

Community Development Block Grant
2019-2020 Annual Action Plan
4th Substantial Amendment



To Be Considered by the
Monterey County Board of Supervisors
On January 12, 2021

Monterey County Urban County Consortium Members

City of Del Rey Oak

City of Greenfield

City of Gonzales

City of Sand City

County of Monterey

Submit all comments and/or questions regarding this document to:

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The purpose of this amendment is to incorporate three Substantial Amendments approved by the Monterey County Board of Supervisors between January and May 2020. The First ~~1st~~ Substantial Amendment, adopted January 7, 2020, reallocated unused funds from prior grant years to Interim, Inc.'s Sun Rose Gardens project. The Second ~~2nd~~ Substantial Amendment, adopted April 21, 2020, reallocated funding between projects sponsored by the City of Greenfield. The Third ~~3rd~~ Substantial Amendment, adopted May 19, 2020, receipted and allocated \$816,541 in supplemental CDBG-CV (A) funding. This Fourth Substantial Amendment will receipt and allocate \$1,049,36 in additional CDBG-CV (C) funding.

Executive Summary

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

1. Introduction

Fiscal Year 2019/2020 (FY19/20) is the seventh year that the County of Monterey ("Urban County") has received Community Development Block Grant (CDBG) funding as an Urban County entitlement jurisdiction. In order to qualify as an Urban County, the County and communities participating in the Urban County must have between 100,000 and 200,000 people living in them; and, the majority of low- and moderate-income people in the county must live in the participating communities and/or unincorporated areas. Collectively, the Urban County has a population of 129,165 people. The U.S. Department of Housing and Urban Development (HUD) estimates that there are 200,300 low- or moderate-income people residing in Monterey County. Of the low-mod population, 113,490 or 56.66% live in the CDBG Metropolitan Cities of Monterey, Salinas, and Seaside. The Urban County, including the participating cities of Del Rey Oaks, Gonzales, Greenfield, and Sand City, are home to 55,090 or 63.46% of the low-mod population living outside the CDBG Metropolitan Cities and therefore meets the second qualification requirement.

FY19/20 represents the seventh year of the Urban County's Consolidated Plan. The Urban County entered into an agreement with the entitlement cities of Monterey, Salinas, Seaside, and the Housing Authority of the County of Monterey in 2017 to prepare HUD's required regional Assessment of Fair Housing (AFH). HUD encouraged jurisdictions that share housing markets to cooperate in the preparation of the AFH and granted the Urban County an extension for submitting a new Consolidated Plan to May 15, 2020. HUD later rescinded the requirement to complete the AFH and went back to requiring the Analysis of Impediments (AI) to Fair Housing. The County of Monterey completed a regional AI.

For FY19/20, the Urban County anticipates having a total of ~~\$2,389,333~~ \$2,389,333,438,659 available. The available funding includes \$1,391,792 in new CDBG funds, ~~\$1,865,867~~ \$1,865,867,816,541 in CARES Act supplement CDBG funding; approximately \$10,000 in Program Income (PI); \$46,000 in PI transferred from the State CDBG program by the City of Del Rey Oaks and \$125,000 carried over from prior years. On April 2, 2020, the Urban County was notified that it was being awarded a supplemental CDBG funds from the CARES Act to respond to the COVID-19 public health crisis. The Urban County does not receive funding from the HOME Investment Partnership Act (HOME), Emergency Solutions Grant (ESG), or Housing Opportunities for Persons with AIDS (HOPWA) or any other HUD funded but State administered programs.

The County began receiving HUD Entitlement CDBG funds in 2013. Prior to receiving CDBG Entitlement funds, the County competed for HOME and CDBG funds through the State CDBG and HOME programs. The County still receives PI from programs originally funded with State CDBG and HOME grants for first

time homebuyer down payment assistance and housing rehabilitation programs for multi-family and single-family housing.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The Urban County has extensive housing and community development needs. CDBG funds alone are not adequate to address the myriad needs identified during the public outreach process and summarized in the Needs Assessment of the Consolidated Plan and its update. Recognizing the national objectives of the CDBG program and specific program regulations, the Urban County intends to use CDBG funds to coordinate programs, services, and projects to create a decent and suitable living environment to benefit low- and moderate-income households and those with special needs. Use of CDBG funds in FY 19/20 will focus on some of the most critical needs in the Urban 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; and
- Provision of services to help low- and moderate-income homeowners remain in their homes and improve their quality of life through access to clean water and installation of domestic solar electric systems.

The Urban County primarily used the supplemental CARES Act funding to support non-profits that provided fair housing services and address food security issues. A limited amount of this funding was made available to the United Way's 211 service which has provided an important link helping people and households who have been impacted by the COVID-19 public health crisis.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

To date, the Urban County's CDBG funds have supported non-profits that provide a broad range of services (including three fair housing services providers), to the homeless, seniors, youth, and families at risk of homelessness. Nearly 8,600 Monterey County residents have benefited from these services since 2013. The Urban County has funded a variety of infrastructure and public facilities projects that have benefited more than 81,000 Monterey County residents. These projects included ADA improvements to County Parks and a variety of public buildings; renovation of neighborhood recreational facilities; curb and gutter construction; transit facilities; water and sewer system improvements; and maintenance of childcare and community medical centers. The Urban County has funded the rehabilitation of one multi-family complex with 11 rental units, helped 45 families with energy efficiency improvements through the installation of rooftop solar systems, and the development of six transitional housing beds.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The Urban County relies on the needs of the community as identified in the Consolidated Plan and during public hearings to determine how to allocate CDBG funds. The Urban County holds noticed public meetings and/or hearings annually in December and May as part of the process to prepare the Annual Action Plan. The Monterey County Board of Supervisors Urban County Subcommittee also conducts a meeting in April to solicit input on funding priorities that is open to the public. A third noticed public hearing is held in September to report on the Consolidated Annual Performance and Expenditure Report (CAPER). Notices of public meetings are published in the Monterey County Weekly, Gonzales Tribune, Greenfield News, King City Rustler, Soledad Bee, and El Sol 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.

The Urban County did encounter one challenge related to public noticing. As noted above, the Urban County publishes notices in Spanish in the El Sol newspaper. In November 2018, El Sol had a personnel issue wherein their employee did not process the Urban County's public notice for the December 14, 2018 public meeting to solicit project proposals. Urban County staff were unaware that the notice was not published until February 2019. The Urban County was unable to remedy this oversight and still complete the Annual Action Plan on time. The Urban County will publish all future notices in English and Spanish in all publications going forward.

Between May and June 2018, the Urban County, in conjunction with the entitlement cities of Monterey, Salinas and Seaside and the Housing Authority of the County of Monterey, conducted four community workshops as part of the preparation of the regional Analysis of Impediments to Fair Housing (AI). These workshops were promoted through a combination of print materials, passive website postings, social media platforms, direct email, and through the news media. The results from the regional AI are found in the Monterey County Regional Analysis of Impediments to Fair Housing Choice and the Analysis of Impediments to Fair Housing Public Participation Summary. These documents were available on the websites of the cities of Del Rey Oaks, Gonzales, Greenfield, Sand City and Monterey County consistent with the Urban County Citizen Participation Plan.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Meetings specific to the preparation of the 2019-2020 Annual Action Plan attracted between 10 and 15 representatives of agencies interested in exploring CDBG funding. Comments received during these meetings were focused on specific activities and funding requirements (e.g. match requirements) and did not identify any previously unmet priority funding areas. Other comments were more of the "thank you for your support" nature and highlighting the continued need for CDBG funds. All the comments made during the public meetings are detailed the section AP-12 Participation of this Action Plan.

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

All comments were accepted.

7. Summary

The Urban County engaged the community consistent with the requirements of the Urban County's Citizen Participation Plan except for the non-publication by El Sol. In the future, the Urban County will

follow up with publications to ensure notices were published as ordered and take corrective action sooner.

There were no public comments received that identified new unmet needs for CDBG funding. Most comments received were project specific and related to issues such as local match requirements. All comments and questions were answered during the public meetings when they were posed to staff.

Commented [MD71]: Update after January 12, 2021, public hearing.

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

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	MONTEREY COUNTY	
CDBG Administrator	MONTEREY COUNTY	Economic Development Department
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative (optional)

The County of Monterey is the lead agency in the Urban County. Staffing for the Urban County is out of the County Administrative Office - Intergovernmental & Legislative Affairs - Housing & Economic Development Division.

Consolidated Plan Public Contact Information

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

1. Introduction

To reach various agencies, organizations and individuals, the Urban County compiled an email list consisting of approximately 200 names, including:

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

These agencies received email of notices of the Urban County's Action Plan process and public meetings.

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))

Monterey County Behavioral Health (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, including the Whole Person Care (WPC) program throughout the County. MCBH provides a range of mental health and substance use disorder services to children, youth, adults and families throughout Monterey County.

WPC is a program of Monterey County Health Department and community partners to provide comprehensive case management for the County's most vulnerable Medi-Cal recipients who are high users of hospital and emergency department facilities. This focus population also includes homeless/chronically homeless, individuals with mental illness or substance use disorders and individuals who have multiple chronic diseases. The WPC is a pilot project that began in 2016 for high-risk health care system users in Monterey County, which includes a focus population of "high utilizers" of health care services that are exclusively homeless and chronically homeless Medi-Cal recipients or Medi-Cal eligible persons with no medical health home (including those released from jail) and having 3 or more characteristics of diagnosed mental illness, hospital admissions in the prior year, chronic health diagnoses, emergency department visits, or 5 or more specific categories of prescribed medications.

The WPC program is centered on Registered Nurse case managers who assess WPC enrollees for health, housing, and social service's needs, and then provide warm hand-offs to primary care clinics, mental health/substance abuse therapists, social services, housing supports and placement, and employment training. Case managers also assist WPC enrollees in their normal environments with benefit assessments, setting and keeping appointments, transportation, food and nutrition, peer support groups, housing counseling and skill development training.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The outreach list includes homeless service agencies in the Salinas/Monterey County and San Benito County Continuum of Care (COC) Strategy.

The Coalition of Housing Service Providers (CHSP) is the designated coordinator of the COC and plays an important role in the effort to eliminate homelessness. The COC is the lead agency regarding homelessness and coordinates efforts among many non-profit and public agencies. For example, the COC oversees and administers the Homeless Management Information System (HMIS), holds monthly meetings regarding Homeless Prevention and Rapid Re-housing (HPRP), and bimonthly meetings of the Services, Employment, and Income Committee regarding the 10 Year Plan to End Homelessness. The County of Monterey, including the County Administrative Office (CAO), the Department of Social Services, and the Health Department coordinated efforts to update the 10-Year Plan to End Homelessness to ensure compliance with the State No Place Like Home (NPLH) program. This update will help guide homeless state funds to be leveraged with other funding resources to maximize positive outcomes for the community that will lead to shelter and housing.

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.

