

Urban County
Consolidated Annual Performance
and Evaluation Report
(CAPER)

Program Year 2016-2017



Urban County Partners

County of Monterey
City of Gonzales
City of Greenfield
City of Sand City

Final After a
Public Hearing before the Board of Supervisors on
October 9, 2018

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 fifth year, the Urban County continued to implement its strategic plan. The Urban County used CDBG funds to support programs, services, and projects that contribute to a decent and suitable living environment for low and moderate income households and persons and those with special needs. The use of CDBG funds has focused 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 persons and those with special needs;
- Provision of services and programs to benefit low and moderate income households and persons, such as youth (and at-risk youth), seniors, and the disabled;
- Provision of services for the homeless and those at-risk of homelessness;
- Provision of a housing rehabilitation program to make homeownership more affordable for low and moderate income households; 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 bottom of the economic ladder – the extremely low and low-income and special needs populations.

- **Public Facilities Improvements:** Completed Americans with Disability Act (ADA) improvements at the: Gonzales City Hall and Council Chambers and San Lorenzo County Park and Agricultural Life Museum. In addition to ADA improvements, the Urban County used CDBG funds to replace antiquated and dangerous playground equipment at Cayetano Park in Pajaro.
- **Health Facilities:** Interim, Inc. completed the New Bridge House to expand the number of psychiatrically disabled receiving day and residential treatment.
- **Homeless and Homeless Prevention Services:** The Urban County continued to support Rancho Cielo's transitional housing program for at-risk and homeless youth and food security programs for seniors through the Food Bank for Monterey County and Meals on Wheels of the Salinas Valley.
- **Affordable Housing and Rehabilitation:** The Urban County continued partnering with GRID Alternatives to facilitate the installation of solar systems on homes owned by low and moderate-income households. During 2017-18, 13 homes had solar systems installed.
- **Public Services:** The Urban County continued to support healthy activities for residents of Pajaro through the Central Coast YMCA; provided leadership development opportunities for at-risk youth in Castroville and Gonzales through the Boys and Girls Club and Girls, Inc.; and continued providing fair housing services for residents of Monterey County through Legal Services for Seniors and the Eden Council for Hope and Opportunity (ECHO).
- **Planning and Administration:** The Urban County continued to manage the CDBG program, including issuing a NOFA to select projects and services for funding in 2018-19, conducting all required environmental reviews and ensuring that the County met its obligations for public outreach. Urban County staff also provided technical support to subrecipients throughout the year.

As noted above, the Urban County 2017-18 was the fifth year of the Five-Year Consolidated Plan adopted in 2013. During 2016-17, the Urban County entered into an agreement with the cities of Monterey, Salinas, and Seaside and the Housing Authority for Monterey County to prepare a regional Assessment of Fair Housing (AFH). Based on the regional AFH and the different ConPlan cycles of the partners HUD is allowing the Urban County to delay submission of a new ConPlan until 2020.

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	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: \$0	Rental units constructed	Household Housing Unit	10	0	0.00%	0	0	0
Affordable Housing	Affordable Housing	CDBG: \$0	Rental units rehabilitated	Household Housing Unit	5	11	220.00%	0	0	0
Affordable Housing	Affordable Housing	CDBG: \$90,000	Homeowner Housing Rehabilitated	Household Housing Unit	10	51	510.00%	10	13	130.00%
Fair Housing	Non-Homeless Special Needs Fair Housing	CDBG: \$27,500	Public service activities other than Low / Moderate Income Housing Benefit	Persons Assisted	1,000	4,198	419.80%	410	980	239.02%
Fair Housing	Non-Homeless Special Needs Fair Housing	CDBG: \$	Public service activities for Low / Moderate Income Housing Benefit	Households Assisted	0	0	0.00%	0	0	0.00%

