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Urban County of Monterey

Community Development Block Grant Program

FY 2024-2025 Annual Action Plan

Lead Agency



County of Monterey
Housing and Community Development
1441 Schilling Place, 2nd Floor South
Salinas, CA 93901

Participating Units of General Local Government



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Executive Summary

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

Introduction

The Urban County of Monterey (County) is an Entitlement Grantee for Community Development Block Grant (CDBG) funds. This Annual Action Plan (Action Plan) serves as the County's official application to the Department of Housing and Urban Development (HUD) for CDBG funds. This is the fifth Action Plan for the County's 2020-2024 Consolidated Plan (Con Plan), which covers July 1, 2020 to June 30, 2025. The FY 2024-2025 Action Plan identifies the housing and community needs activities to be undertaken between July 1, 2024 and June 30, 2025, with some identified capital projects extending into subsequent years.

HUD has not yet released the allocations for CDBG funding for FY 2024-2025 and has provided direction on how to proceed through CPD Notice 24-01 (CPD Notice). As outlined in the CPD Notice, HUD has provided the option of a waiver of the requirements at 24 CFR 570.200 (h) and will allow CDBG Entitlement Grantees to incur pre-award costs if needed. The County plans to apply that waiver to the submission of the FY 2024-2025 Action Plan. As outlined in the CPD Notice, certain steps must be taken in order to apply the waiver for FY 2024-2025. Information on the necessity of the waiver and the County's commitment to meeting all requirements of the waiver may be found in Appendix C.

The geography covered by this Action Plan is comprised of:

- Del Rey Oaks
- Gonzalez
- Greenfield
- Sand City
- Unincorporated areas of Monterey County

The County intends to use FY 2024-2025 CDBG funds to coordinate programs, services, and projects which create a suitable living environment, and provide affordable housing. All programs, services, and projects will also meet one of the priorities identified in the 2020-2024 Con Plan, which include:

- Constructing improvements to infrastructure and public facilities to foster suitable living environments for low- and moderate-income households and to correct physical barriers to access by those with special needs.
- Providing services and programs to benefit low- and moderate-income households and persons, such as youth (and at-risk youth), seniors, and those with special needs.
- Providing a housing rehabilitation program to keep homeownership affordable and homes safe.
- Providing services for the homeless and those at-risk of homelessness.
- Planning and managing CDBG funds.

The County has extensive housing and community development needs. CDBG funds alone are not adequate to address the priorities set in the Con Plan and the many needs identified during the FY 2024-2025 Action Plan public outreach process. The use of CDBG funds in FY 2024-2025 will focus on some of the most critical needs in the County, including the following:

- Improvements to infrastructure and public facilities 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.

Evaluation of past performance

The FY 2023-2024 Action Plan was the fourth Action Plan of the Con Plan cycle. In FY 2023-2024, the County continued to support programs, services, and projects that contribute primarily to a decent and suitable living environment for low- and moderate-income persons and households and those with special needs. The FY 2023-2024 CDBG allocation was \$1,191,644. In addition, the Urban County was allocated a total of \$1,865,867 in additional CDBG funds through the CARES Act (CDBG-CV). These funds were allocated to projects as part of the FY 2019-2020 Action Plan, but the progress to-date for activities which were still active in FY 2023-2024 is reported in this document.

CDBG Entitlement Programs

The accomplishments in CDBG programs in the first two quarters of FY 2023-2024 are shown below:

- Alliance on Aging and Legal Services for Seniors assisted older residents of the Urban County navigate the legal system and obtain needed services. A total of 144 individuals were assisted in the first two quarters of FY 2023-2024.
- Interim Inc. provided outreach to those experiencing homelessness and connected them to appropriate resources and services. In the first two quarters of FY 2023-2024, 6 persons experiencing homelessness were assisted.
- Eden Council for Hope and Opportunity operated a Fair Housing and Tenant/Landlord Services program which provided fair housing complaint intake and investigation as well as counseling and conciliation services. A total of 71 residents were assisted.
- Meals on Wheels of the Salinas Valley and Meals on Wheels Monterey Peninsula provided services that addressed the food security issues faced by senior citizens. In the first two quarters of FY 2023-2024, 95 seniors were assisted.
- In the first two quarters of FY 2023-2024, 860 youth were assisted in programs operated by the Boys & Girls Club, the Central Coast YMCA, and Girls, Inc. of the Central Coast. Activities and recreation opportunities were provided to help pre-teens and teens develop their leadership skills, learn more about themselves, and learn how to deal with social pressures.

- Five capital improvement projects were in the planning stages in the Aromas area, San Lucas, Las Lomas area, the City of Greenfield, and the City of Gonzales. These projects will help provide sidewalk improvements, streetlights, and improved community resources, including a community center and library. In January 2024, the County implemented a Substantial Amendment to the FY 23-24 Action Plan in which an additional \$122,911.78 in prior year funds to the Community Center Project in the City of Gonzales.

CDBG-CV Programs

The CDBG-CV programs reported on have been in place since prior to the start of FY 2023-2024. The accomplishments reported below are from the inception of each program. In January 2024, a Substantial Amendment was undertaken to award 2022-2023 unused funds to the Meals on Wheels CDBG-CV shown below.

- The Food Bank for Monterey County has provided food services to 121 families impacted by the coronavirus. This activity has been completed.
- Court Appointed Special Advocates (CASA) has provided service to 73 young people impacted by the pandemic. This activity has been completed.
- Legal Services for Seniors continues to provide services to senior impacted by the coronavirus.
- Meals on Wheels of the Salinas Valley and the Food Bank for Monterey County provided meal services 3,296 seniors facing food insecurity due to the impacts of the coronavirus. This successful program was awarded additional funds in an amendment to the FY 2019-2020 Action Plan and is on-going.
- Interim, Inc. provided 67 individuals experiencing homelessness with assistance. This activity has been completed.

Summary of Citizen Participation Process and consultation process

The County relies on the priorities identified in the Consolidated Plan and during public meetings and/or public hearings to determine the appropriate allocation of CDBG funds. The County holds publicly noticed public meetings annually in December as part of the Notice of Funding Availability process. The Monterey County Board of Supervisors Urban County Subcommittee (Urban County Subcommittee) also conducted a meeting in March to solicit input on funding priorities. A public hearing was held in May as part of the process to prepare the Annual Action Plan. A second noticed public hearing will be held in September to report on the Consolidated Annual Performance and Evaluation Report (CAPER). Notices of public meetings and public hearings are published in the Monterey County Weekly and in the County's social media consistent with the County's Citizen Participation Plan. Notices and/or agendas are also posted at the offices of the participating jurisdictions consistent with the California Ralph M. Brown Act requirements.

Appendix A includes materials from the outreach efforts. Specifically, the outreach program includes the following components:

Public Meeting and Consultation with Public and Nonprofit Service Agencies

The County conducted a CDBG Program Workshop for potential public and non-profit applicant service providers on December 11, 2023. Prior to the CDBG Program Workshop, a Notice of Funding Availability (NOFA) was published on November 2, 2023 (English and Spanish) in the Monterey County Weekly and posted in the County's social media. The County also emailed the NOFA to over 140 organizations notifying them of the opportunity to comment on the use of funds and learn about the Notice of Funding Opportunity. Nine agencies submitted applications for FY 2024-2025 CDBG funds requesting a total of \$230,200. Eight were selected to receive funds as shown in Table 8 in section AP-35.

Urban County Committee Meetings

The County held an additional public meeting of its Urban County Subcommittee on March 22, 2024, to rate, rank, and recommend projects for funding.

Public Review of Draft Documents

A 30-day public review was held from April 5, 2024, through May 7, 2024. Copies of the draft FY 2024-2025 Action Plan were made available for the public to review on the Monterey County website at <https://www.co.monterey.ca.us/government/departments-a-h/housing-community-development/planning-services/community-development-project-program-financing/urban-county-community-development-block-grants>.

