attachment B

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CDBG & HOME Rating and Ranking Criteria – FY 2026–2027

These rating and ranking criteria establish the objective framework for evaluating FY 2026–2027 Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) program applications for the Monterey Urban County. Evaluations are based on the FY 2025–2029 Consolidated Plan (Amended October 2025).

1. Threshold Review (Pass/Fail)

Applications must meet all threshold requirements before scoring. Those failing any threshold item will not be ranked.

<u>Criterion</u>	<u>Requirement</u>	<u>Verification Source</u>
Eligibility	Activity is eligible under 24 CFR 570.201–207 (CDBG) or 24 CFR 92.205–92.209 (HOME).	Section 9A or 9B
National Objective	Meets one National Objective (Benefit to L/M Income, Slum/Blight, or Urgent Need).	Attachment D
Completeness	All required sections and Attachments A–N submitted.	Section
Capacity	Applicant demonstrates ability to manage federal funds and implement projects.	Section 4
Environmental Readiness	No known barriers preventing compliance with NEPA.	Attachments B & C
HOME Requirements (if applicable)	Income targeting ≤80% AMI, affordability period, and underwriting completed.	Section 9A/9B
		Section 9B
		Attachments J & K

2. Rating Criteria (105 Points Total)

<u>Category</u>	<u>Criteria</u>	<u>Max Points</u>	<u>Evaluation Source</u>
Community Need & Consolidated Plan Alignment	Identifies a well-documented need supported by data and directly aligns with Consolidated Plan goals; includes measurable progress indicators.	20	Sections 2 & 3 Attachments A & F
Program Design & Impact	Logical program design, measurable outcomes, and clear beneficiary tracking; enhances level of service.	20	Sections 3, 5, 6
Organizational Capacity & Readiness	Demonstrated experience, fiscal controls, staff qualifications, and readiness to implement.	15	Section 4 Attachments B & C
Budget & Leveraging	Realistic, cost-effective budget; matching funds secured or pending; reasonable administrative cost ratio.	15	Section 6 Attachment B
Performance Measurement & Evaluation	Defines outputs/outcomes; method for evaluating impact and continuous improvement.	15	Section 6

Equity & Cross-Jurisdictional Benefit	Demonstrates equitable service distribution and proportional benefit across Urban County jurisdictions.	15	Section 5 Attachments D & J
Innovation / Creative Solution (Bonus)	Employs novel, collaborative, or data-driven strategies that expand reach or efficiency.	+5	Sections 3, 6, Attachments A–C

3. Objective Scoring Standards

<u>Score</u>	<u>Description</u>
5 – Excellent	Fully documented, evidence-based, exceeds expectations.
4 – Strong	Meets all requirements with clear supporting documentation.
3 – Adequate	Meets most requirements but lacks detail or strong evidence.
2 – Limited	Weak documentation or unclear alignment with Consolidated Plan.
1 – Poor	Major deficiencies or missing information.
0 – Not Addressed	No relevant response provided.

4. Ranking Process

Each eligible application is independently scored by reviewers using the Scoring Rubric. Scores are averaged to determine a composite total (max 105 points).

Applications are ranked highest to lowest, and ties are broken by the higher score in “Community Need & Consolidated Plan Alignment.”

Funding recommendations are adjusted based on entitlement allocations, eligibility caps, and project readiness.

5. Application-to-Criteria Crosswalk

<u>Application Section</u>	<u>Related Scoring Category</u>	<u>Max Points</u>
Section 3 – Community Need & Proposed Improvement	Community Need & Innovation	20 + 5
Section 4 – Applicant Capacity	Organizational Capacity & Innovation	15 + 5
Section 5 – Beneficiaries	Program Design & Equity	35
Section 6 – Budget & Evaluation	Budget & Performance Measurement	30
Section 9A – CDBG-Specific	Eligibility, Need, Impact	10–20
Section 9B – HOME-Specific	Eligibility, Need, Impact	10–20
Attachments A–N	Supporting Documentation	All