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

Table 2 – Agencies, groups, organizations who participated

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

<p>What section of the Plan was addressed by Consultation?</p>	<p>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. The City of Greenfield is a member of the Urban County Consortium.</p>
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The City of Greenfield is a member of the Urban County Consortium.</p>
<p>4</p>	<p>SAND CITY Other government - Local</p>
<p>What section of the Plan was addressed by Consultation?</p>	<p>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. The City of Sand City is a member of the Urban County Consortium.</p>
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The City of Sand City is a member of the Urban County Consortium.</p>
<p>5</p>	<p>Access Support Network Services-Persons with HIV/AIDS HOPWA Strategy</p>
<p>What section of the Plan was addressed by Consultation?</p>	<p></p>

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Access Support Network was consulted on service gaps for people with HIV/AIDS.
6	Agency/Group/Organization Agency/Group/Organization Type What section of the Plan was addressed by Consultation? Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Boys and Girls Club of Monterey County Services-Children Non-Homeless Special Needs Anti-poverty Strategy The Boys and Girls Clubs of Monterey County provides a variety of services for underserved youth that are designed to develop the skills needed to improve long-term economic self-reliance and independent living.
7	Agency/Group/Organization Agency/Group/Organization Type What section of the Plan was addressed by Consultation? Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Central Coast Center for Independent Living Services - Housing Services-Persons with Disabilities Housing Need Assessment Non-Homeless Special Needs CCCL provides services which help the disabled access housing and maintain their independent living situations.
8	Agency/Group/Organization Agency/Group/Organization Type What section of the Plan was addressed by Consultation? Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Central Coast YMCA Services-Children Services-Fitness Non-Homeless Special Needs The Central Coast YMCA provides a wide range of community services for the residents of the unincorporated community of Pajaro in North Monterey County. These services include low-cost fitness training and programs to help improve self-esteem.
9	Agency/Group/Organization Agency/Group/Organization Type	CHISPA, INC. Housing Services – Housing

	<p>What section of the Plan was addressed by Consultation?</p> <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	Housing Need Assessment
	<p>Agency/Group/Organization Type</p>	CHISPA is an affordable housing developer based in Monterey County.
10	<p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p> <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	EAH Housing Services – Housing Housing Need Assessment
	<p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p> <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	EAH Housing is an affordable housing developer working with the City of Greenfield and the Veterans Transition Center to develop more affordable units in Monterey County.
11	<p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p> <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	EDEN COUNCIL FOR HOPE AND OPPORTUNITY Service-Fair Housing Housing Need Assessment Non-Homeless Special Needs Fair Housing
	<p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p> <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	ECHO provides a range of fair housing and tenant-landlord reconciliation services.
12	<p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p> <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	EDEN HOUSING Housing Services - Housing Housing Need Assessment Non-Homeless Special Needs
	<p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p> <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	Eden Housing is an affordable housing developer with numerous properties in Monterey County.

13	<p>Agency/Group/Organization Agency/Group/Organization Type</p>	<p>Environmental Justice Coalition for Water Services - Housing Clean water access advocacy Non-Homeless Special Needs</p>
	<p>What section of the Plan was addressed by Consultation?</p>	
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>EJCW works to improve access to clean and safe drinking water by working to expand local provider networks and eliminate small mutual water systems or single well systems. EJCW also works directly with homeowners to finance the connection from water mains to the home water connection. Food Bank for Monterey County Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Regional organization Services-Food Security</p>
14	<p>Agency/Group/Organization Type</p>	<p>Non-Homeless Special Needs Anti-poverty Strategy Food security The Food Bank helps address food security for approximately 20% of Monterey County residents.</p>
	<p>What section of the Plan was addressed by Consultation?</p>	
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	
15	<p>Agency/Group/Organization Agency/Group/Organization Type</p>	<p>GIRL SCOUTS OF CA - CENTRAL COAST Services-Children Services-Education Non-Homeless Special Needs Anti-poverty Strategy</p>
	<p>What section of the Plan was addressed by Consultation?</p>	

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Boys and Girls Clubs provide programs for youth that help improve educational outcomes, college readiness, and long-term self-reliance and economic independence.</p>
16	<p>Agency/Group/Organization Agency/Group/Organization Type</p>	<p>Girls, Inc. of the Central Coast Services-Children Services-Education</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Non-Homeless Special Needs Anti-poverty Strategy</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Girls, Inc. provides programs for girls and their mothers that help improve educational outcomes, college readiness, and long-term self-reliance and economic independence.</p>
17	<p>Agency/Group/Organization Agency/Group/Organization Type</p>	<p>GRID Alternatives Housing Services - Housing</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Non-Homeless Special Needs Energy efficiency improvements</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>GRID Alternatives encourages economic independence and home ownership by working with low-moderate income homeowners to install roof top solar systems and apply for any rebates and/or tax credits the household is eligible to receive.</p>
18	<p>Agency/Group/Organization Agency/Group/Organization Type</p>	<p>Monterey County Housing Authority Development Corporation Housing PHA</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Services - Housing Services-Elderly Persons Services-Persons with Disabilities</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homelessness Needs - Unaccompanied youth</p>

19	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p> <p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p> <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The HDC manages former public housing units that have been modernized through the RAD program. The HDC also provides educational and social enrichment programs for residents at developments specifically targeted for occupancy by the disabled or elderly.</p> <p>HOUSING AUTHORITY OF THE COUNTY OF MONTEREY</p> <p>Housing PHA</p> <p>Housing Need Assessment Public Housing Needs Non-Homeless Special Needs</p> <p>The HACM is the local public housing authority. HACM owns and manages public housing that has not been modernized under the RAD program and the Housing Choice Voucher and Project Based Voucher programs in Monterey County.</p>
20	<p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p> <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Interim, Inc.</p> <p>Housing Services-Persons with Disabilities Services-homeless Homeless Needs - Chronically homeless Homelessness Strategy</p> <p>Interim, Inc. is a developer of affordable housing specifically targeting the psychiatrically disabled. Their developments provide wrap around services for tenants to help maintain their independent living status. Interim, Inc. also operates day treatment facilities for the same population.</p>
21	<p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p> <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Legal Services for Seniors Services-Elderly Persons Service-Fair Housing Non-Homeless Special Needs Fair Housing</p> <p>LSS provides legal services that, among other things, assist seniors with protecting their financial security and fair housing issues.</p>

22	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p> <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>MEALS ON WHEELS OF THE SALINAS VALLEY</p> <p>Services-Elderly Persons Services-Persons with Disabilities Services-Food Security</p> <p>Non-Homeless Special Needs</p> <p>MoW provides home delivery of meals to very low and low-income households allowing them to maintain their independent living situations.</p>
23	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p> <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Mid-Peninsula Housing Coalition</p> <p>Housing</p> <p>Services - Housing</p> <p>Housing Need Assessment</p> <p>Mid-Pen Housing is an affordable housing developer with several projects in Monterey County.</p>
24	<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p> <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>North Monterey County Recreation and Park District</p> <p>Services-Children</p> <p>Services-Elderly Persons</p> <p>Other government - Local</p> <p>Services-Recreation</p> <p>Non-Homeless Special Needs</p> <p>NCRPD operates a dual-purpose recreation/senior center in Castroville that serves as a community focal point. The center provides daily meals for seniors and is a food distribution point for the Food Bank for Monterey County.</p>

25	<p>Agency/Group/Organization Agency/Group/Organization Type</p>	<p>Rancho Cielo Youth Campus Services - Housing Services-homeless Services-Education Services-Employment Non-Homeless Special Needs Anti-poverty Strategy</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Rancho Cielo offers a variety of general education, vocational education, on-the-job training, and life skills development programs. To help youth and young adults escape from homelessness, poverty and anti-social influences while participating in these programs, Rancho Cielo also operates a transitional housing program.</p>
26	<p>Agency/Group/Organization Agency/Group/Organization Type What section of the Plan was addressed by Consultation?</p>	<p>United Way Monterey County Regional organization Non-Homeless Special Needs</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	
27	<p>Agency/Group/Organization Agency/Group/Organization Type</p>	<p>Veterans Transition Center Housing Services - Housing Services-homeless Services-Employment Regional organization Services-Veterans Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy</p>
	<p>What section of the Plan was addressed by Consultation?</p>	

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>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.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

The Urban County's outreach program involved outreach to all types of agencies.

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 Service Providers	Through the outreach process, the Urban County has identified homelessness and homelessness prevention services as a priority for the CDBG program. These service providers will complement the Continuum of Care Strategy.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The Urban County program covers the County unincorporated areas and the cities of Gonzales, Greenfield, and Sand City. County and city departments that may have an interest in the CDBG program were invited to participate in the Action Plan process through the Notice of Funding Availability (NOFA) process. City partners also participated in reviewing service applications.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Notices of Funding Availability (NOFA) were published in the Gonzales Tribune, King City Rustler, Greenfield News, and Soledad Bee, and the Monterey County Weekly. A direct email of the NOFA was also sent to a list of approximately 200 interested parties. A public hearing was held as part of the NOFA workshop on 12/14/18, at the County Government Center, 1441 Schilling Place, Salinas (CGC-Schilling). Twelve people who represented 12 organizations attended. These comments were received:

- R3 (Rehab., Respite, and Restoration) has been working with prisoners at Soledad State Prison to build tiny homes.
- VTC is interested in developing a master plan for its Hayes Circle residential neighborhood with the possibility of adding new housing in future years.
- How much CDBG funding does Del Rey Oaks receive? DRO has approximately \$76,000 over the next three years.
- What is the County's requirement for matching funds? The County does not require any.
- Does Davis-Bacon apply to small residential developments? D-B does not apply to residential development of 1-7 units. However, projects may still be subject to CA Prevailing Wage laws.
- Can CDBG funds be used to facilitate conversion of schools to housing? Yes, at least 51% of the units must be for low- or moderate-income households.

Aside from comments about the continuing need for a wide range of services and affordable housing issues, the one new issue presented was the opportunity that tiny homes may provide for the homeless and those recently released from jail/prison.

The Urban County Standing Committee met on 3/21/19, to review requests for funding and make recommendations to the Board of Supervisors (BoS). Fifteen people attended. Comments were received from 3 people. The comments were:

- MoW Salinas Valley thanked the Board members for their continued support.
- The Environmental Justice Coalition for Water responded to questions from the Committee members regarding their 2019/20 application and the status of EJCW's 2018/19 project. EJCW indicated they encountered regulatory challenges with consolidating small water systems. EJCW's application is to assist low- and moderate-income households to comply with pending County regulation for all potable water to be compliant with nitrate and arsenic limits by installing point of entry or point of use filters.

On 5/7/19, the BoS conducted a hearing to open the public comment period for the 19/20 Annual Action Plan, the Analysis of Impediments to Fair Housing, and the 4th Amendment to the Citizen Participation Plan (CPP). This meeting was held in the BoS Chambers. No public comment was received.

On 6/25/19, the BoS closed the comment period on the AAP, AI and CPP. Comments were received from NCRPD thanking the BoS for their continued support. After considering the public comments, the Board approved the final Annual Action Plan.

