

# Attachment B

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# Grant Application Review Packet

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## Executive Summary

This grant application review packet summarizes the FY2026–27 CDBG and HOME funding review. It removes repeated regulatory explanations while preserving project-specific information needed for committee decision-making.

## Urban County Funding Process

- NOFA issued mid-December; applications released concurrently.
- Application period is approximately 30 days.
- Staff threshold review and rating occur in February.
- Urban County Committee meets in March; applicants may be present.
- Committee recommendations incorporated into the Annual Action Plan.
- Annual Action Plan released for 30-day public comment.
- Board of Supervisors adopts final Action Plan.

## FY2026–27 Available Funding Summary

<b>Funding Category</b>	<b>Available Amount</b>
CDBG Affordable Housing / Infrastructure / Public Facilities – Urban County	\$417,253
CDBG Affordable Housing / Infrastructure / Public Facilities – City of Marina	\$452,696
CDBG Public Services (15% Cap)	\$200,757
CDBG General Administration (20% Cap)	\$267,676
CDBG FY2025-26 Remaining Unallocated Public Facilities Funding	\$173,385
2025 HOME Tenant-Based Rental Assistance (TBRA)	\$150,000
2025 HOME Rehabilitation	\$425,000
2025 HOME General Administration (10% Cap)	\$37,500
2026 HOME Tenant-Based Rental Assistance (TBRA)	\$80,721
2026 HOME Rehabilitation	\$411,742
2026 HOME General Administration (less than 10%)	\$7,500

## Standard Regulatory Requirements (Applies to All Projects)

All projects must comply with HUD program requirements including CDBG (24 CFR Part 570), HOME (24 CFR Part 92), Uniform Administrative Requirements (2 CFR Part 200), and Environmental Review (24 CFR Part 58). National objective compliance, environmental clearance prior to commitment, and quarterly performance reporting are required for all subrecipients.

## **Risk-Based Monitoring Framework**

Monterey Urban County applies a risk-based monitoring approach. Monitoring intensity is based on regulatory complexity, funding level, organizational capacity, and program risk.

- Moderate Monitoring Tier:
  - Quarterly desk monitoring of performance and expenditures.
  - Verification of national objective documentation.
  - Annual monitoring review.
  
- Elevated Monitoring Tier:
  - Pre-award eligibility and environmental compliance review.
  - Quarterly performance and financial file review.
  - Semi-annual on-site monitoring visit.
  - Corrective Action Plan required if deficiencies are identified.

## **Key Compliance Observations**

Several applications could benefit from improved documentation including cost reasonableness, clear identification of HUD eligibility matrix codes, and stronger alignment between requested funds and projected outputs reported in HUD's IDIS system.

Projects involving rental assistance or housing development (e.g., CCCIL, Catholic Charities, and MCHADC projects) present higher compliance risk due to underwriting, subsidy layering, or TBRA regulatory requirements.

## **Funding and Scalability Guidance**

Projects with modular scopes such as equipment purchases, service delivery programs, and certain infrastructure upgrades are generally suitable for partial funding. Large housing stabilization or rehabilitation projects may require full funding to maintain financial feasibility.

Public service programs are generally scalable by adjusting the number of service units or households served, provided outputs are recalibrated in IDIS prior to contract execution.

## **Application Evaluation Framework**

### **A. Community Need & Strategic Alignment**

This category assesses whether the proposal clearly demonstrates a documented community need and aligns with the jurisdiction's Consolidated Plan priorities. Applicants should use reliable data to support the need for the project and show how it will primarily benefit low- and moderate-income (LMI) residents.

Reviewers also consider whether the project addresses a gap or unmet need in the community and the potential impact it will have on residents. Strong proposals explain how the project will improve conditions and contribute to broader community development goals.

### **B. Project Design & Implementation**

This category evaluates the clarity and feasibility of the proposed project. Applicants must provide a clear scope of work, identify the target population and service area, and present a realistic timeline for implementation.

Reviewers also assess project readiness and whether the proposal includes measurable outcomes aligned with HUD program objectives.

### **C. Organizational Capacity**

This category reviews the applicant's ability to successfully carry out the project. Consideration is given to the organization's experience with similar projects, staff qualifications, and internal financial management systems.

