

Monterey Urban County Board of Supervisors *May 12, 2026*

*Community Development Block Grant Program
And
HOME Investment Partnership Program
FY 2026 - FY 2027 Annual Plan*

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TWO DIFFERENT TYPES OF FUNDING

CDBG Funds

- ▶ Urban County Funding
- ▶ Utilized in Gonzales, Greenfield, Marina, Sand City, or Unincorporated Areas.
- ▶ Public Services: 15%
- ▶ Administration: 20%
- ▶ Public Facilities, Infrastructure, Economic Development, Homeowner Activities: 65%
- ▶ More flexible than HOME funds
- ▶ Housing doesn't have to be brought up to code

HOME Funds

- ▶ County Unincorporated Funding
- ▶ Utilized by only Unincorporated Areas
- ▶ Funding match of 25 cents per dollar for housing activities
- ▶ Administration: 10%
- ▶ New Construction
- ▶ Rehabilitation, Homebuyer Assistance, Tenant-Based Rental Assistance
- ▶ Housing must be brought up to code

CDBG Basics

▶ *Must meet at least one National Objective:*

- ▶ Benefit low- and moderate-income persons or households

Low-Moderate Income

1 Person - \$81,000

4-Person Household - \$115,700

- ▶ Preventing or eliminating slums or blight
- ▶ Meeting urgent needs

▶ *Meeting Low-Mod Benefit*

- ▶ Area Benefit
- ▶ Limited Clientele
 - ▶ Abused Children
 - ▶ Elderly Persons (62 and older)
 - ▶ Homeless Persons
 - ▶ Adults meeting Census definition of Severely Disabled
 - ▶ Illiterate Adults
 - ▶ Persons Living with AIDS
 - ▶ Migrant Farmworkers
- ▶ Housing
- ▶ Jobs

HOME Basics

❖ *Funding*

- ❖ Through Annual Appropriations

❖ *Matching Funds*

- ❖ 25% contribution to affordable housing activities

❖ *Use of Funds*

- ❖ New Construction
- ❖ Rehabilitation
- ❖ Homebuyer Assistance
- ❖ Tenant-based rental assistance

❖ *Consolidated Plan*

- ❖ Outlines Housing Needs
- ❖ Describes how HOME funds will be used to meet those needs

❖ *Eligible Beneficiaries*

- ❖ Rental Housing & Rental Assistance: at least 90% of benefiting family must have income no more than 60% of HUD-assisted median family income for area
- ❖ Rental Projects with 5 or more assisted units: at least 20% of units must be occupied by families not exceed 50% of the HUD-adjusted median
- ❖ Receiving HUD assistance: must not exceed 80% of the area median

Urban County Jurisdictions

- ▶ Joint exercise of Powers Agreement (JPA) - Every 3 years
 - ▶ All 12 cities are invited to participate in the Urban County
 - ▶ Responses received from cities
 - ▶ JPA Reviewed and Approved by the Board of Supervisors
- ▶ Unincorporated County Areas
 - ▶ City of Gonzales
 - ▶ City of Greenfield
 - ▶ City of Marina
 - ▶ City of Sand City

The Urban County entitlement designation allows the Urban County members to receive CDBG funds on an annual basis

Urban County Plans & Process

- ▶ **Consolidated Plan - Every 5 years**
- ▶ Annual Action Plan - Yearly

- ▶ Notice of Funding Availability (NOFA)
- ▶ CDBG Application Workshop & Application Submission
- ▶ Application Review and Funding Recommendations by Representatives of Urban County Jurisdictions
- ▶ Recommendations to Urban County Committee
- ▶ Recommendations into Annual Action Plan / **Consolidated Plan**
- ▶ Annual Action Plan / **Consolidated Plan** Reviewed and Approved by the Board of Supervisors
- ▶ Annually, the Urban County prepares a Consolidated Annual Performance and Evaluation Report (CAPER)

What has CDBG Funded Locally

Affordable Housing, Community Facilities & Infrastructure

- ❖ ADA Improvements
- ❖ Bus Shelters
- ❖ Childcare Center HVAC & Roof Replacement
- ❖ Fire Stations/Engines
- ❖ Medical Facilities
- ❖ Residential Rehabilitation
- ❖ Permanent & Transitional Supportive Housing
- ❖ Parks & Playgrounds
- ❖ Sewer & Water System Improvements
- ❖ Streetlighting
- ❖ Sidewalks
- ❖ Solar Empowerment

