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Monterey Urban County

Community Development Block Grant Program

FY 2023 - FY 2024 Annual Action Plan

Lead Agency



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

Participating Units of General Local Government

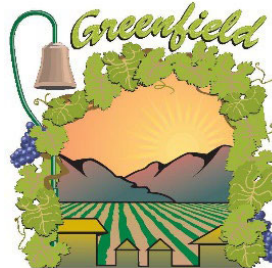


TABLE OF CONTENTS

Executive Summary

AP-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)	3
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The Process

PR-05 Lead & Responsible Agencies – (91.200(b)	7
AP-10 Consultation – 91.100, 91.200(b), 91.215(l)	8
AP-12 Participation – 91.105, 91.200(c)	15

Expected Resources

AP-15 Expected Resources – 91.220(c) (1,2)	17
AP-20 Annual Goals and Objectives – 91.420, 91.220(c)(3)&(e)	20

Projects

AP-35 Projects – 91.220(d)	22
AP-38 Projects Summary	25
AP-50 Geographic Distribution – 91.220(f)	38

Affordable Housing

AP-55 Affordable Housing – 91.220(g)	39
AP-60 Public Housing – 91.220(h)	40
AP-65 Homeless and Other Special Needs Activities – 91.220(i)	41
AP-75 Barriers to Affordable Housing – 91.220(j)	43
AP-85 Other Actions – 91.220(k)	44

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)	46
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List of Tables

Table 1 – Responsible Agencies	7
Table 2 – Agencies, groups, organizations who participated	10
Table 3 – Other local / regional / federal planning efforts	13
Table 4 – Citizen Participation Outreach	15
Table 5 – Expected Resources – Priority Table	17
Table 6 – Goals Summary	20
Table 7 – Project Information	23
Table 8 – Project Summary	25
Table 9 – Geographic Distribution	38
Table 10 – One Year Goals for Affordable Housing by Support Requirement	39
Table 11 – One Year Goals for Affordable Housing by Support Type	39

Appendices

- A. Outreach Materials, Public Comments, and Proofs of Publication
- B. HUD Community Development Block Grant Application Documents

Executive Summary

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

Introduction

This Annual Action Plan (Action Plan) serves as the Urban County's official application to the Department of Housing and Urban Development (HUD) for Community Development Block Grant (CDBG) funds. This is the fourth Action Plan for the Urban County's 2020-2024 Consolidated Plan (Con Plan), which covers July 1, 2020 to June 30, 2025. The Plan identifies the housing and community needs activities to be undertaken between July 1, 2023 and June 30, 2024, with some identified capital projects extending into subsequent years. The Urban County has been allocated \$1,191,644 in CDBG entitlement funds for FY 2023-2024.

The geography covered by this Consolidated Plan, referred as the "Urban County", is comprised of:

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

The Urban County intends to use FY 2023-2024 CDBG funds to coordinate programs, services, and projects which create a suitable living environment, and provide affordable housing. All programs, services, and projects will also meet one of the priorities identified in the 2020-2024, which include:

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

The Urban County has extensive housing and community development needs. CDBG funds alone are not adequate to address the priorities set in the Con Plan and the many needs identified during the FY 2023-2024 Action Plan public outreach process. The use of CDBG funds in FY 2023-2024 will focus 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 programs to benefit low- and moderate-income households and those with special needs, such as youth (and at-risk youth), seniors, and the disabled;
- Provision of services for the homeless and those at risk of becoming homeless; and
- Rehabilitation of affordable housing to ensure continued access to low and moderate income households and those with special needs.

Evaluation of past performance

The FY 2022-2023 Action Plan was the fourth Action Plan of the Con Plan cycle. In FY 2022-2023, the Urban County continued to support programs, services, and projects that contribute to a decent and suitable living environment for low and moderate income persons and households and those with special needs. The FY 2022-2023 CDBG allocation was \$1,226,268. In addition, the Urban County was allocated a total of \$1,865,867 in additional CDBG funds through the CARES Act (CDBG-CV). These funds were allocated to projects as part of the FY 2019-2020 Action Plan, but the progress to-date for activities which were still active in FY 2022-2023 is reported in this document.

CDBG Entitlement Programs

The accomplishments in CDBG programs in the first two quarters of FY 2022-2023 are shown below:

- Alliance on Aging and Legal Services for Seniors assisted older residents of the Urban County navigate the legal system and obtain needed services. A total of 1,013 individuals were assisted in the first two quarters of FY 2022-2023.
- Interim Inc. provided outreach to those experiencing homelessness and connected them to appropriate resources and services. In the first two quarters of FY 2022-2023, 12 persons experiencing homelessness were assisted.
- Eden Council for Hope and Opportunity operated a Fair Housing and Tenant/Landlord Services program which provided fair housing complaint intake and investigation as well as counseling and conciliation services. A total of 56 residents were provided assistance.
- Meals on Wheels of the Salinas Valley and Meals on Wheels Monterey Peninsula provided services that addressed the food security issues faced by senior citizens. In the first two quarters of FY 2022-2023, 85 seniors were assisted.
- In the first two quarters of FY 2022-2023, 609 youth were assisted in programs operated by the Boys & Girls Club, the Central Coast YMCA, and Girls, Inc. of the Central Coast. Activities and recreation opportunities were provided to help pre-teens and teens develop their leadership skills, learn more about themselves, and learn how to deal with social pressures.
- Three capital improvement projects were in the planning stages in the Aromas area, the City of Greenfield, and the City of Gonzales. These projects will help provide sidewalk improvements and improved community resources, including a community center and library.

CDBG-CV Programs

The CDBG-CV programs reported on have been in place since prior to the start of FY 2022-2023. The accomplishments reported below are from the inception of each program.

- The Food Bank for Monterey County has provided food services to 121 families impacted by the coronavirus.
- Court Appointed Special Advocates (CASA) has provided service to 73 young people impacted by the pandemic.
- Legal Services for Seniors continues to provide services to senior impacted by the coronavirus.
- Meals on Wheels of the Salinas Valley and the Food Bank for Monterey County provided meal services 642 seniors facing food insecurity due to the impacts of the coronavirus.
- Interim, Inc. provided 46 individuals experiencing homelessness with assistance.