Past performance with HUD or CDBG programs may also be considered to assess compliance and effectiveness.

### **D. Budget & Financial Strength**

This category evaluates whether the proposed budget is reasonable and aligned with the project scope. Costs should be clearly justified and directly connected to project activities.

Reviewers also consider whether the applicant has secured additional funding or matching resources that strengthen the project's financial sustainability.

### **E. Performance Measurement & Accountability**

This category focuses on how the applicant will measure and report project results. Proposals should clearly define outputs and outcomes and demonstrate the ability to collect, and report required data.

Reviewers also consider whether the applicant has a plan for monitoring performance and using evaluation results to improve program effectiveness.

## Agriculture and Land-Based Training Association (ALBA)

**Amount Requested:** \$150,000

**Monitoring Tier:** Moderate

**IDIS Matrix Code:** 03E – Neighborhood Facilities

**Project Name:** Farmer Opportunity Center

**Project Description:** The Farmer Opportunity Center is a 3,750 sq/ft. office building and training center that marks the next stage of our growth. ALBA has long outgrown its current offices and classroom, built shortly after its founding. It is hindering the quality of the program and preventing development of additional services and the hiring of new personnel.

**Effectiveness Measures:** As revealed by our 20-Year Impact Assessment incomes rise and careers are improved. Comparing incomes before and after the program, the portion earning less than \$30,000 was cut in half and those earned over \$50,000 doubled. The 'over \$100,000' salary range increased the most, jumping 142%. Moreover, 87% of respondents stated that ALBA improved their careers, and gave ALBA an average ranking of 9 on a scale of 1 to 10.. There are currently 90-100 organic farms operating in the region, boosting workers, consumer and environmental health and contributing roughly \$50 million annually to the local economy.

## Community Homeless Solutions

**Amount Requested:** \$1,039,630

**Monitoring Tier:** Moderate

**IDIS Matrix Code:** 14B – Rehabilitation: Multi-Unit Residential

**Project Name:** 2026 FACILITIES IMPROVEMENT PROJECT

**Project Description:** Project will replace 40-yr-old-roofs on 21 buildings (53 units/160 low-to-moderate income client/tenants) which house our Permanent Supportive Housing, Youth Housing, and Bridge Housing programs, and our Wellness Center and administration office in Marina, CA. Activities include inspections to identify underlying issues, removal of all existing roofing materials, inspection/repair of roof deck as needed, installation of roofing underlayment, installing flashing around vents/open areas to prevent water leaks, installation of new roofing material, and installation of ventilation along roof edges. Our units are located on Wittenmyer Ct. in Marina and on Lexington Ct. in Marina.

**Effectiveness Measures:** Roofing repairs are needed to maintain our units to federal Housing Quality Standards ensuring their availability. Without roofing repairs our units will become uninhabitable, thereby intensifying the shortage of affordable housing. Maintaining our units is required to participate in the Section 8 Voucher Program operated by the Housing Authority of Monterey Co. Without us, homeless clients may not find housing, (many landlords do not accept vouchers) or afford their share of higher rents.

**Rating/Ranking Urban County Discussion:** The remaining unallocated CDBG funds were recommended for this project, with HOME funds incorporated to meet the full funding request.

## Meals on Wheels Monterey Peninsula Inc. (MOWMP)

**Amount Requested:** \$100,000

**Monitoring Tier:** Low-Moderate

**IDIS Matrix Code:** 03E – Public Facilities and Improvements

**Project Name:** Home Delivered Meals

**Project Description:** Meals on Wheels of the Monterey Peninsula requests CDBG funding to purchase essential kitchen equipment for its new Community Kitchen facility. This equipment will increase the facility's capacity to produce and deliver freshly prepared, nutritious meals to low- and moderate-income seniors and adults with disabilities in Marina, Sand City, and surrounding communities. By expanding meal production, the project will enhance service availability, reduce food insecurity, and support independent living. The agency will be responsible for procuring, installing, and maintaining the equipment to ensure efficient, ongoing meal preparation and delivery to eligible clients. Grant funds will be used to purchase and install essential commercial kitchen equipment, including either a kettle mixer and cook/chill system or high-capacity Combi-ovens, to increase meal production capacity at the Community Kitchen facility. The project will purchase high-capacity commercial cooking equipment (kettle mixer and cook/chill system or equivalent Combi-oven equipment) to support increased meal production and improve efficiency at the Community Kitchen serving low- and moderate-income seniors and adults with disabilities.

