

DRAFT Monterey Urban County of Monterey  
Consolidated Annual Performance and Evaluation Report  
(CAPER)  
Program Year 2015-2016

Presented to the Board of Supervisors  
October 11, 2016

## CR-05 - Goals and Outcomes

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

In its third year, the Urban County continued progress in carrying out its strategic plan. The Urban County used 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 focused on some of most critical needs in the Urban County, including the following:

- Improvements to infrastructure and public facilities in order to foster a suitable living environment for low and moderate income households and those with special needs;
- Provision of services and program to benefit low and moderate income households and those with special needs, such as youth (and at-risk youth), seniors, and the disabled;
- Provision of services for the homeless and those at risk of becoming homeless;
- Provision of affordable housing to low and moderate income households and those with special needs; and
- Planning and Administration

The Consolidated Plan focused on housing and community development strategies that concentrated the limited resources available to help those at the very bottom of the economic ladder - the extremely low and low income and special needs populations. In terms of specific geographic distribution of investments, infrastructure improvements and public facilities were focused primarily in areas with concentrations of low and moderate income population.

Major initiatives that were proposed and executed throughout the program year included:

- Infrastructure improvements: Completed the Chualar wastewater treatment and pump station (FY 13-14 award) and ADA improvements to curbs and gutters in Gonzales.
- Public facilities improvements: Completed Americans with Disabilities Act (ADA) improvements to the Monterey County Courthouse in Monterey, completed ADA improvements to Del Rey Oaks City Hall, completed ADA path of travel improvements at Gonzales' municipal pool; installed of new MST bus shelters in Castroville and Las Lomas; and, began constructing traffic calming improvements in Del Rey Oaks. The Urban County also committed additional CDBG funds to the Chualar Athletic Field project.
- Homeless and homeless prevention services: Provided outreach and health services to the homeless through Shelter Outreach Plus's Mobile Outreach Services Team (MOST); counseled at-risk homeless youth at Rancho Cielo's transitional housing project; and distributed food to seniors in Castroville, Gonzales and North County through the Monterey County Food Bank and Salinas Valley Meals on Wheels.
- Affordable Housing and Rehabilitation: Completed 6 of 8 solar installations by GRID Alternatives on homes owned by low income households; acquired and began rehabilitation of 11 units at MidPen's Geil Street affordable housing project (80% complete).
- Public services: Provided recreational programs for at-risk youth and families at Pajaro Park's YMCA; at-risk youth in Castroville schools

through Girls, Inc.; at-risk youth in Gonzales through the Boys and Girls Club After School program; and provided fair housing services through Legal Services for Seniors and Project Sentinel.

Planning and Administration Services: Administered remaining FY15-19 Subrecipient projects; issued a NOFA for solicitation and selection of projects and programs for FY15-16; held 5 public hearings for citizen input, administered FY15-16 Subrecipient projects and programs including environmental assessments, agreements, reporting, and funding; prepared and submitted FY 15-16 CAPER, FY16-17 Action Plan, and prepared three Substantial Amendments to the FY15-16 Annual Plan and an amendment to the Citizen Participation Plan.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

| Goal                                      | Category                                | Source / Amount – PY2015 | Indicator                                                                | Unit of Measure        | Expected – Strategic Plan | Actual – Strategic Plan | Percent Complete | Expected – Program Year | Actual – Program Year | Percent Complete |
|-------------------------------------------|-----------------------------------------|--------------------------|--------------------------------------------------------------------------|------------------------|---------------------------|-------------------------|------------------|-------------------------|-----------------------|------------------|
| Affordable Housing                        | Affordable Housing                      | CDBG: \$                 | Rental units constructed                                                 | Household Housing Unit | 10                        | 0                       | 0.00%            | 0                       | 0                     | 0.00%            |
| Affordable Housing                        | Affordable Housing                      | CDBG: \$                 | Rental units rehabilitated                                               | Household Housing Unit | 5                         | 11                      | 220.00%          | 11                      | 11                    | 100.00%          |
| Affordable Housing                        | Affordable Housing                      | CDBG: \$50,000           | Homeowner Housing Rehabilitated                                          | Household Housing Unit | 10                        | 13                      | 130.00%          | 3                       | 6                     | 200.00%          |
| Fair Housing                              | Non-Homeless Special Needs Fair Housing | CDBG: \$20,000           | Public service activities other than Low/Moderate Income Housing Benefit | Persons Assisted       | 1,000                     | 3,729                   | 372.90%          | 450                     | 217                   | 48.22%           |
| Homeless and Homeless Prevention Services | Homeless                                | CDBG: \$15,000           | Public service activities other than Low/Moderate Income Housing Benefit | Persons Assisted       | 500                       | 90                      | 18.00%           | 10                      | 0                     | 0.00%            |