Summary of Citizen Participation Process and consultation process

The Urban County relies on the needs identified in the Consolidated Plan and during public meetings and/or public hearings to determine how to allocate CDBG funds. The Urban County holds noticed public meetings annually in December as part of the Notice of Funding Availability process. The Monterey County Board of Supervisors Urban County Subcommittee also conducted a meeting in March to solicit input on funding priorities that is open to the public. A public hearing was held in May as part of the process to prepare the Annual Action Plan. A second noticed public hearing will be held in September to report on the Consolidated Annual Performance and Evaluation Report (CAPER). Notices of public meetings and public hearings are published in the Monterey County Weekly, 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.

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

Public Meeting and Consultation with Public and Nonprofit Service Agencies

The County conducted a CDBG Program Workshop for potential public and non-profit applicant service providers on December 21, 2022. Prior to the CDBG Program Workshop, a Notice of Funding Availability (NOFA) was published on December 5 and 6, 2021 (English) and on December 8, 2021 (Spanish). The NOFA was published in six newspapers: Salinas Californian (Spanish), Monterey County Weekly, and the four newspapers published by the South County Newspaper Group. The County also emailed the NOFA to approximately 200 organizations notifying them of the opportunity to comment on the use of funds and learn about the Notice of Funding Opportunity. Nine agencies submitted applications for FY 2023-2024 CDBG funds requesting a total of \$304,873. Nine were awarded funds as shown in Table 8 in section AP-35.

Urban County Committee Meetings

The County held additional public meetings via its Urban County Committee. The Urban County Committee had open public meetings that met and discussed CDBG funding on March 17, 2023, to rate, rank, and recommend projects for funding.

Public Review of Draft Documents

A 30-day public review was held from April 8, 2023, through May 9, 2023. Copies of the draft FY 2023-2024 Action Plan were made available for the public to review on the Monterey County website at <https://www.co.monterey.ca.us/government/departments-a-h/administrative-office/intergovernmental-and-legislative-affairs/economic-development/housing>.

Public Hearing

A public hearing was conducted before the County Board of Supervisors on May 9, 2023, at 1:30 p.m. at the Monterey County Government Center, 168 W. Alisal Street, 1st Floor, Salinas, CA to consider the adoption of the Monterey Urban County's FY 2023-2024 Annual Action Plan (AP).

Summary of public comments

No comments were received.

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

No comments were not accepted.

Summary

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

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

Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role	Name	Department/Agency
Lead Agency	MONTEREY COUNTY	
CDBG Administrator	MONTEREY COUNTY	Housing and Community Development Department

Table 1 – Responsible Agencies

Narrative (optional)

The Urban County is comprised of the County unincorporated areas and the cities of Del Rey Oaks, Gonzales, Greenfield, and Sand City. The County of Monterey serves as the lead agency for the Urban County. The Urban County CDBG program is administered by the Monterey County Housing and Economic Development.

Consolidated Plan Public Contact Information

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

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

Introduction

To outreach to various agencies and organizations, the Urban County compiled an email list consisting of approximately 200 agencies, including:

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

These agencies received email of notices of the Urban County's Action Plan process, public hearings, 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(I))

The County of Monterey's Health Department sits on the Lead Me Home Leadership Council, the local Continuum of Care governing board, along with the Housing Authority of the County of Monterey, homeless services providers, and non-profit housing developers. The Health Department assists with pursuing funding in partnership with housing developers, like No Place Like Home, which has led to the development of housing for chronically homeless veterans and unaccompanied adults with severe mental illness.

Monterey County's Health Department was selected to pilot the State of CA's Whole Person Care (WPC) program. WPC is based on the work of 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.

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 project 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.

Whole Person Care has since sun-setted, however the Health Department was recently approved to be a CalAIM technical assistance provider to support the local Managed Care Plan's Enhanced Care Management and Community Support organizations in utilizing WPC approaches under the new initiative.

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. MCBH provides a range of mental health and substance use disorder services to children, youth, adults, and families throughout Monterey County. MCBH funds transitional housing and permanent supportive housing for clients suffering for SMI.

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

As the local continuum of care lead agency, the Coalition of Homeless Services Providers (CHSP) serves as the collaborative applicant and the administrator of the Homeless Management Information System, coordinated entry, and responsible for the implementation of the 5 Year Plan to Reduce Homelessness. CHSP's membership consists of over 20 not-for-profit organizations who share the mission of ending homelessness. The Lead Me Home Leadership Council is the CoC governing board and holds positions for one Monterey County Board Supervisor, five mayors (including the ESG recipient), the Departments of Social Services, Health, Education and CAO, the Housing Authority, people with lived experience, Youth Action Board members, developers, parole office, non-profits that focus on transitional-aged youth, veterans, and employment.

In March of 2020, the Coalition of Homeless Services Providers, County of Monterey Department of Social Services, County of Monterey Health Department, the County of San Benito Health and Human Services, and the City of Salinas co-sponsored the development of the Lead Me Home Plan Update – 5 Year Plan to Reduce Homelessness by 50%. Goals of this plan are:

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

The Urban County will continue to participate in this group as they move forward with the actions outlined in the Plan.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

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

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

1	Agency/Group/Organization	City of Del Rey Oaks
	Agency/Group/Organization Type	Other government – Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Economic Development Community facilities and accessibility improvements
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Del Rey Oaks is a member of the Urban County Consortium.
2	Agency/Group/Organization	CITY OF GONZALES
	Agency/Group/Organization Type	Other government – Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Economic Development Community facilities and accessibility improvements
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Gonzales is a member of the Urban County Consortium.
3	Agency/Group/Organization	CITY OF GREENFIELD
	Agency/Group/Organization Type	Other government – Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Economic Development Community facilities and accessibility improvements
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Greenfield is a member of the Urban County Consortium.
4	Agency/Group/Organization	City of Sand City
	Agency/Group/Organization Type	Other government – Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Economic Development Community facilities and accessibility improvements

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Sand City is a member of the Urban County Consortium.
5	Agency/Group/Organization	Central Coast YMCA
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	YMCA provides recreation services to children from low and moderate income households in Pajaro.
6	Agency/Group/Organization	LEGAL SERVICES FOR SENIORS
	Agency/Group/Organization Type	Services-Elderly Persons Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	LSS provides legal services that, among other things, assist seniors with protecting their financial security and fair housing.
7	Agency/Group/Organization	Rancho Cielo, Inc.
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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.
8	Agency/Group/Organization	MEALS ON WHEELS OF THE SALINAS VALLEY
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	MOW provides home delivery of meals to very low and low income households allowing them to maintain their independent living situations.