Attachment C

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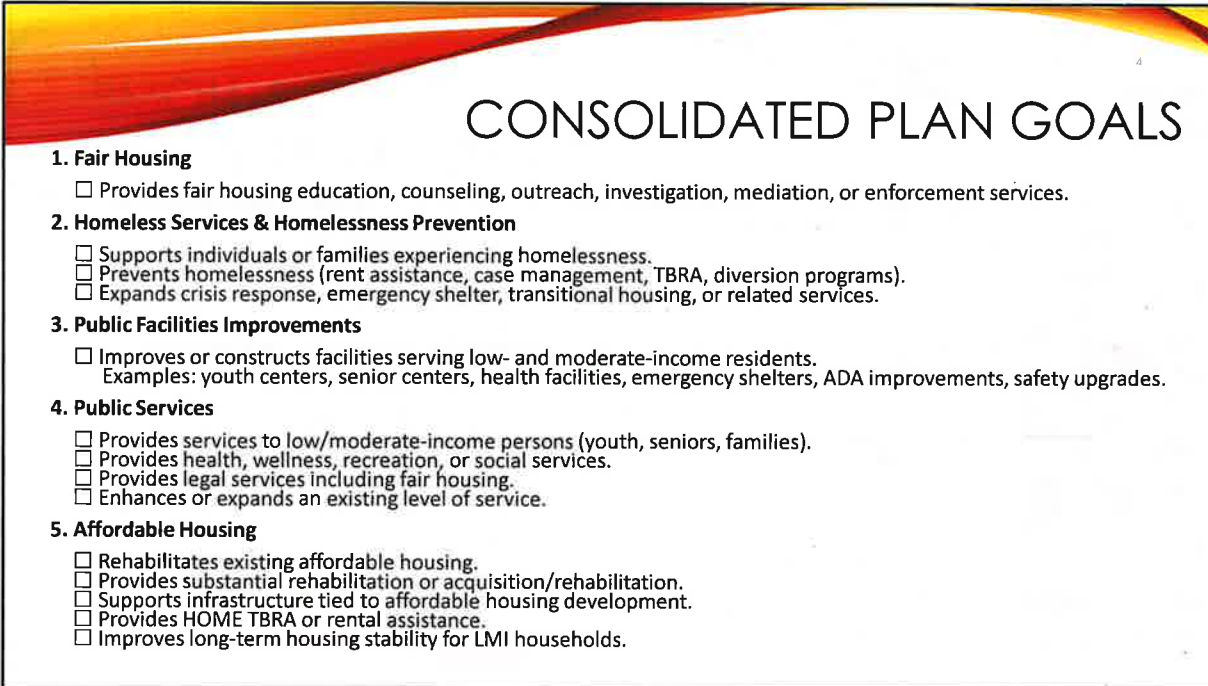
NATIONAL OBJECTIVE & OUTCOME PERFORMANCE MEASUREMENT

Category	CDBG	HOME Investment Partnerships Program
Statutory "National Objectives"	<ol style="list-style-type: none"> 1. Benefit low- and moderate-income (LMI) persons. 2. Aid in the prevention or elimination of slums or blight 3. Meet urgent needs (unique emergency conditions) 	<ol style="list-style-type: none"> 1. Expand supply of decent, safe, sanitary, affordable housing. 2. Strengthen public-private housing partnerships. 3. Increase nonprofit (CHDO) capacity. 4. Promote housing affordability and stability
HUD Performance Objectives	<ul style="list-style-type: none"> • Suitable Living Environment • Decent Housing • Economic Opportunity (CDBG activities may fall under any of the three) 	<ul style="list-style-type: none"> • Decent Housing (primary) • Suitable Living Environment (limited HOME applications) • Economic Opportunity (rare for HOME)
HUD Performance Outcomes	<ul style="list-style-type: none"> • Availability/Accessibility • Affordability • Sustainability (CDBG activities commonly use all three) 	<ul style="list-style-type: none"> • Affordability (primary) • Availability/Accessibility (TBRA, accessibility retrofits) • Sustainability (rehab extending useful life)

CDBG - At least 70% of funds must benefit low/moderate-income persons or households.
HOME - 100% of funds must benefit low/moderate-income persons or households.