Public Hearing

A public hearing was conducted before the County Board of Supervisors on May 14, 2024, at 2:00 p.m. at the Monterey County Government Center, 168 W. Alisal Street, 1st Floor, Salinas, CA to consider the adoption of the Monterey Urban County's FY 2024-2025 Annual Action Plan (AP).

Summary of public comments

No comments were received.

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

All comments were accepted.

Summary

The Urban County has undertaken diligent and good faith efforts in reaching out to all segments of the community that may benefit from the CDBG program.

PR-05 Lead & Responsible Agencies – 91.200(b)

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	Housing and Community Development Department

Table 1 – Responsible Agencies

Narrative (optional)

The Urban County is comprised of the County unincorporated areas and the cities of Del Rey Oaks, 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 Housing and Economic Development.

Consolidated Plan Public Contact Information

For matters concerning the Urban County's CDBG program, please contact:

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

Introduction

To outreach to various agencies and organizations, the County compiled an email list consisting of over 140 agencies, including:

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

These agencies received email notices of the County's Action Plan process, which included public meetings and public hearings.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The County of Monterey has robust partnerships with health and mental health agencies serving the County's low- and moderate-income communities including the County Health Department, and Monterey County Behavioral Health (MCBH). These agencies serve homeless/chronically homeless, individuals with mental illness or substance use disorders and individuals who have multiple chronic diseases.

The Health Department sits on the Lead Me Home Leadership Council, the local Continuum of Care governing board, along with the Housing Authority of the County of Monterey, homeless services providers, and non-profit housing developers. The Health Department assists with pursuing funding in partnership with housing developers, like No Place Like Home, which has led to the development of housing for chronically homeless veterans and unaccompanied adults with severe mental illness. The Health Department is also a CalAIM technical assistance provider to support the local Managed Care Plan's Enhanced Care Management and Community Support organizations in utilizing WPC approaches under the new initiative.

MCBH exists to enhance, protect, and improve the health of the people in Monterey County. To accomplish this, the Department provides a wide variety of health-related services in the areas of public health, environmental health, behavioral health, and clinic services. MCBH provides a range of mental health and substance use disorder services to children, youth, adults, and families throughout Monterey County.

The Housing Authority County of Monterey (HACM) has established the Monterey County Housing Authority Development Corporation (HDC) to manage former public housing developments. There are 22 properties with 1,091 units under HDC management. Approximately one-quarter of the units are restricted to farmworker families. Another quarter of the units are restricted to seniors or persons with disabilities.

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.

As the local Continuum of Care lead agency, the Coalition of Homeless Services Providers (CHSP) serves as the collaborative applicant and the administrator of the Homeless Management Information System, coordinated entry, and responsible for the implementation of the 5 Year Plan to Reduce Homelessness. CHSP's membership consists of over 20 not-for-profit organizations who share the mission of ending homelessness. In March of 2020, the Coalition of Homeless Services Providers, County of Monterey Department of Social Services, CHSP, the County of San Benito Health and Human Services, and the City of Salinas co-sponsored the development of the Lead Me Home Plan Update – 5 Year Plan to Reduce Homelessness by 50%. Goals of this plan are:

- Increase Participation in Homelessness Solutions by Leaders and Key Stakeholders from Across the Region
- Improve the Performance of the Homelessness Response System
- Expand Service-Oriented Responses to Unsheltered Homelessness

The Lead Me Home Leadership Council is the CoC governing board and holds positions for one Monterey County Board Supervisor, five mayors (including the ESG recipient), the Departments of Social Services, Health, Education and CAO, the Housing Authority, people with lived experience, Youth Action Board members, developers, parole office, non-profits that focus on transitional-aged youth, veterans, and employment. The Urban County will continue to participate in this group as they move forward with the actions outlined in the Plan.

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.

Although the County does not receive a direct HUD ESG entitlement allocation, the County partners with the City of Salinas who receives an entitlement allocation of ESG and the State non-entitlement allocation. The State also provides funding like ESG that is called the California Emergency Solutions and Housing (CESH) program. The County supports the City of Salinas in this program by coordinating efforts through the COC and serving on the rating and ranking committee.

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities.

1	Agency/Group/Organization	City of Del Rey Oaks
	Agency/Group/Organization Type	Other government – Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Economic Development 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?	The City of Del Rey Oaks is a member of the Urban County Consortium.
2	Agency/Group/Organization	CITY OF GONZALES
	Agency/Group/Organization Type	Other government – Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Economic Development 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?	The City of Gonzales is a member of the Urban County Consortium.

3	Agency/Group/Organization	CITY OF GREENFIELD
	Agency/Group/Organization Type	Other government – Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Economic Development 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?	The City of Greenfield is a member of the Urban County Consortium.
4	Agency/Group/Organization	City of Sand City
	Agency/Group/Organization Type	Other government – Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Economic Development 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?	The City of Sand City is a member of the Urban County Consortium.
5	Agency/Group/Organization	Central Coast YMCA
	Agency/Group/Organization Type	Services-Children

	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?	YMCA provides recreation services to children from low- and moderate-income households in Pajaro.
6	Agency/Group/Organization	MEALS ON WHEELS OF THE SALINAS VALLEY
	Agency/Group/Organization Type	Services-Elderly Persons
	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?	MOW provides home delivery of meals to very low- and low-income households allowing them to maintain their independent living situations.
7	Agency/Group/Organization	Veterans Transition Center
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Veteran services
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs – Veterans
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	VTC is a regional organization dedicated to helping veterans reintegrate into civilian life by providing a range of services and housing opportunities to help overcome barriers to integration including homelessness and drug dependency. VTC also helps veterans apply for a wide range of public benefits to help stabilize their lives and become self-sufficient.
8	Agency/Group/Organization	Alliance on Aging
	Agency/Group/Organization Type	Services-Elderly Persons
	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?	Provides services for seniors.
9	Agency/Group/Organization	Monterey County Public Works
	Agency/Group/Organization Type	Other government – County
	What section of the Plan was addressed by Consultation?	Market Analysis Non-Housing Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted regarding infrastructure improvements needs in the urban county, including flood hazards.
10	Agency/Group/Organization	Monterey County Department of Social Services
	Agency/Group/Organization Type	Other government – County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Homelessness Strategy Anti-Poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted regarding the needs of the homeless, and resident poverty.
11	Agency/Group/Organization	County Administrative Office
	Agency/Group/Organization Type	Other government – County
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homelessness Strategy Anit-Poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted regarding the needs of the homeless, and resident poverty.

12	Agency/Group/Organization	County Homeless Services
	Agency/Group/Organization Type	Other government – County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Economic Development 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?	Agency was consulted regarding the needs of the homeless, non-homeless special needs, and resident poverty.

Table 2 – Agencies, groups, organizations who participated

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

No agency types were not consulted during the development of the FY 2023-2024 Action Plan.

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	The County’s Con Plan Priorities and associated goals include addressing homelessness.
Community Needs Assessment	Monterey County Community Action Partnership	County allocates funding according to highest unmet needs.
PHA Five-Year and Annual Plan	Housing Authority of the County of Monterey	Public housing and rental assistance needs are addressed by HACM
2019 Monterey County Analysis of Impediments to Fair Housing Choice	County of Monterey	Fair housing services are incorporated into the CDBG program.
2015 Alcohol and Drug Strategic Implementation Plan	Monterey County Health Department	County allocates funding according to highest unmet needs.
County of Monterey Capital Improvement Program	County of Monterey	County allocates funding according to highest unmet needs.
10 Year Plan to End Homelessness	Monterey/San Benito County Continuum of Care	Through the outreach process, Urban County has identified homelessness and homelessness prevention services as a priority for the CDBG program. These services will complement the Continuum of Care Strategy.
2015-2023 Housing Element	County of Monterey	CDBG funds may be used to address housing needs for lower and moderate-income households.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Monterey County Comprehensive Economic Development Strategy	County of Monterey	CDBG funds may be used to provide supportive services that would help low- and moderate-income/special needs population achieve self-sufficiency and pursue opportunities.
Workforce Innovation and Opportunity Act (WIOA)	Monterey County Workforce Development Board	CDBG funds may be used to provide supportive services that would help low- and moderate-income/special needs population achieve self-sufficiency and pursue opportunities.
Achieving Ubiquitous Broadband Coverage in the Monterey County	Monterey Bay Economic Partnership and Central Coast Broadband Consortium	CDBG funds may be used to address infrastructure needs.
Monterey County Multi-Jurisdictional Hazard Mitigation	Monterey County Office of Emergency Services	CDBG funds may be used to address public health and safety issues.

