

Executive Summary

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

1. Introduction

Beginning with Fiscal Year 2016/2017 (FY16/17), the Urban County CDBG entitlement jurisdiction configuration changed. Previously, the cities of Gonzales and Del Rey Oaks were partners with County of Monterey. Del Rey Oaks decided not to continue as a partner and the cities of Greenfield and Sand City chose to join the Urban County. The Consolidated Plan is being revised concurrently to reflect the changes.

For FY16/17, the Urban County CDBG entitlement jurisdiction anticipates receiving \$1,156,760 from HUD for the unincorporated area of the County and the cities of Gonzales, Greenfield and Sand City. The Urban County does not receive funding from HOME Investment Partnership Act (HOME), Emergency Solutions Grant (ESG), or Housing Opportunities for Persons with AIDS (HOPWA). The Urban County also anticipates carry forward of unused FY 14/15 project funds in the amount of \$119,677, FY 15/16 administrative funds in the amount of \$12,569; and Program Income in the amount of \$38,160. The Urban County also anticipates transferring approximately \$470,477 from State CDBG Program Income into the Urban County during FY16/17 (projects funded with these funds have been waitlisted pending approval of the California Housing and Community Development Department). Total funds available for FY16/17 equal \$1,797,643.

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 the Consolidated Plan and its update. 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 in FY 16/17 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; and
- Provision of services for the homeless and those at risk of becoming homeless.

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 is completing its third year of entitlement. It has relied on the identified needs of the community, as identified in the Consolidated Plan and at Public Hearings of which the most recent was held in conjunction with the FY16/17 NOFA and 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.

To date, the Urban County has supported twelve non-profits to provide services (including two fair housing services providers), to provide services to the homeless, seniors, youth, and families at risk of homelessness. In addition, 21 projects, including 10 ADA projects, have been supported, resulting in assistance to: a sewer system, a water system, a library, four parks, a city hall, a courthouse, a community center, a childcare center, a medical facility, numerous curbs and gutters, three bus shelters, six transitional housing units, and 16 rehabbed permanent housing units. In reviewing past projects, a continuing need for park improvements, including ADA, public facility ADA improvements, and housing was indicated. In regard to services, support continues to be focused on youth, seniors, and homeless or those at risk of becoming homeless.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

In 2015, the following public outreach for the Notice of Funding Availability consisted of: a public notice for a Public Hearing was issued on December 2nd in the Gonzales Tribune, King City Rustler, Greenfield News, and Soledad Bee; on December 4th in the Monterey County Weekly; on December 3rd in the Monterey County Weekly; and on December 5th in El Sol (Spanish newspaper). A direct email was also sent on December 3rd to a list of approximately 200 agencies and interested parties.

A Public Hearing was held as part of the Notice of Funding Availability workshop on December 14, 2015, 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 23 attendees representing six programs/services and eleven projects.

The Urban County Standing Committee met on March 9, 2016, to review requests for funding and make recommendations to the Board of Supervisors. The meeting was attended by 15 people. Public comment was received from nine individuals representing five agencies and two County departments. The funding recommendations were incorporated into the draft Annual Action Plan.

The draft Action Plan was presented to the Board of Supervisors on March 22, 2016. Thereafter, a Notice of Comment Period and Public Hearing was published on _____ in the Gonzales Tribune, Soledad Bee, Greenfield News, and King City Rustler; on _____ in the Monterey Coast Weekly; and on _____ in El Sol (Spanish newspaper). There were ___ attendees in attendance representing ___ applicants.

After deliberations, the Board _____ 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.

CHISPA (affordable housing developer & property management)

- Affordable Housing
- General Populations (Farmworkers/Seniors)
- Some ADA Improvements existing projects

City of Gonzales

- ADA improvements

City of Greenfield

- Infrastructure improvements, especially in water & sewer

City of Sand City

- ADA improvements

Community Homeless Solutions aka Shelter Outreach Plus (homeless services & outreach)

- Housing placement
- Social Services

Community Human Services (mental health & substance abuse counseling & work with homeless youth)

- Veterans
- Homeless Youth (increase)
- Mental Health Issues & Substance Abuse (treatment)

Interim, Inc. (affordable housing developer & service provider for persons with psychiatric disabilities)