The BoS ~~processed three~~ [has adopted 3](#) Substantial Amendments (SA) to the 2019-20 Annual Action Plan ~~during the program year~~. SA#1 reallocated funding from cancelled projects in program years 17/18, 18/19 and 19/20 to fund a public facility operated by Interim, Inc. that will provide a combination of supportive and transitional housing for people with mental illness. SA #2 reallocated funding from Greenfield's Walnut Ave project to purchase public safety vehicles to improve the department's ability to respond to simultaneous, calls for service. SA #3 allocated CARES Act funding to five public service activities and the 5th Amendment to CPP, which authorized a 5-day notice and comment period for actions that would direct how CARES Act funds will be used. The reduced comment period was authorized by the CARES Act to facilitate the rapid investment of CARES Act funding. [SA #4 allocated CDBG-CV \(C\) funding to provide emergency rental assistance to households at-risk of losing their housing due to COVID-19 economic losses.](#)

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	Internet Outreach	Non-targeted/broad community	The NOFA was posted on the County and cities' websites. The Draft Action Plan was also posted for 30-day public review and comment.	No comments were received electronically.	Not applicable.	http://www.co.monterey.ca.us/government/departments-a-h/administrative-office/intergovernmental-and-legislative-affairs/economic-development/housing

2	Newspaper Ad	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/road community</p> <p>Residents of Public and Assisted Housing</p>	<p>Notices were published in five newspapers: The Monterey Weekly, Gonzales Tribune, King City Rustler, Greenfield News, and Soledad Bee (English) for the NOFA Workshop held on December 14, 2018 and in six newspapers (see AP-05, #4) for the May 7, 2019 public hearing. Due to personnel issues at the Salinas Californian/EI Sol, the Spanish language notice that</p>	<p>No comments directly attributable to the newspaper notification were received.</p>	<p>Not applicable.</p>	
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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)
			was scheduled for publication on December 1, 2018, was not published and the County was not made aware of this until after the workshop date.			

3	Public Meeting	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/road community</p> <p>Residents of Public and Assisted Housing</p>	<p>The County held a public meeting on December 14, 2018 to answer questions about the CDBG program, identify emerging areas of concern, and provide information on how to apply for CDBG funding through the Urban County. Representatives from 12 local agencies and individuals attended the various public meetings / hearings conducted for the</p>	<p>During the public meeting questions related to matching fund requirement s; using CDBG to subsidize school district employee housing on surplus district property; the percentage available for public services; and, the time frame for expending funds where asked. There was also a brief discussion on using CDBG funds</p>	<p>All comments were accepted.</p>
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to fund construction of tiny homes by inmates at the California Correctional Training Institute and Salinas Valley State Prison. The proponent believes that these units could provide an inexpensive source of housing for the homeless or those recently released from prison and provide those incarcerated with vocational training.

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4	Public Meeting	Non-targeted/road community	<p>On March 21, 2019, Supervisors Lopez and Phillips met as the Urban County Subcommittee of the Monterey County Board of Supervisors to consider staff recommendations for activities to fund through the 2019/2020 Action Plan. Representatives from 10 organizations that have received CDBG funding in the past attended the meeting to express their gratitude for</p>	<p>Comments were supportive of the Urban County and continued funding for the recommended activities.</p>	<p>All comments were accepted.</p>	
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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)
			the Board's previous support and request that their organizations be recommended for continued funding.			

5	Public Hearing	Non-targeted/road community	<p>On May 7, 2019, the Monterey County Board of Supervisors opened the 30-day public comment period on the draft 2019-2020 Urban County Annual Action Plan with a noticed public hearing. The public hearing was continued until June 25, 2019, so that the community had an opportunity to comment on the draft Action Plan.</p>	<p>No comments were received during this initial session of the two-part public hearing.</p>	<p>No comments were received.</p>	<p>https://monterey.legistar.com/LegislationDetail.aspx?ID=3936041&GUID=5FD687D0-FC05-47C9-8201-1D51585988B5&Options=&Search=</p>
6	Public Hearing	Non-targeted/road community	<p>On June 25, 2019, the Monterey County Board of Supervisors opened the 30-day public comment period on the draft 2019-2020 Urban County Annual Action Plan with a noticed public hearing. The public hearing was continued until June 25, 2019, so that the community had an opportunity to comment on the draft Action Plan.</p>	<p>One comment was received.</p>	<p>Staff confirmed that the project is in compliance with the project.</p>	<p>Annual Action Plan 2019</p>

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)
		road community	County Board of Supervisors held a noticed public hearing prior to adoption of the 2019/2020 Annual Action Plan.	received questioning the eligibility of the North Monterey County Recreation and Park District's recreation center rehabilitation project.	was eligible for funding and no further response was required.	

7	Public Hearing	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/ broad community</p>	<p>On 11/23/2019, the County published a Notice that the Board of Supervisors would conduct a public hearing on January 7, 2020 and opened a 30-day public comment period on the 1st Substantial Amendment. Three people, representing Interim, Inc. and the Veteran's Transition Center (VTC) appeared during the public hearing.</p>	<p>No written comments were received during the public comment period. Comments received during the public hearing thanked the Board of Supervisors for supporting the Sun Rose Garden project with CDBG funds and for allocating non-CDBG funds to the VTC.</p>	<p>All comments were accepted and did not require responses.</p>	<p>https://www.co.monterey.ca.us/government/departments-a-h/administrative-office/intergovernmental-and-legislative-affairs/economic-development/housing</p>
8	Public Hearing	<p>Non-English Speaking - Specify</p>	<p>On 4/21/2020, the County</p>	<p>No written comments were</p>	<p>There were no comments to accept.</p>	<p>https://www.co.monterey.ca.us/government/departments-a-h/administrative-office/intergovernmental-</p>

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)
		other language: Spanish Non-targeted/broad community	published a Notice that the Board of Supervisors would conduct a public hearing on April 21, 2020 and opened a 30-day public comment period on the 2nd Substantial Amendment. No one attended the Board of Supervisors meeting for this item on 4/21/20.	received during the public comment period and there was not public comment during the public hearing.		and-legislative-affairs/economic-development/housing

9	Internet Outreach	Non-targeted/road community	On May 12, 2020, the County posted a public notice on its website announcing its intention to: 1) amend the Citizen Participation Plan as allowed by the CARES Act to reduce the public review and comment period for Annual Action Plan Amendments to five-days if the amendment was to allocate CARES Act funding; and, 2) amend the 2019-2020 Annual Action Plan to allocate	No comments were received during the public review and comment period.	Not applicable because no comments were received.	https://www.co.monterey.ca.us/government/departments-a-h/administrative-office/intergovernmental-and-legislative-affairs/economic-development/housing
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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)
			\$816,541 of supplemental CARES Act funding. The public review period closed at a public hearing before the Board of Supervisors on May 18, 2020.			

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)
10	Public Hearing	Non-targeted/road community	<p>On January 2, 2021 the County posted a public notice on its website announcing its intention to adopt the 4th Substantial Amendment to the 2019-2020 Annual Action Plan and allocate \$1,049,326 of new CDBG-CV (C) funding. The public review period closed at a public hearing before the Board of Supervisors on January 12, 2021.</p>			<p>https://www.co.monterey.ca.us/government/departments-a-h/administrative-office/intergovernmental-and-legislative-affairs/economic-development/housing</p>

Commented [MD72]: Update after January 12, 2021, public hearing.

Table 4 – Citizen Participation Outreach
Annual Action Plan 2019

Expected Resources

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

Introduction

The Urban County anticipates having \$2,744,568.80 available for FY2019/2020. This includes new grant funding of \$1,391,792 (which is \$2,535 or 0.18% than the Urban County's PY2018/2019 award). The Urban County also anticipates having \$1,142,762.57 available from projects funded in prior years due to cancellations and projects not requiring the full award amount. The remaining \$210,014.23 is program income. In March 2020, the Urban County ~~also~~ received a supplemental allocation of \$816,541 from the CARES Act ([CDBG-CV \(A\)](#)). In [September 2020](#).

the Urban County was awarded a second allocation of CARES Act funding (CDBG-CV (C)) in the amount of \$1,049,326

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	1,391,792	210,014	1,142,763	2,744,569	2,850,000	The Urban County has been allocated \$1,391,792 for FY19/20. Over the five-year period, the Urban County anticipates receiving \$8.65 million in funding from HUD and program income. During 2019-2020, the Urban County will receive a one-time deposit of \$46,000 in program income from the City of Del Rey Oaks. The Urban County anticipates rolling \$75,000 from unused admin funds in 18-19 and \$50,000 from a housing rehabilitation program funded in 2017-18 into activities during 2019-2020.
Other	public - federal	Other	816,541,1,865,867	0	0	816,541,1,865,867	0	CDBG-CV funds to be used to prevent, prepare for and respond to the Coronavirus.

Table 51 - 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 uses federal funds to fund a rapid rehousing program that leverages CALWorks funds through the Department of Social Services and the California Whole Person Care through the Department of Health.

These funds help keep the Salinas homeless shelter open and serving the entire homeless population of Monterey County. All public service activities that are funded by the Urban County do provide detailed information on other sources of funding for their activities and this information is reported to HUD separately.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The County of Monterey has agreed to utilize two parcels of land, 855 E. Laurel Drive (3.0-acre parcel) and 1220 Natividad Road (1.3 acres) toward the development of a permanent shelter at 855 E. Laurel and permanent supportive housing and other services at 1220 Natividad Road. The County and City of Seaside are also exploring options to develop a similar shelter and services for homeless in conjunction with a non-profit in Seaside to be located at 1292 Olympia Ave.

Discussion

The Shelter and Regional Emergency Shelter fit within a wider regional approach to ending homelessness. Individuals who enter a shelter can receive services such as rapid rehousing and other services that would help them on a path to housing. The County is still considered to be rural and not all programs fit one size and not one program will be the solution to ending homelessness. The goal is to leverage County resources that will allow people to afford and better leverage mainstream workforce, housing, and health care systems to expand permanent solutions. The Emergency shelter is envisioned to play an essential role within an effective, housing-focused crisis response system utilizing HUD best practices.