Table 3 – Other local / regional / federal planning efforts

Narrative

The County of Monterey is currently in the process of updating the Housing Element of the General Plan. The public Draft Housing Element is anticipated to be available in May or June 2024.

AP-12 Participation – 91.105, 91.200(c)

Summary of citizen participation process/Efforts made to broaden citizen participation.

Summarize citizen participation process and how it impacted goal setting.

A Notice of Funding Availability (NOFA) was published on November 2, 2023 (English and Spanish) in the Monterey County Weekly. A direct email of the NOFA was also sent to a list of approximately 144 interested parties. The County conducted a CDBG Program Workshop for potential public and non-profit applicant service providers who were interested in applying for the NOFA on December 11, 2023. The Urban County Subcommittee met on March 15, 2024 to review requests for funding and make recommendations to the Board of Supervisors (BOS). No public comments were received. The draft FY 2024-2025 Action Plan was made available for public comment from April 5, 2024 to May 7, 2024. The BOS conducted a public hearing on May 7, 2024 to approve the FY 2023-2024 Action Plan.

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 / Program Workshop	Non-targeted/broad community	No comments were received.	No comments were received.	No comments were not accepted.	
2	Urban County Subcommittee Meeting	Non-targeted/broad community	No comments were received.	No comments were received.	No comments were not 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)
3	Newspaper Ads	Non-targeted/broad community Minorities Non-English Speaking - Specify other language: Spanish	No comments were received.	No comments were received.	No comments were not accepted.	
4	Public Hearing	Non-targeted/broad community Minorities Non-English Speaking - Specify other language: Spanish	No comments were received.	No comments were received.	No comments were not accepted.	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The FY 2024-2025 Action Plan is the fifth and final year of implementation of the FY 2020-2024 Con Plan. As of the writing of this document, HUD had not announced the actual FY 2024-2025 CDBG allocation. Per HUD’s guidance, the County is preparing this document using an estimate of the FY 2024-2025 CDBG Entitlement based on prior year funding. The estimate of the FY 2024-2025 entitlement funding is based on the FY 2023-2024 allocation, reduced by 3% based on reductions in entitlement funding over the past several years. Using this formula the estimated entitlement funding for FY 2024-2025 is \$1,155,895. All program income or prior year unspent/unallocated funds represented in this Action Plan are actuals. The Action Plan made available during the public comment period includes a Contingency Plan (Appendix B) which outlines how funding for each project would be adjusted once the actual CDBG Entitlement allocations are announced.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	\$1,155,895	\$10,000	\$144,860	\$1,310,755	\$0	FY 2024-2025 is the fifth and final year of the 2020-2024 Con Plan.

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 County has some sources of funding for affordable housing. These include Inclusionary Housing In-Lieu fees, Program Income, and competitive State HOME funds. Many of these funds are being spent down and future funding will be at reduced levels. The County supports the Department of Social Services which administers Emergency Rental Assistance, the Homeless Housing, Assistance and Prevention funding, Housing Disability Advocacy Program, Bringing Families Home, and the CalWORKs Housing Support Program, which has expanded to include homeless prevention services.

The County will also work with a variety of other funding sources to leverage CDBG funds. These include:

- **Low Income Housing Tax Credit (LIHTC):** The County continues to support funding applications by affordable housing developers to pursue additional LIHTC. LIHTC is the single most important funding source available for affordable housing development.
- **No Place Like Home (NPLH):** NPLH provides funding for acquiring, designing, constructing, rehabilitating, or preserving permanent supportive housing for persons who are experiencing homelessness, chronic homelessness or who are at risk of chronic homelessness, and who need mental health services.
- **Housing Choice Voucher/VASH:** The Housing Authority of the County of Monterey (HACM) operates Rental Assistance programs for County residents. HACM programs are a critical resource for extremely low- and low-income households. The HACM converted all public housing units county-wide to Project-Based Rental Assistance under the Rental Assistance Demonstration program in 2015.
- **Homeless Housing, Assistance and Prevention (HAAP):** HHAP funds support Rapid Rehousing services for, and the operations of, the Salinas navigation center, youth shelters, and family shelters. Monterey County Department of Social Services (MCDSS) partners with the city of Salinas to leverage county and city funding for the joint operation of the navigation center. MCDSS also uses HHAP funding to provide support services for a total of 4 Homekey sites in the city of King and the city of Salinas.

The County provides CDBG Public Service funds to local non-profits which leverage those CDBG funds with funding from other sources. The County also provides the local cities in its jurisdiction with CDBG funds for infrastructure and public facilities. These cities leverage those CDBG funds with other local, State, and federal funds.

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 needs of the homeless were identified as a priority in the County's 2021-2025 Con Plan. The County continues to support agencies serving the homeless through use of County owned land. The projects

below will operate in and beyond FY 2024-2025.

- In 2020, the County entered into a 10-year, zero-cost lease agreement with a partnership of two 501(c)(3) organizations, Community Human Services (CHS) and Gathering for Women (GFW), for the on-going use of a parcel of land in the City of Seaside. Casa de Noche Buena (CNB) a low-barrier emergency shelter for single women and families with children in the Monterey Peninsula. The site is used for emergency shelter and navigation services, and can accommodate 28-35 persons, depending on family size. Capital and funding for starting operations came from the Homeless Emergency Assistance Program (HEAP) in 2019. The program receives operational contributions from the Monterey peninsula cities, including Seaside, as well as the County. The Monterey County Department of Social Services has provided \$100,000 in HHAP and County homeless funds for operations of this program every year since FY 20-21.
- In 2021, the County donated a 3-acre parcel of land for the development of the Salinas Housing Advancement, Resource, and Education (SHARE) Center. The SHARE Center is a low-barrier, housing-first navigation center with emergency shelter beds. The SHARE Center served single men, single women, families, and pets with an approximate capacity of 110 individuals, depending on household size. The County and the City of Salinas maintain an active MOU to collaborate closely and share the costs of operations and housing navigation services at the SHARE Center. The County led the construction of the SHARE Center with capital awarded from a joint grant application to the Homeless Emergency Assistance Program (HEAP) in 2019. The Monterey County Department of Social Services has contributed \$2.68 million in HHAP funding in FYs 21-23 and an additional \$1.1 million in HHAP funding for FY 23-24. The City of Salinas has contributed regional and jurisdictional Emergency Solutions Grant (ESG) funding, City ARPA, and other general funds.

Discussion

Since HUD has not yet announced the FY 2024-2025 CDBG allocation amounts, the County is proceeding with estimates based on FY 2023-2024 entitlement funding of \$1,191,644, reduced by 3% to reflect the reductions in funding in recent years. The County is proceeding with an entitlement funding estimate of \$1,155,895 for FY 2024-2025. Any program income or prior year savings/unallocated funds shown in this Action Plan are actuals.

CDBG regulations generally limit the maximum amount of annual grant funding that can be used to fund general administration (20 % of entitlement) and public services (15 % of entitlement). Based on the estimated funds available for FY 2024-2025, this will limit general administration to \$231,179 and public services to \$173,384. The balance of CDBG funds must be used for capital projects.