Fair Housing	Non-Homeless Special Needs Fair Housing	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0	0.00%	0	0	0.00%
Homeless and Homeless Prevention Services	Homeless	CDBG: \$	Public service activities other than Low / Moderate Income Housing Benefit	Persons Assisted	500	0	0.00%	5	65	1,300.00%
Homeless and Homeless Prevention Services	Homeless	CDBG: \$	Homelessness Prevention	Persons Assisted	1,000	0	0.00%	0	0	0.00%
Infrastructure Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low / Moderate Income Housing Benefit	Persons Assisted	30,000	0	0.00%	0	0	0.00%
Infrastructure Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low / Moderate Income Housing Benefit	Households Assisted	10	0	0.00%	0	0	0.00%
Public Facilities	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$500,000	Public Facility or Infrastructure Activities other than Low / Moderate Income Housing Benefit	Persons Assisted	30,000	4,545	15.15%	1,368	4,545	332.24%

Public Facilities	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	6	0	0.00%	0	0	0.00%
Public Services	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low / Moderate Income Housing Benefit	Persons Assisted	3,000	4,008	133.60%	1,186	4,008	337.94%
Public Services	Non-Homeless Special Needs	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0	0.00%	0	0	0.00%

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 fostered a decent and suitable living environment that benefitted low and moderate income households and persons, including those with special needs.

HUD requires the Urban County to use its Integrated Disbursement and Information System (IDIS) to prepare the Consolidated Plan, CAPER, provide information on accomplishments and request funds. During the first few years Urban County staff were mastering the IDIS system and this has set situations where beneficiaries, such as the County's disabled population, are repeatedly reported and appear to inflate the total beneficiary count. HUD has also provided technical assistance that led Urban County staff to use different coding for similar projects. Because of these issues, Urban County staff has reviewed various reports generated by IDIS and adjusted them to more accurately reflect activities and beneficiaries. These reports, the adjusted and original, are found in the attachments section of this CAPER.

For example, over the last five years the Urban County has invested more than \$2 million to make improvements to public facilities so that they meet ADA requirements. These projects, while benefitting all Monterey County residents, primarily serve the estimated 66,750 Monterey County residents with some disability. Because the projects are serving the same population, the beneficiaries are only counted once.

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	1,413
Black or African American	53
Asian	47
American Indian or American Native	7
Native Hawaiian or Other Pacific Islander	16
Total	1,743
Hispanic	975
Not Hispanic	768

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

Narrative

During 2017-18, the Urban County funded one medical facility and one public facility project. The public facility was ADA improvements to the Gonzales City Hall. Beneficiaries of ADA improvements in Gonzales were previously counted. The medical facility is Interim, Inc.'s Bridge House. This facility adds one bed to their transitional housing inventory and expands the space available for day treatment.

The Urban County funded ten public service projects that directly or indirectly benefited approximately 4,800 persons. Approximately 45% of these people self-identified as white while 26% self-identified as Other Multi-Racial. Almost 80% of these beneficiaries self-identified as Hispanic.

During 2017-18, the Urban County sponsored one project, GRID Alternatives' Scattered Site Residential Solar project, that primarily benefited 13 families and/or households. Four benefiting households self-identified as being white while the remaining nine self-identified as being Other Multi-Racial households. Ninety percent of the assisted households were Hispanic.

Table 2, above, does not include an Other Multi-Racial reporting category which is why the number of beneficiaries does not equal the number of beneficiaries reported by race in the table.

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	CDBG	1,650,550.36	1,237,264.00

Table 3 - Resources Made Available

Narrative

The Urban County's Consolidated Plan conservatively estimated that there would be approximately \$3,750,000, or approximately \$750,000 annually, available over the five-year period covered by the ConPlan. The actual available funding has been higher due to increased federal appropriations for the CDBG program, the addition of Greenfield to the Urban County in 2016 and one-time transfers of State CDBG PI to the Urban County by the City of Del Rey Oaks and the County of Monterey to the Urban County.

During PY2017-18, the Urban County received new grant funding of \$1,222,025, program income of \$7,345.25 and carried forward \$421,180.11 from activities funded in 2016-17 but not completed. The Urban County expended 75% of the available resources during 2017-18. Ninety-three percent (\$1,152,151.03) of the Urban County's expenditures benefitted very-low, low and moderate income households and persons. The remaining 7% was used for planning and administration of the CDBG program. At the end of PY2017-18 there were 2 open projects that accounted for approximately \$78,000 of grant and PI funds. Approximately \$38,000 remains for GRID Alternatives to continue installing solar electric systems and this will be rolled into their PY2018-19 grant. Habitat for Humanity's My Home My House program got off to a slow start and they will complete their work by June 30, 2019.