**Effectiveness Measures:** By expanding the meal production capacity at the new Seaside facility, more low- and moderate-income seniors and adults with disabilities will have reliable access to nutritious meals and regular wellness checks. This will reduce food insecurity, support independent living, enhance overall health and well-being, and strengthen social connections for vulnerable residents, creating a measurable improvement in both individual quality of life and community health outcomes.

**Rating/Ranking Urban County Discussion:** The funding recommendation was reduced to 50% because the application indicated the project would benefit residents of the City of Seaside, which is not part of the Urban County. Additionally, the coastal area accounts for only about 7% of the eligible unincorporated Urban County population.

## Monterey County Housing Authority Development Corporation

**Amount Requested:** \$800,000

**Monitoring Tier:** Elevated

**IDIS Matrix Code:** 14B – Rehabilitation: Multi-Unit Residential

**Project Name:** Rippling River

**Project Description:** Requested funds will assist with capital improvements & securing insurance for the property to maintain its affordability.

**Effectiveness Measures:** Preserve affordable housing in the community for seniors.

**Rating/Ranking Urban County Discussion:** General insurance costs are not an eligible expense under the HOME program. In addition, the remaining available HOME funds were insufficient to cover the full amount requested.

## Monterey County Housing Authority Development Corporation

**Amount Requested:** \$1,100,000

**Monitoring Tier:** Elevated

**IDIS Matrix Code:** 14B – Rehabilitation: Multi-Unit Residential

**Project Name:** Pacific Meadows

**Project Description:** Requested funds will assist with capital improvements & securing insurance for the property to maintain its affordability.

**Effectiveness Measures:** Preserve affordable housing in the community for seniors.

**Rating/Ranking Urban County Discussion:** General insurance costs are not an eligible expense under the HOME program. In addition, the remaining available HOME funds were insufficient to cover the full amount requested.

## The Veterans Transition Center of California

**Amount Requested:** \$187,660

**Monitoring Tier:** Moderate

**IDIS Matrix Code:** 03E - Neighborhood Facilities

**Project Name:** Solar Empowerment for Veterans

**Project Description:** The Solar Empowerment for Veterans project will install additional solar panels on VTC transitional housing serving homeless, low-income veterans. The system will provide uninterrupted power for residents with medical needs, electric mobility devices, and telehealth access during outages. The project will reduce utility costs and redirect savings toward expanded veteran services and continuous maintenance to preserve existing housing stock and ensure long term housing stability.

**Effectiveness Measures:** The project changes outcomes by removing a critical vulnerability for low-income veterans living with medical and mobility needs. Uninterrupted power reduces health risks during outages, supports consistent use of medical equipment and telehealth, and allows residents to remain safely housed without disruption. Reduced utility costs free resources for expanded services and ongoing maintenance, resulting in better health outcomes and the long-term preservation of existing housing.

## Alliance on Aging

**Amount Requested:** \$40,000

**Monitoring Tier:** Moderate

**IDIS Matrix Code:** 05A – Senior Services

**Project Name:** Outreach Services and Fall Prevention Pilot

**Project Description:** The proposed project includes the following three activities. Benefits Checkup provides clients help applying for low-income social services available in Monterey County. Tax Preparation prepares and electronically files Federal and State of California tax returns for clients. Fall Prevention Program pilot provides clients with individual fall risk assessments, fall prevention education and evidence based physical activities designed to help prevent falls.

**Effectiveness Measures:** Seniors in the community will be less likely to experience homelessness, resulting in positive outcomes for the community at large. Increased housing stability will improve seniors' ability to age in place and reduce the risk of falls, thereby decreasing admissions to long-term care facilities and hospitals - key drivers of rising healthcare and insurance costs. Additionally, seniors will retain more disposable income, which can be reinvested in the local economy through the purchase of goods and services offered by local businesses.