| Goal                                      | Category                                                     | Source / Amount – PY2015 | Indicator                                                                                   | Unit of Measure     | Expected – Strategic Plan | Actual – Strategic Plan | Percent Complete | Expected – Program Year | Actual – Program Year | Percent Complete |
|-------------------------------------------|--------------------------------------------------------------|--------------------------|---------------------------------------------------------------------------------------------|---------------------|---------------------------|-------------------------|------------------|-------------------------|-----------------------|------------------|
| Homeless and Homeless Prevention Services | Homeless                                                     | CDBG: \$15,000           | Homelessness Prevention                                                                     | Persons Assisted    | 1,000                     | 887                     | 88.70%           | 110                     | 131                   | 119.09%          |
| Infrastructure Improvements               | Non-Housing Community Development                            | CDBG: \$                 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit | Persons Assisted    | 30,000                    | 3,348                   | 11.16%           | 53                      | 419                   | 790.57%          |
| Infrastructure Improvements               | Non-Housing Community Development                            | CDBG: \$                 | Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit        | Households Assisted | 10                        | 2                       | 20.00%           | 0                       | 0                     | 0.00%            |
| Public Facilities                         | Non-Homeless Special Needs Non-Housing Community Development | CDBG: \$588,904          | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit | Persons Assisted    | 30,000                    | 53,501                  | 178.34%          | 742                     | 38,893                | 5,241.64%        |
| Public Facilities                         | Non-Homeless Special Needs Non-Housing Community Development | CDBG: \$                 | Public service activities other than Low/Moderate Income Housing Benefit                    | Persons Assisted    | 0                         | 0                       | 0                | 0                       | 0                     | 0.00%            |

| Goal              | Category                                                     | Source / Amount – PY2015 | Indicator                                                                | Unit of Measure        | Expected – Strategic Plan | Actual – Strategic Plan | Percent Complete | Expected – Program Year | Actual – Program Year | Percent Complete |
|-------------------|--------------------------------------------------------------|--------------------------|--------------------------------------------------------------------------|------------------------|---------------------------|-------------------------|------------------|-------------------------|-----------------------|------------------|
| Public Facilities | Non-Homeless Special Needs Non-Housing Community Development | CDBG: \$                 | Homeowner Housing Rehabilitated                                          | Household Housing Unit | 10                        | 13                      | 130.00%          | 0                       | 0                     | 0.00%            |
| Public Facilities | Non-Homeless Special Needs Non-Housing Community Development | CDBG: \$                 | Overnight/Emergency Shelter/Transitional Housing Beds added              | Beds                   | 6                         | 6                       | 100.00%          | 0                       | 0                     | 0.00%            |
| Public Services   | Non-Homeless Special Needs                                   | CDBG: \$65,000           | Public service activities other than Low/Moderate Income Housing Benefit | Persons Assisted       | 3,000                     | 5,788                   | 192.93%          | 542                     | 2,291                 | 422.69%          |

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

The Urban County’s use of CDBG funds addressed the priorities and specific objectives identified in its strategic plan and gave special attention to the highest priority activities. The Urban County used CDBG funds to coordinate programs, services, and projects which created a decent and suitable living environment that benefitted low and moderate income households including those with special needs.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

|                                           | CDBG      |
|-------------------------------------------|-----------|
| White                                     | 17        |
| Black or African American                 | 0         |
| Asian                                     | 0         |
| American Indian or American Native        | 0         |
| Native Hawaiian or Other Pacific Islander | 0         |
| <b>Total</b>                              | <b>17</b> |
| Hispanic                                  | 17        |
| Not Hispanic                              | 17        |

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

### Narrative

The benefit for most projects and activities funded by the Urban County are measured in persons benefiting from the project or activity, not families or households benefiting. The beneficiaries shown in Table 2 are households that benefitted from owner and renter occupied housing rehabilitation activities.