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	Affordable Housing	2013	2017	Affordable Housing		Affordable Housing	CDBG: \$50,000	Homeowner Housing Rehabilitated: 10 Household Housing Unit
2	Fair Housing	2013	2017	Non-Homeless Special Needs Fair Housing		Public Services	CDBG: \$32,500	Public service activities other than Low/Moderate Income Housing Benefit: 360 Persons Assisted
3	Homeless and Homeless Prevention Services	2013	2017	Homeless		Affordable Housing Homeless Services and Homeless Prevention Public Facilities Public Services	CDBG: \$20,000	Public service activities other than Low/Moderate Income Housing Benefit: 6 Persons Assisted
4	Infrastructure Improvements	2013	2017	Non-Housing Community Development		Affordable Housing Infrastructure Improvements	CDBG: \$730,790	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 220 Households Assisted
5	Public Facilities	2013	2017	Non-Homeless Special Needs Non-Housing Community Development		Public Facilities	CDBG: \$304,695	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 17650 Persons Assisted
6	Public Services	2013	2017	Non-Homeless Special Needs		Public Services	CDBG: \$156,269	Public service activities other than Low/Moderate Income Housing Benefit: 2041 Persons Assisted

Table 52 – Goals Summary
Annual Action Plan
2019

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	The Urban County will also continue to fund GRID Alternatives program which installs roof top solar systems on homes owned by income qualified households. The solar systems help maintain affordability by reducing the household's monthly utility costs.
2	Goal Name	Fair Housing
	Goal Description	The Urban County will fund 2 fair housing providers during 2019-2020.
3	Goal Name	Homeless and Homeless Prevention Services
	Goal Description	Rancho Cielo provides housing for individuals between the ages of 18-24 who are either homeless or at-risk of becoming homeless due to negative influences in their community. While at Rancho Cielo these individuals receive assistance with basic education, vocational education, and developing life skills that will enable them to make positive choices that will help break the cycle of being homeless.
4	Goal Name	Infrastructure Improvements
	Goal Description	The Urban County will fund the Environmental Justice Coalition for Water to implement two programs that address water system infrastructure. The first program is targeted at getting single family wells and small, mutual water systems, to connect to larger systems to improve access to water. CDBG funds will be used to connect income qualified homes to the new water mains. The second program is targeted at single family homes that rely on a single well but may not meet water quality standards. The program will help install point of use or point of entry treatment systems for income qualified homeowners. The Urban County will also provide up to \$350,000 to EAH Housing to construct offsite street and sidewalk improvements required by the 200-unit affordable housing development.
5	Goal Name	Public Facilities
	Goal Description	The Urban County will fund two public facility projects. The first project is the rehabilitation and possible repurposing of part of the North County Recreation and Park District's Castroville Recreation Center and will serve the predominately low/mod community of Castroville. The second project is the purchase of a new Type I Fire Engine for the predominately low/mod income city of Greenfield.

6	Goal Name	Public Services
Goal Description	The Urban County will fund nine public service activities, in addition to the two fair housing and one homelessness prevention activities listed elsewhere. The activities will fund services from helping people with disabilities continue to live independently, providing community activities, food security, job readiness training and helping community members connect with non-profits and governments agencies.	

Projects

AP-35 Projects – 91.220(d)

Introduction

FY19/20 will be the Urban County's seventh year of implementing the Community Development Block Grant (CDBG) program. This program is administered by the U.S. Department of Housing and Urban Development and provides funding for a variety of projects and programs, with eligibility based on meeting the following national objectives:

- Benefitting low- and moderate-income persons;
- Eliminating slum and blight; or
- Meeting a particularly urgent community need.

The Urban County plans to expend the CDBG funds to address housing and community development needs identified in the Consolidated Plan. The projects described in this section are consistent with implementing specific activities to address those needs.

On March 27, 2020, the President signed the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) into law. The CARES Act included a \$5 billion allocation for the CDBG program, of which the Urban County was subsequently awarded \$1,865,867,816,541. The CARES Act waived the 15% limit on public services so that the funds could be used to immediately address the needs of households and people who were negatively impacted by the Coronavirus public health emergency.

Backup Projects - Should the Urban County receive unanticipated program income of up to \$99,999, it will be used to augment the Environmental Justice Coalition for Water's project. If the Urban County receives program income of more than \$100,000, it shall be retained and awarded to new projects during 2020-2021.

The Urban County does not have any unfunded projects besides EAH and ECJW applications.

Substantial Amendment Summaries

1st Substantial Amendment: The Environmental Justice Coalition for Water (ECJW) received a \$382,618 allocation to help income qualified households comply with the County's Point of Use/Point of Entry water treatment ordinance. The Ordinance was suspended by the Board of Supervisors in July 2019, in response to litigation challenging the validity of the Ordinance by installing water filtration systems. Funding for this activity has been reprogrammed to support Interim, Inc.'s Sun Rose Gardens project which will create more permanent supportive and transitional housing units. The Veterans Transition Center is working with EAH Housing to develop Lightfighter Village to provide additional permanent housing for homeless veterans and their families. VTC has voluntarily withdrawn their application for \$20,000 to master plan their remaining property at Hayes Circle.

2nd Substantial Amendment: The City of Greenfield requested cancellation of the Walnut Ave. improvements that were funded with allocations from 2017-18 and 2018-19 and redirected the funds to purchasing additional public safety equipment for the Greenfield Fire Protection District. The Amendment also reinstated the North County Recreation and Park District's Skate Park rehabilitation project that was omitted from the 2019-20 Action Plan by mistake.

3rd Substantial Amendment: The 3rd SA was adopted to take advantage an additional \$816,541 in CDBG-CV funding made available to respond to the COVID-19 public health emergency. The response to COVID-19 has caused widespread economic dislocation as businesses have closed and workers laid off.

This dislocation has increased demand for a wide range of public services as dislocated workers are forced to pay ongoing housing and grocery bills while unable to earn an income. COVID-19 has also forced some members of the community who are normally independent to remain homebound and reliant on service providers for things as basic as food delivery. The CDBG-CV funds were allocated to public service providers responding to higher than normal demand for assistance with landlord/tenant housing issues, food insecurity, and information and referral services.

[4th Substantial Amendment: the 4th SA was adopted to take advantage of a second round of CDBG-CV funding in the amount of \\$1,049,326. These CDBG-CV funds were allocated to the United Way to augment their emergency rental assistance program for households facing eviction due to non-payment of rent when the income loss was due to COVID-19 related job loss or reduction in work hours.](#)

Projects

#	Project Name
1	Gonzales SMART Leaders
2	Housing Navigation Services for People with Disabilities
3	Pajaro Park Programs
5	North Monterey County Senior Center Fresh Produce Distribution
6	Girls, Inc. of the Central Coast
7	Fair Housing and Legal Services for Seniors
8	Salinas Valley Home Delivered Meal Program
9	Los Ositos - Resident Services Program
10	Nature Guide Employment Training Program
11	Independent Living Village - Counseling Services
12	211 Service
13	Fire Station Equipment - Type 1 Engine
16	Greenfield Commons
17	Scattered Site Residential Solar Program
20	General Administration
21	Rec Center Outdoor Rehab and Beautification
22	CDBG-CV - ECHO - Fair Housing and Tenant / Landlord Services
23	CDBG-CV - Food Bank - Additional Food & Truck Purchase
24	CDBG-CV - Legal Services for Seniors - Fair Housing and Legal Services
25	CDBG-CV - Meals on Wheels - Salinas Valley Home Delivered Meal Program
26	CDBG-CV - United Way - 211 Service
27	Sun Rose Gardens - Transitional Housing Development
28	CDBG-CV - United Way - Emergency Rental Assistance

Table 73 - Project Information

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

The Urban County continues to allocate funding to meet the priorities identified in the Consolidated Plan. Unfortunately, the demand for all types of activities greatly exceeds the financial resources available to the Urban County.

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. 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.

AP-38 Project Summary
Project Summary Information

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Annual Action Plan
2019

1	Project Name	Gonzales SMART Leaders
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$15,000
	Description	SMART Leaders is an evidence based, 5-session small-group program followed by a prevention involvement component in which the SMART Leaders youth participate as peer leaders and positive role models in prevention-related and other general activities at their school. Completion of the SMART Leaders program will lead to a ceremony and end-of-program reward selected by mentees at the beginning of the program. 1. Matrix Code - 05L (24CFR570.201(e)); 2. National Objective - LMC (24CFR570.208(a)(2)(i)(C)); 3. Presumed Benefit - No; 4. Performance Objective - Public Services and Anti-Poverty Strategy; 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome - Availability/Accessibility for approximately 130 youth aged 11-14 and from households that do not exceed moderate income.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The targeted population consists of approximately 30 at-risk youth, grades 5th – 8th and approximately 11 to 14 years old.
Location Description	The Boys & Girls Clubs of Monterey County Gonzales SMART Leaders project will take place in the city of Gonzales at Fairview Middle School, located at 401 4th Street. The city of Gonzales is home to a population with a predominately Latino heritage. Many of the residents are moderate to low income, as indicated by 87% of Gonzales Unified students eligible for free or reduced lunch (ed-data.org). In 2016-17, over 2,000 students were eligible for this assistance.	

	Planned Activities Project focuses on these major components: <ul style="list-style-type: none"> • SMART Leaders program is a 5-session small group program followed by a prevention involvement component in which the SMART Leaders youth participate as peer leaders and positive role models in prevention related and other general activities in the program. SMART Leaders is based on the personal and social competence approach to prevention. • SMART Leaders teach SMARTs program as a team approach involving Club staff, peer leaders, parents and community representatives. More than simply emphasizing a 'Say No' message, the program teaches young people ages 6 to 15 how to say no by involving them in discussion and roleplaying, practicing resistance and refusal skills, developing assertiveness, strengthening decision making skills and analyzing media and peer influence. The goal: to promote abstinence from substance abuse and adolescent sexual involvement through the practice of responsible behavior. • The annual Crossroads Gang Prevention Summit provides youth, parents, business and community members the opportunity to engage in a free event dedicated to intervening with youth exhibiting at risk gang related behavior. • The annual Career Expo provides youth with full day conference style experience, gear towards career exploration, soft skill development and identifying short and long term goals for a successful career. 														
2	<table border="1"> <tr> <td data-bbox="397 1087 779 1117">Project Name</td> <td data-bbox="779 1087 1047 1117">Housing Navigation Services for People with Disabilities</td> </tr> <tr> <td data-bbox="397 1117 779 1146">Target Area</td> <td data-bbox="779 1117 1047 1146"></td> </tr> <tr> <td data-bbox="397 1146 779 1247">Goals Supported</td> <td data-bbox="779 1146 1047 1247">Public Services Homeless and Homeless Prevention Services Fair Housing Affordable Housing</td> </tr> <tr> <td data-bbox="397 1247 779 1327">Needs Addressed</td> <td data-bbox="779 1247 1047 1327">Public Services Homeless Services and Homeless Prevention Affordable Housing</td> </tr> <tr> <td data-bbox="397 1327 779 1356">Funding</td> <td data-bbox="779 1327 1047 1356">CDBG: \$18,959</td> </tr> <tr> <td data-bbox="397 1356 779 1591">Description</td> <td data-bbox="779 1356 1047 1591">CCCIL Housing Navigation and Case Management services will assist consumers to apply, secure, retain affordable housing and access county, state or federal benefits. 1. Matrix Code - 05B (24CFR570.201(e)); 2. National Objective - LMC (24CFR570.208(a)(2)(i)(A)); 3. Presumed Benefit - Yes; Adults meeting Bureau of Census definition of severely disabled adults 4. Performance Objective - Public Services 5. Performance Measure - Provide Decent Affordable Housing; 6. Performance Outcome - Availability/Accessibility for approximately 27 individuals with disabilities to help them obtain or remain in independent living environments.</td> </tr> <tr> <td data-bbox="397 1591 779 1614">Target Date</td> <td data-bbox="779 1591 1047 1614">6/30/2020</td> </tr> </table>	Project Name	Housing Navigation Services for People with Disabilities	Target Area		Goals Supported	Public Services Homeless and Homeless Prevention Services Fair Housing Affordable Housing	Needs Addressed	Public Services Homeless Services and Homeless Prevention Affordable Housing	Funding	CDBG: \$18,959	Description	CCCIL Housing Navigation and Case Management services will assist consumers to apply, secure, retain affordable housing and access county, state or federal benefits. 1. Matrix Code - 05B (24CFR570.201(e)); 2. National Objective - LMC (24CFR570.208(a)(2)(i)(A)); 3. Presumed Benefit - Yes; Adults meeting Bureau of Census definition of severely disabled adults 4. Performance Objective - Public Services 5. Performance Measure - Provide Decent Affordable Housing; 6. Performance Outcome - Availability/Accessibility for approximately 27 individuals with disabilities to help them obtain or remain in independent living environments.	Target Date	6/30/2020
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Target Date	6/30/2020														