The Urban County received eight requests totaling \$230,200 for public services and one application for fair housing activities. Funding for those projects is estimated below:

- \$173,384 for Public Services (seven projects)
- \$190,979 for Administration

- \$40,200 for Fair Housing Program

The County implements a funding methodology which allows the County and its partners to plan for larger projects by utilizing their overall allocations within a 2- to 3-year time period. This reduces overall administration and allows more time to develop larger, more impactful projects. Three proposals for capital projects were received and the Urban County will undertake one capital project directly. For FY 2024-2025, the Urban County will distribute funds as follows:

- \$906,191 for Capital Projects (four projects)

DRAFT

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Fair Housing	2020	2024	Non-Homeless Special Needs Fair Housing	N/A	Public Services	CDBG: \$40,200	Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted
2	Homelessness and Homelessness Prevention	2020	2024	Homeless	N/A	Homeless Services and Homeless Prevention	CDBG: \$25,000	Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted
3	Public Facilities	2020	2024	Public Facilities	Low/Mod Areas	Public Facilities	CDBG: \$901,191	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: ??? Persons Assisted
4	Public Services	2020	2024	Public Services	N/A	Public Services	CDBG: \$148,384	Public service activities other than Low/Moderate Income Housing Benefit: 1,210 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Fair Housing
	Goal Description	The Urban County will contract with Legal Services for Seniors to provide fair housing services, landlord/tenant services, and general legal services to seniors.
2	Goal Name	Homelessness and Homeless Prevention Services
	Goal Description	The Urban County will fund Interim, Inc. to operate their MCHOME Program which provides outreach to the mentally ill homeless population with the goal of housing and stabilizing 40 homeless individuals.
3	Goal Name	Public Facilities
	Goal Description	The Urban County will fund up to three public facility projects. The first is pedestrian improvements on Walnut Avenue in the City of Greenfield and the second is a Community Center in the City of Gonzales. If sufficient funds remain after the funding of these two projects, funds will be used to improve sidewalks in the community of Aromas
4	Goal Name	Public Services
	Goal Description	The Urban County will fund six public service activities, in addition to the fair housing and homelessness prevention activities listed above. The activities will fund services from providing community and youth activities, leadership training for youth, food security, and helping community members connect with non-profits and governments agencies.

AP-35 Projects – 91.220(d)

Introduction

FY 2024-2025 is the Urban County's fifth year of implementing the CDBG 2020-2024 Con Plan. CDBG provides funding for a variety of projects and programs which serve low- and moderate-income residents of the County in the following ways:

- 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. The projects described in this section are consistent with implementing specific activities to address those needs.

FY 2023-2024 Funding Allocation

CDBG regulations limit the maximum amount of annual grant funding that can be used to fund general administration (20 %) and public services (15 %). Based on the estimated entitlement allocation for FY 2024-2025 of \$1,155,895, this will limit general administration to no more than \$231,179 and no more than \$173,384 for public services. The County received eight requests for public service and fair housing activities totaling \$230,20000 and is funding seven activities under public services and one activity under administration.

For FY 2024-2025, the Urban County is proposing to distribute funds as follows:

- \$173,384 for Public Services (seven projects)
- \$190,979 for Administration (not including fair housing)
- \$40,200 for Fair Housing

The County is funding four capital projects totaling \$906,191:

- The City of Del Rey Oaks will receive \$ 50,000 in FY 2024-2025 in CDBG funding to XX
- The City of Greenfield will receive \$427,191 FY 2024-2025 CDBG funding for the third year and final year of funding on a multi-year project to XX
- The Veteran's Transition Center will be funded at \$274,000 for a Solar Empowerment project.
- The County will undertake sidewalk improvements in Aromas funded at \$155,000.

Expenses Incurred Prior to July 1, 2020

As part of the requirements to participate in the CDBG program, the County is required to prepare the FY 2024-2025 Action Plan. The Urban County has incurred expenses in preparation of the Action Plan prior

to the start of the CDBG program on July 1, 2023. As permitted by the CDBG program, the Urban County will seek reimbursement of these expenses from the FY 2024-2025 CDBG allocation of planning and administration funds.

In addition, since HUD has not yet released the allocations for CDBG funding for FY 2024-2025 the County will take advantage of the waiver provided by HUD as outlined in CPD Notice 24-01 (CPD Notice). The CPD Notice indicates that this will allow CDBG Entitlement Grantees to incur pre-award costs if needed. Information on the necessity of the waiver and the County's commitment to meeting all requirements of the waiver may be found in Appendix C.

The County has also developed a Contingency Plan (Appendix B) detailing how funding for each proposed project may be revised if the actual FY 2024-2025 allocation is greater or less than the estimated amounts used for this Action Plan.

Program Income and Prior Year Recaptured Funds

Should the Urban County identify and program income or prior year recaptured funds in addition to those shown in AP-15 Expected Resources, it will be divided equally between the FY 2023-2024 Las Lomas Sidewalk Improvement project (not to exceed \$100,000 in additional funding), and the FY 2023-2024 San Lucas Solar Street Light project (not to exceed \$75,000 in additional funding).

Projects

#	Project Name
1	Outreach Services (Alliance on Aging)
2	South County Youth Program and Services (Boys & Girls Club of South Monterey)
3	Pajaro Parks Program (Central Coast YMCA)
4	After School Program (Girls Inc. of the Central Coast)
5	MCHOME – Street Outreach (Interim, Inc.)
6	Home Delivered Meals (Meals on Wheels Monterey Peninsula, Inc.)
7	Home-delivered Meal Program (Meals on Wheels of Salinas Valley, Inc.)
8	Walnut Avenue Pedestrian Improvements (City of Greenfield)
9	Aromas Sidewalk Improvement (Urban County)
10	XXXXXX (City of Del Rey Oaks)
11	Solar Empowerment (Veteran’s Transition Center)
12	Fair Housing and Tenant/Landlord (Eden Council for Hope and Opportunity)
13	General Administration

Table 7 - Project Information

AP-38 Project Summary

1	Project Name	Outreach Services (Alliance on Aging)
	Target Area	Not Applicable
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	<p>AOA provides outreach & benefits assistance to seniors in multiple senior venues throughout South County. In addition, since April of 2021, AOA has had a weekly presence at Taylor Farms/SVMH Health & Wellness Center in Gonzales where staff offer information and benefits assistance. AOA has invited other senior providers to join them on site and the clinic is becoming a hub for the patients as well as other seniors and their family seeking information and resources. Alliance on Aging has been and will be participating with Meals on Wheels in their new South County Socials Initiative.</p> <p>1. Matrix Code - 05A (24CFR570.201(e)); 2. National Objective - LMC (24CFR570.208(a)(2)(i)(A)); 3. Presumed Benefit - Yes, elderly persons aged 62 or older; 4. Performance Objective - Fair Housing and Public Services; 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome - Availability/Accessibility to services for approximately 100 persons of at least 62-years of age.</p>
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	100 seniors living in the rural areas of Monterey County

	Location Description	The Alliance on Aging (AOA) is proposing to provide services in the South County at a location in the City of Gonzales where staff can provide direct services to older adults on a regular scheduled basis. Clients will have access to the full range of AOA's services at this site on that scheduled day. The identified site is the Taylor Farms Family Health and Wellness in Gonzales which serves many older adults from South County.
	Planned Activities	<p>With the CDBG funding, AOA will expand its services in South County, where AOA will partner with Salinas Valley Memorial Hospital (SVMH) and Taylor Farms at their clinic in Gonzales. AOA will offer social support and wellness to their older adult patients and their families. AOA will have the use of space at the clinic at least one day every week, which would offer a regular weekly presence in South County. Residents will not have to travel so far to get information/services from the Alliance and their partners. The information will be provided in Spanish and English.</p> <p>The proposed activities include:</p> <ul style="list-style-type: none"> • Provide senior resources, information, and referrals to individuals and groups of people as necessary. • Assess needs on an individual basis, coordinate services, and refer as necessary. <p>Provide individual assistance with completing low-income assistance forms, i.e. benefits check-up.</p>
2	Project Name	South County Youth Programs and Services (Boys & Girls Club)
	Target Area	Not Applicable
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: 28,384