- Affordable Housing for Low-Income people with psychiatric disabilities & support services that surround them.
- Homeless

Meals on Wheels of the Salinas Valley

- Affordable Housing
- Minimum Wage - people making \$12/14 hr (\$20,000.00/year), cannot afford to live in Monterey County
- Education - opportunity to get an education, not having to leave school with debt
- Safety
- Nutritional Food

Monterey County Parks

- ADA improvements in the County parks

Monterey County Public Works

- ADA improvements within facilities - both horizontal and vertical

North County Recreation & Parks District

- Aging Parks
- Community Center

Project Sentinel (fair housing investigations)

- Education and Outreach
- Physical presence in the County (opened up satellite office in Salinas & may open one in South County to better serve the entire county).

Rancho Cielo (education and transitional housing provider for at-risk youth)

- All things combating violence particularly in Salinas, Monterey County and beyond;
- Disaffected youth;
- Pathway to youth 18-25 who would otherwise be in jail or homeless so they have somewhere to go.
- Coordinating with other non-profits for wrap around services, whether it be vocational training or completing education, to basically give them a successful roadmap for a happy sustainable life.

Salvation Army (homeless services and emergency rental assistance)

- Housing for Lower Income
- Social Services for the Homeless

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

All comments and views 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
Lead Agency	MONTEREY COUNTY	
CDBG Administrator	MONTEREY COUNTY	Economic Development Department
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative (optional)

The Urban County is comprised of the County unincorporated areas and the cities of Gonzales, Greenfield and Sand City. The County of Monterey serves as the lead agency for the Urban County. The Urban County CDBG program is administered by the Monterey County Economic Development Department.

Consolidated Plan Public Contact Information

Persons interested in commenting on the Consolidated Plan should contact the Housing Program Manager at 168 West Alisal St., 3rd Floor, Salinas, CA 93901; (831) 755-5390; (831) 755-5398 (fax); or barrij@co.monterey.ca.us.

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

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(I))

To outreach to various agencies, organizations and individuals, the Urban County compiled an email list consisting of approximately 200 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 email 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 the Salinas/Monterey County and San Benito County Continuum of Care (COC) Strategy. Although the Urban County did not fund the COC, it supports it in other ways such as through staff sitting on the Allocation Committee in regard to funding recommendations to HUD.

The Coalition of Housing Service Providers (CHSP) is the designated coordinator of the COC and plays an important role in the effort to eliminate homelessness. The COC is the lead agency in regard to homelessness and coordinates efforts among a large number of non-profit and public agencies. As examples, they oversee and administer the Homeless Management Information System (HMIS), hold monthly meetings in regard to Homeless Prevention and Rapid Re-housing (HPRP), and bimonthly meetings of the Services, Employment, and Income Committee in regard to the 10 Year Plan to End Homelessness.

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 sits on the Allocation Committee for ESG.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	CITY OF GONZALES
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	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 community for public facilities and accessibility.
2	Agency/Group/Organization	CITY OF GREENFIELD
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	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 community for public facilities and accessibility.
3	Agency/Group/Organization	SAND CITY
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	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 community for public facilities and accessibility.
4	Agency/Group/Organization	Legal Services for Seniors
	Agency/Group/Organization Type	Services-Elderly Persons Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Fair housing counseling
	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.
5	Agency/Group/Organization	GRID Alternatives
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Housing rehabilitation

	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.
7	Agency/Group/Organization	County of Monterey
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Community facilities and accessibility
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The County Public Works Department was consulted on the need in the community for public facilities and accessibility. The County Parks Department was consulted about accessibility issues within County Parks.
8	Agency/Group/Organization	Rancho Cielo, Inc.
	Agency/Group/Organization Type	Housing Services-homeless Non-Profit - Youth
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Unaccompanied youth Housing & vocational education for at-risk youth
	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.
9	Agency/Group/Organization	CHISPA, INC.
	Agency/Group/Organization Type	Housing
	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 housing.
10	Agency/Group/Organization	Interim, Inc.
	Agency/Group/Organization Type	Housing
	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?	Improved resources for the psychiatrically disabled.