	Estimate the number and type of families that will benefit from the proposed activities	CCCIL anticipates helping 27 people and/or households with a disabled member with finding housing or helping them obtain accommodations necessary to help them remain in an independent living situation.
	Location Description	Core services will be offered at the CCCIL office located at 318 Cayuga St., Suite 208, Salinas, CA 93901. Presentations will be made throughout the County.
	Planned Activities	CCCIL services will teach people with disabilities to develop the skills they need to successfully access and retain affordable and accessible housing. Through CCCIL's case management services consumers receive training and information on fair housing rights, HUD regulations and policies, and eligibility requirements. The information is presented in a non-bureaucratic method that is understandable to folks that have limited educational skills. In addition, consumers will have access to other CCCIL services such as benefits counseling, information and referral, individual and system change, independent living skills training and assistive technology.
3	Project Name	Pajaro Park Programs
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$16,000
	Description	The YMCA will provide year-round organized activities for children at Pajaro Park including summer day camp and sports leagues for youth including soccer, T-ball and basketball, monthly health and wellness programs like KidsFit. 1. Matrix Code - 05L (24CFR570.201(e)); 2. National Objective - LMA (24CFR570.208(a)); 3. Presumed Benefit - No, according to the HUD released ACS-2015-lowmod_localgov_all spreadsheet the Pajaro CDP population is 80.79% low/mod.; 4. Performance Objective - Public Services 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome - Sustainability of programs that serve approximately 400 youth between 3 and 15 years of age from a community that is almost 81% low-moderate income.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The Central Coast YMCA programs at the Pajaro Park are expected to serve more than 400 youth.
	Location Description	24 San Juan Road, Pajaro (Royals Oaks), CA 95076

	Planned Activities	Pajaro Park Programs offer a variety of programs and activities that youth, adults and all residents can participate in. Day Camps during summer and other school break sessions provide youth ages 3-15 with caring adult role models, structured and constructive use of time, meaningful engagement and high expectations for success. Youth Sports leagues including soccer, T-ball and basketball allow youth to enjoy healthy activity, teamwork, and fun and age-appropriate competition in a supportive environment. Monthly health and wellness programs such as Zumba and Kids Fit that offer fun, healthy activity for all levels of ability. Community-wide events (8 in all) such as National Night Out, Day of the Dead, Healthy Kids Day and Pajaro Park Pride Day draw between 200-500 residents per event and encourage community building, crime prevention and community pride. Finally, we will coordinate park rentals throughout the year for occasions such as birthdays, family reunions and graduation parties that encourage residents to enjoy the park and being outdoors. These events draw an average of 150 residents monthly to the park.
4	Project Name	North Monterey County Senior Center Fresh Produce Distribution
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$25,000
	Description	This project will increase the distribution of fresh fruits and vegetables at senior centers located in North Monterey County. 1. Matrix Code - 05W (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 - Public Services 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome - Availability/Accessibility of fresh produce for approximately 350 senior citizens in North Monterey County.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The program will provide fresh produce to approximately 350 people and/or households headed by seniors.
	Location Description	Castroville Senior Center - 11261 Crane Street. Castroville, CA 95012 Prunedale Senior Center - 8300A Prunedale North Rd # A, Prunedale, CA 93907
	Planned Activities	The Food Bank will purchase fresh fruits and vegetables to supplement the more shelf stable food that is normally distributed at the Castroville and Prunedale Senior Centers.
5	Project Name	Girls, Inc. of the Central Coast
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$20,000

Description	Provide youth leadership development services to low-income girls, ages 9-18, in North Monterey County and Greenfield through a series of after-school programs at 8 school sites Castroville and Greenfield. Girls, Inc. 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 by teaching the program to the next generation of girls; (3) develop skills in resisting pressure from others to engage in risky behaviors; and (4) promote positive, open communication between mothers and daughters. 1. Matrix Code - 05D (24CFR570.201(e)); 2. National Objective - LMC (24CFR570.208(a)(2)(I)(B)); 3. Presumed Benefit - No; 4. Performance Objective - Public Services and Anti-Poverty Strategy 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome - Availability/Accessibility to leadership and mentoring for approximately 50 girls between the ages of 15-18 from households at or below the moderate-income threshold.
Target Date	6/30/2020
Estimate the number and type of families that will benefit from the proposed activities	Approximately 50 girls between the ages of 9 to 18.
Location Description	Greenfield High School, 225 El Camino Real, Greenfield, CA 93927 North County High School, 13990 Castroville Blvd., Castroville, CA 95012 North County Middle School, 10301 Seymour St., Castroville, CA 95012 Vista Verde Middle School, 1199 Elm Ave., Greenfield, CA 93927

	Planned Activities	<ul style="list-style-type: none"> • ECHO Leadership and Mentoring program. Through a series of 16 interactive modules, guest speakers, field trips and retreats, young women, ages 15-18, are encouraged to stay in school, pursue post-secondary education, avoid pregnancy, and plan for future careers. Girls explore career paths, prepare resumes, prepare for job interviews, plan for college, and learn about women's health, budgeting, and influencing public policy. • Will Power/Won't Power is a series of interactive assertive communication workshops for girls ages 12-14, whose topics include: learning age-appropriate information about their bodies and how to stay healthy, identifying sexual pressures and how to resist them, exploring personal values and their importance in decision-making, defending your decisions, identifying values about sexual behavior and abstinence, and avoiding risks. • The Friendly PEERSuasion program is a unique response to girls' needs because it approaches drug-abuse prevention as a peer issue, using the positive influence of young people modeling healthy behavior. Part I: Girls ages 11 to 14 go through a series of workshops that train them as facilitators to provide programming on decision-making, assertiveness, and communication skills. They also practice walking away from situations where they feel pressured to use alcohol or drugs. • Friendly PEERSuasion Part II: The newly trained "PEERSuaders" plan substance-abuse prevention activities for groups of children ages 6 through 10. Looked up to as leaders, the older girls' commitment to stay drug- and alcohol-free is reinforced. • Growing Together. Offered in English and Spanish, the program is designed to increase positive communication between mothers and their 9 -12-year-old daughters, and helps them discuss questions about sexual behavior and puberty without embarrassment, establish mutual trust, and allows them to spend quality time together while learning about open communication, decision-making and physical life changes. • Youth Leaders are ECHO graduates, who are placed in paid internships and trained to deliver programs to younger girls in middle and high school; they plan, facilitate and evaluate programs, train new youth leaders and adult mentors, give presentations to school boards, city councils, and at public events.
6	Project Name	Fair Housing and Legal Services for Seniors
	Target Area	
	Goals Supported	Public Services Fair Housing
	Needs Addressed	Public Services
	Funding	CDBG: \$20,000

Description	LSS is proposing to provide direct legal services to 250 low-income seniors in Unincorporated Monterey County and the Cities of Gonzales, Greenfield and Sand City AND to provide 4 workshops in those locations educating seniors, their families and caregivers, and the general public on issues related to housing security. 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 legal services for approximately 250 persons of at least 62-years of age.
Target Date	6/30/2020
Estimate the number and type of families that will benefit from the proposed activities	Approximately 250 seniors.
Location Description	Gonzales - City Council Chambers, 117 Fourth Street, Gonzales, CA 93926 Greenfield - Monterey County Library, 315 El Camino Real, Greenfield, CA 93927 King City - Leo A. Meyer Center, 415 Queen Street, King City, CA 93930 Monterey - Monterey Senior Center, 280 Dickman Avenue, Monterey, CA 93940 Prunedale - Monterey County Free Library, 17822 Moro Rd, Salinas, CA 93907 Salinas - Legal Services for Seniors, 947-B Blanco Circle (in the Harkins Business Center), Salinas, CA 93901 Seaside - Legal Services for Seniors, 915 Hilby Ave #2, Seaside, CA 93955 Soledad - Monterey County Free Library, 401 Gabilan Drive, Soledad, California 93950
Planned Activities	<ul style="list-style-type: none"> • Provide direct legal services to at approximately 250 low-income seniors in Unincorporated Monterey County and the Cities of Gonzales, Greenfield and Sand City. • Provide 4 workshops/seminars on recognizing and preventing elder abuse (financial, physical and emotional) in Unincorporated Monterey County and the Cities of Gonzales, Greenfield or Sand City.
7	Project Name Salinas Valley Home Delivered Meal Program
	Target Area
	Goals Supported Public Services
	Needs Addressed Public Services
	Funding CDBG: \$20,000

Description	Deliver nutritious meals, created for the specific health needs of older Americans, to the homes of seniors, 62 and older, who are unable to shop or cook for themselves. 1. Matrix Code - 05A (24CFR570.201(e)); 2. National Objective - LMC (24CFR570.208(a));3. Presumed Benefit - Yes, Disabled or elderly persons aged 62 or older 4. Performance Objective - Public Services 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome - Sustainability for the program and increase service to approximately 25 seniors who are otherwise unable to shop or cook for themselves.
Target Date	6/30/2020
Estimate the number and type of families that will benefit from the proposed activities	Approximately 25, new, homebound people will receive home delivered meals.
Location Description	Meals on Wheels of the Salinas Valley's main office is located at 40 Clark Street Suite C, Salinas, CA 93901. Meals are delivered to specific homes within the Salinas Valley by volunteers.
Planned Activities	Meals on Wheels of the Salinas Valley delivers nutritious meals on a weekly basis to the homes of seniors, 62 and older, who are unable to shop or cook for themselves because of a variety of reasons. These low-income seniors will benefit from our program because many of them do not have access to, or the ability to eat nutritious meals on a consistent basis, which is essential to their overall health. The seniors benefit not only from the consistent, home-delivered meals, but also because of the 'welfare' check we provide during our weekly deliveries. Our volunteers and staff get to know the clients because of their regular contact and are often the first people to notice when something is awry; be it their physical, emotional or psychological condition. The benefit is two-fold, receiving healthy main meals delivered directly to their homes, and friendly and caring contact with an individual. We've had situations where we've called the emergency contact of our clients to express our concerns and observations and we've also reached out to APS when appropriate.
8	Project Name Los Ositos - Resident Services Program
	Target Area
	Goals Supported Public Services
	Needs Addressed Public Services
	Funding CDBG: \$15,000