9	Agency/Group/Organization	Veterans Transition Center
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Veteran services
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs – Veterans
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	VTC is a regional organization dedicated to helping veterans reintegrate into civilian life by providing a range of services and housing opportunities to help overcome barriers to integration including homelessness and drug dependency. VTC also helps veterans apply for a wide range of public benefits to help stabilize their lives and become self-sufficient.
10	Agency/Group/Organization	Alliance on Aging
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provides services for seniors.
11	Agency/Group/Organization	Monterey County Public Works
	Agency/Group/Organization Type	Other government – County
	What section of the Plan was addressed by Consultation?	Market Analysis Non-Housing Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted regarding infrastructure improvements needs in the urban county, including flood hazards.

Table 2 – Agencies, groups, organizations who participate

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

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

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Community Needs Assessment	Monterey County Community Action Partnership	County allocates funding according to highest unmet needs.
PHA Five-Year and Annual Plan	Housing Authority of the County of Monterey	Public housing and rental assistance needs are addressed by HACM
2019 Monterey County Analysis of Impediments to Fair Housing Choice	County of Monterey	Fair housing services are incorporated into the CDBG program.
2015 Alcohol and Drug Strategic Implementation Plan	Monterey County Health Department	County allocates funding according to highest unmet needs.
County of Monterey Capital Improvement Program	County of Monterey	County allocates funding according to highest unmet needs.
10 Year Plan to End Homelessness	Monterey/San Benito County Continuum of Care	Through the outreach process, the Urban County has identified homelessness and homelessness prevention services as a priority for the CDBG program. These services will complement the Continuum of Care Strategy.
2015-2023 Housing Element	County of Monterey	CDBG funds may be used to address housing needs for lower and moderate income households.
Monterey County Comprehensive Economic Development Strategy	County of Monterey	CDBG funds may be used to provide supportive services that would help low and moderate income/special needs population achieve self-sufficiency and pursue opportunities.
Workforce Innovation and Opportunity Act (WIOA)	Monterey County Workforce Development Board	CDBG funds may be used to provide supportive services that would help low and moderate income/special needs population achieve self-sufficiency and pursue opportunities.
Achieving Ubiquitous Broadband Coverage in the Monterey County	Monterey Bay Economic Partnership and Central Coast Broadband Consortium	CDBG funds may be used to address infrastructure needs.
Monterey County Multi-Jurisdictional Hazard Mitigation	Monterey County Office of Emergency Services	CDBG funds may be used to address public health and safety issues.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The County of Monterey is currently in the process of updating the Housing Element of the General Plan.

Monterey County Annual Action Plan

2023-2024

14

AP-12 Participation – 91.105, 91.200(c)

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

Summarize citizen participation process and how it impacted goal-setting

Notices of Funding Availability (NOFA) was published in six newspapers: Salinas Californian (Spanish), Monterey County Weekly, and the four newspapers published by the South County Newspaper Group. A direct email of the NOFA was also sent to a list of approximately 200 interested parties. A virtual public hearing was held as part of the NOFA workshop on December 21, 2022. The Urban County Committee met on March 17, 2023 to review requests for funding and make recommendations to the Board of Supervisors (BOS). No public comments were received. The draft FY 2023-2024 Action Plan was made available for public comment from April 8, 2023 to May 9, 2023. The BOS conducted a public hearing on May 9, 2023 to approve the FY 2023-2024 Action Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Non-targeted/broad community	No comments were received.	No comments were received.	No comments were not accepted.	
2	Urban County Committee Meeting	Non-targeted/broad community	No comments were received.	No comments were received.	No comments were not accepted.	
3	Newspaper Ads	Non-targeted/broad community Minorities Non-English Speaking - Specify other language: Spanish	No comments were received.	No comments were received.	No comments were not accepted.	

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)
4	Public Hearing	Non-targeted/broad community Minorities Non-English Speaking - Specify other language: Spanish	No comments were received.	No comments were received.	No comments were not accepted.	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

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	\$1,191,644	\$10,000	\$155,000	\$1,356,644	\$3,100,000	The Urban County has been allocated \$1,191,644 for FY 2023. Over the five-year planning period, the Urban County assumes \$6,940,220 in CDBG allocations, excluding funds carried over from prior years and program income.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The Urban County will utilize a variety of funding sources to leverage CDBG funds. These include:

- **General:** The County has some sources of funding for affordable housing. These include Inclusionary Housing In-Lieu fees, Program Income, and competitive State HOME funds. Many of these funds are being spent down and future funding will be at reduced levels. The County will also work with housing developers to pursue LIHTC and NPLH, as well as other funding sources.

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

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 and the City of Seaside worked together to develop a shelter on County-owned land which opened in late 2020. Case de Noche Buena (CNB) emergency shelter served single women and families with children in the City of Seaside and the Monterey Peninsula. CNB can accommodate 28-35 persons depending on family size. Capital and funding for operations come from the Homeless Emergency Assistance Program (HEAP). The County of Monterey donated the use of a County-owned facility at 1292 Olympia Avenue. This site is used for emergency shelter and navigation services. In addition, the Monterey County Department of Social Services provided \$100,000 in HHAP and County homeless funds for operations in fiscal year 2020, 2021, and 2022.

In 2021, the County of Monterey opened the Salinas SHARE Navigation Center on a 3-acre parcel of County-owned property at 855 E. Laurel Drive in Salinas. The SHARE Center can serve up to 110 persons

at one time depending on the family size. The County funded construction of the SHARE Center with capital awarded from a joint grant application to the Homeless Emergency Assistance Program. The County and the City of Seaside collaborate closely to fund the shelter operations and supportive and housing navigation services at the SHARE Center.

Discussion

The County will be implementing a funding methodology that will allow the County and its partners to plan for larger projects by utilizing their overall allocations within a 2- to 3-year time period. This change should reduce overall administration and allow more time to develop larger, more impactful projects.