CDBG & HOME PERFORMANCE INDICATORS

Category	CDBG – Common Performance Indicators	HOME – Common Performance Indicators
Housing Units / Households Assisted	<ul style="list-style-type: none"> Households assisted (rehab, acquisition, conversion) Housing units improved or preserved Substandard units brought to code 	<ul style="list-style-type: none"> HOME-assisted units created, rehabilitated, or acquired Households assisted through TBRA Units meeting HOME property standards
Affordability Outcomes	<ul style="list-style-type: none"> Reduction in housing cost burden for LMI households Number of units affordable to LMI households Affordability achieved through rehab or acquisition 	<ul style="list-style-type: none"> Units affordable at 30%, 50%, 60%, 80% AMI Cost burden reduction for TBRA households Required affordability period compliance (5–20 years)
Accessibility / Availability	<ul style="list-style-type: none"> Persons with new or improved access to facilities or services Accessibility improvements (ADA) Increased availability of residential services 	<ul style="list-style-type: none"> Units created to expand affordable housing supply Accessibility improvements within HOME rental/homeownership projects Increased availability of affordable rental units
Housing Quality & Safety	<ul style="list-style-type: none"> Units meeting local code or rehab standards Removal of health/safety hazards (lead, mold, electrical) 	<ul style="list-style-type: none"> Units meeting HOME property standards (initial and ongoing) HQS/property condition inspections completed Energy efficiency and safety improvements
Beneficiary Characteristics	<ul style="list-style-type: none"> Total persons/households served % LMI beneficiaries Race/ethnicity reporting Special needs populations served 	<ul style="list-style-type: none"> Income eligibility at ≤80% AMI Household demographics and race/ethnicity Target populations (elderly, disabled, homeless, large family)
Cost-Effectiveness & Leverage	<ul style="list-style-type: none"> Cost per unit (rehab/new) Program administrative cost ratios Leveraged funds from private, public, or other sources 	<ul style="list-style-type: none"> HOME subsidy per unit Development subsidy cost compliance Leverage and match contributions (24 CFR 92.218–92.222)
Neighborhood / Community Impact	<ul style="list-style-type: none"> Blight removal indicators (structures removed, parcels cleared) Neighborhood improvement metrics (lighting, sidewalks, conditions) Target-area benefit tracking 	<ul style="list-style-type: none"> HOME projects contributing to neighborhood stabilization Location of units in targeted reinvestment areas Supportive infrastructure benefiting HOME units
Economic Stability / Household Outcomes	<ul style="list-style-type: none"> Job creation/retention for housing-linked projects Increased employment or household stability after assistance Homelessness prevention outcomes 	<ul style="list-style-type: none"> Housing stability of assisted households Successful tenancy outcomes in rental projects Foreclosure prevention/recapture compliance



CONSOLIDATED PLAN GOALS

- 1. Fair Housing**
 - ☐ Provides fair housing education, counseling, outreach, investigation, mediation, or enforcement services.
- 2. Homeless Services & Homelessness Prevention**
 - ☐ Supports individuals or families experiencing homelessness.
 - ☐ Prevents homelessness (rent assistance, case management, TBRA, diversion programs).
 - ☐ Expands crisis response, emergency shelter, transitional housing, or related services.
- 3. Public Facilities Improvements**
 - ☐ Improves or constructs facilities serving low- and moderate-income residents.
Examples: youth centers, senior centers, health facilities, emergency shelters, ADA improvements, safety upgrades.
- 4. Public Services**
 - ☐ Provides services to low/moderate-income persons (youth, seniors, families).
 - ☐ Provides health, wellness, recreation, or social services.
 - ☐ Provides legal services including fair housing.
 - ☐ Enhances or expands an existing level of service.
- 5. Affordable Housing**
 - ☐ Rehabilitates existing affordable housing.
 - ☐ Provides substantial rehabilitation or acquisition/rehabilitation.
 - ☐ Supports infrastructure tied to affordable housing development.
 - ☐ Provides HOME TBRA or rental assistance.
 - ☐ Improves long-term housing stability for LMI households.