	Description	South County Youth Programs & Services provides hundreds of youth and their families with Girls' Health in Girls Hands' programming and summit attendance, back to school supplies, and special event opportunities such as the Chevron Soccer Academy and Adopt-A-Family holiday program. The beneficiaries attend Fairview Middle School and are enrolled in the free school lunch program. 1. Matrix Code – 05D (24CFR570.201(e)); 2. National Objective - LMC (24CFR570.208(a)(2)(i)(A)); 3. Presumed Benefit - No; 4. Performance Objective - Public Services; 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome - Availability/Accessibility for 645 low-income youth.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	500 low-income youth
	Location Description	Fairview Middle School
	Planned Activities	Community Services including nutrition support (delivered meals), outreach activity kits (summer & holiday), and virtual programming. Onsite programming in Gonzales and at Camphora Apartments will begin when schools reopen.
3	Project Name	Pajaro Parks Program (Central Coast YMCA)
	Target Area	Not Applicable
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$25,000

	Description	<p>Central Coast YMCA will provide year-round organized sports leagues for children and youth at Pajaro Park, including soccer, T-ball and basketball. Central Coast YMCA’s Pajaro Park youth sports leagues will benefit 320 total youth, which 163 or more will be low-income youth who are residents of Pajaro. Census data shows that of roughly 3,000 Pajaro residents, 94.1% are Hispanic/Latino, and 34.8% of the population is under 18. Pajaro lacks community spaces to exercise, and many residents live in crowded housing. Young people in Pajaro will benefit from safe spaces to exercise, leading to improved health and wellness, and lower rates of obesity and diabetes.</p> <p>1. Matrix Code - 05L (24CFR570.201(e)); 2. National Objective - LMC (24CFR570.208(a)(2)(i)(A)); 3. Presumed Benefit – No. 4. Performance Objective - Public Services; 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome - Sustainability of programs that serve approximately 320 persons in a community that is 94.1% low-moderate income.</p>
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	300 youth
	Location Description	Pajaro Park, 24 San Juan Road, Pajaro. Park is open during daylight hours, with classes, special events and sports leagues scheduled at various times based on season, program and availability of participants.
	Planned Activities	This is an ongoing project. Central Coast YMCA conducts outreach via flyers distributed to Pajaro Middle School, Pajaro apartment complexes, and residents’ utility billings, via an activity board in Pajaro Park that lists current and upcoming events, via announcements at Our Lady of the Assumption Church, and advertisements on social media such as Facebook. Our most successful promotion and outreach strategy is word of mouth from participants.
4	Project Name	After School Program (Girls, Inc.)

Target Area	Not Applicable
Goals Supported	Public Services
Needs Addressed	Public Services
Funding	CDBG: \$25,000
Description	<p>Provide youth development and prevention services to low-income girls, ages 9-18, in North Monterey County and Greenfield through a series of after-school programs at 7 school sites. The program will offer 5 age-appropriate programs that (1) encourage girls to pursue a college education and plan for future careers; (2) provide paid internships to program graduates to develop leadership and employment skills, while mentoring younger girls; (3) develop skills in resisting pressure from others to engage in risky behaviors; and (4) promote positive, open communication between mothers and daughters.</p> <p>1. Matrix Code - 05D (24CFR570.201(e)); 2. National Objective - LMC (24CFR570.208(a)(2)(i)(A)); 3. Presumed Benefit - No; 4. Performance Objective - Public Services; 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome - Availability/Accessibility for 250 low income youth.</p>
Target Date	6/30/2025
Estimate the number and type of families that will benefit from the proposed activities	214 low-income youth
Location Description	Greenfield and the unincorporated area of North County

	Planned Activities	Girls Inc. will provide developmentally appropriate after-school programming for girls, ages 9 -18, at 7 elementary, middle, and high school sites in North Monterey County and Greenfield. We will hire teens that have graduated from prior years' programs as facilitators and mentors to younger girls. 93% of girls served have been Latina, whose families work in the agricultural or tourist industry. For 90%, the home language is Spanish. A minimum of 85% of families has incomes below \$50,000/year.
5	Project Name	MCHome Street Outreach (Interim, Inc.)
	Target Area	Not Applicable
	Goals Supported	Homeless and Homeless Prevention Services
	Needs Addressed	Homeless and Homeless Prevention Services Public Services
	Funding	\$25,000
	Description	This funding will focus on outreaching those homeless individuals in the unincorporated areas of the county as well as in Sand City, Del Rey Oaks, Gonzales, and Greenfield. The homeless population in these areas will benefit as they will get access to mental health services as well as increased access to motel rooms to limit congestion in homeless encampments and assistance to get on the path to housing. 1. Matrix Code – 03T (24CFR570.201(e)); 2. National Objective - LMC (24CFR570.208(a)(2)(i)(A)); 3. Presumed Benefit - Yes, homeless; 4. Performance Objective - Public Services; 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome – Availability/Accessibility to programs that serve 40 homeless individuals.
	Target Date	6/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	20 homeless individuals
	Location Description	Unincorporated areas of the county as well as in the City of Sand City, Del Rey Oaks, Gonzales, and Greenfield
	Planned Activities	Interim's MCHOME program will work to reach the hard to reach mentally ill homeless population and provide them with the tools to not only stabilize their mental health but also get them on the path to housing. A total of 200 bed nights will be provided to those who are receiving needed mental health services, while they prepare for appointments with housing providers, and other medical professionals.
6	Project Name	Home Delivered Meals (Meals on Wheels Monterey Peninsula, Inc.)
	Target Area	Not Applicable
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	\$25,000
	Description	<p>The Home Delivered Meals program addresses food insecurity among clients in Monterey County, 73% of whom cite food as their number one need. The program benefits low-income clients who cannot shop or cook for themselves and who have no full-time caregiver in the home to prepare meals. 94% of clients will be low-income and will not have the requisite income to meet their basic needs.</p> <p>1. Matrix Code – 05A (24CFR570.201(e)); 2. National Objective - LMC (24CFR570.208(a)); 3. Presumed Benefit – Yes, elderly, aged 62 or older; 4. Performance Objective - Public Services; 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome – Availability/Accessibility to provide home delivered meals to 80 elderly clients.</p>

	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	80 low-income seniors
	Location Description	City of Sand City, Del Rey Oaks and Big Sur
	Planned Activities	Home delivered meals will be provided to low-income, frail, elderly, veteran, and disabled homebound clients and isolating Covid-positive families in Sand City, Del Rey Oaks and Big Sur. The program also includes a daily wellness check from a caring volunteer and daily socialization with that volunteer.
7	Project Name	Home-delivered Meal Program (Meals on Wheels of the Salinas Valley)
	Target Area	Not Applicable
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$35,000
	Description	<p>Our home-delivered meal program serves homebound seniors, 62 and older, who can't shop or cook for themselves. They live in Gonzales, Greenfield, and other unincorporated areas of the Salinas Valley. Approximately 14 seniors will have a choice of receiving either 5 or 7 main meals ever week for a year with funding.</p> <p>1. Matrix Code – 05A (24CFR570.201(e)); 2. National Objective - LMC (24CFR570.208(a)); 3. Presumed Benefit – Yes, elderly, aged 62 or older; 4. Performance Objective - Public Services; 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome - Sustainability for the program to service 14 seniors who are otherwise unable to shop or cook for themselves.</p>