CDBG regulations limit the maximum amount of annual grant funding that can be used to fund general administration (20 %) and public services (15 %). For FY 2023-2024 this will limit general administration to \$238,328 and public services to \$178,746. The Urban County received nine requests totaling 304,873 for public service and fair housing activities. Two proposals for capital projects were received and the Urban County will undertake three capital projects directly. For FY 2023-2024, the Urban County will distribute funds as follows:

- \$979,573 for Capital Projects
- \$178,747 for Public Services (8 projects)
- \$168,324 for Administration
- \$30,000 for Fair Housing Program

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Fair Housing	2020	2024	Non-Homeless Special Needs Fair Housing	N/A	Public Services	CDBG: \$30,000	Public service activities other than Low/Moderate Income Housing Benefit: 365 Persons Assisted
2	Homelessness and Homelessness Prevention	2020	2024	Homeless	N/A	Homeless Services and Homeless Prevention	CDBG: \$22,997	Public service activities other than Low/Moderate Income Housing Benefit: 40 Persons Assisted
3	Public Facilities	2020	2024		Low/Mod Areas	Public Facilities	CDBG: \$979,573	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 34,729 Persons Assisted
4	Public Services	2020	2024	Public Services	N/A	Public Services	CDBG: \$155,750	Public service activities other than Low/Moderate Income Housing Benefit: 1,409 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

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

Projects

AP-35 Projects – 91.220(d)

Introduction

FY 2023-2024 is the Urban County's fourth year of implementing the CDBG Con Plan for the FY 2020-FY 2024. 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 five-year Consolidated Plan. The projects described in this section are consistent with implementing specific activities to address those needs.

FY 2023-2024 Funding Allocation

CDBG regulations limit the maximum amount of annual grant funding that can be used to fund general administration (20 %) and public services (15 %). Based on the \$1,191,644 allocation for FY 2023-2024 this will limit general administration to no more than \$238,328 and public services to no more than \$178,747. The Urban County received nine requests for public service and fair housing activities totaling \$304,973 and is funding eight public services and one fair housing project as shown below.

For FY 2023-2024, the Urban County is proposing to distribute funds as follows:

- \$178,747 for Public Services (8 projects)
- \$198,324 for Administration (including fair housing)

The Urban County is funding five capital projects totaling \$979,573, which includes two County Public Works projects:

- \$100,000 for sidewalk improvements in Las Lomas
- \$100,000 for solar street lighting in San Lucas
- \$5,000 in additional funds for sidewalk improvements in Aromas

In addition, in FY 2023-2024 two capital projects will receive funding as part of multi-year projects. The funding schedule for capital projects funded over multiple years is as follows:

- The City of Gonzales was allocated \$714,950 for the Community Center Project, to be provided in two installments - \$357,475 as part of the FY 2022-2023 Action Plan, and the remaining \$357,475 as part of the FY 2023-2024 Action Plan. However, the FY 2023-2024 CDBG allocation was less than anticipated and the FY 2023-2024 funding for the City of Gonzales was reduced to

\$347,382.

- The City of Greenfield was allocated \$879,206 for the Walnut Avenue Pedestrian Improvement Project in two installments - \$439,603 as part of the FY 2022-2023 Action Plan, and the remaining \$439,603 as part of the FY 2023-2024 Action Plan. However, the FY 2023-2024 CDBG allocation was less than anticipated and the FY 2023-2024 funding for the City of Greenfield was reduced to \$427,191.

The City of Del Rey Oaks will receive its \$50,000 allocation in FY 2024-2025.

Expenses Incurred Prior to July 1, 2020

As part of the requirements to participate in the CDBG program, the Urban County is required to prepare the FY 2023-2024 Action Plan. The Urban County has incurred expenses in preparation of the Action Plan prior to the start of the CDBG program on July 1, 2023. As permitted by the CDBG program, the Urban County will seek reimbursement of these expenses from the FY 2023-2024 CDBG allocation of planning and administration funds.

Prior Year Recaptured Funds

Should the Urban County identify recaptured prior year funds of up to \$200,000, it will be divided equally between the Las Lomas Sidewalk Improvement project and the San Lucas Solar Street Light project. If additional recaptured prior year funds are identified, the first \$100,000 will be allocated to the Las Lomas Sidewalk Improvement project. If any additional funds remain, up to \$75,000 will be allocated to the San Lucas Solar Street Light project.

Program Income

If the Urban County receives program income beyond that already identified in the Available Resources section, it shall be retained and awarded to new projects during FY 2024-2025.

Projects

#	Project Name
1	Outreach Services (Alliance on Aging)
2	South County Youth Program and Services (Boys & Girls Club of South Monterey)
3	Pajaro Parks Program (Central Coast YMCA)
4	After School Program (Girls Inc. of the Central Coast)
5	MCHOME – Street Outreach (Interim, Inc.)
6	Legal Services for Seniors (Legal Services for Seniors)
7	Home Delivered Meals (Meals on Wheels Monterey Peninsula, Inc.)
8	Home-delivered Meal Program (Meals on Wheels of Salinas Valley, Inc.)
9	Aromas Sidewalk Improvement (Urban County)
10	Walnut Avenue Pedestrian Improvements (City of Greenfield)
11	Community Center Project (City of Gonzales)
12	Las Lomas Sidewalk Improvements (County of Monterey)
13	Solar Street Lights (City of San Lucas)
14	Fair Housing and Tenant/Landlord (Eden Council for Hope and Opportunity)

#	Project Name
15	General Administration

Table 7 - Project Information

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

The following Priority Needs, which were established as part of the County's FY 2020-2024 Consolidated Plan. They form the basis for allocating investments geographically within the Urban County during the five-year period Consolidated Plan period. They are a result of various community outreach efforts and consultation meetings conducted during the Citizen Participation process.

- 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, farmworkers, 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.
- Adequate staff time and resources to implement the CDBG-funded programs and to monitor program achievements.

Only eligible activities that received a high priority level in the FY 2020-2024 Consolidated Plan were funded in FY 2023-2024. Unfortunately, the demand for all types of activities greatly exceeds the financial resources available to the Urban County.