**Rating/Ranking Urban County Discussion:** Funding recommendations aimed to distribute available funds as equitably as possible; however, due to limited funding, this request was reduced based on its lower ranking.

## Boys & Girls Clubs of Monterey County

**Amount Requested:** \$35,000

**Monitoring Tier:** Moderate

**IDIS Matrix Code:** 05D – Youth Services

**Project Name:** SMART Emotional Wellness Program

**Project Description:** The 2026-2027 SMART Emotional Wellness program will serve 435 youth in Gonzales and Greenfield, equipping them with critical social and emotional skills. Participants will learn to navigate peer pressure, practice coping strategies, and share these skills with peers, with progress assessed through role-playing, facilitator observation, and participant feedback. Each youth will also identify at least three trusted adults in their community to support emotional well-being. Using evidence-based practices, the program fosters resilience, emotional regulation, and peer-to-peer leadership, ensuring measurable improvements in social-emotional competence and overall youth development.

**Effectiveness Measures:** Through the SMART Emotional Wellness program, youth in Gonzales and Greenfield will develop critical social-emotional skills that support healthier decision-making, improved coping strategies, and stronger peer relationships. By reinforcing skills such as goal-setting, resisting peer pressure, and identifying credible health information, participants gain tools to navigate challenges both at school and in their communities. School administrators have noted that these supports address gaps in youth development and are highly requested to meet student needs. Participants complete post-program surveys, allowing BGCMC to assess outcomes. Over time, the program fosters a culture of emotional wellness, strengthens youth resilience, and promotes healthier, safer, and more supportive community environments.

**Rating/Ranking Urban County Discussion:** Funding was distributed as equitably as possible; however, available funds were insufficient to fulfill the full request.

## Central Coast Center for Independent Living (CCCIL)

**Amount Requested:** \$57,300

**Monitoring Tier:** Elevated

**IDIS Matrix Code:** 05B - Services for Persons with Disabilities (CDBG)

05Q - Subsistence Payments (CDBG)

05S - Rental Housing Subsidies (if HOME TBRA)

**Project Name:** Independent and Assistive Technology Services

**Project Description:** CCCIL will use the funds to provide services to consumers to fund a part time case manager and to provide direct financial assistance to consumers who are at risk of homelessness.

**Effectiveness Measures:** CCCIL offers the opportunity to consumers with disabilities and seniors to receive services from CCCIL to increase their independence and become part of our community at large.

**Rating/Ranking Urban County Discussion:** The remaining unallocated CDBG Public Services funds were recommended for this project. HOME funds will be incorporated to fulfill the total funding request, provided that CCCIL modifies its approach to comply with HOME TBRA eligibility requirements.

## Court Appointed Special Advocates (CASA) of Monterey County

**Amount Requested:** \$26,400

**Monitoring Tier:** Moderate

**IDIS Matrix Code:** 05N - Abused and Neglected Children Services

**Project Name:** Advocate Supervisor Salary

**Project Description:** We are requesting funding to help offset the cost of providing children and youth in Monterey County foster care with a CASA volunteer. It costs approximately \$8,800 to provide one child with a CASA for a year. We serve an average of 170 children and youth ages birth to 21 in Monterey County each year.

**Effectiveness Measures:** We ensure that the rights of foster children/ youth are upheld. This vulnerable population benefits through having improved educational outcomes, spending an average of 7.5 months less in the foster care system and by being 1/2 as likely to re-enter it as foster children/ youth without a CASA.

**Rating/Ranking Urban County Discussion:** Funding was distributed as equitably as possible; however, available funds were insufficient to fulfill the full request.

## Eden Council for Hope and Opportunity (ECHO)

**Amount Requested:** \$44,460

**Monitoring Tier:** Moderate

**IDIS Matrix Code:** 05J - Fair Housing Activities (subj. to Public Services cap)

05K - Tenant/Landlord Counseling

21D - Fair Housing Activities (subj. to General Admin. Cap)

**Project Name:** Housing Rights for All

**Project Description:** ECHO requests funding to provide fair housing and tenant/property owner services in unincorporated Monterey County. The project will serve low- and moderate-income households by offering housing counseling, discrimination complaint investigations, systemic audits, and mediation/conciliation services. Services help tenants understand and exercise their rights, prevent eviction and displacement, and ensure equitable access to safe, stable housing. Landlord education and outreach promote compliance with fair housing laws and reduce systemic barriers. By addressing individual and systemic housing issues, this project directly supports CDBG's national objective of benefiting LMI persons and strengthens housing stability in underserved communities.