	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	16 low income seniors
	Location Description	Cities of Gonzales, Greenfield and other unincorporated areas of the Salinas Valley
	Planned Activities	This program will serve approximately 14 homebound seniors their choice of either 5 or 7 main meals every week for a year. They will receive a supplement to the main meals which consists of a large bag of fresh fruits and vegetables, bread, pasta, peanut butter, and other non-perishables items such as tuna fish, cereal, soups, and other available items.
8	Project Name	Walnut Avenue Pedestrian Improvements (City of Greenfield)
	Target Area	Not Applicable
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Infrastructure Improvements
	Funding	\$427,191

	Description	The project consists of widening Walnut Avenue beginning at the Walnut Avenue Interchange traversing westerly past Mary Chapa elementary and middle school frontage and terminating at El Camino Real. The project, which is in its second year of funding, includes construction of one additional lane and sidewalk southerly of Walnut. The project is a necessary safety enhancement connecting 334 very low, low, and farmworker housing units to the Mary Chapa school site and commercial uses. The project will facilitate safe pedestrian and vehicular movement between residential and commercial uses for approximately 1,000 low income residents in Greenfield. 1. Matrix Code – 03K (24CFR570.201(c)); 2. National Objective - LMA (24CFR570.208(a)); 3. Presumed Benefit – N/A; 4. Performance Objective – Public Facilities; 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome – Sustainability for 14,485 residents in the Walnut Avenue area of the City of Greenfield.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	The project will be available to all of Greenfield’s 16,810 residents, of which 14,485 are low/mod income.
	Location Description	Walnut Avenue in the City of Greenfield
	Planned Activities	Construction of approximately 1,500 linear feet of one new traffic lane and sidewalk on south side of Walnut Avenue between Highway 101 and El Camino Real.
9	Project Name	Aromas Sidewalk Improvements (County of Monterey)
	Target Area	Not Applicable
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Infrastructure Improvements
	Funding	\$155,000

	Description	Sidewalk improvements on the westerly side of Carpinteria Road between Aromas Road and Blohm Avenue in the Aromas area. The approximately 1,200 linear feet of sidewalks will connect Aromas School with the Aromas Community Park. This project, which is in its second year of funding, was approved originally at \$10,000, with the option of up to an additional \$100,000 if the funds became available. Monterey is recommending an additional \$5,000 in 2023-24 funds, bringing the total for the project to \$115,000. 1. Matrix Code – 03L (24CFR570.201(c)); 2. National Objective - LMA (24CFR570.208(a)); 3. Presumed Benefit – N/A; 4. Performance Objective – Public Facilities; 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome – Sustainability for 2,708 residents in the Aromas community.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	This project will be available to the entire population of Aromas but will primarily benefit the estimated 2,708 people with disabilities in Aromas.
	Location Description	Sidewalks improvements in the Aromas area
	Planned Activities	Construction of 1,200 linear feet of sidewalks connecting Aromas school with the Aromas Community Park.
10	Project Name	?????? (City of Del Rey Oaks)
	Target Area	Not Applicable
	Goals Supported	Infrastructure Improvements?
	Needs Addressed	Infrastructure Improvements?
	Funding	\$50,000
	Description	
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
11	Project Name	Veteran’s Transition Center
	Target Area	Not Applicable
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Infrastructure Improvements
	Funding	\$274,000
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
12	Project Name	Fair Housing Services (Eden Council for Hope and Opportunity)
	Target Area	Not Applicable

	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	\$40,200
	Description	<p>This project provides for County costs to provide fair housing services as part of the administration of the CDBG program.</p> <p>1. Matrix Code – 21D (24CFR570.206(a)(1)); 2. National Objective- Per the 2013 CDBG Guide to National Objectives & Eligible Activities for Entitlement Communities: costs that are appropriately charged to this category are presumed to meet a CDBG national objective and a grantee does not have to maintain any other documentation for this purpose (24CFR570.208(d)(4)); 3. Presumed Benefit- N/A; 4. Performance Objective - N/A; 5. Performance Measure - N/A; 6. Performance Outcome -N/A.</p>
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	150
	Location Description	N/A – services are available to all Urban County residents
	Planned Activities	The provision of fair housing services
13	Project Name	General Administration
	Target Area	Not Applicable

Goals Supported	Fair Housing Homelessness and Homeless Prevention Services Public Facilities Public Services
Needs Addressed	Planning and Administration
Funding	CDBG: \$190,979
Description	This project provides for County costs to administer the CDBG program. 1. Matrix Code – 21D (24CFR570.206(a)(1)); 2.National Objective- Per the 2013 CDBG Guide to National Objectives & Eligible Activities for Entitlement Communities: costs that are appropriately charged to this category are presumed to meet a CDBG national objective and a grantee does not have to maintain any other documentation for this purpose (24CFR570.208(d)(4)); 3. Presumed Benefit- N/A; 4. Performance Objective - N/A; 5. Performance Measure - N/A; 6. Performance Outcome -N/A.
Target Date	6/30/2025
Estimate the number and type of families that will benefit from the proposed activities	There are no direct beneficiaries associated with the County's management of the CDBG funds.
Location Description	The Housing and Community Development Department office is located at 1441 Schilling Place – 2 nd Floor South, Salinas, CA 93901. County staff makes annual site visits to Subrecipients and provides on-site technical assistance as requested by the Subrecipients.
Planned Activities	Preparation of required subrecipient agreements, grant reporting, monitoring of subrecipients, and public noticing.

Table 8 – Project Summary

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs.

The underserved needs identified in the Con Plan included the homeless and youth. The lack of adequate funding is a critical obstacle to addressing the underserved needs, but the County ensured that both groups will be served through projects funded in FY 2024-2025. Aside from the limited financial resources that are available, the Urban County is challenged to meet the needs of this population because the majority live in the entitlement communities of the cities of Monterey, Salinas, and Seaside. The Urban County is continuing to explore ways it can use its CDBG, and other resources, to meet the needs of the low/moderate income people who live in Monterey County.

Priority Needs were established as part of the County's FY 2020-2024 Consolidated Plan. They are a result of various community outreach efforts and consultation meetings conducted during the Citizen Participation process and form the basis for allocating investments geographically within the Urban County during the five-year period Consolidated Plan period. Only eligible activities that received a high priority level in the FY 2020-2024 Consolidated Plan were funded in FY 2024-2025. Unfortunately, the demand for all types of activities greatly exceeds the financial resources available to the Urban County. In FY 2024-2025, the specific Con Plan Priorities below will be funded:

- Constructing improvements to infrastructure and public facilities to foster suitable living environments for low- and moderate-income households and to correct physical barriers to access by those with special needs.
- Providing services and programs to benefit low- and moderate-income households and persons, such as youth (and at-risk youth), seniors, and those with special needs.
- Providing a housing rehabilitation program to keep homeownership affordable and homes safe.
- Providing services for the homeless and those at-risk of homelessness.
- Planning and managing CDBG funds.

AP-50 Geographic Distribution – 91.220(f)

Monterey County is composed of the cities of Del Rey Oaks, Gonzales, Greenfield and Sand City, and the unincorporated areas of Monterey County. The jurisdiction of the County covers over 3,000 square miles. Outside of the cities there are very few areas of low income and minority concentration. The census block groups that do have concentrations of low income and minority populations are either densely concentrated in the communities of Castroville and Pajaro or so widely disbursed that it is not possible to focus on those areas. Therefore, the County has not established specific target areas where CDBG funds will be focused.

Geographic Distribution

The Urban County has not established any specific target area for expending CDBG funds.

Geographic Distribution

Target Area	Percentage of Funds
N/A	N/A

Table 9 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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 Ad Hoc Committee will evaluate applications for funding based on several factors, including:

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

Discussion

The Urban County has not established specific geographic target areas where CDBG funds will be focused.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The County does not anticipate expending any FY 2024-2025 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 County.

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

Table 5 - 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	0
Acquisition of Existing Units	0
Total	0

Table 6 - One Year Goals for Affordable Housing by Support Type

Discussion

The Urban County is not allocating funds to affordable housing during FY 2023-2024.