The Urban County has an agreement to allocate certain funds to cities for whom the Urban County manages the CDBG allocation. In FY 2023-2024, the Urban County will allocate funds to the cities of Greenfield and Gonzales as part of a two-year funding strategy. Both Cities received allocations of CDBG funds in FY 2022-2023. The City of Gonzales will leverage the CDBG funds with other funds to build a Community Center to serve a low/mod income community. The City of Greenfield is using use CDBG funds for pedestrian improvements in a low/mod income area.

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. The lack of adequate funding is a critical obstacle to addressing the underserved needs. 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

1	Project Name	Outreach Services (Alliance on Aging)
	Target Area	Not Applicable
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$22,250
	Description	AOA provides outreach & benefits assistance to seniors in multiple senior venues throughout South County. In addition, since April of 2021, AOA has had a weekly presence at Taylor Farms/SVMH Health & Wellness Center in Gonzales where staff offer information and benefits assistance. AOA has invited other senior providers to join them on site and the clinic is becoming a hub for the patients as well as other seniors and their family seeking information and resources. Alliance on Aging has been and will be participating with Meals on Wheels in their new South County Socials Initiative. 1. Matrix Code - 05A (24CFR570.201(e)); 2. National Objective - LMC (24CFR570.208(a)(2)(i)(A)); 3. Presumed Benefit - Yes, elderly persons aged 62 or older; 4. Performance Objective - Fair Housing and Public Services; 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome - Availability/Accessibility to services for approximately 100 persons of at least 62-years of age.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	100 seniors living in the rural areas of Monterey County
	Location Description	The Alliance on Aging (AOA) is proposing to provide services in the South County at a location in the City of Gonzales where staff can provide direct services to older adults on a regular scheduled basis. Clients will have access to the full range of AOA's services at this site on that scheduled day. The identified site is the Taylor Farms Family Health and Wellness in Gonzales which serves many older adults from South County.

	Planned Activities	With the CDBG funding, AOA will expand its services in South County, where AOA will partner with Salinas Valley Memorial Hospital (SVMH) and Taylor Farms at their clinic in Gonzales. AOA will offer social support and wellness to their older adult patients and their families. AOA will have the use of space at the clinic at least one day every week, which would offer a regular weekly presence in South County. Residents will not have to travel so far to get information/services from the Alliance and their partners. The information will be provided in Spanish and English. The proposed activities include: • Provide senior resources, information, and referrals to individuals and groups of people as necessary • Assess needs on an individual basis, coordinate services, and refer as necessary. Provide individual assistance with completing low-income assistance forms, i.e. benefits check-up.
2	Project Name	South County Youth Programs and Services (Boys & Girls Club)
	Target Area	Not Applicable
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$22,250
	Description	South County Youth Programs & Services provides hundreds of youth and their families with Girls' Health in Girls Hands' programming and summit attendance, back to school supplies, and special event opportunities such as the Chevron Soccer Academy and Adopt-A-Family holiday program. The beneficiaries attend Fairview Middle School and are enrolled in the free school lunch program. . 1. Matrix Code – 05D (24CFR570.201(e)); 2. National Objective - LMC (24CFR570.208(a)(2)(i)(A)); 3. Presumed Benefit - No; 4. Performance Objective - Public Services; 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome - Availability/Accessibility for 645 low-income youth.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	645 low-income youth
	Location Description	Fairview Middle School
	Planned Activities	Community Services including nutrition support (delivered meals), outreach activity kits (summer & holiday), and virtual programming. Onsite programming in Gonzales and at Camphora Apartments will begin when schools reopen.
3	Project Name	Pajaro Parks Program (Central Coast YMCA)

	Target Area	Not Applicable
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$22,250
	Description	Central Coast YMCA will provide year-round organized sports leagues for children and youth at Pajaro Park, including soccer, T-ball and basketball. Central Coast YMCA's Pajaro Park youth sports leagues will benefit 320 total youth, which 163 or more will be low-income youth who are residents of Pajaro. Census data shows that of roughly 3,000 Pajaro residents, 94.1% are Hispanic/Latino, and 34.8% of the population is under 18. Pajaro lacks community spaces to exercise, and many residents live in crowded housing. Young people in Pajaro will benefit from safe spaces to exercise, leading to improved health and wellness, and lower rates of obesity and diabetes. 1. Matrix Code - 05L (24CFR570.201(e)); 2. National Objective - LMC (24CFR570.208(a)(2)(i)(A)); 3. Presumed Benefit – No. 4. Performance Objective - Public Services; 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome - Sustainability of programs that serve approximately 320 persons in a community that is 94.1% low-moderate income.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	320 youth
	Location Description	Pajaro Park, 24 San Juan Road, Pajaro. Park is open during daylight hours, with classes, special events and sports leagues scheduled at various times based on season, program and availability of participants.
4	Planned Activities	This is an ongoing project. Central Coast YMCA conducts outreach via flyers distributed to Pajaro Middle School, Pajaro apartment complexes, and residents' utility billings, via an activity board in Pajaro Park that lists current and upcoming events, via announcements at Our Lady of the Assumption Church, and advertisements on social media such as Facebook. Our most successful promotion and outreach strategy is word of mouth from participants.
	Project Name	After School Program (Girls, Inc.)
	Target Area	Not Applicable
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$22,250

	Description	Provide youth development and prevention services to low-income girls, ages 9-18, in North Monterey County and Greenfield through a series of after-school programs at 7 school sites. The program will offer 5 age-appropriate programs that (1) encourage girls to pursue a college education and plan for future careers; (2) provide paid internships to program graduates to develop leadership and employment skills, while mentoring younger girls; (3) develop skills in resisting pressure from others to engage in risky behaviors; and (4) promote positive, open communication between mothers and daughters. 1. Matrix Code - 05D (24CFR570.201(e)); 2. National Objective - LMC (24CFR570.208(a)(2)(i)(A)); 3. Presumed Benefit - No; 4. Performance Objective - Public Services; 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome - Availability/Accessibility for 250 low income youth.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	250 low-income youth
	Location Description	Greenfield and the unincorporated area of North County
	Planned Activities	Girls Inc. will provide developmentally appropriate after-school programming for girls, ages 9 -18, at 7 elementary, middle, and high school sites in North Monterey County and Greenfield. We will hire teens that have graduated from prior years' programs as facilitators and mentors to younger girls. 93% of girls served have been Latina, whose families work in the agricultural or tourist industry. For 90%, the home language is Spanish. A minimum of 85% of families has incomes below \$50,000/year.
5	Project Name	MCHome Street Outreach (Interim, Inc.)
	Target Area	Not Applicable
	Goals Supported	Homeless and Homeless Prevention Services
	Needs Addressed	Homeless and Homeless Prevention Services Public Services
	Funding	\$22,997