During PY2015, projects and activities funded by the Urban County benefited 47,961 people. More than 79% of the beneficiaries self-reported as other multi-racial and more than 19% self-reported as being white. Other racial groups made up less than 0.5% of all beneficiaries. Approximately 20.5% of beneficiaries also reported being Hispanic.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

| Source of Funds | Source | Resources Made Available | Amount Expended During Program Year |
|-----------------|--------|--------------------------|-------------------------------------|
| CDBG            |        | 111,714                  | 515,776                             |

Table 3 – Resources Made Available

### Narrative

The Consolidated Plan identified a total of \$3,750,000 in resources expected over the five-year span of the program. The first year funding totaled \$856,820. Of this amount, \$691,869 or 81% was expended during the program year and \$164,951 or 19% was expended during the next program year. The second year funding totaled \$1,053,954 (HUD award of \$865,067 and Program Income of \$188,887). Of the available funding, the Urban County expended \$114,543 (11% of available funds) on prior year activities that were still open, \$785,015 (74% of available funds) on current year activities and rolled \$150,652 (14% of available funds) over for activities in year three. The third year funding totaled \$981,645 (HUD award of \$896,616 and Program Income of \$85,029). Of the available funding, the Urban County expended \$115,712 (12% of available funds) on prior year activities that were still open and \$411,287 (48%) of available funds on current year activities. The balance (\$454,646 [46%]) was carried over to complete existing projects during the 2016 Program Year.

### Identify the geographic distribution and location of investments

| Target Area | Planned Percentage of Allocation | Actual Percentage of Allocation | Narrative Description |
|-------------|----------------------------------|---------------------------------|-----------------------|
|             |                                  |                                 |                       |

Table 4 – Identify the geographic distribution and location of investments

### Narrative

The Urban County has not identified specific target areas for CDBG investment.

The Monterey Urban County is comprised of the unincorporated areas of the County and the cities of Del Rey Oaks and Gonzales. Overall, funding allocated to the three participating jurisdictions was determined on a pro rata basis. The formula for allocation was based on overall population, distribution of low and moderate income persons, and poverty rate. The Urban County did not establish specific target areas on which to focus the investment of CDBG funds. In general, in terms of specific geographic distribution of investments, infrastructure improvements and public facilities were focused primarily in areas with concentrations of low and moderate income population defined as a block group where at least 51 percent of the population had incomes less than 80% of the Area Median Income. Investments in public facilities and services serving special needs populations and primarily low and moderate income persons were made in the northern and southern parts of the Urban County area and in Gonzales and Del Rey Oaks and reflected these statistics.

## **Leveraging**

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

During FY15-16, the Urban County used CDBG funds to support seven projects and nine services. According to the applications for these activities, they had cumulative project costs of \$6,398,173. The Urban County did not require its Subrecipients to document the actual expenditure of all project funds as compared to projected funds as shown in their individual applications.

The Urban County's CDBG funds were used to expand existing services, e.g. increase outreach to the homeless population in the Urban County that was previously not served. Because the levels of service were increasing, Urban County CDBG funds did not necessarily leverage other private or public funds.

Publicly owned land and buildings were used to host a number of services, for example youth services in Gonzales and north Monterey County were provided at public schools. Other projects, such as ADA improvements to the Del Rey Oaks City Hall and Monterey County Courthouse and sidewalk and curb cuts in the unincorporated community of Chualar, and sidewalk curb cuts in Gonzales, were undertaken specifically to improve public access to publicly owned buildings or amenities.

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

|                                                                            | One-Year Goal | Actual   |
|----------------------------------------------------------------------------|---------------|----------|
| Number of Homeless households to be provided affordable housing units      | 0             | 0        |
| Number of Non-Homeless households to be provided affordable housing units  | 0             | 0        |
| Number of Special-Needs households to be provided affordable housing units | 0             | 0        |
| <b>Total</b>                                                               | <b>0</b>      | <b>0</b> |

Table 5- Number of Households

|                                                                      | One-Year Goal | Actual   |
|----------------------------------------------------------------------|---------------|----------|
| Number of households supported through Rental Assistance             | 0             | 0        |
| Number of households supported through The Production of New Units   | 0             | 0        |
| Number of households supported through Rehab of Existing Units       | 8             | 6        |
| Number of households supported through Acquisition of Existing Units | 0             | 0        |
| <b>Total</b>                                                         | <b>8</b>      | <b>6</b> |

Table 6 - Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

With a limited CDBG allocation, the Urban County did not expend a significant portion of its CDBG funds on providing affordable housing. Other funding sources, such as State HOME funds, former RDA income, and inclusionary housing in-lieu fees were the primary sources of funding to address affordable housing needs in the Urban County.