11	Agency/Group/Organization	Project Sentinel
	Agency/Group/Organization Type	Service-Fair Housing
	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.
12	Agency/Group/Organization	Salvation Army Monterey Peninsula Corps
	Agency/Group/Organization Type	Services-homeless Homeless prevention and food security
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homeless prevention and food security
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Emergency rent assistance to prevent homelessness and hot meals for homeless and low income households.
13	Agency/Group/Organization	Community Homeless Solutions
	Agency/Group/Organization Type	Services - Housing Services-homeless
	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?	Improved housing and services for the homeless.
14	Agency/Group/Organization	SALINAS COMMUNITY YMCA OF THE CENTRAL COAST
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Improved recreational services for youth and families.
	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.
15	Agency/Group/Organization	Girls, Inc. of the Central Coast
	Agency/Group/Organization Type	Services-Education

	What section of the Plan was addressed by Consultation?	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 services for at-risk girls and youth.
16	Agency/Group/Organization	North Monterey County Recreation and Park District
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Improved facilities and services for youth and at risk youth
	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.
17	Agency/Group/Organization	MEALS ON WHEELS OF THE SALINAS VALLEY, INC.
	Agency/Group/Organization Type	Services-Elderly Persons Service - Food security
	What section of the Plan was addressed by Consultation?	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 nutrition services for the elderly.
18	Agency/Group/Organization	Food Bank for Monterey County
	Agency/Group/Organization Type	Services - Food security
	What section of the Plan was addressed by Consultation?	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 nutrition for low/mod persons and households.
19	Agency/Group/Organization	Monterey-Salinas Transit
	Agency/Group/Organization Type	Other government - Local Services - Transportation
	What section of the Plan was addressed by Consultation?	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 bus shelter facilities and services for the elderly and disabled.

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

The Urban County's outreach program was comprehensive and inclusive.

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 service providers 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 Gonzales, Greenfield, and Sand City. 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. City partners also participated in reviewing service applications.

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 14, 2015 to receive input on needs. The comments received helped to determine the priority for allocating the HUD award for the FY16/17 Action Plan. The Urban County also held a publicly noticed Standing Committee meeting on March 9, 2016 to discuss, receive input, and make preliminary recommendations in regard to requests for funding. Another meeting was held on March 22, 2016 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 10 to receive final public input and make final recommendations to HUD.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Representatives from 16 agencies and several individuals attended the various public meetings / hearings conducted for the 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.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	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 hearing held on December 14, 2015 and in six newspapers (see AP-05, #4) for the May 10, 2016 public hearing.	None received.	Not applicable	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Internet Outreach	Non-targeted/broad community	The NOFA was posted on the County and cities' websites. The Draft Action Plan was also posted for 30 day public review and comment.	None received.	Not applicable.	http://www.co.monterey.ca.us/EconomicDevelopment/housing-documents.shtml
4	Direct email marketing	Non-targeted/broad community	Over 200 agencies, organizations, and individuals received an email notice of the public meeting and NOFA.	None received	Not applicable	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,156,760	508,637	132,246	1,797,643	2,363,575	The Urban County anticipates \$1,797,643 to be available for FY 16/17. Over a five-year period, the Urban County assumes \$6,915,000 to be available including received and anticipated Program Income. Approximately \$470,477 of the projected program income for FY16/17 will be transferred from a State CDBG Revolving Loan Fund. These funds will not be available until the affected Federal agencies have approved the transfer to the Urban County Program. The Urban County has wait listed projects in anticipation of these funds becoming available during FY16/17.

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.

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

The Urban County does not require matching funds for its CDBG program.

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 needs identified in the Action Plan. Existing, publicly owned facilities may be upgraded to meet ADA standards and meet some of the community development needs identified in 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

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facilities	2013	2017	Non-Homeless Special Needs Non-Housing Community Development		Public Facilities	CDBG: \$1,430,838	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 37503 Persons Assisted
2	Public Services	2013	2017	Non-Homeless Special Needs		Public Services Homeless Services and Homeless Prevention	CDBG: \$85,000	Public service activities other than Low/Moderate Income Housing Benefit: 1456 Persons Assisted
3	Fair Housing	2013	2017	Non-Homeless Special Needs Fair Housing		Affordable Housing	CDBG: \$20,000	Public service activities other than Low/Moderate Income Housing Benefit: 450 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 10 Households Assisted
4	Affordable Housing	2013	2017	Affordable Housing		Affordable Housing	CDBG: \$15,000	Homeowner Housing Rehabilitated: 3 Household Housing Unit

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Public Facilities
	Goal Description	Improve parks and ADA accessibility at parks and County buildings.
2	Goal Name	Public Services
	Goal Description	Provide services to youth, homeless, and seniors.
3	Goal Name	Fair Housing
	Goal Description	Provide direct assistance and education.
4	Goal Name	Affordable Housing
	Goal Description	Provide housing rehabilitation which lowers the cost of housing.