Fair housing is the only mandated Consolidated Plan Goal and activity that must be financed by CDBG.

CDBG funds cannot be used to fund new construction but can be used to fund off-site improvements, such as sidewalks, required for project.

Three goal categories are not shown or included in the 2025-2029 Consolidated Plan:

- Infrastructure Improvements
- Economic Development
- Neighborhood Revitalization & Blight Reduction

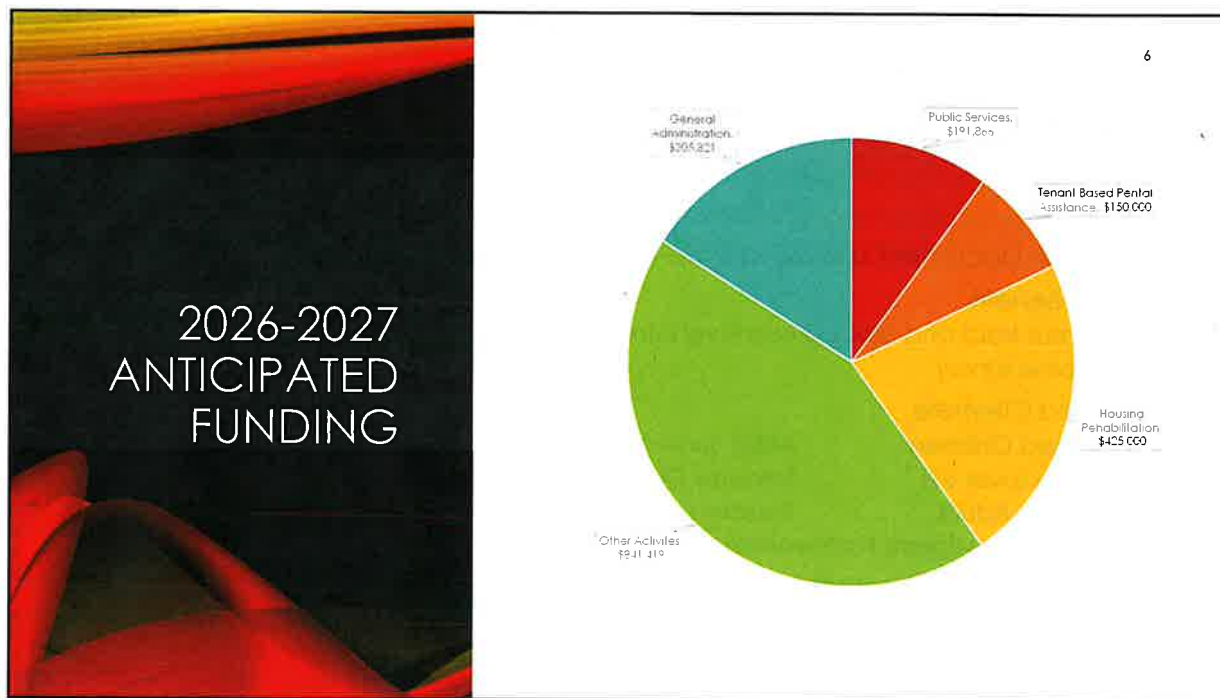
One goal category not shown but included in Consolidated Plan

- General Administration

BENEFICIARIES

3 Ways to Document Low/Moderate-Income Benefit

- Area Benefit
 - Census tract and block group level information from HUD Income survey
- Limited Clientele
 - Abused Children Adult Survivors of Domestic Violence
 - Elderly (over 62) Severely Disabled Adults
 - Illiterate Adults Persons Living with AIDS
 - Migrant Farmworkers
- Individual Documentation



The Current federal budget proposal will decrease funding for CDBG nationwide by 6%.