Through June 30, 2016, six single family houses in North County and Gonzales were rehabilitated through the addition of roof solar systems which will assist the families to lower their housing costs through energy savings. Moreover, there were two very low income senior households beneficiaries that benefited from the Oakridge/Via Del Sol water system project. CDBG funds were also used to support the acquisition and rehabilitation of an eleven-unit affordable apartment complex in Castroville. While the property was acquired in FY14-15, the rehabilitation was only about 80% complete by June 30th but has since been completed.

Given that HUD funding did not include HOME funds, there were few goals for affordable housing in the Consolidated Plan. A comparison of the consolidated affordable housing goals to actual progress over the last two years is as follows:

- Rental units constructed: Goal = 10 Household Housing Units; Actual = 6\*
- Rental units rehabilitated: Goal = 5 Household Housing Units; Actual = 11
- Homeowner units rehabilitated: Goal = 10 Household Housing Units; Actual = 13

\* Note: Rancho Cielo's 5th transitional house at Independent Living Village, which provides transitional housing for six at-risk homeless youth, is shown herein though it is not qualified for CDBG projects under Low/Moderate Income Housing but instead is qualified under Public Facilities/Infrastructure benefitting low/moderate income persons. The Oakridge/Via Del Sol water system project benefited two low income households. The water system project is not qualified for CDBG projects under Low/Moderate Income Housing but instead is qualified under Public Facilities/Infrastructure benefitting low/moderate income persons.

Progress in regard to the above categories by June 30, 2016 included rehabilitation of 13 homeowner housing units. The Rancho Cielo transitional housing project, which was started in Year 1, was completed in October of 2014. It provided new affordable transitional housing to six homeless, at-risk youths in fiscal years 2014-15 and 2015-16.

Progress made in Year 1 included 12 households that were supported through rental assistance by HRC. HRC elected not to apply for additional funds in subsequent years. Shelter Outreach Plus has housed 30 individuals during the last two years.

#### **Discuss how these outcomes will impact future annual action plans.**

The outcomes in regard to affordable housing during the first three years of the Urban County have led to greater outreach to affordable housing programs and projects. More effort is being concentrated on affordable housing especially new construction.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

| Number of Persons Served | CDBG Actual | HOME Actual |
|--------------------------|-------------|-------------|
| Extremely Low-income     | 6           | 0           |

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|                 |           |          |
|-----------------|-----------|----------|
| Low-income      | 11        | 0        |
| Moderate-income | 8         | 0        |
| <b>Total</b>    | <b>25</b> | <b>0</b> |

**Table 7 – Number of Persons Served**

### **Narrative Information**

Of the affordable housing activities, 36% of persons provided with rental assistance were qualified as extremely low income, 39% of persons provided with rental assistance were qualified as very low income, and 24% of persons provided with rental assistance were qualified as moderate income.

The Urban County does not receive HOME funding. Therefore, no HOME accomplishments are reported.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Homeless and homeless prevention services are identified as a high priority need in the Consolidated Plan. The Urban County allocated 22% of its public service cap (up to 15% of the CDBG annual allocation) to provide homeless and homeless prevention services. The Urban County made good progress in meeting its specific objectives for reducing and ending homelessness.

For FY2015-2016, the Urban County allocated funding for the Mobile Outreach Service Team (MOST). The program operated out of a van and was dispatched five times a week to areas where homeless persons are known to gather. MOST provided items such as food, blanket, toiletries, and other basic personal items to the homeless. Information and referral, along with basic case management, was provided to help the homeless access shelters and permanent housing. MOST provided basic services to 131 homeless individuals in FY15-16. Additionally, Rancho Cielo's Transitional House was provided funds for counseling its homeless at-risk youth.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

In FY13-14, the Urban County provided an allocation for the construction of a transitional housing facility at Rancho Cielo's Independent Living Village. The house was completed in October of 2014 and provides a total capacity of six beds for at-risk youth who are either homeless or at risk of becoming homeless. In regard to the MOST program, it assisted 131 individuals with shelter in FY15-16.