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Authority County of Monterey (HACM) is the Public Housing Authority (PHA) and the public agency that provides rental assistance and manages affordable housing throughout Monterey County. The HACM has established the Monterey County Housing Authority Development Corporation (HDC) to manage former public housing developments. There are 22 properties with 1,091 units under HDC management. Approximately one-quarter of the units are restricted to farmworker families. Another quarter of the units are restricted to seniors or persons with disabilities.

Beginning in 2015, the HACM initiated the process of converting the public housing developments into project-based rental assistance units through HUD's Rental Assistance Demonstration (RAD) program. That conversion process has been completed.

Six HDC-managed affordable housing projects are in the Urban County area.

- 48-unit Paseo de las Rosas in Castroville – restricted to farmworkers
- 29-unit Vista del Valle in Chualar – restricted to farmworkers
- 79-unit Rippling River in Carmel Valley – restricted to seniors or persons with disabilities
- 20-unit Casa de Oro in Gonzales – restricted to seniors or persons with disabilities
- 30-unit Casa Santa Lucia in Gonzales
- 50-unit Los Ositos in Greenfield – restricted to seniors

There are currently no housing developments located in Sand City or Del Rey Oaks.

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

HACM privatized all public housing and placed them under the control of HDC. During the coming years, HDC will continue to modernize and rehabilitate or tear down and rebuild former public housing units through the HUD RAD program.

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

A range of activities are required or promoted by HACM to increase resident involvement in the housing program. These include:

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

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 discussion 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 2020-2024 Consolidated Plan. For FY 2024-2025, the Urban County anticipates allocating approximately 15% of the CDBG entitlement funding allocation to public services. \$25,000 in FY 2024-2025 funding will be allocated specifically to homeless outreach through Interim, Inc.'s MCHOME program. Alliance on Aging will receive \$10,000 in FY 2024-2025 funding to provide outreach services to seniors in rural areas of South County to provide resources, information, and referrals to other senior services.

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

The Urban County is providing funding for a program that primarily serve those experiencing homelessness or at risk of homelessness. The MCHOME Program will provide street outreach, motel stays, and linkage to services setting them on the stable housing pathway. This program expects to serve 20 or more homeless individuals.

Addressing the emergency shelter and transitional housing needs of homeless persons

The MCHOME Program will provide both emergency shelter and linkages to resources that can assist homeless individuals with obtaining transitional housing.

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

The Coalition of Homeless Services Providers (CHSP) serves as the local Continuum of Care (COC) lead agency, administrator of the Homeless Management Information System, the coordinated entry system, and is responsible for the implementation of the 5 Year Plan to Reduce Homelessness. CHSP's membership consists of over 20 not-for-profit organizations who share the mission of ending homelessness.

The COC strives to provide and expand housing opportunities for those experiencing homelessness and those who are formerly homeless through emergency shelters, transitional housing, rapid rehousing, supportive housing, and permanent housing. The COC and its partners provide a range of housing options which include but are not limited to outreach, assessment, and case management services. These services are offered through this network to assist the unhoused in obtaining appropriate services which can shorten the period of time individuals and families experience homelessness and help ensure they do not become homeless again. The Urban County will continue to rely on that vast network of public and nonprofit agencies help those experiencing homelessness make the transition to permanent housing and

independent living.

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 FY 2024-2025, the Urban County will fund a number of agencies that help low-income individuals and families avoid becoming homeless, as shown below:

- The Veterans Transition Center, which will be funded by the Urban County for facility improvements in FY 2024-2025, provides services to those who are being discharged from health care facilities, mental health facilities, and corrections programs and institutions.
- Meals on Wheels of Salinas Valley and Meals on Wheels Monterey Peninsula both deliver meals to homebound individuals daily all over Monterey County. This assists the low- and moderate-income population by reducing their food expenses, allowing them to use more of their resources for housing, medical, and other monthly expenses.
- Alliance on Aging Outreach Services assists low- and moderate-income seniors to obtain the information and benefits they need, helping them maintain stable housing.
- Eden Council for Hope and Opportunity provides free fair housing services to help ensure low-income residents are not discriminated against in housing choice, thereby helping them stay stably housed.

Discussion

See discussion above.

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

Introduction

Market and governmental factors which are out of the County’s control pose constraints to the provision of affordable housing. These factors, such as the cost of labor and construction materials, cost of land, or availability of financing increase the cost of both market-rate and affordable housing. The high demand for housing overall also increases development costs due to the imbalance in supply compared to demand. The cost of market-rate housing disproportionately impacts low- and moderate-income households due to their limited resources to afford housing, both for-sale and rental, whose prices are increased out of their range due to these factors.

All of these factors impact the costs of the development of affordable (government-assisted) housing as well. In addition to the impacts noted above, the development of affordable housing can be more expensive than comparable market-rate housing due to requirements related to government funding. These include disabled accessibility, prevailing wage, and environmental protection requirements.

The County strives to mitigate local barriers to affordable housing by offering incentives to encourage affordable housing development. Individually, Other local factors that could potentially impede affordable housing development include:

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

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 individual jurisdictions in the Urban County also have the following tools to mitigate the cost of housing development.

- Density Bonus: State density bonus law provides density increases, along with other regulatory concessions and incentives in exchange for affordable housing.
- Accessory Dwelling Units (ADUs): Jurisdictions are required to permit Accessory Dwelling Units through a ministerial process.
- 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).

Between 2017 and 2020, the State of California enacted numerous laws directed at creating new affordable housing. The Urban County has begun analyzing how these laws can be used to contribute to the supply of affordable housing in Monterey County. Monterey County is also reanalyzing its current Inclusionary Housing Ordinance and preparing to redraft it to make it a more impactful affordable housing program.

The Urban County is currently in the process of developing an update to the Housing Element to the General Plan which will cover 2023-2031. The first draft of the 2023 to 2031 Housing Element is expected to be submitted to the State for consideration later in 2023.

Discussion

See discussion 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 youth and those experiencing homelessness. Generally, the lack of funding is the most critical obstacle to meeting the underserved needs of these groups. The Urban County intends to help bridge the gap by allocating CDBG funds to homeless services, homeless prevention, and youth programs. In FY 2024-2025, the County will use CDBG funds for the following programs which are targeted at youth and those experiencing homelessness.

- YMCA Pajaro Parks Program - \$25,000
- Girls Inc. After School Program - \$25,000
- Boys & Girls Club South County SMART Program - \$28,384
- Interim, Inc. Homeless Outreach - \$25,000

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

Actions planned to foster and maintain affordable housing.

The Housing Authority County of Monterey (HACM) is the Public Housing Authority (PHA) and the public agency that provides rental assistance and manages affordable housing throughout Monterey County. The HACM has established the Monterey County Housing Authority Development Corporation (HDC) to manage former public housing developments. There are 22 properties with 1,091 units under HDC management.

Between 2017 and 2020, the State of California enacted numerous laws directed at assisting with the development of affordable market-rate housing. The Urban County has begun analyzing how these laws can be used to contribute to the supply of affordable housing in Monterey County. Monterey County is also reanalyzing its current Inclusionary Housing Ordinance and preparing to redraft it to make it a more impactful affordable housing program. In addition, the County will continue to pursue funding from the State and Federal levels to support new construction, rehabilitation, and acquisition/rehabilitation of affordable housing.

In addition, the Urban County is currently in the process of developing an update to the Housing Element

to the General Plan which will cover 2023-2031. The Housing Element will address the need for affordable housing as outlined in the Regional Housing Needs Assessment (RHNA). The current and updated Housing Element both contain policies and programs aimed at encouraging the development of housing for residents of all income levels through incentives and streamlined processes and procedures. The first draft of the 2023 to 2031 Housing Element was submitted to the State of California on XX...