Public Services

- ❖ Children & Youth Sports Programs
- ❖ Food Banks
- ❖ Home Delivered Meals for Seniors
- ❖ Homeless Outreach & Shelter Vouchers
- ❖ Legal Services for Seniors
- ❖ Substance Abuse Services
- ❖ Youth Leadership Development
- ❖ Court Appointed Special Advocates

Fair Housing & Tenant/Landlord Services

CDBG FY 2026-2027 Anticipated Sources & Uses

Urban County FY 2026-2027				
Summary of Anticipated Sources & Uses				
<u>Sources</u>		<u>Uses</u>	ConPlan Amount	Actual Available
FY2026	\$1,338,382	15% Public Service Cap	\$213,959	\$200,757
FY2025 Remaining	\$173,385	20% Gen Admin Cap	\$285,278	\$267,676
		Gonzales Projects	\$0	\$0
		Greenfield Projects	\$0	\$0
		Marina Projects	\$452,696	\$452,696
		Sand City Projects	\$0	\$0
		County Projects	\$484,457	\$590,638
Total Available	\$1,511,767		\$1,436,390	\$1,511,767

HOME

FY 2026-2027

Anticipated Sources & Uses

Monterey County FY 2026-2027
Summary of Anticipated Sources & Uses

<u>Sources</u>		<u>Uses</u>	FY2025 Amounts	FY2026 Amounts
FY2026 HUD Funds	\$399,970	10% Gen Admin Cap	\$7,500	\$37,500
Match Funding	\$99,993	Housing Rehabilitation	\$425,000	\$411,742
FY2025 Unallocated Funds	\$612,500	Tenant Based Rental Assistance	\$150,000	\$80,721
Total Available	\$1,112,463		\$612,500	\$499,963
		Admin	\$45,000	
		Housing Projects	\$1,067,463	
		Total Available with FY2025 & FY2026 Funds	\$1,112,463	

Urban County 2026-2027 Annual Action Plan Public Service Allocation Recommendations

\$200,757

Applicant	Request	Staff Recommendation
Alliance on Aging	\$40,000	\$19,660
Boys & Girls Club	\$35,000	\$24,573
Court Appointment Special Advocates (CASA)	\$26,400	\$24,573
Central Coast Center for Independent Living	\$57,300	\$9,086
Eden Council for Hope & Opportunity (ECHO)	\$44,460	\$0
Girls Inc	\$30,000	\$24,573
Interim Inc	\$25,000	\$24,573
Legal Services for Seniors	\$25,000	\$24,573
Meals on Wheels - Monterey County	\$50,000	\$24,573
Meals on Wheels - Salinas Valley	\$40,000	\$24,573
TOTALS	\$373,160	\$200,757

CDBG Administration Recommendations

\$267,676



Applicant	Project	Requested Amount	CDBG Recommendation	HOME Recommendation
City of Marina	Community Center Upgrades & Park ADA Improvements	\$452,696	\$452,696	\$0
ALBA	Farmer Opportunity Center	\$150,000	\$150,000	\$0
Catholic Charities of the Diocese of Monterey	TBRA (Tenant-Based Rental Assistance)	\$220,000	\$0	\$0
Central Coast Center for Independent Living	Independent and Assistive Technology Service	\$57,300	\$0	\$48,214
Community Homeless Solutions	2025 PSH Facilities Improvement Project (Re-roofing Housing)	\$1,039,630	\$202,978	\$836,742
Housing Authority	TBRA	n/a	\$0	\$182,507
Housing Authority	Rippling River - Senior Affordable Housing	\$800,000	\$0	\$0
Housing Authority	Pacific Meadow - Senior Affordable Housing	\$1,100,000	\$0	\$0
Meals on Wheels	Kitchen	\$100,000	\$50,000	\$0
Veteran's Transition Center	Solar Empowerment	<u>\$187,660</u>	<u>\$187,660</u>	<u>\$0</u>
TOTALS		\$4,107,286	\$1,043,334	\$1,067,463

HOME Administration Recommendations

\$45,000

2025-26 Admin \$37,500
2026-27 Admin \$7,500

Total: \$45,000

- HCD Staffing
- County Counsel
- Public Notices
- **\$45,000**

Admin Costs

Thank you

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HUD Website for more CDBG Information:
https://www.hud.gov/program_offices/comm_planning/cdbg