### **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

As mentioned above, the Urban County funded MOST to provide homeless outreach activities. These activities help connect the homeless with receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs through specific counseling and referrals. In addition, the Urban County continues 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. In addition, the Urban County assisted Rancho Cielo in the construction of a transitional house which accommodates six at-risk homeless youth. The Program also assists them in the transition to permanent housing.

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

During FY 15-16, the Urban County funded counseling for Rancho Cielo's transitional house. It provides support for at-risk youth and offers invaluable employment training in regard to construction skills and food services which allow youth to learn a trade that could provide future adequate income and prevent future homelessness.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

Two public housing developments are located in the City of Gonzales. There are three public housing developments located in the unincorporated areas of the Urban County. No public housing developments are located in the City of Del Rey Oaks. The Housing Authority of the County of Monterey (HACM) manages the two public housing developments in Gonzales. The HACM is exploring opportunities to privatize the developments.

### **Actions taken 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 including:

- 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.

### **Actions taken to provide assistance to troubled PHAs**

The Housing Authority of the County of Monterey is not designated as "troubled."

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken 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. 91.220 (j); 91.320 (i)**

The City of Gonzales and the County of Monterey both completed updates for their Housing Element which were due in December 2015. A key component of the Housing Element is a review of the extent to which government policies act as barriers to housing development (and especially affordable housing development) and the jurisdiction's commitment to eliminating or mitigating the barriers. Such efforts may include revising the zoning ordinances to address the provision of housing for persons with special needs; ensuring adequate sites are available to accommodate the jurisdiction's housing needs; and making sure that the land use controls, development standards, and project review/approval processes are not unduly constraining housing development. In addition, other tools that are being used to mitigate the cost of housing development include Density Bonuses, Second Units, Streamlined Processing, and CEQA Exemptions.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

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 helped to bridge the gap by allocating CDBG funds to homeless persons, homeless prevention, and youth programs. As CDBG funds are limited, the Urban County continues to rely on the existing network of public and nonprofit agencies to deliver a variety of housing and supportive services for the homeless and youth in the community.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

Through the Monterey County Health Department Childhood Lead Poisoning Prevention Program (CLPPP), services provided to the community included:

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

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

**Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The Urban County seeks to reduce the number of people living in poverty (extremely low-income households earning less than 30 percent of the AMI) by providing a number of programs, including housing assistance, supportive services, economic development assistance, and job training opportunities. This anti-poverty strategy utilizes existing County job training and social service programs to increase employment marketability, household income, and housing options. These programs are detailed in the FY 2013-FY 2017 Consolidated Plan.

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

Urban County staff will continue to communicate with local HUD staff, consult with neighboring CDBG jurisdictions, and attend HUD trainings to expand their knowledge in the CDBG program.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

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.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The following actions were undertaken to overcome effects of impediments identified in the Urban County's Analysis of Impediments to Fair Housing Choice (AI).

- Efforts were made to expand affordable housing opportunities throughout the Urban County by working with non-profit and for-profit housing developers in regard to potential developments and providing funding.
- Economic development activities were undertaken to improve employment skills and create high- paying jobs throughout the Urban County by the Monterey County Economic Development Department, the Monterey County Workforce Development Board, and the America's Job Center of California.
- CDBG funds for public and supportive service programs were allocated to benefit geographically underserved communities.
- Sensitivity training is offered to County staff annually.
- The Monterey County and City of Gonzales's Housing Elements have been updated.
- Appropriate code amendments were made by Monterey County to address the provision of a range of housing options pursuant to State laws as outlined above and discussed in the AI.

- Foreclosure assistance was provided by a non-profit agency for Urban County residents.
- Fair housing outreach and education was provided to multiple public and private agencies and businesses.

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The Urban County maintains accurate records (both program and financial) pertaining to its CDBG-funded activities. Disbursements to CDBG subrecipients are predicated upon receipt of beneficiary demographics and related programmatic statistics. On-site monitoring will be performed annually.