**Effectiveness Measures:** ECHO's Fair Housing and Tenant/Property Owner Services will strengthen housing stability and promote equitable access to rental housing in unincorporated Monterey County.

As a result of the program: Low- and moderate-income households will better understand their rights and responsibilities, reducing instances of eviction, discrimination, and housing instability.

Landlords and property owners will gain the knowledge to strengthen their understanding of fair housing laws and adopt best rental practices, leading to improved compliance and fewer conflicts. Community conditions will improve through the prevention of displacement and enhanced access to safe, legal, and affordable housing. Systemic barriers to housing will be addressed through complaint investigations, mediation, and targeted education, contributing to a more equitable housing environment. Overall, the program fosters a more informed, empowered, and stable community, where vulnerable residents can maintain housing, access fair opportunities, and contribute to stronger neighborhood stability in unincorporated Monterey County.

## Girls Inc. of the Central Coast

**Amount Requested:** \$30,000

**Monitoring Tier:** Moderate

**IDIS Matrix Code:** 05D – Youth Services

**Project Name:** After School Program

**Project Description:** Provide youth development and prevention services to low-income girls, ages 9-18, at 5 schools in North Monterey County, Greenfield and Marina. Provide 3 programs that (1) encourage girls to go to college, plan for a career, develop decision-making, leadership skills and public speaking skills; and (2) inspire younger girls to set wellness goals, develop healthy relationships, practice assertive communication, gain knowledge of reproductive health, avoid unhealthy behaviors, know the impact of harmful substances on the body, manage stress, identify bullying and handle conflict.

**Effectiveness Measures:** High school girls graduate from high school, apply to college, identify a career path, avoid risky behaviors. Teen facilitators develop leadership and mentoring skills, acquire tangible job skills and experience. Younger girls develop problem-solving skills, learn to resist pressures to use drugs and alcohol or engage in unhealthy relationships, value and trust themselves. Participants are inspired to identify and achieve their goals, overcome systemic and economic barriers to their progress.

**Rating/Ranking Urban County Discussion:** Funding was distributed as equitably as possible; however, available funds were insufficient to fulfill the full request.

## Interim, Inc.

**Amount Requested:** \$25,000

**Monitoring Tier:** Moderate

**IDIS Matrix Code:** 050 – Mental Health Services

**Project Name:** MCHOME (Street Outreach)

**Project Description:** County of Monterey Housing Department pass-through HUD CDBG funds will support Interim, Inc.'s MCHOME outreach program, covering homeless outreach in unincorporated areas and eligible cities, as well as emergency shelter. The program serves homeless adults with serious mental illness, helping them transition from the streets into supportive housing with intensive, integrated services. MCHOME provides street outreach, assistance obtaining identification and income, healthcare and substance use referrals, emergency shelter or motel stays, food and personal care items, and mental health evaluation and medication. Funds support temporary housing and services until participants secure benefits or employment.

**Effectiveness Measures:** Interim's MCHOME program will work to outreach the hard to reach mentally ill homeless population and provide them with the tools to not only stabilize their mental health but get on the path to housing. A total of 50 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.

## Legal Services for Seniors

**Amount Requested:** \$25,000

**Monitoring Tier:** Moderate

**IDIS Matrix Code:** 05C – Legal Services

**Project Name:** Legal Services for Seniors Outreach

**Project Description:** LSS provides legal assistance, education, and outreach to seniors over 60 to address legal issues related to housing.

**Effectiveness Measures:** Seniors will be educated on tenant rights, receive advice or representation for issues related to landlord tenant, living conditions, reasonable accommodation, and other legal issues common to seniors.