The current federal budget proposal for federal fiscal year 2026-2027 would eliminate HOME funding.

The 2026-2027 NOFA will award funding based on the assumption that these reductions are enacted.

Available CDBG funding in 2026-2027 is estimated to be \$1,279,106.

The Urban County is including FY 2025-2026 HOME funding in the 2026-2027 NOFA because it has awarded after the current year NOFA and funding announcements.

APPLICATION OVERVIEW

<u>Title</u>	<u>Purpose</u>
Applicant Information	Basic organizational and contact details.
Project Description	Overview of activity, purpose, and intended outcomes.
Community Need & Proposed Improvement	Describe community need, Consolidated Plan goal alignment, and performance tracking.
Applicant Capacity	Provide staffing, management, and experience with federal programs.
Beneficiaries & Outcomes	Identify beneficiaries, document low/mod income benefit, and enter census tract and block group data.
Budget & Evaluation	Provide financial summary, measurable outcomes, and evaluation frequency and how information from evaluation is integrated into program improvements.
Certifications	Compliance assurances for federal and local requirements.
CDBG-Specific Section	Eligibility, National Objective, and 24 CFR 570 compliance.
HOME-Specific Section	Income targeting, affordability, and underwriting details.
Attachments Checklist	List and confirm required attachments A–N.
Signature & Certification	Authorized official certification of accuracy.

APPLICATION SCHEDULE

- December 18, 2025 – Notice of Funding Availability Published and Direct Email
- January 5, 2026 – 2027-2028 CDBG & HOME Applications Available
- January 7, 2026 – Mandatory CDBG & HOME Application Workshop
- January 20, 2026 - 2027-2028 CDBG & HOME Applications Due
- February 20, 2026 – City Partners Review and Ranking Complete
- March 30, 2026 (week of) – Urban County Committee considers 2027-2028 Annual Plan
- April 8, 2026 – Open 30-Day 2027-2028 Annual Plan Public Comment Period
- May 12, 2026 – Board of Supervisors to Consider 2027-2028 CDBG & HOME Annual Plan



THRESHOLD CRITERIA

<u>Criterion</u>	<u>Requirement</u>
Eligibility	Activity is eligible under 24 CFR 570.201–207 (CDBG) or 24 CFR 92.205–92.209 (HOME).
National Objective	Meets one National Objective (Benefit to L/M Income, Slum/Blight, or Urgent Need).
Completeness	All required sections and Attachments submitted.
Capacity	Applicant demonstrates ability to manage federal funds and implement projects.
Environmental Readiness	No known barriers preventing compliance with NEPA.
HOME Requirements (if applicable)	Income targeting ≤80% AMI, affordability period, and underwriting completed.

RATING CRITERIA

Max Points

<u>Category</u>	<u>Criteria</u>	
Community Need & Consolidated Plan Alignment	Identifies a well-documented need supported by data and directly aligns with Consolidated Plan goals; includes measurable progress indicators.	20
Program Design & Impact	Logical program design, measurable outcomes, and clear beneficiary tracking; enhances level of service.	20
Organizational Capacity & Readiness	Demonstrated experience, fiscal controls, staff qualifications, and readiness to implement.	15
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Innovation / Creative Solution (Bonus)	Employs novel, collaborative, or data-driven strategies that expand reach or efficiency.	+5

SCORING STANDARDS

<u>Score</u>	<u>Description</u>
5 – Excellent	Fully documented, evidence-based, exceeds expectations.
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3 – Adequate	Meets most requirements but lacks detail or strong evidence.
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1 – Poor	Major deficiencies or missing information.
0 – Not Addressed	No relevant response provided.

RANKING PROCESS

- Each eligible public service application is independently scored by reviewers. Scores are averaged to determine a composite total (max 105 points).
 - Typically
 - City Manager or Community Development Director
 - County staff
- Applications are ranked highest to lowest, and ties are broken by the higher score in "Community Need & Consolidated Plan Alignment."
- Funding recommendations are adjusted based on entitlement allocations, eligibility caps, and project readiness.