The Urban County reviews its CDBG-funded activities on a quarterly basis to determine whether they are being carried out in accordance with the Consolidated Plan and Subrecipient Agreements. The results of the review were used to:

- Determine possible revisions to the Consolidated Plan and to the Urban County policies and procedures related to the use of CDBG funds;
- Confirm compliance with statutory and regulatory requirements of applicable provisions of the CDBG program, including minority business outreach; and
- Prepare performance reports as required by HUD.
- The Economic Development Department of Monterey County will undertake monitoring of the use of CDBG funds received and administered by the Urban County. Each year, an outside audit will also be performed by a qualified accounting firm.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

A Public Meeting on community needs was held by the Economic Development Department on December 18, 2014 in conjunction with the workshop for the FY15-16 NOFA. The Public Meeting was for the purpose of soliciting information on the needs of the Urban County residents in regard to projects and services. Notices were published in the Monterey County Weekly (12/4/14), the Gonzales Tribune, King City Rustler, Greenfield News and the Soledad Bee newspapers (12/3/14), and El Sol (12/6/14). The County did not receive any written comments but oral comments were received at the meeting from more than a dozen non-profits and jurisdictions. Public comment received was supportive of the Urban County's actions in its first year and was specific to the needs of individual non-profits and jurisdictions.

A Public Hearing on the Annual Plan was held by the Board of Supervisors on May 12, 2015 to solicit input on the Annual Action Plan. The 30-day notice period was from April 9, 2015 to May 12, 2015. Notices were published in the Monterey County Weekly (4/9/15), the Gonzales Tribune,

King City Rustler, Greenfield News and the Soledad Bee newspapers (4/1/15), and El Sol (4/4/15). The County received no written comments.

A Public Hearing on a Substantial Amendment to the Annual Action Plan was held by the Board of Supervisors on October 27, 2015. The purpose of the hearing was to solicit input in regard to changes to the Annual Action Plan in regard to 1) reallocate funding for the City of Gonzales' Centennial Park ADA improvements to make ADA improvements to the path of travel at the City pool; and, 2) increase funding available to the Chualar Athletic Field Improvement Project. The 30-day notice period was from September 24, 2015 to October 27, 2015. Notices were published in the Monterey County Weekly (9/24/15), the Gonzales Tribune, King City Rustler, Greenfield News and the Soledad Bee newspapers (9/30/15), and El Sol (9/26/15). No comments were received.

A Public Hearing on the Second Substantial Amendment to the Annual Action Plan was held by the Board of Supervisors on April 12, 2016. The purpose of the hearing was to solicit input in regard to changes to the Annual Action plan in regard to increase funding for the Del Rey Oaks City Hall ADA Improvement Project. The 30-day notice period was from March 10, 2016 to April 12, 2016. Notices were published in the Monterey County Weekly (3/10/16), the Gonzales Tribune, King City Rustler, Greenfield News and the Soledad Bee newspapers (3/9/16), and El Sol (3/12/16). No comments were received.

A Public Hearing on the Third Substantial Amendment to the Annual Action Plan was held by the Board of Supervisors on July 12, 2016. The purpose of the hearing was to solicit input in regard to changes to the Annual Action plan in regard to reallocate remaining CDBG funds from the completed Del Rey Oaks City Hall ADA Improvement Project to a proposed traffic calming project on Carlton Drive in Del Rey Oaks. The 30-day notice period was from June 9, 2016 to July 12, 2016. Notices were published in the Monterey County Weekly (6/9/16), the Gonzales Tribune, King City Rustler, Greenfield News and the Soledad Bee newspapers (6/8/16), and El Sol (6/11/16). No comments were received.

A Public Hearing on the CAPER was held by the Board of Supervisors on October 11, 2016 to solicit comment on the CAPER. The 30-day public comment period for the CAPER began on September 8, 2016 and ended on October 11, 2016. Notices were published in the Monterey County Weekly (9/8/16), the Gonzales Tribune, King City Rustler, Greenfield News and the Soledad Bee newspapers (9/7/16), and El Sol (9/10/16).

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

The Urban County has not changed the objectives of its CDBG program. It continues to strategically use CDBG funds to maximize leverage for infrastructure and public facility improvements, housing development and homeownership, public services, and planning and administration activities as there is a continuous need for CDBG funds to fulfill objectives in the above categories. The Urban County pursued all potential resources as indicated in the Consolidated Plan by working with non-profits and other governmental agencies to leverage a variety of funds for affordable housing projects and programs, assistance to homeless persons, and public service programs.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**