Table 7 – Goal Descriptions

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 for the HOME program. For FY16/-17, the Urban County does not anticipate using any entitlement funds to provide new affordable housing, but it does anticipate helping 3 low/mod households reduce their cost of housing through housing rehabilitation.

AP-35 Projects – 91.220(d)

Introduction

FY16/17 will be the Urban County's fourth 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 16/17 Funding Allocation

HUD released the actual CDBG allocations for FY 16/17 with the Urban County slated to receive an allocation of \$1,156,760. In FY16/17, Program Income is estimated at \$38,160. An additional \$470,477 is expected from the transfer of State CDBG Program Income to the Urban County. Funding of the Schilling Place project and Cayetano Park is dependent upon the transfer of the CDBG Program Income.

Backup Projects

Should funding in excess of the above amounts become available during FY 16/17, the Urban County proposes to allocate it to the following projects in the following order:

- Toro Park - This project consists of ADA improvements to the path of travel, restrooms and parking areas of Toro Park nearest the Quail Meadows picnic area. Funding in the amount of a minimum of \$25,000 up to \$50,000 would be provided.
- GRID Alternatives - This project was only approved for \$15,000 of funding. Additional funding in the amount of up to \$35,000 would be provided.
- Schilling Place ADA Improvements, Phase 1 - This project was approved for \$292,818 of funding. Additional funding in the amount of up to \$121,433 would be provided.

#	Project Name
1	County - Chualar Soccer Fields
2	County - San Lorenzo Park ADA Improvements
3	County - Toro Park ADA Improvements
4	County - Cayetano Park
5	Gonzales - ADA Improvements to Centennial Park
6	Greenfield - ADA Improvements to Patriot Park
7	Residential Solar System Installation
8	North County Recreation and Park District - 1126 Crane St. Playground Improvements
9	Boys & Girls Clubs - Gonzales After School Programming
10	Central Coast YMCA - Pajaro Park Programming
11	Food Bank for Monterey County - Senior Food Distribution Services
12	Girls, Inc. - North County After School Programming

#	Project Name
13	Meals on Wheels - South County Home Delivered Meal Program
14	Rancho Cielo - Independent Living Skills Counseling
15	Legal Services for Seniors - Fair Housing Services
16	Project Sentinel - Fair Housing Services
17	County - Schilling Place, Scope 1
18	County - Schilling Place, Scope 2
19	County - Schilling Place, Scope 3

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 the result of various community outreach efforts and consultation meetings conducted during the Citizen Participation process and in public hearings each year thereafter.

- 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.

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

Table 9 – Project Summary

1	Project Name	County - Chualar Soccer Fields
	Target Area	
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$345,671
	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. This project includes \$100,000 of FY16/17 funds forwarded funded in FY15/16 and an additional \$245,671 of additional funding in FY16/17.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	According to the American Community Survey 5-Year Estimates, Chualar has a population of 1,671; the residents are at a 7.2% poverty rate; a total of 424 households have a median income of \$70,909 and the median age of 32.5 with an average household size of 4.86. The unemployment rate is 22.7% according to the State of California Employment Department, Monthly Labor Force Data for Cities and Designated Census Places (CDP), November 2014 see attached). The target groups that could be served are up to 360 students and local residents including 53 ADA residents. Approximately 90.9 percent of students are enrolled in the free lunch program (Source California Department of Education, National Lunch Program (http://www.cde.ca.gov/ds/sd/sd/filessp.asp)). The proposed Project will serve the entire community of Chualar with a population of 1,671.
	Location Description	The athletic field is located at the corner of Lincoln Street and Chualar Road adjacent to the elementary school.
	Planned Activities	The proposed CDBG funding is part of a \$693,346 project to remove the existing turf field, correct drainage issues, install synthetic turf and fencing, and improve ADA access.
2	Project Name	County - San Lorenzo Park ADA Improvements