	Description	This funding will focus on outreaching those homeless individuals in the unincorporated areas of the county as well as in Sand City, Del Rey Oaks, Gonzales, and Greenfield. The homeless population in these areas will benefit as they will get access to mental health services as well as increased access to motel rooms to limit congestion in homeless encampments and assistance to get on the path to housing. 1. Matrix Code – 03T (24CFR570.201(e)); 2. National Objective - LMC (24CFR570.208(a)(2)(i)(A)); 3. Presumed Benefit - Yes, homeless; 4. Performance Objective - Public Services; 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome – Availability/Accessibility to programs that serve 40 homeless individuals.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	40 homeless individuals
	Location Description	Unincorporated areas of the county as well as in the City of Sand City, Del Rey Oaks, Gonzales, and Greenfield
	Planned Activities	Interim's MCHOME program will work to reach the hard to reach mentally ill homeless population and provide them with the tools to not only stabilize their mental health but also get them on the path to housing. A total of 200 bed nights will be provided to those who are receiving needed mental health services, while they prepare for appointments with housing providers, and other medical professionals.
6	Project Name	Legal Services for Seniors (LSS)
	Target Area	Not Applicable
	Goals Supported	Fair Housing
	Needs Addressed	Public Services
	Funding	CDBG: \$22,250
	Description	LSS is proposing to provide direct legal services to 300 low-income seniors in Unincorporated Monterey County and the Cities of Gonzales, Greenfield and Sand City and provide 4 workshops in those locations educating seniors, their families and caregivers, and the public on issues related to housing security. 1. Matrix Code – 05J (24CFR570.201(e)); 2. National Objective - LMC (24CFR570.208(a)(2)(i)(A)); 3. Presumed Benefit - Yes, elderly persons aged 62 or older; 4. Performance Objective - Fair Housing and Public Services; 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome - Availability/Accessibility to services for approximately 300 persons of at least 62-years of age.
	Target Date	6/30/2024

	Estimate the number and type of families that will benefit from the proposed activities	365 low-income seniors
	Location Description	Salinas Office: 247 Main Street, Salinas, CA 93901 - Tuesday & Thursday from 9:00 a.m. to 2:00 p.m. Seaside Office: 915 Hilby Avenue, Suite 2, Seaside, California 93955 - open Monday through Friday from 9:00 a.m. to 5:00 p.m. Weekly outreach appointments at 8 locations on Tuesdays in easily accessible locations: • King City (Housing Authority site), • Greenfield (Monterey County Free Library), • Soledad (Monterey County Free Library), • Gonzales (City of Gonzales City Hall). • Prunedale Senior Center • Carmel (Carmel Foundation), • Carmel Valley (Monterey County Free Library)
	Planned Activities	LSS will provide direct legal services to 365 low-income seniors in the Urban County and provide 4 workshops/seminars with total audience of 100 on recognizing and preventing elder abuse (financial, physical and emotional). Services include fair housing, landlord/tenant representations and income maintenance to help avoid homelessness.
7	Project Name	Home Delivered Meals (Meals on Wheels Monterey Peninsula, Inc.)
	Target Area	Not Applicable
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	\$22,250
	Description	The Home Delivered Meals program addresses food insecurity among clients in Monterey County, 73% of whom cite food as their number one need. The program benefits low-income clients who cannot shop or cook for themselves and who have no full-time caregiver in the home to prepare meals. 94% of clients will be low-income and will not have the requisite income to meet their basic needs. 1. Matrix Code – 05A (24CFR570.201(e)); 2. National Objective - LMC (24CFR570.208(a)); 3. Presumed Benefit – Yes, elderly, aged 62 or older; 4. Performance Objective - Public Services; 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome – Availability/Accessibility to provide home delivered meals to 80 elderly clients.

	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	80 low-income seniors
	Location Description	City of Sand City, Del Rey Oaks and Big Sur
	Planned Activities	Home delivered meals will be provided to low-income, frail, elderly, veteran, and disabled homebound clients and isolating Covid-positive families in Sand City, Del Rey Oaks and Big Sur. The program also includes a daily wellness check from a caring volunteer and daily socialization with that volunteer.
8	Project Name	Home-delivered Meal Program (Meals on Wheels of the Salinas Valley)
	Target Area	Not Applicable
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$22,250
	Description	Our home-delivered meal program serves homebound seniors, 62 and older, who can't shop or cook for themselves. They live in Gonzales, Greenfield, and other unincorporated areas of the Salinas Valley. Approximately 14 seniors will have a choice or receiving either 5 or 7 main meals ever week for a year with funding. 1. Matrix Code – 05A (24CFR570.201(e)); 2. National Objective - LMC (24CFR570.208(a)); 3. Presumed Benefit – Yes, elderly, aged 62 or older; 4. Performance Objective - Public Services; 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome - Sustainability for the program to service 14 seniors who are otherwise unable to shop or cook for themselves.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	14 low income seniors
	Location Description	Cities of Gonzales, Greenfield and other unincorporated areas of the Salinas Valley