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 Urban County is composed of the unincorporated areas of Monterey County and the cities of Gonzales, Greenfield, and Sand City. Overall, funding allocated to the four participating jurisdictions was based on a blended basis. Sand City receives \$10,000 annually due to its small total population and small population of low and moderate income persons. The City of Gonzales receives a fixed amount of \$158,047 which was negotiated during the first three-year period the Urban County received CDBG funding. Funding for projects is allocated between the unincorporated area and the City of Greenfield on a pro-rata basis of overall population, distribution of low and moderate income persons, and poverty rate. In general, infrastructure improvements and public facilities projects sponsored by the Urban County benefit special needs populations, which are presumed to be predominately low and moderate income. Projects sponsored by the cities of Gonzales and Greenfield, while located in predominately low and moderate income communities, are also targeted at addressing accessibility issues.

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 2017-18, the Urban County used CDBG funds to support four projects and tent public service programs. According to the applications for these activities, they had cumulative project costs of \$8,445,347. CDBG funding accounted for approximately 10% of the expected project costs. More than 30% of the expected project costs were anticipated to come from private foundations and business donations. The balance of the project costs came from a variety of state and federal programs for special needs popultions. The Urban County does not require its Subrecipients to document the actual expenditure of all project funds as compared to the estimated sources and uses of funds shown in their applications for CDBG funding.

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	30	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	30	0

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	30	32
Number of households supported through Acquisition of Existing Units	0	0
Total	30	0

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. Because the Urban County's Consolidated Plan only addressed CDBG funding and not Emergency Shelter Grant (ESG) or HOME, the ConPlan does not contain extensive goals in this area.

Due to the limited funding available, the Urban County has focused on smaller residential rehabilitation programs that help very low, low and moderate income homeowners stay in their homes and rehabilitating small rental properties. Over the last three years the Urban County has invested almost \$159,700 in CDBG funds in these types of projects. During 2017-18, the Urban County funded GRID Alternatives to install residential solar systems on homes owned and occupied by very low, low and moderate income households; and, provide on the job training opportunities for people interested in learning to install these systems.

A comparison of the ConPlan goals for affordable housing and the actual progress over the last four years is as follows:

	Goal	2013	2014	2015	2016	2017	Total & % of Goal
Rental Units Constructed:	10	0	0	0	0	0	0 / 0%
Rental Units Rehabilitated:	5	0	11	0	0	0	11 / 220%
Homeowner Units: Rehabilitated:	10	0	0	0	0	0	0 / 0%
Homeowner Units: Energy Efficiency Improvements	0	0	7	12	19	13	51 / ___%

The Urban County also provided infrastructure funding that enabled two extremely low-income senior households to remain in their homes.

Discuss how these outcomes will impact future annual action plans.

The Urban County will continue to explore opportunities to create new affordable housing units but will continue to focus on the rehabilitation of residential units owned and occupied by low and moderate income households.

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 Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	5	0
Moderate-income	15	0
Total	20	0

Table 7 – Number of Households Served

Narrative Information

The Urban County does not receive entitlement HOME funds. Therefore, no HOME beneficiaries 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

Homelessness and homelessness prevention services are identified as a high priority need in the Consolidated Plan. In 2017-18, the Urban County allocated 8.27% of its public service cap (up to 15% of the CDBG annual allocation and program income received during the prior year) to provide homelessness and homeless prevention services.

The Urban County provided funding to the Veteran's Transition Center (VTC) to subsize an additional case manager with specialized substance abuse and relapse prevention certification. This case manager worked with formally homeless veterans in the VTC's permanent supportive housing program. By providing this service, the VTC aims to keep veterans from relapsing and becoming homeless again.

Because the homeless typically congregate near major population centers or where they can access services the Urban County faces some significant challenges to using CDBG funds to assist this population. Most social services are centered in Marina (Interim, Inc. and the Veteran's Transition Center), Monterey/Seaside (offices of the County Department of Social and Employment Services and the Salvation Army), and Salinas (DSES, Franciscan Workers of Junipero Serra, and the Salvation Army). These cities all receive CDBG funding directly from HUD or are eligible to apply through the State CDBG Program which generally precludes the Urban County from directly assisting these service providers even though the homeless don't "live" in the city. The Urban County will continue to work with service providers and HUD on a case-by-case to participate in projects that provide emergency shelter, and transitional and permanent housing for homeless persons.