	Target Area	
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$78,282
	Description	Construction of permanent paths from parking lot to buildings within the Agricultural and Rural Life Museum complex.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	This project will improve accessibility at the San Lorenzo County Park and Agricultural and Rural Life Museum complex.
	Location Description	San Lorenzo County Park, 1160 Broadway, west of King City.
	Planned Activities	Construction of permanent paths from parking lot to buildings within the Agricultural and Rural Life Museum complex.
3	Project Name	County - Toro Park ADA Improvements
	Target Area	
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	:
	Description	Project will involve the construction of ADA upgrades to the path of travel, restrooms, and parking area at the Quail Meadows picnic area. This project is waitlisted in #1 position for \$50,000 if funds become available.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit all people who visit Toro County Park, including the approximately 35,146 people with some kind of disability in Monterey County.
	Location Description	Toro County Park, 501 Monterey-Salinas Highway 68, west of Salinas.
	Planned Activities	Construction of ADA improvements to the path of travel, restrooms and parking areas of Toro Park nearest the Quail Meadows picnic area.
4	Project Name	County - Cayetano Park
	Target Area	
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities

	Funding	CDBG: \$256,225
	Description	Project will design and install new playground improvements at a neighborhood tot lot in the unincorporated community of Pajaro. This project will only be funded if sufficient Program Income is received.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	There are approximately 200 children under 5 years of age in Pajaro who will have access to this neighborhood park.
	Location Description	At the intersection of Cayetano St., Florence Ave., and Jonathan St., Pajaro, North Monterey County.
	Planned Activities	Design and install playground facilities at a currently vacant, County owned, lot in Pajaro to create a neighborhood tot lot.
5	Project Name	Gonzales - ADA Improvements to Centennial Park
	Target Area	
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$147,242
	Description	Project will improve ADA accessibility to Centennial Park in Gonzales.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit all residents of Gonzales but especially the estimated 200 with some form of disability.
	Location Description	Centennial Park on Fairview Drive in Gonzales.
	Planned Activities	Project will improve ADA accessibility to Centennial Park.
6	Project Name	Greenfield - ADA Improvements to Patriot Park
	Target Area	
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$248,600
	Description	This project will improve ADA accessibility to the restrooms at Patriot Park.
	Target Date	6/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit all users of Patriot Park, but especially the estimated 900 Greenfield residents with some kind of disability.
	Location Description	Patriot Park, 13th Street, Greenfield.
	Planned Activities	The project includes replacement of antiquated public restroom facilities with new, ADA compliant, safe restrooms, and connection of the new restroom facility to the city's sanitary sewer system. The existing restrooms are on a septic tank system. The existing restrooms are undersized to meet the need for public restroom facilities for the overall 40 acre community park. Connecting the restroom facilities to the city's sanitary sewer system will promote and improve public health.
7	Project Name	Residential Solar System Installation
	Target Area	
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$15,000
	Description	Installation of solar systems on homes owned by low-moderate income households. This project is waitlisted in #2 position for an additional \$35,000 if funds become available.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 3 low-moderate income households.
	Location Description	Various locations within the Urban County.
	Planned Activities	This residential rehabilitation program will install solar electric systems on the roofs of 3 homes.
8	Project Name	North County Recreation and Park District - 1126 Crane St. Playground Improvements
	Target Area	
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$50,000
	Description	Replace existing play structure at District Recreation Center.
	Target Date	6/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit all residents of Castroville but is specifically targeted at the estimated 2,200 Castroville residents under the age of 18.
	Location Description	11261 Crane St, Castroville
	Planned Activities	Removal and replacement of existing play structure.
9	Project Name	Boys & Girls Clubs - Gonzales After School Programming
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$15,000
	Description	Gonzales after school youth development program targeting gang and violence prevention.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	The Boys & Girls Club estimates that this program will reach 290 youth in Gonzales.
	Location Description	Fairview Middle School - 401 4th Street, Gonzales La Gloria Elementary School - 220 Elko Street, Gonzales
	Planned Activities	Homework help/tutoring; Activities; Parent involvement; School Collaboration; Incentives. Plus SMARTS curriculum for self-esteem and healthy choices.
10	Project Name	Central Coast YMCA - Pajaro Park Programming
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$15,000
	Description	The YMCA will provide year round youth sports leagues, camps, fitness classes, and family events for Pajaro residents.
	Target Date	6/30/2017
Estimate the number and type of families that will benefit from the proposed activities	The Pajaro Community Park is a community asset for the entire community and has seen tremendous useage since it opened. The YMCA anticipates serving at lease 600 Pajaro residents during the program year.	