	Planned Activities	This program will serve approximately 14 homebound seniors their choice of either 5 or 7 main meals every week for a year. They will receive a supplement to the main meals which consists of a large bag of fresh fruits and vegetables, bread, pasta, peanut butter, and other non-perishables items such as tuna fish, cereal, soups, and other available items.
9	Project Name	Aromas Sidewalk Improvements (County of Monterey)
	Target Area	Not Applicable
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	\$5,000
	Description	Sidewalk improvements on the westerly side of Carpenteria Road between Aromas Road and Blohm Avenue in the Aromas area. The approximately 1,200 linear feet of sidewalks with connect Aromas School with the Aromas Community Park. This project, which is in its second year of funding, was approved originally at \$10,000, with the option of up to an additional \$100,000 if the funds became available. Monterey is recommending an additional \$5,000 in 2023-24 funds, bringing the total for the project to \$115,000. 1. Matrix Code – 03L (24CFR570.201(c)); 2. National Objective - LMA (24CFR570.208(a)); 3. Presumed Benefit – N/A; 4. Performance Objective – Public Facilities; 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome – Sustainability for 2,708 residents in the Aromas community.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	This project will be available to the entire population of Aromas but will primarily benefit the estimated 2,708 people with disabilities in Aromas.
	Location Description	Sidewalks improvements in the Aromas area
	Planned Activities	Construction of 1,200 linear feet of sidewalks connecting Aromas school with the Aromas Community Park.
10	Project Name	Walnut Avenue Pedestrian Improvements (City of Greenfield)
	Target Area	Not Applicable
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	\$427,191

	Description	The project consists of widening Walnut Avenue beginning at the Walnut Avenue Interchange traversing westerly past Mary Chapa elementary and middle school frontage and terminating at El Camino Real. The project, which is in its second year of funding, includes construction of one additional lane and sidewalk southerly of Walnut. The project is a necessary safety enhancement connecting 334 very low, low, and farmworker housing units to the Mary Chapa school site and commercial uses. The project will facilitate safe pedestrian and vehicular movement between residential and commercial uses for approximately 1,000 low income residents in Greenfield. 1. Matrix Code – 03K (24CFR570.201(c)); 2. National Objective - LMA (24CFR570.208(a)); 3. Presumed Benefit – N/A; 4. Performance Objective – Public Facilities; 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome – Sustainability for 14,485 residents in the Walnut Avenue area of the City of Greenfield.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	The project will be available to all of Greenfield’s 16,810 residents, of which 14,485 are low/mod income.
	Location Description	Walnut Avenue in the City of Greenfield
	Planned Activities	Construction of approximately 1,500 linear feet of one new traffic lane and sidewalk on south side of Walnut Avenue between Highway 101 and El Camino Real.
11	Project Name	Community Center Project (City of Gonzales)
	Target Area	Not Applicable
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	\$347,382

	Description	The 3.7-acre project site is located on 5th Street in the City of Gonzales. The project site is a vacant, infill parcel. The site was previously developed with housing and is bisected by Gabilan Court. The proposed project, which is in its second year of funding, includes development of a an approximately 23,000 square foot community center facility featuring an approximately 6,000 square foot County library (which replaces the existing County library at 851 5th Street), an approximately 4,000 square foot teen center, and an approximately 13,300 square foot community center building organized around a central courtyard and amphitheater for indoor/outdoor connections. The project also includes a free-standing 12,100 square foot gymnasium building with an indoor multi-court, restrooms, lobby, storage, and support space. The amphitheater would involve the use of amplified sound equipment for outdoor events and performances in the evening and may also involve the use of temporary outdoor lighting. The site plans include 117 parking stalls and landscaping. Site access would be via a single driveway on 5th Street. The project would employ four City employees (two full-time, two part-time). 1. Matrix Code – 03E (24CFR570.201(c)); 2. National Objective - LMA (24CFR570.208(a)); 3. Presumed Benefit – N/A; 4. Performance Objective – Public Facilities; 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome – Availability/Accessibility for XX residents in the City of Gonzales.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	The project will be open to all 11,750 Gonzales residents, of which 9,620 are low/mod income.
	Location Description	On 5 th Street in the City of Gonzales
	Planned Activities	Demolition, grading, construction
12	Project Name	Las Lomas Sidewalk Improvements (County of Monterey)
	Target Area	Not Applicable
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$100,000
	Description	Public Works will use CDBG funds to construct curbs, gutters, driveways and sidewalks from Las Lomas Drive to the bus stop at Hall Road. CDBG funds will be used to construct these improvements in areas of the community where the improvements were not funded with Active Transportation Program (ATP) grant funds. 1. Matrix Code – 03E (24CFR570.201(c)); 2. National Objective - LMA (24CFR570.208(a)); 3. Presumed Benefit – N/A; 4. Performance Objective – Public Facilities; 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome – Availability/Accessibility for 3,046 residents in the City of Las Lomas.

	Target Date	06/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	3,046 low/mod income persons
	Location Description	Sidewalk improvements from Las Lomas Drive to Hall Road bus stop.
	Planned Activities	Curbs, gutter, driveway, and sidewalk improvements
13	Project Name	Solar Street Lights in San Lucas
	Target Area	Not Applicable
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$100,000
	Description	Solar street light improvements in the City of San Lucas 1. Matrix Code – 03E (24CFR570.201(c)); 2. National Objective - LMA (24CFR570.208(a)); 3. Presumed Benefit – N/A; 4. Performance Objective – Public Facilities; 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome – Availability/Accessibility for 415 low/mod residents in the City of San Lucas.
	Target Date	06/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	415 low/mod income persons
	Location Description	Improvements in the City of San Lucas
	Planned Activities	Installation of solar street lights in the City of San Lucas
14	Project Name	Fair Housing Services (Eden Council for Hope and Opportunity)
	Target Area	Not Applicable
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	\$30,000

	Description	This project provides for County costs to provide fair housing services as part of the administration of the CDBG program. 1. Matrix Code – 21D (24CFR570.206(a)(1)); 2. National Objective- Per the 2013 CDBG Guide to National Objectives & Eligible Activities for Entitlement Communities: costs that are appropriately charged to this category are presumed to meet a CDBG national objective and a grantee does not have to maintain any other documentation for this purpose (24CFR570.208(d)(4)); 3. Presumed Benefit- N/A; 4. Performance Objective - N/A; 5. Performance Measure - N/A; 6. Performance Outcome -N/A.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A – services are available to all Urban County residents
	Planned Activities	The provision of fair housing services
15	Project Name	General Administration
	Target Area	Not Applicable
	Goals Supported	Fair Housing Homelessness and Homeless Prevention Services Public Facilities Public Services
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$168,324
	Description	This project provides for County costs to administer the CDBG program. 1. Matrix Code – 21D (24CFR570.206(a)(1)); 2.National Objective- Per the 2013 CDBG Guide to National Objectives & Eligible Activities for Entitlement Communities: costs that are appropriately charged to this category are presumed to meet a CDBG national objective and a grantee does not have to maintain any other documentation for this purpose (24CFR570.208(d)(4)); 3. Presumed Benefit- N/A; 4. Performance Objective - N/A; 5. Performance Measure - N/A; 6. Performance Outcome -N/A.
	Target Date	6/30/2024