## Meals on Wheels Monterey Peninsula Inc. (MOWMP)

**Amount Requested:** \$50,000

**Monitoring Tier:** Moderate

**IDIS Matrix Code:** 05A – Senior Services

**Project Name:** Home Delivered Meals

**Project Description:** Meals on Wheels of the Monterey Peninsula will provide home delivered nutrition services to approximately 200 homebound low- and moderate-income seniors and adults with disabilities in Monterey County. Participants will receive up to 18 freshly prepared, nutritious meals per week, along with regular wellness check-ins. The program will improve access to basic nutrition, reduce food insecurity and social isolation, and support independent living for vulnerable residents throughout the grant period.

**Effectiveness Measures:** As a result of this program, low- and moderate-income seniors and adults with disabilities in Monterey County will experience improved access to nutritious food, increased social connection, and greater stability in their ability to live safely in their own homes.

The program will reduce food insecurity among homebound residents by making healthy meals available and accessible where people live, particularly for individuals facing mobility limitations and transportation barriers. Regular meal deliveries and wellness check-ins will also decrease social isolation and help identify emerging health or safety concerns before they become emergencies.

At the community level, this project will help prevent avoidable hospitalizations and delays in institutional care by supporting independent living and overall well-being. Families and caregivers will experience reduced stress knowing that their loved ones have reliable access to daily nutrition and regular human contact.

Over time, these outcomes contribute to healthier, more stable neighborhoods by ensuring that vulnerable residents can remain connected to their community, maintain dignity and independence, and continue living safely at home rather than requiring more costly emergency or long-term care services.

**Rating/Ranking Urban County Discussion:** Funding was distributed as equitably as possible; however, available funds were insufficient to fulfill the full request.

## Meals on Wheels of the Salinas Valley, Inc. (MOWSV)

**Amount Requested:** \$40,000

**Monitoring Tier:** Moderate

**IDIS Matrix Code:** 05A – Senior Services

**Project Name:** Meals on Wheels of the Salinas Valley, Inc. serves MORE THAN A MEAL

**Project Description:** Approximately 25-35 (this number will depend on the level of CDBG funding received) UNDUPLICATED homebound seniors, 62 and older, will receive 5 main meals delivered to their homes every week, rain or shine. We also deliver an abundant bag of fresh fruits and vegetables to accompany the main meals our clients receive every week. And we provide a large back of non-perishable items such as peanut butter, soups, cereals, grains and other items. We continue to expand and enhance our main program, that of delivering nutritious meals to homebound seniors, 62 and older by offering our clients: reading glasses, adult diapers, food for their dogs, cats or birds, free books and/or books on tape from Monterey County Free Library, a copy of the Monterey County Weekly every week, an opportunity to hear live music from a musician as part of our monthly Art & About program where we bring our homebound clients a 'sidewalk serenade'.

**Effectiveness Measures:** The conditions of homebound seniors, 62 and older will improve because we provide an essential necessity...food. Our clients are often isolated and without the means or ability to shop or cook for themselves. Receiving our weekly meals, delivered by our caring volunteers and staff will improve their condition by ensuring they have nutritious meals on a regular basis. There is an argument to be made that keeping homebound seniors in their home and providing healthy main meals to them in addition to ample amounts of fresh fruits and vegetables can deter them being placed in costly nursing homes. This saves the community precious resources. When the most vulnerable and frail members of our community feel safe and are not experiencing food insecurity, the entire community benefits.

**Rating/Ranking Urban County Discussion:** Funding was distributed as equitably as possible; however, available funds were insufficient to fulfill the full request.

## Catholic Charities of the Diocese of Monterey (CCDM)

**Amount Requested:** \$220,000

**Monitoring Tier:** Elevated

**IDIS Matrix Code:** 05Q - Subsistence Payments  
05S - Rental Housing Subsidies (if HOME TBRA)

**Project Name:** Financial Stability Services

**Project Description:** These funds will enhance our Pathways to Stability program, which supports low-income individuals and families in Monterey County in achieving long-term financial stability. Housing stability is the foundation of economic security. Low to moderate income households are often one crisis away from homelessness. Funds will provide direct assistance for past-due rent, first month's rent, and security deposits. Once stabilized, participants will be invited to engage in a voluntary 9-12 months of case management focused on financial education, career and employment coaching, and navigation of local resources.