	Location Description	Pajaro Community Park at the end of San Juan Road in Pajaro.
	Planned Activities	Year round youth sports leagues, camps, fitness classes, and family events for Pajaro residents.
11	Project Name	Food Bank for Monterey County - Senior Food Distribution Services
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$15,000
	Description	Distribution of fresh fruits and vegetables at senior centers in Castroville and Prunedale, North Monterey County.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	The Food Bank estimates that CDBG funding will help it reach up to 9,000 low and moderate income persons.
	Location Description	Castroville Senior Center - 11261 Crane Street, Castroville, CA Prunedale Senior Center - 8300A Prunedale North Road, Prunedale, CA
	Planned Activities	Purchase and distribution of fresh fruit and vegetables to seniors in North Monterey County.
12	Project Name	Girls, Inc. - North County After School Programming
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	Provide after-school programming for girls, ages 9 -18, at 4 school sites in North Monterey County - Castroville.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Girls, Inc. estimates that they will provide services to 150 girls from low-moderate income households.
Location Description	North Monterey County High School - 13990 Castroville Boulevard, Castroville, CA North Monterey County Middle School - 10301 Seymour Street, Castroville, CA Castroville Elementary School - 11161 Merritt Street, Castroville, CA	

	Planned Activities	<p>The ECHO program is designed to encourage high school girls to pursue postsecondary education and plan for future careers.</p> <p>Will Power/Won't Power is a series of interactive assertive communication workshops for girls ages 12-14, focusing on values and healthy relationships.</p> <p>The Friendly PEERsuasion program approaches drug abuse prevention as a peer issue.</p> <p>Friendly PEERsuasion Part II undertakes planning of substance-abuse prevention activities for groups of children ages 6 through 10.</p> <p>Growing Together is a program designed to increase positive communication between mothers or other significant adults and their 9- to 12-year old daughters.</p> <p>Youth Leaders: ECHO Leadership Graduates have the opportunity to continue their leadership development as Youth Leader Interns, hired and trained to deliver programs to young women and girls in high school and middle school.</p>
13	Project Name	Meals on Wheels - South County Home Delivered Meal Program
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$15,000
	Description	Meals on Wheels of the Salinas Valley delivers nutritional meals to seniors in Gonzales, Greenfield and unincorporated South Monterey County.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Meals on Wheels estimates that they will reach as many as 60 seniors who do not have regular access to healthy foods.
	Location Description	Various homes in South Monterey County.
	Planned Activities	Deliver nutritious main meals to the homes of seniors, age 60 and older, who are unable to shop or cook for themselves.
14	Project Name	Rancho Cielo - Independent Living Skills Counseling
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$15,000
	Description	Provide program and case management for 6 residents of a transitional housing unit.