	Description	Funding will be used to revamp the Resident Services Program and add more services to the already existing program. The services the HADC will add at Los Ositos are in the realm of meal/nutrition, assistance/resource information, health and wellness education, and social and recreational activities. 1. Matrix Code - 05A (24CFR570.201(e)) 2. National Objective - LMC (24CFR570.208(a)); 3. Presumed Benefit - Yes, elderly persons aged 62 or older 4. Performance Objective - Public Services and Affordable Housing 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome - Availability/Accessibility of services to improve the quality of life for the approximately 50 residents of the Los Ositos Senior Public Housing Development.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Los Ositos is a 50-unit public housing development in Greenfield, CA. The development is specifically targeted to house seniors and/or those with disabilities.
	Location Description	1083 Elm St., Greenfield, CA
	Planned Activities	Funding is being requested to revamp the Resident Services Program and add more services to the already existing program. The services that the HDC would like to add at Los Ositos include meal/nutrition assistance, assistance/resource information, health and wellness education, and social and recreational activities.
9	Project Name	Nature Guide Employment Training Program
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$11,310
	Description	The District will create part-time summer positions for a Program Supervisor position and four Nature Guide positions. Program objectives: Disseminate information about and encourage land conservation. 2. Provide work experience for local youth that will help prepare them for jobs in the ecotourism industry. 3. Increase the use of the Moro Cojo Park and Nature Trails. 4. Create land stewardship projects and opportunities 5. Encourage healthy behaviors in our community. 6. Expand collaboration with the Elkhorn Slough Foundation and Return of the Natives. 1. Matrix Code - 05D (24CFR570.201(e)); 2. National Objective - LMC (24CFR570.208(a)(2)); 3. Presumed Benefit - No; 4. Performance Objective - Public Services 5. Performance Measure - Create Economic Opportunities; 6. Performance Outcome - Sustainability by providing up to 9-youth from low- and moderate-income households with training in maintaining public resources and educating the public about the natural environment.
	Target Date	6/30/2010

	Estimate the number and type of families that will benefit from the proposed activities	Nine youth will receive docent training to lead wildlife and plant walks.
	Location Description	Elkhorn Slough National Estuarine Research Reserve - 1700 Elkhorn Rd, Castroville, CA 95012 Rancho Moro Cojo trail system - Castroville Blvd., Castroville, CA 95012, adjacent to the Moro Cojo subdivision.
	Planned Activities	Low to moderate income families will be targeted for this benefit. Youth for the Nature Guide positions will be recruited from local high schools. Applications will include an income eligibility requirement The main project work site is adjacent to the Rancho Moro Cojo community which is a CHISPA sweat equity development. In addition to job training, the population at large will receive the benefits of education. Nature Guides will learn about the natural environment in their neighborhoods and how to care for them. They will also be trained to share their knowledge with the population at large by guiding tours on the Rancho Moro Cojo trail system and disseminating their knowledge to tour participants. Supervised land stewardship projects will be planned and made available for residents to participate in.
10	Project Name	Independent Living Village - Counseling Services
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG; \$20,000
	Description	The Rancho Cielo's version of transitional living is where residents come together to support each other in the quest for a fresh start. Rancho Cielo anticipates that clients will live in the Transitional Housing Village for 9-24 months. Students benefit from having a stable and safe place to call home. Because of Transitional Housing Village, students need not leave the safe environment, they enter in the morning and risk a return to the same neighborhood enabling a lifestyle characterized by bad choices and illegal activity. 1. Matrix Code - 03T (24CFR570.201(e)); 2. National Objective - LMC (24CFR570.208(a)(2)(i)(B)); 3. Presumed Benefit - No; 4. Performance Objective - Homeless Services and Homeless Prevention and Anti-Poverty Strategy 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome - Availability/Accessibility of counseling services for up to six youth aged 18-24 who are living in the RCYC Independent Living Transitional Housing Village.
	Target Date	6/30/2020

Estimate the number and type of families that will benefit from the proposed activities	Six youth are expected to benefit from the basic and vocational education and life skills counseling they receive while living in Rancho Cielo's transitional housing units during 2019-2020.
Location Description	710 Old Stage Road, Salinas, CA 93908
Planned Activities	<p>The Independent Living Village at Rancho Cielo is for 18-25-year-old homeless youth. Rancho Cielo program participants are provided a preference for housing. All applicants for the housing program are required to go through the same application and interview process. Criteria for Enrollment:</p> <ul style="list-style-type: none"> • Ages 18-25 • Rancho Cielo participant or graduate with demonstrated success is a preference. • Demonstrated willingness to change his/her life • Demonstrated ability to get along with people • Demonstrated desire to be a successful, contributing member of society • Demonstrated need to relocate out of neighborhood/homelessness • Enrolled full time in school, working, or both. • Probation or Parole status OK. • Low income. • Willingness to follow program rules and policies. <p>Students benefit from obtaining a stable and safe place to call home. Because of our Transitional Housing Village, students need not leave the safe learning environment they enter in the morning and risk a return to the same neighborhood enabling a lifestyle characterized by bad choices and illegal activities.</p>
11	Project Name 211 Service
	Target Area
	Goals Supported Public Services
	Needs Addressed Public Services
	Funding CDBG: \$15,000

Description	Provide information and referrals services 24/7 to all Monterey County residents to low-cost and free health and human services. Services are provided in the preferred language of the caller and are free of charge to callers. Referrals are made by nationally certified I&R Call Specialists and Call Center. In addition to routine I&R services, Call Specialists are trained to take calls from people in personal crisis and connect them quickly to the appropriate crisis line for further expert assistance. During community wide disasters and emergencies, 2-1-1 compliments 9-1-1 emergency services 1. Matrix Code - 05Z (24CFR570.201(e)); 2. National Objective - LMA (24CFR570.208(a)); 3. Presumed Benefit - No; 4. Performance Objective - Public Services and Homeless Services and Homeless Prevention 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome - Availability/Accessibility to an information and referral service reaching approximately 1,000 low-moderate-income people.
Target Date	6/30/2020
Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,000 people from the Urban County will use the 2-1-1 service annually.
Location Description	The United Way's offices are located at 60 Garden Court, Monterey, CA 93940. The 2-1-1 service is accessible anywhere there is internet or phone service.
Planned Activities	Provide information and referrals services 24/7 to all Monterey County residents to low-cost and free health and human services. Services are provided in the preferred language of the caller and are free of charge to callers. Referrals are made by nationally certified I&R Call Specialists and Call Center. In addition to routine I&R services, Call Specialists are trained to take calls from people in personal crisis and connect them quickly to the appropriate crisis line for further expert assistance. During communitywide disasters and emergencies, 2-1-1 compliments 9-1-1 emergency services.
12	Project Name Fire Station Equipment - Type 1 Engine
	Target Area
	Goals Supported Public Facilities
	Needs Addressed Public Facilities
	Funding CDBG: \$757,521

Description	The City of Greenfield will use CDBG funds to: Program: Fire Apparatus Purchase Objective: Purchase and Equip a Type 1 Fire Engine Outcome: 1 fully equipped Type 1 Fire Engine Outcome Measurement: Type 1 Fire Engine Timeline: July 1, 2019 - June 30, 2020 Expected CDBG Cost: \$554,597.18 Program: Quick Response Vehicle Objective: Purchase and Equip 1 Quick Response Vehicle Outcome: 1 fully equipped Quick Response Vehicle Outcome Measurement: Quick Response Vehicle Timeline: July 1, 2019 - June 30, 2020 Expected CDBG Cost: \$73,723.71 Program: Self-Contained Breathing Apparatus & Safety Gear Objective: Purchase 20 SCBA masks and 30 SCBA tanks and ballistic vests and helmets. Outcome: New SCBA Equipment Outcome Measurement: New SCBA Equipment Timeline: July 1, 2019 - June 30, 2020 Expected CDBG Cost: \$129,200.11 Acquisition of this equipment will improve the emergency medical and fire response in the City of Greenfield and the surrounding area served by the Greenfield Fire Department. Funding comes from the City of Greenfield's 2017-18 allocation of \$259,238; 2018-19 allocation of \$259,238; and, 2019-20 allocation of \$239,045. 1. Matrix Code - 030 (24CFR570.201(c)); 2. National Objective - LMA (24CFR570.208(a)(1)); 3. Presumed Benefit - No, according to the HUD released ACS-2015-lowmod_localgov_all spreadsheet Greenfield's population is 64.77% low/mod.; 4. Performance Objective - Public Facilities 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome - Sustainability by improving the fire department's ability to respond to medical/life and fire emergencies within a city of approximately 16,800.
Target Date	6/30/2020
Estimate the number and type of families that will benefit from the proposed activities	The entire population of Greenfield, approximately 16,800 (of whom 64.77% are of low- or moderate-income) will benefit from the new Fire Engine.
Location Description	The new fire engine will serve the City of Greenfield, in the central Salinas Valley area of Monterey County. Under state and federal mutual aid, the Greenfield Fire Department may, in rare cases, be called upon to provide services in other areas of County, state or even nation.
Planned Activities	Purchase of a new public safety equipment.
13 Project Name	Greenfield Commons
Target Area	
Goals Supported	Affordable Housing
Needs Addressed	Affordable Housing
Funding	CDBG: \$350,000

Description	CDBG funds will be used to help EAH Housing construct city mandated off-site improvements associated with the 200-unit Greenfield Commons affordable housing development at 41206 Walnut Avenue in Greenfield, CA. The development will provide permanent housing for large families and aims to serve the local farmworker community. The average income targeted is 49% AMI. The proposed development is consistent with EAH's goal to create community by developing, managing and promoting quality affordable housing. This project will have a lasting impact on the community and the provision of substantial housing stock for which there is a great need. 1. Matrix Code - 03K (24CFR570.201(c)); 2. National Objective - LMH (24CFR570.208(a)(3)); 3. Presumed Benefit - No, but housing will be built with TCAC participation and will have defined income limits that do not exceed 80% of AMI.; 4. Performance Objective - Affordable Housing and Infrastructure 5. Performance Measure - Provide Decent Affordable Housing; 6. Performance Outcome - Affordability of approximately 200 new rental units that will be affordable to households earning less than 80% of AMI.
Target Date	6/30/2020
Estimate the number and type of families that will benefit from the proposed activities	When completed, Greenfield Commons will have a total of 200-units, of which at least 198-units will be for extremely low-, low-, and moderate-income households.
Location Description	41206 Walnut Ave., Greenfield, CA
Planned Activities	Construction of off-site sidewalk and street improvements related to the development of a 200-unit affordable housing complex on 11-acres in Greenfield, CA. Construction is currently expected to begin in August 2020 and be complete by February 2022.
14	Project Name Scattered Site Residential Solar Program
	Target Area
	Goals Supported Affordable Housing
	Needs Addressed Affordable Housing
	Funding CDBG: \$50,000