The Urban County will continue to foster and maintain affordable housing by mitigating the cost of housing development through the following:

- Density Bonus: State density bonus law provides density increases, along with other regulatory concessions and incentives in exchange for affordable housing.
- Accessory Dwelling Units (ADUs): Jurisdictions are required to permit Accessory Dwelling Units through a ministerial process.
- 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).

Actions planned to reduce lead-based paint hazards.

In Monterey County, 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
- 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 to 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 % of the AMI) by providing several 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.

Actions planned to develop institutional structure.

County staff will continue to communicate with local HUD staff, consult with neighboring CDBG

jurisdictions, and attend HUD trainings to expand their knowledge in the CDBG program.

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

The 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. For example, on December 11, 2023 the County conducted outreach to 144 local-serving non-profit and public agencies to encourage them to learn about and apply for CDBG funding. Prior to the CDBG Program Workshop, a Notice of Funding Availability (NOFA) was published on November 2, 2023 (English and Spanish) in the Monterey County Weekly and posted in the County’s social media.

The County collaborates with the Coalition of Homeless Services Providers (CHSP) whose membership consists of over 20 not-for-profit organizations who share the mission of ending homelessness. The Monterey County Board of Supervisors also has seat on the Lead Me Home Leadership Council, along with the mayors of five cities within the County, the Departments of Social Services, Health, Education and CAO, the Housing Authority, people with lived experience, Youth Action Board members, developers, parole office, non-profits that focus on transitional-aged youth, veterans, and employment.

Discussion

See discussion above.

Program Specific Requirements

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

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(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	\$0.00
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	\$0.00
3. The amount of surplus funds from urban renewal settlements	\$0.00
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.	\$0.00
5. The amount of income from float-funded activities	\$0.00
Total Program Income	\$0.00

Other CDBG Requirements

The amount of urgent need activities	\$0.00
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APPENDIX A - OUTREACH

APPENDIX B – CONTINGENCY STRATEGY

CONTINGENCY STRATEGY TO ADDRESS THE LATE RELEASE OF FY 2024-2025 CDBG ENTITLEMENT FUNDING ALLOCATIONS

The Urban County of Monterey (County) is an Entitlement Grantee for Community Development Block Grant (CDBG) funding from Department of Housing and Urban Development (HUD). Due to delay in the adoption of the federal budget, HUD may not announce the County’s actual FY 2024-2025 CDBG Entitlement allocation (allocation) until later than normal. HUD has provided guidance in CPD Notice 24-01 (Notice) on how to address this and other related impacts to the County’s CDBG program. Per the options provided in the Notice, the County plans to:

- Develop the FY 2024-2025 Draft Annual Action Plan (Action Plan) using estimated CDBG allocations, including conducting the public participation plan process and holding the public hearing before the County Council for adoption of the Action Plan; and
- Delay the formal submission of the Action Plan in HUD’s Integrated Disbursement and Information System (IDIS) until the actual FY 2024-2025 CDBG allocations have been announced by HUD, but in no case later than August 16, 2024; and
- Include this Contingency Plan as an attachment to the Action Plan outlining the funding revisions to be undertaken if the FY 2024-2025 CDBG allocation is less or greater than the estimates used during the development of the Action Plan.

PROPOSED CONTINGENCY STRATEGIES

Decrease in FY 2024-2025 Funding

- Fund the Eden Council for Hope and Opportunity project at the originally proposed amount out of the Administration funds.
- Reduce remaining Administration funding by the amount required to remain under the funding cap.
- Reduce each of the proposed Public Services projects by the percentage of the overall reduction to remain under the funding cap.
- Fund the following Capital projects at originally proposed amounts:
 - City of Greenfield Walnut Ave Pedestrian Improvements
 - Del Rey Oaks

- Using any remaining Capital funds, decrease the original proposed funding for both of the following Capital projects by an equal percentage:
 - Aromas Sidewalks
 - Veterans Transition Center Solar Empowerment

Increase in FY 2024-2025 Funding

- Fund the Eden Council for Hope and Opportunity project at the originally proposed amount.
- Increase funding for Administration to the maximum allowable to remain under the funding cap.
- Fund the following Public Service projects at the originally proposed amount:
 - Pajaro Park Children and Youth Sports Project
 - After School Project
 - MCHome Homeless Street Outreach
 - Meals on Wheels Monterey Peninsula Project
 - Meals on Wheels of the Salinas Valley Project
- Increase the funding for the following Public Services in the order shown, not to exceed the amount originally requested:
 - Boys and Girls Club of Monterey County
 - Outreach Services Project
- Fund the following Capital projects at originally proposed amounts:
 - City of Greenfield Walnut Ave Pedestrian Improvements
 - Del Rey Oaks
- With the remaining Capital funds, increase the original proposed funding for both of the following Capital projects by an equal percentage for each:
 - Aromas Sidewalks
 - Veterans Transition Center Solar Empowerment

APPENDIX C – WAIVER DOCUMENT

Waiver of Requirements at 24 CFR 570.200 (h) for Community Development Block Grants Program (CDBG)

The Urban County of Monterey (County) is an Entitlement Grantee for Community Development Block Grant (CDBG) funding from Department of Housing and Urban Development (HUD). Due to delay in the adoption of the federal budget, HUD may not announce the County's allocation of FY 2024-2025 CDBG funds until later than normal. This will impact the development and submission of the FY 2024-2025 Action Plan and operation of the County's CDBG program. HUD has provided guidance in CPD Notice 24-01 (CPD Notice) on how to address this and other related impacts to the County's CDBG program. Per the options provided in CPD Notice, the County has decided to delay the submission of the FY 2024-2025 Action Plan until the actual FY 2024-2025 CDBG allocations have been announced by HUD, but in no case no later than August 16, 2024.

The regulations at 24 CFR 570.200(h) define the effective date of a Grantee's agreement for CDBG funds as the program year start date or the date that the Action Plan is received by HUD, whichever is later. Per these regulations, the effective date is the date on which the County may begin to incur costs related to the operation of the FY 2024-2025 CDBG program. Because of the delay in the submission of the FY 2024-2025 Action Plan, the County's effective date could extend significantly past July 1, 2024, the start date of the County's program year. This would mean that the County would be unable to incur costs for those programs, resulting in a delay in the start of the FY 2024-2025 program year, and a gap in the provision of CDBG-funded services to residents of the County.

The CPD Notice has provided options for the County to use a waiver of the regulations at 24 CFR 570.200(h) to incur costs prior to the effective date. Therefore, in accordance with the direction provided in the CPD Notice regarding the waiver of the requirements at 24 CFR 570.200 (h), the County intends to use those waivers in the submission of the FY 2024-2025 CDBG Action Plan and operations of the FY 2024-2025 CDBG program. Therefore, the County of Delano certifies that:

1. That the costs incurred prior to the CDBG and HOME grant awards are necessary for efficient and timely performance of the activity in question;
2. That the costs are for eligible activities under the regulations for the CDBG and HOME programs;
3. That the County has complied with all other requirements for pre-award costs under the regulations for the CDBG and HOME programs or as described in CPD Notice 24-01;

4. That the activity for which costs will be incurred is included in the FY 2024-2025 Action Plan; and
5. That the County has completed its citizen participation process by including in its files a written, dated summary of citizen participation comments received on its Plan, pursuant to 24 CFR 91.105(b)(5) or 91.115(b)(5) as applicable.

Per 24 CFR 570.200 (h)(1)(ii), the County must advise citizens of the extent to which incurring pre-award costs may affect future grants. This might include activities being disallowed and funds returned to HUD if the activities do not meet the applicable regulations. The County therefore certifies:

1. That the Citizen Participation process will be undertaken in a timely manner and will include all required notices, public comment periods, and public hearings;
2. That all activities undertaken will be eligible activities meeting a HUD-required National Objective; and
3. That the County will follow the requirements at 24 CFR 58 to ensure that all environmental compliance documentation is completed in a timely manner. Further, that the County will not take any actions that would have an adverse environmental impact or limit the choice of reasonable alternatives.

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