**Effectiveness Measures:** As a result of our rental assistance program, individuals and families in the community will experience greater housing stability, improved economic security, and reduced risk of homelessness. By providing timely financial assistance and case management to households facing short-term crises, such as job loss, medical emergencies, or rent increases, we enable residents to remain safely housed and avoid eviction or displacement

Stable housing allows participants to redirect limited resources toward basic needs like food, healthcare, childcare, and transportation. Over time, this stability supports improved physical and mental health outcomes, better school attendance for children, and increased workforce participation for adults. Families who might otherwise enter homelessness are able to maintain continuity in their employment, education, and community connections.

At the community level, the program contributes to a reduction in eviction filings, homelessness, and reliance on emergency systems such as shelters, hospitals, and law enforcement. Landlords benefit from more consistent rent payments, helping to preserve affordable housing stock and strengthen tenant-landlord relationships. Neighborhoods experience less residential turnover, promoting stronger social cohesion and community engagement.

In the long term, our work helps break cycles of housing instability and poverty by stabilizing households at critical moments. By intervening early and preventing displacement, the rental assistance program fosters a healthier, more resilient community where residents are better positioned to achieve long-term self-sufficiency and financial stability.

**Rating/Ranking Urban County Discussion:** The application could not be fully evaluated because required sections were incomplete and supporting attachments were not submitted.

## Appendix A – Funding Summary

Applicant	Funding Category	Amount Requested	Staff Recommendation	CDBG	HOME	UC Committee Recommendation
Agriculture and Land-Based Training Association	CDBG Affordable Housing / Infrastructure / Public Facilities	\$150,000	\$150,000	X		\$150,000
City of Marina	CDBG Affordable Housing / Infrastructure / Public Facilities	\$452,696	\$452,696	X		\$452,696
Community Homeless Solutions	CDBG Affordable Housing / Infrastructure / Public Facilities & Construction / Acquisition / Rehab / Rental Assistance	\$1,039,630	\$218,088	X	X	\$202,978
			\$821,542			\$836,742
Meals on Wheels Monterey Peninsula Inc.	CDBG Affordable Housing / Infrastructure / Public Facilities	\$100,000	\$50,000	X		\$50,000
MCHADC – Rippling River	CDBG Affordable Housing / Infrastructure / Public Facilities & Construction / Acquisition / Rehab / Rental Assistance	\$800,000	\$0			\$0
MCHADC – Pacific Meadows	CDBG Affordable Housing / Infrastructure / Public Facilities & Construction / Acquisition / Rehab / Rental Assistance	\$1,100,000	\$0			\$0
The Veterans Transition Center of California	CDBG Affordable Housing / Infrastructure / Public Facilities	\$187,660	\$187,660	X		\$187,660
	Construction / Acquisition / Rehab / Rental Assistance				X	\$182,507
Alliance on Aging	CDBG Public Services	\$40,000	\$20,000	X		\$19,660
Boys & Girls Clubs of Monterey County	CDBG Public Services	\$35,000	\$25,000	X		\$24,573

<b>Applicant</b>	<b>Funding Category</b>	<b>Amount Requested</b>	<b>Staff Recommendation</b>	<b>CDBG</b>	<b>HOME</b>	<b>UC Committee Recommendation</b>
Catholic Charities of the Diocese of Monterey	CDBG Public Services	\$220,000	\$0			\$0
Central Coast Center for Independent Living (CCCIL)	CDBG Public Services & Construction / Acquisition / Rehab / Rental Assistance	\$57,300	\$9,244	X		\$9,086
			\$48,056		X	\$48,214
Court Appointed Special Advocates (CASA) of Monterey County	CDBG Public Services	\$26,400	\$25,000	X		\$24,573
Girls Inc. of the Central Coast	CDBG Public Services	\$30,000	\$25,000	X		\$24,573
Interim, Inc.	CDBG Public Services	\$25,000	\$25,000	X		\$24,573
Legal Services for Seniors	CDBG Public Services	\$25,000	\$25,000	X		\$24,573
Meals on Wheels Monterey Peninsula Inc.	CDBG Public Services	\$50,000	\$25,000	X		\$24,573
Meals on Wheels of the Salinas Valley, Inc.	CDBG Public Services	\$40,000	\$25,000	X		\$24,573
Eden Council for Hope and Opportunity	CDBG General Admin	\$44,460	\$44,460	X		\$43,701
City Data Services / Mortgage Co	County General Admin		\$8,160	X		\$8,160
				X		\$16,840
County Admin, County Counsel & Office Costs	County General Admin		\$186,706	X		\$169,475
			\$32,500		X	\$32,500
Public Noticing	County General Admin		\$8,000	X		\$7,000
			\$5,000		X	\$5,000
Veronica Tam & Associates	County General Admin		\$25,000	X		\$22,500
			\$7,808		X	\$7,500