Description	GRID Alternatives proposes to continue serving qualified low-income residents living within Monterey County with an affordable solar housing program. With funds, GRID Alternatives will install complete solar systems for residents, saving them money on electricity costs that can be used to pay for other expenses. In addition to serving low-income homeowners, GRID engages community members and job trainees in our solar installations, providing hands-on experience and job training for job seekers looking to start a career in the rapidly expanding solar industry. 1. Matrix Code - 14F (24CFR570.202(a)(1)) 2. National Objective - LMH (24CFR570.208(a)(3)); 3. Presumed Benefit - No; 4. Performance Objective - Affordable Housing and Energy Efficiency Improvements 5. Performance Measure - Provide Decent Affordable Housing; 6. Performance Outcome - Affordability of homeownership through the reduction of PG&E electrical service charges for approximately 10 low- or moderate-income homeowners through the installation of solar systems.
Target Date	6/30/2020
Estimate the number and type of families that will benefit from the proposed activities	This program will benefit approximately 10 low- and moderate-income households that own their homes.
Location Description	Various locations throughout the Urban County and its participating cities.
Planned Activities	GRID Alternatives will use vocational education students to install residential solar electric systems on the homes of low-moderate income homeowners and assist them with all paperwork necessary to claim any rebates, refunds or tax benefits from the installation of the system.
15	Project Name General Administration
	Target Area
	Goals Supported Public Facilities Infrastructure Improvements Public Services Homeless and Homeless Prevention Services Fair Housing Affordable Housing
	Needs Addressed Planning and Administration
	Funding CDBG: \$258,358
	Description This project provides for County and City of Gonzales costs to administer the CDBG program, including the Urban County's next Consolidated Plan. 1. Matrix Code - 21A (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 6/30/2020

	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 Economic Development Division office is located at 1441 Schilling Place - North, 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, public noticing, and preparing the assessment of fair housing.
16	Project Name	Rec Center Outdoor Rehab and Beautification
	Target Area	
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$65,650
	Description	The proposed Center Outdoor Rehab and Beautification would see the skate park resurfaced with a skate overlay coating. The old and aging perimeter fencing will be removed, and new fencing will be installed. The Recreation Center building will receive new paint and a new color scheme. 1. Matrix Code - 03F (24CFR570.201(c)); 2. National Objective - LMA (24CFR570.208(a)(1)); 3. Presumed Benefit - No, according to the HUD released ACS-2015-lowmod_localgov_all spreadsheet the Castroville CDP population is 66.19% low/mod and the areas outside the CDP are sparsely populated; 4. Performance Objective - Public Facilities 5. Performance Measure - Create Economic Opportunities; 6. Performance Outcome - Sustainability by rehabilitating existing facilities that may be used by approximately 150 people between the ages of 9 and 29 annually in the predominately low- and moderate-income community of Castroville.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 150 people between the ages of 9 and 29 annually in the predominately low- and moderate-income Castroville Census Designated Place are expected to use the skate park.
	Location Description	11261 Crane St., Castroville, CA 95012
	Planned Activities	The proposed Center Outdoor Rehab and Beautification would see the skate park resurfaced with a skate overlay coating. The old and aging perimeter fencing will be removed, and new fencing will be installed. The Recreation Center building will receive new paint and a new color scheme.
17	Project Name	CDBG-CV - ECHO - Fair Housing and Tenant / Landlord Services
	Target Area	
	Goals Supported	Public Services

	Needs Addressed	Public Services Homeless Services and Homeless Prevention Affordable Housing
	Funding	CDBG-CV: \$15,000
	Description	ECHO will use CDBG-CV funds to respond to landlord-tenant issues that have come up because of the COVID-19 public health crisis. The biggest issue requiring ECHO's assistance has been explaining the rights and obligations of landlords and tenants during the eviction moratorium imposed by the state and County during the COVID-19 public health emergency. 1. Matrix Code - 05J; 2. National Objective - LMC; 3. Presumed Benefit - No; 4. Performance Objective - Public Service; 6. Performance Measure - Provide Decent Affordable Housing Performance Outcome - Availability/Accessibility
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	ECHO estimates that they will provide 45 low and/or moderate-income households with fair housing and/or mediation services.
	Location Description	ECHO has space in the County of Monterey's Housing and Economic Development Division, located at 168 West Alisal St., 3rd Fl., Salinas, CA 93901, and the City of Monterey's Housing Office, 353 Camino El Estero, Monterey CA 93940.
	Planned Activities	<ul style="list-style-type: none"> • Landlord/Tenant Counseling • Landlord/Tenant Conciliation and Mediation <p>Outreach: Outreach consists of presentations, flyer outreach, radio or television interviews, and a newspaper article or ad to the public on eviction protection and resources available to low- and moderate-income households impacted by COVID-19. Efforts will be targeted to property owners and managers to ensure awareness of and compliance with eviction moratoriums and tenant responsibility to make payment arrangements if they suffer lost income due to COVID-19.</p>
18	Project Name	CDBG-CV - Food Bank - Additional Food & Truck Purchase
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG-CV: \$721,541
	Description	The Food Bank will use CDBG-CV funds to respond to the almost unprecedented levels of food insecurity experienced because of under and unemployment brought about by COVID-19 related business closures and collapsing economic activity. 1. Matrix Code - 05W; 2. National Objective - LMC; 3. Presumed Benefit - Yes; 4. Performance Objective - Public Service; 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome - Availability/Accessibility
	Target Date	9/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	The program will allow the Food Bank to purchase additional food for distribution to those impacted by the COVID-19 public health crisis.
	Location Description	353 W. Rossi St., Salinas, CA 93907 and 26 food distribution locations throughout the County.
	Planned Activities	The Food Bank will purchase additional food for distribution through Food Bank distribution centers and pantries operated by non-profits throughout the County and purchase a refrigerated truck to allow distribution of more products requiring cold storage/distribution.
19	Project Name	CDBG-CV - Legal Services for Seniors - Fair Housing and Legal Services
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG-CV: \$15,000
	Description	LSS will use CDBG-CV funds to provide legal services to seniors who are experiencing housing issues related to eviction moratoriums put in place because of COVID-19 or who are have been targeted by COVID-19 scams. 1. Matrix Code - 05A; 2. National Objective: LMC; 3. Presumed Benefit - Yes, Elderly Persons; 4. Performance Objective - Public Service; 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome - Availability/Accessibility
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	100 seniors over the age of 62.
	Location Description	
	Planned Activities	LSS will provide legal services for additional seniors.
20	Project Name	CDBG-CV - Meals on Wheels - Salinas Valley Home Delivered Meal Program
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG-CV: \$50,000
	Description	MoW-SV Valley will use the CDBG-CV funds to respond to the increased demand for home delivered meal services by seniors who need to maintain social distancing due to medical vulnerabilities and are or were under a shelter-in-place order due to the COVID-19 public health emergency. 1. Matrix Code - 05A; 2. National Objective - LMC; 3. Presumed Benefit - Yes, Disabled or Elderly Persons; 4. Performance Objective: Public Services; 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome — Sustainability
	Location Description	

	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	25 seniors over the age of 62.
	Location Description	Individual homes throughout the Salinas Valley.
	Planned Activities	Purchase and delivery of restaurant meals to otherwise able bodied but homebound seniors sheltering due to the COVID-19 public health emergency.
21	Project Name	CDBG-CV - United Way - 211 Service
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG-CV: \$15,000
	Description	The United Way will use CDBG-CV funding to increase its 2-1-1 capacity to respond to the increased demand for its referral services brought on by the COVID-19 public health emergency. In addition to its usual referrals, the UW has experienced more calls for assistance locating COVID testing centers and for information related to allowed activities under the various public health orders that have been imposed as a result of COVID-19. 1. Matrix Code - 05Z; 2. National Objective - URG; 3. Presumed Benefit - No; 4. Performance Objective - Public Services; 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome - Availability/Accessibility
	Target Date	9/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Unknown but the 2-1-1 system has been responding to approximately 56 additional calls per day specifically related to the COVID-19 public health emergency.
	Location Description	Countywide wherever telephone or internet access is available.
	Planned Activities	Continue responding to COVID-19 related information referrals.
22	Project Name	Sun Rose Gardens - Transitional Housing Development
	Target Area	
	Goals Supported	Public Facilities Public Services Homeless and Homeless Prevention Services Fair Housing Affordable Housing
	Needs Addressed	Public Facilities
	Funding	CDBG: \$1,066,770

Description	Interim, Inc. will demolish an existing building used for permanent supportive housing unit and reconstruct it with 6 units of permanent supportive housing, 8 units of transitional housing, an on-site managers unit and common areas. The total project cost is estimated at \$4,418,565 and the County's CDBG funding will specifically support the construction of the transitional housing units and eligible common spaces. 1. Matrix Code - 03C; 2. - National Objective - LMC; 3. Presumed Benefit - Yes; 4. Performance Objective - Public Facilities; 5. Performance Measure - Provide decent affordable housing; 6. Performance Outcome - Affordability
Target Date	6/30/2021
Estimate the number and type of families that will benefit from the proposed activities	The 7-units of transitional housing may house as many as 28 individuals transitioning from homelessness to permanent housing annually, assuming the maximum length of stay is 90-days within a given year.
Location Description	439 Soledad St., Salinas, CA 93901
Planned Activities	<p>Nine units will be permanent supportive housing for very low-income adults with psychiatric disabilities who are homeless, chronically homeless, or at-risk of chronic homelessness. Seven of the units will be studio apartments that will house one person each. Two of the units will be 1-bedroom apartments that house one person each. The nine units will be regulated under NPLH. One unit will be a studio apartment housing a resident manager.</p> <p>One eight-bedroom unit will be transitional housing for eight residents who are homeless or at-risk of homelessness, who have psychiatric disabilities, and who are enrolled in a full-service partnership under the MCHOME program, a collaborative of Interim and MCBHB that provides outreach and intensive integrated services and housing for homeless adults. The one-bedroom transitional housing unit will be funded through other sources (capital, operating.) The transitional housing replaces a current 8-bedroom transitional housing unit that is on the site and which will be demolished.</p> <p>Sun Rose Apartments will include a Community Room for tenants and private offices for supportive services. The community space will be shared by both the transitional unit and the permanent housing units. Supportive services will be provided to all tenants. The supportive services will be funded by MCBH under an existing contract with Interim Inc., who will be the service provider.</p> <p>Additional Sources of funding include inclusionary housing funds, Whole Person Care, County CDBG Capital funds, NPLH COSR and Capital funds, City of Salinas CDBG/HOME and private donations. Total estimated cost is \$8,532,975.</p>
23 Project Name	CDBG -CV United Way Emergency Rental Assistance
Target Area	
Goals Supported	Homeless and Homelessness Prevention Services

Needs Addressed	Homeless and Homelessness Prevention Services
Funding	\$1,049,326
Description	The United Way will use CDBG-CV funding to continue to provide emergency rental assistance payments to income qualified households who can demonstrate that they cannot make their rent payments due to income lost from COVID-19 related job loss or reduction in hours worked. Payments will be made directly to the property owner or manager. 1. Matrix Code – 05Q; 2. - National Objective - LMC; 3. Presumed Benefit - No; 4. Performance Objective - Public Services; 5. Performance Measure - Provide decent affordable housing; 6. Performance Outcome – Affordability.
Target Date	12/31/21
Estimate the number and type of families that will benefit from the proposed activities	115 low- and moderate-income households at risk of eviction due to COVID-19 related economic losses, e.g. lost wages due to layoff and/or reduction in hours worked.
Location	Various locations throughout the Urban County.
Description	
Planned Activities	Emergency rental assistance payments for up to six consecutive months for income qualified households. Monthly rental assistance is not expected to exceed \$1,500 or \$9,000 per household.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The Urban County is composed of the cities of Del Rey Oaks, Gonzales, Greenfield and Sand City, and the unincorporated areas of Monterey County. The Urban County has not established specific target areas where CDBG funds will be focused. Monterey County covers over 3,000 square miles and 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.