	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Six men and/or women at risk of homelessness who are seeking to escape from gang environments.
	Location Description	Rancho Cielo Transitional Housing Village, 710 Old Stage Road, Salinas
	Planned Activities	<p>The Rancho Cielo Transitional Housing Village provides an opportunity for residents to reside from 9-18 months. The following program components serve as a framework for activities:</p> <ul style="list-style-type: none"> • Counseling and Case Management: Residents receive assistance in setting and achieving their goals. • Leadership development: Residents have the opportunity to grow their leadership skills through program decision-making, responsible leadership roles, successfully living with others, and study of how to improve their community. • Transitional Housing Services: College and career counseling leading to placement in education or employment, and post-graduate follow-up to support retention and completion in these placements. <p>Case Management includes the following:</p> <ul style="list-style-type: none"> • Referrals/linkages to community resources • Health/Mental Health Services • Linkages to Monterey County Behavioral Health for individual assessment, counseling and other mental health services • Social Services/Public Assistance • Assistance with application process for general assistance, Cal Fresh and Medical benefits Transitional Housing residents will also be expected to participate in life skills workshops, community service activities, and Residential Leadership Committee.
15	Project Name	Legal Services for Seniors - Fair Housing Services
	Target Area	
	Goals Supported	Fair Housing
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	Provide fair housing outreach, counseling and education.
	Target Date	6/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	Legal Services for Seniors estimates that it will reach 450 seniors in need of assistance with fair housing issues.
	Location Description	Various locations throughout the Urban County.
	Planned Activities	Provision of no-cost fair housing legal services to seniors on a one-on-one basis as well as community presentations as appropriate.
16	Project Name	Project Sentinel - Fair Housing Services
	Target Area	
	Goals Supported	Fair Housing
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	Provide fair housing outreach, counseling and education.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Project Sentinel estimates that they will provide fair housing assistance and investigations for 10 low-mod households.
	Location Description	Various locations throughout Monterey County.
	Planned Activities	No-cost fair housing complaint investigation, mediation, and resolution.
17	Project Name	County - Schilling Place, Scope 1
	Target Area	
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$292,818
	Description	Project will implement ADA upgrades to restrooms and drinking fountains at a County facility. This project will only be funded if sufficient Program Income is received. This project is waitlisted in #3 position for an additional \$121,430 if funds become available.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Project will benefit all residents of Monterey County but especially the estimated 35,000 with some form of disability.

	Location Description	1441 and 1488 Schilling Place, Salinas
	Planned Activities	Project will implement ADA upgrades to restrooms and drinking fountains.
18	Project Name	County - Schilling Place, Scope 2
	Target Area	
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	:
	Description	Project will implement ADA upgrades to stairways and exterior doors.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit all residents of Monterey County but especially the estimated 35,000 with some form of disability.
	Location Description	1441 and 1488 Schilling Place, Salinas
	Planned Activities	Project will implement ADA upgrades to stairways and exterior doors at a County facility.
	19	Project Name
Target Area		
Goals Supported		Public Facilities
Needs Addressed		Public Facilities
Funding		:
Description		Project will implement ADA upgrades to interior areas such as the IT Department's raised floor areas, access path and pad to smoking area.
Target Date		6/30/2017
Estimate the number and type of families that will benefit from the proposed activities		This project will benefit all residents of Monterey County but especially the estimated 35,000 who have some disability.
Location Description		1441 and 1488 Schilling Place, Salinas
Planned Activities		Project will implement ADA upgrades to interior areas such as the IT Department's raised floor areas, access path and pad to smoking area.

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 16/17, the cities of Gonzales and Greenfield and the County will focus on ADA accessibility improvements projects to Public Facilities that benefits all persons with disabilities. Additionally, the County will undertake three Public Facility projects in Chualar, Castroville, and Pajaro that serve primarily low and moderate income persons. Finally, housing rehabilitation of three houses will take place in any area of the Urban County. 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, inclusionary housing in-lieu fees, and Housing Successor Agency funds will be the primary sources of funding to address affordable housing needs in the Urban County.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	3
Special-Needs	0
Total	3

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	3
Acquisition of Existing Units	0
Total	3

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

Discussion

The County is planning to support GRID Alternatives efforts to bring solar energy systems to low-moderate income households who own their homes.

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Authority of the County of Monterey (HACM) is the local Public Housing Authority. HACM manages 22 properties with 1,091 units. Approximately one-quarter of the units are restricted to farmworker families. Another quarter of the units are restricted to seniors or persons with disabilities.

HACM has three properties in the unincorporated areas of the Urban County. Two of the properties are restricted to occupancy by farmworker families and the third is restricted to seniors or persons with disabilities.

HACM has two public housing developments in Gonzales. One of the properties is restricted to seniors or persons with disabilities.

HACM has one public housing development in Greenfield.

There are no public housing developments located in Sand City.

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

HACM has plans to privatize all of the 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 HACM 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 20 percent of its public service cap (up to 15 percent of the CDBG annual allocation and program income) to provide homeless and homeless prevention services through the following:

- Food distribution to residents in the Castroville, Pajaro and Prunedale areas - Food Bank for Monterey County (6.69%)
- Case management for homeless at risk youth in transitional housing - Rancho Cielo (6.69%)
- Food distribution to residents in Gonzales and nearby unincorporated areas – Meals on Wheels (6.69%)

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

Historically, the Urban County worked with Shelter Outreach Plus and their Mobile Outreach Service Team (MOST) to provide mental health assessments where the homeless congregated. Shelter Outreach Plus did not apply for funding for FY 16/17.