	Estimate the number and type of families that will benefit from the proposed activities	There are no direct beneficiaries associated with the County's management of the CDBG funds.
	Location Description	The Housing and Community Development Department office is located at 1441 Schilling Place – 2 nd Floor South, Salinas, CA 93901. County staff makes annual site visits to Subrecipients and provides on-site technical assistance as requested by the Subrecipients.
	Planned Activities	Preparation of required subrecipient agreements, grant reporting, monitoring of subrecipients, and public noticing.

Table 8 – Project Summary

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

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

Geographic Distribution

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

Geographic Distribution

Target Area	Percentage of Funds
N/A	N/A

Table 9 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Housing and community development needs in the Urban County far exceed the availability of funding to address those needs. Annually, Urban County staff and the CDBG Ad Hoc Committee will evaluate applications for funding based on several factors, including:

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

Discussion

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

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

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	0
Special-Needs	0
Total	0

Table 10 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

Table 11 - One Year Goals for Affordable Housing by Support Type

Discussion

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

AP-60 Public Housing – 91.220(h)

Introduction

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

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

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

- Three properties in the unincorporated areas of the Urban County, including:
 - 48-unit Paseo de las Rosas in Castroville – restricted to farmworkers
 - 29-unit Vista del Valle in Chualar – restricted to farmworkers
 - 79-unit Rippling River in Carmel Valley – restricted to seniors or persons with disabilities
 - 20-unit Casa de Oro in Gonzales – restricted to seniors or persons with disabilities
 - 30-unit Casa Santa Lucia in Gonzales
 - 50-unit Los Ositos in Greenfield – restricted to seniors

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

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

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

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

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

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

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

The HACM is not designated as "troubled."

Discussion

See discussion above.

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

Introduction

Homeless and Homeless Prevention Services are identified as a high priority need in the FY 2020 - 2024 Consolidated Plan. For FY 2023-2024, the Urban County anticipates expending approximately 25% of the funding allocated to public services (\$178,747 total) to provide homeless and homeless prevention services through the following:

- Alliance on Aging will provide outreach services to seniors in rural areas of South County to provide resources, information, and referrals to other senior services.
- Homeless outreach through Interim, Inc.'s MCHOME program.

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 those experiencing homelessness or at risk of homelessness. The MCHOME Program will provide street outreach, motel stays, and linkage to services setting them on the stable housing pathway. This program expects to serve 40 or more homeless individuals.

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

The Continuum of Care (COC) provides a range of housing options and services. The Urban County will continue to rely on that vast network of public and nonprofit agencies. Outreach, assessment, and case management services are offered through this network to assist the unhoused in obtaining appropriate services. The COC strives to provide and expand housing opportunities for those experiencing homelessness and formerly homeless people, through emergency shelters, transitional housing, rapid rehousing, supportive housing, and 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.

The Veterans Transition Center, which is funded by the Urban County, provides services to those who are being discharged from health care facilities, mental health facilities, and corrections programs and institutions.

In FY 2023-2024, the Urban County will fund a number of agencies that help low-income individuals and families from becoming homeless, as shown below:

- Meals on Wheels of Salinas Valley and Meals on Wheels Monterey Peninsula both delivers meals to homebound individuals daily all over Monterey County. This assists the low income population by reducing their food expense which allows them to use more income for housing, medical, and other monthly expenses.
- Alliance on Aging Outreach Services assists low income seniors to obtain the information and benefits they need, helping them maintain stable housing.
- Legal Services for Seniors provides legal assistance to ensure that those issues do not contribute to low income seniors becoming homeless.
- Eden Council for Hope and Opportunity provides free fair housing services to help ensure low income residents are not discriminated against in housing choice, thereby helping them stay stably housed.

Discussion

See discussion above.

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

Introduction

The Urban County strives to mitigate local barriers to affordable housing by offering incentives to encourage affordable housing development. Market and governmental factors out of the Urban County's control pose constraints to the provision of adequate and affordable housing. These factors, such as the cost of labor and construction materials, cost of land, or availability of financing, in addition to otherwise positive statewide and national policies such as prevailing wage requirements, environmental protection, and California Coastal Act, often increase the cost of housing. These factors tend to disproportionately impact low and moderate income households due to their limited resources to afford houses whose prices are increased out of their range due to these factors. Individually, Other local factors that could potentially impede affordable housing development include:

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

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

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

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

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

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

Discussion

See discussion above.

AP-85 Other Actions – 91.220(k)

Introduction

This section discusses the Urban County's efforts in addressing underserved needs, developing the institutional structure for delivering housing and community development activities, and expanding and preserving affordable housing opportunities.

Actions planned to address obstacles to meeting underserved needs

Based on the results of the community outreach process, the Urban County's most underserved groups are the homeless and youth. Generally, the lack of funding is the most critical obstacle to meeting the needs of these groups. The Urban County intends to help bridge the gap by allocating CDBG funds to homeless, homeless prevention, and youth programs.

CDBG funds are limited. Therefore, the Urban County will continue 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 planned to foster and maintain affordable housing

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

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

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

In addition, the Urban County is currently in the process of developing an update to the Housing Element to the General Plan which will cover 2023-2031. The Housing Element will address the need for affordable housing as outlined in the Regional Housing Needs Assessment (RHNA). The current and updated Housing Element both contain policies and programs aimed at encouraging the development of

housing for residents of all income levels through incentives and streamlined processes and procedures. The first draft of the 2023 to 2031 Housing Element is expected to be submitted to the State for consideration in May 2023.

Actions planned to reduce lead-based paint hazards

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

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

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

Actions planned to reduce the number of poverty-level families

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

Actions planned to develop institutional structure

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

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.

Discussion

See discussion above.

Program Specific Requirements

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

Introduction

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.	100.00%