Del Rey Oaks has a low/moderate income population is 17.31%.

Gonzales consists of three Census Block Groups with an average low/moderate income population of 66.23%.

Greenfield consists of eight Census Block Groups with an average low/moderate income population of 56.52%. Girls, Inc. and Meals on Wheels of the Salinas Valley have expanded their service areas to increase their level of service in Greenfield.

Sand City has one Census Block Group with an average low/moderate income population of 58.06%

The unincorporated areas of the Urban County have 65 Census Block Groups of which 13 have low/moderate income populations of greater than 50%.

The Urban County has targeted projects and services to address the needs of people and households living primarily in these 25 Census Block Groups.

Geographic Distribution

Target Area	Percentage of Funds
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Table 84 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

This section is not applicable to the Urban County because it does not prioritize funds geographically.

Discussion

See discussions above.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

With a limited CDBG allocation, the Urban County does not anticipate expending a significant portion of its CDBG funds on providing affordable housing. Other funding sources, such as State HOME funds, inclusionary housing in-lieu fees, and Housing Successor Agency funds will be the primary sources of funding to address affordable housing needs in the Urban County.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	10
Special-Needs	0
Total	10

Table 96 - 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	10
Acquisition of Existing Units	0
Total	10

Table 107 - One Year Goals for Affordable Housing by Support Type

Discussion

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

The Urban County is investing in EAH Housing which will use CDBG funds to construct off-site sidewalk and street improvements required as part of their 200-unit Greenfield Commons affordable housing development. Construction is anticipated to begin in mid-2020.

The Urban County is also investing in the Veterans Transition Center to fund a master plan for the VTC's remaining property on Hayes Circle on the former Fort Ord. VTC is currently contemplating construction of tiny homes on the property but the number of units that can be accommodated and the services that need to be provided will be determined through the master planning process.

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Authority of the County of Monterey (HACM) is the local Public Housing Authority. The HACM has established the Monterey County Housing Development Consulting Corporation (HDC2) to manage former public housing developments. There are 22 properties with 1,091 units under HDC2 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.

- HDC2 has three properties in the unincorporated areas of the Urban County. Two of the properties are restricted to occupancy by farmworker families and the third is restricted to seniors or persons with disabilities.
- HDC2 has two public housing developments in Gonzales. One of the properties is restricted to seniors or persons with disabilities.
- HDC2 has one public housing development in Greenfield.
- There are currently no public housing developments located in Sand City.

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

HACM is in the process of privatizing all public housing and placing them under the control of HDC2. During the coming year, HDC2 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

The HACM requires or promotes a range of activities to increase resident involvement in the public housing program. These include:

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

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The HACM is not designated as "troubled."

Discussion

The Urban County is providing funding to the HDC2 to begin a more robust resident services program at Los Ositos. Los Ositos is a former public housing development located in Greenfield, CA and open to seniors and the disabled. The HDC2 conducted a survey of residents to determine what kinds of programs they would like to see and that would improve the quality of life for the residents.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Homeless and homeless prevention services are identified as a high priority need in the FY 2013 - FY 2017 Consolidated Plan. The Urban County anticipates expending approximately 33 percent of its public service cap (up to 15 percent of the CDBG annual allocation and program income) to provide homeless and homeless prevention services through the following:

- Case management of disabled persons to maintain their ability to live independently – Central Coast Center for Independent Living
- Case management for homeless at-risk youth in transitional housing - Rancho Cielo
- Food distribution to residents in the Castroville, Pajaro and Prunedale areas - Food Bank for Monterey County
- Food distribution to residents in Gonzales and nearby unincorporated areas – Meals on Wheels

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 one program that primarily serve the homeless or those at risk of homelessness. The Rancho Cielo project provides case management to 30 at-risk youth in transitional housing who were homeless because they are attempting to leave gangs or escape gang-controlled neighborhoods. Six of the slots are specifically set-aside for youth from the cities of Gonzales, Greenfield, Sand City or the unincorporated areas of the County.

The Urban County is also providing funding for VTC to prepare a Master Plan for their Hayes Circle property. The Master Plan will evaluate the type of housing needed to serve homeless veterans and their families and help VTC develop funding strategies to develop new units.

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

In addition to the above, the Urban County will continue to rely on a vast network of public and nonprofit agencies in the Continuum of Care (CoC) system to provide a range of housing options and services. The CoC system strives to provide and expand housing opportunities for the homeless and formerly homeless, through emergency shelters, transitional housing, supportive housing, and permanent housing. Outreach, assessment, and case management services are also offered through this

network to assist the homeless in transitioning to permanent housing.

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.

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

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

Discussion

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

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

Introduction:

Market and governmental factors pose constraints to the provision of adequate and affordable housing. These factors tend to disproportionately impact low- and moderate-income households due to their limited resources for absorbing the costs. Individually, local jurisdictions have little influence over the market factors (such as the cost of labor and construction materials, cost of land, or availability of financing), or statewide and national policies (such as prevailing wage requirements, environmental protection, and California Coastal Act). Other local factors that could potentially impede affordable housing development include:

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

The Urban County strives to mitigate local barriers to affordable housing by offering incentives to encourage affordable housing development.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The Urban County uses 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.
- **Second Units:** Jurisdictions are required to permit second units through a ministerial process in single-family zones.
- **Streamline Processing:** All local jurisdictions are required to adhere to the Streamline Processing Act to reduce the time associated with project review and approval.
- **CEQA Exemption:** Affordable housing and infill housing projects are exempt under the California Environmental Quality Act (CEQA).

In October 2017, the State of California enacted 14 new laws directed at creating new and preserving existing 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.

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 the homeless and youth. Generally, the lack of funding is the most critical obstacle to meeting the needs of these groups. The Urban County is helping to bridge the gap by allocating CDBG funds to homeless, homeless prevention, and youth programs.

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

Actions planned to foster and maintain affordable housing

The Urban County will continue to foster and maintain affordable housing through the following:

- **Density Bonus:** State density bonus law provides density increases, along with other regulatory concessions and incentives in exchange for affordable housing.
- **Second Units:** Jurisdictions are required to permit second units through a ministerial process in single-family zones.
- **Streamline Processing:** All local jurisdictions are required to adhere to the Streamline Processing Act to reduce the time associated with project review and approval.
- **CEQA Exemption:** Affordable housing and infill housing projects are exempt under the California Environmental Quality Act (CEQA).

In addition, the Urban County will continue to pursue funding at both the State and Federal levels to support new construction, rehabilitation, and acquisition/rehabilitation of affordable housing.

Actions planned to reduce lead-based paint hazards

Lead poisoning is addressed by the Monterey County Health Department Childhood Lead Poisoning Prevention Program (CLPPP). CLPPP provides services to the community to:

- Increase awareness of the hazards of lead exposure;
- Reduce lead exposure; and
- Increase the number of children assessed and appropriately blood tested for lead poisoning.

A public health nurse provides home visitation and case management, and a registered environmental health specialist provides environmental home inspections to families of children found to be severely lead-poisoned. Local code enforcement staff will continue to provide information on lead-based paint hazards and resources for abatement.

Actions planned to reduce the number of poverty-level families

The Urban County seeks to reduce the number of people living in poverty (extremely low-income households earning less than 30 percent of the AMI) by providing 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. These programs are detailed in the

FY 2013-2017 Consolidated Plan and its update.

Actions planned to develop institutional structure

The Urban County will continue to coordinate with public and private housing and services agencies to deliver housing and community development activities in the Urban County area. Various agencies will continue to be invited to attend public meetings related to the CDBG program. The Urban County will continue to maintain and expand the outreach list for the CDBG program.

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

The Urban County will continue to work with HUD and the various public and private housing and social service agencies to use CDBG funding to support projects. This will have to be done on a case-by-case basis so that the Urban County can properly establish a nexus between the Urban County and support for housing and social services in other entitlement jurisdictions.

Discussion:

See discussions above.

Program Specific Requirements

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

Introduction:

The following provides additional information about the CDBG program requirements. The Urban County does receive program income from residual loan repayments that were originally funded with State CDBG funds. Pursuant to 24 CFR 570.489(e)(3)(iii), the County and City of Del Rey Oaks have certified to the California Department of Housing and Community Development that program income from these sources is now received into IDIS and no longer reported to HUD

The Urban County does not anticipate expending funding on Urgent Need activities, as defined by HUD as activities that:

- Pose a serious and immediate threat to the health or welfare of the community;
- Are of recent origin or recently became urgent;
- The state grant recipient is unable to finance the activity on its own; and
- Other sources of funding are not available to carry out.

A condition will generally be of recent origin if it is developed or became critical within the last 18 months.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(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
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	81.24%

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The period which will be used to calculate the overall benefit to persons of low to moderate income for activities using CDBG funds will be three years, of which this Plan, covering July 1, 2019 to June 30, 2020, is the first year. During FY19/20 the Urban County anticipates using 20% of the available CDBG funds for administrative expenses.

The Urban County anticipates receiving \$1,572,792 in CDBG funds (including Program Income) for FY 19/20. The Urban County plans to allocate the available funds as follows:

- 69% for community development and housing activities
- 13% percent of the funds for public services
- 18% of CDBG funds will be used for planning and general administration of the CDBG grant.

All community development, housing and public service activities are expected to primarily benefit low and moderate income persons because they live in a "LMA" Low and Moderate Income Area, they meet the "LMC" Low and Moderate Income Clientele eligibility criteria, or they are LMH based on their household income.