The County had one application for funding that works directly with unsheltered persons. While the service provider is located in Sand City, most of its clients live on the streets of Monterey and Seaside which are direct entitlement cities. After consultation with HUD, it was determined that the level of service could not be supported by the estimated number of unhoused people in Sand City.

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

The Urban County, through the Continuum of Care, will work to identify at least one outreach service provider to apply for funding in FY 17/18.

Addressing the emergency shelter and transitional housing needs of homeless persons

Rancho Cielo is a transitional housing and educational program that is designed to help individuals at risk of homelessness as they attempt to escape neighborhoods that do not provide positive opportunities. Rancho Cielo has five units of transitional housing that can accommodate up to 30 people at a time. Six of the beds are allocated for persons from the Urban County.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were

recently homeless from becoming homeless again

In addition, 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. Seven different agencies, representing 14 separate homeless programs, were awarded funding in the amount of \$2,121,998 by HUD under the Continuum of Care Program in January 2016 to provide transitional and permanent homeless services. Eight of the projects funded provide transitional housing and services and five provide permanent supportive housing and services. Seven of the facilities serve families, two serve only veterans, and one serves unaccompanied youth ages 18 to 24.

Additionally, one emergency shelter which provides housing for women and children was funded through the ESG program. This program was not funded in the last State ESG round.

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.

In regard to individuals being discharged from publicly funded institutions and systems of care, the Rancho Cielo program can work with youth who have been in foster care or other youth facilities or corrections programs and institutions in order to help them from becoming homeless. Outside of the Urban County programs, the Veterans Transition Center, which is funded through the COC, can also provide services to those who are being discharged from health care facilities, mental health facilities, and corrections programs and institutions.

In regard to helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs, a variety of resources are available. 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 the low income population by reducing their food expense which allows them to use more income for housing, medical, and other monthly expenses. Meals on Wheels will deliver meals to homebound individuals on a daily basis in Gonzales and nearby unincorporated areas. This also assists the low income population by reducing their food expense which allows them to use more income for housing, medical, and other monthly expenses. Additionally, agencies such as Catholic Charities and the Housing Resource Center provide rental and utility payment services on a crisis basis in order to prevent homelessness.

Discussion

In regard to the frail and elderly, the Food Bank and Meals on Wheels programs proposed to be funded

under the services component of the Urban County, will provide nutritional supportive services to those who are not homeless. Activities for non-homeless persons with mental, physical, developmental, alcohol and drug addictions, or HIV/AIDS and their families are addressed outside of the Urban County by a variety of non-profit agencies and through the Monterey County Social Services Department. The housing and supportive services needs of Public Housing residents are addressed in part by the Housing Authority as well as by other non-profits and public agencies.

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 is helping to bridge the gap by allocating CDBG funds to homeless, homeless prevention, and youth programs.

As CDBG funds are limited, the Urban County will continue to rely on the existing network of public and nonprofit agencies to deliver a majority 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 at both 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 and its update.

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. Within Monterey County, the Economic Development Department (EDD) administers the Urban County CDBG program. EDD also works with the Planning and Public Works departments to develop projects that respond to the community needs as identified in the Consolidated Plan. Staff is also in the process of soliciting other cities to participate and expand the Urban County in order to address the needs of all residents in a more comprehensive manner. Further, staff works closely with many non-profits, including the Coalition of Homeless Services Providers, to help implement the goals identified in the Consolidated Plan.

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 that have been funded in the past or that are proposed to be funded in FY 2016-2017 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	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	74.00%

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Discussion

The Urban County anticipates receiving \$1,797,643 in CDBG funds (including Program Income) for FY 16/17. The Urban County plans to allocate 14.6% for planning and administration, 5.8% percent for public services, and the remaining 79.6% for housing and community development activities such as public facility and ADA improvement projects. Except for the 14.6% planning and administration funds (which is not required to have a low and moderate income benefit), 85.3 percent of CDBG funds (92.6 percent public services plus 84.8 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.