Addressing the emergency shelter and transitional housing needs of homeless persons

In 2007-18 the Urban County provided funding to Interim, Inc. for their Bridge House day and transitional residential treatment facility in Marina. The new Bridge House has 14-treatment beds, 1 more than the previous facility, and can accommodate up to 25-people for day treatment. The treatment beds are for dual diagnosis substance abuse/psychiatric patients and filled predominately with people who were homeless.

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

The Urban County funded six agencies to help very-low through moderate income families maintain

their housing independence. Three of the agencies helped directly reduce the cost of housing by installing solar electric systems (GRID Alternatives) or subsidized food (Food Bank for Monterey County and Meals on Wheels of the Salinas Valley). Two agencies (Eden Council for Hope and Opportunity and Legal Services for Seniors) aided these households by helping address fair housing issues that could result in homelessness. The Central Coast Center for Independent Living working with individuals and households with disabilities to either begin living independently or maintain their independent living status.

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 2017-18, the Urban County funded life skills and job readiness counseling for residents of Rancho Cielo's Independent Living Village. These facility provides support for at-risk youth and offers invaluable employment training regarding construction skills and food services which allow youth to learn a trade that could provide future adequate income and prevent future homelessness. As noted above, the Urban County also provided funding to the Veteran's Transition Center for a case manager to work with residents of their supportive housing.

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

Actions taken to address the needs of public housing

The Housing Authority of Monterey County (HACM) and its affiliated Housing Development Consulting Corporation (HDC2) own and operate 26 public housing developments, with more than 1500-units in Monterey County. Almost half of the available units are restricted to specific populations with one in five units restricted to farmworker families and almost one in four restricted to seniors and/or the disabled. There are three public housing developments located in the unincorporated areas of the Urban County. These developments provide 79-units for households headed by seniors and/or the disabled; and 77-units for farmworker families. There are three developments in Gonzales with 76-units and one in Greenfield with 50-units. The HACM is continuing to privatize developments it owns by transferring them to HDC2.

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

The HACM/HDC2 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 Monterey County 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)

As of May 2016, the cities of Gonzales and Greenfield and the County of Monterey had completed updates for their Housing Element and were deemed compliant with state law. 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 serve 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 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-FY 2020 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 regarding 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 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.
- 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.
- Fair housing outreach and education was provided to multiple public and private agencies and businesses.

In April 2017, the Urban County entered into a Cooperative Agreement with the cities of Monterey, Salinas and Seaside (CDBG Entitlement jurisdictions within Monterey County) and the Housing Authority of the County of Monterey to prepare a five year assessment of fair housing needs. This cooperative venture will allow the jurisdictions and agencies that receive CDBG funding to better coordinate responses to impediments to fair housing.

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.

Urban County staff will be conducting on-site monitoring of Subrecipients during September 2018. If any systemic issues are identified during the monitoring visits, they will be presented during the public hearing along with a corrective action plan.

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.

The Urban County makes the CAPER available for review at the County's Economic Development Department office in Salinas and at the City Hall of each participating city at least 30-days prior to the public hearing. The CAPER is also available on the County's website (<http://www.co.monterey.ca.us/government/departments-a-h/administrative-office/intergovernmental-and-legislative-affairs/economic-development/housing>). The Urban County publishes notices that the CAPER is available for public review and how to comment on it in El Sol (9/___/18), Gonzales Tribune (9/___/18), Greenfield News (9/___/18), King City Rustler (9/___/18), Monterey Coast Weekly (9/13/18), and the Soledad Bee (9/___/18). All notices are published at least 15-days prior to the public hearing but the Urban County tries to publish them at least 30-days in advance of the hearing. As of _____, 2018, the Urban County had only received one proof of publication, from the South County Newspaper Group. The proof of publication is included as an attachment to the CAPER. The County did/did not receive any public comment during the comment period or during the public hearing on October 9, 2018.

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?

The County of Monterey does not have any BEDI grants.

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

This does not apply to the Urban County.