## Appendix B – HUD-Ready Monitoring Plan

The Urban County will implement a risk-based monitoring approach consistent with 2 CFR Part 200, 24 CFR 570.501(b), and 24 CFR 92.504. Monitoring frequency and scope are determined by regulatory complexity, financial exposure, prior performance, and program risk tier classification.

### Monitoring Components

- Pre-award eligibility and environmental review verification (24 CFR Part 58).
- Written agreement execution prior to obligation of funds.
- Quarterly performance and financial reporting review.
- On-site monitoring visits for Elevated tier projects.
- File review of income documentation and national objective compliance.
- Review of HOME underwriting and affordability compliance where applicable.
- Corrective Action Plan issuance if findings are identified.
- Documentation retention consistent with 24 CFR 570.506 and 92.508.

## Appendix C - FY2026–27 Urban County – Rental Assistance Eligibility Analysis

Side-by-side preliminary eligibility and compliance assessment for:

- Central Coast Center for Independent Living (CCCIL)
- Catholic Charities of the Diocese of Monterey (CCDM)

Scope: HOME TBRA (24 CFR 92.209) vs CDBG 05Q Subsistence Payments (24 CFR 570.201(e)).

### Preliminary Regulatory Summary

CCCIL – HOME TBRA component appears under-documented relative to 24 CFR 92.209 requirements. CDBG 05Q pathway may be more feasible with strengthened national objective documentation and written assistance policies.

Catholic Charities – Rental assistance structure aligns more closely with CDBG 05Q subsistence payments than HOME TBRA. Significant TBRA compliance elements are not documented in the submission.

### Key Missing Elements – CCCIL

HOME TBRA: Written TBRA policies, rent reasonableness, lease standards, income recertification procedures, HQS/inspection process, separate HOME cost tracking.

CDBG 05Q: Clear matrix code designation, written subsistence policy, LMC documentation plan, cost reasonableness support, updated audit and leverage clarity.

### Key Missing Elements – Catholic Charities

HOME TBRA: Lease compliance, rent reasonableness, subsidy standards, income recertification procedures, inspection process, formal TBRA administrative structure.

CDBG 05Q: Complete attachments, written subsistence assistance policy, national objective documentation plan, internal payment controls, clarified sources/uses.

### Preliminary Regulatory Assessment

CCCIL – HOME TBRA: Elevated compliance risk unless full TBRA framework implemented. CDBG 05Q: Moderate risk pending documentation.

Catholic Charities – HOME TBRA: Elevated risk and not recommended as structured. CDBG 05Q: Moderate–Elevated risk pending documentation and controls.

## Appendix D: Project Scalability and Partial Funding Analysis

### I. Project Scalability Considerations

Scalability refers to whether a project can be reduced in scope or funded in phases without undermining regulatory compliance, operational viability, or intended outcomes. When evaluating scalability, the Committee should consider:

- Whether project components are modular (equipment, units, phases).
- Whether environmental review or underwriting assumptions depends on full funding.
- Whether reduced funding affects national objective compliance.
- Whether partial funding creates feasibility or match gaps.
- Whether outputs can be proportionally adjusted and reported in IDIS.

### II. Pros and Cons of Partial Funding

#### Advantages

- Allows broader distribution of limited funds across multiple applicants.
- Enables phased implementation of large capital projects.
- Supports proportional funding alignment (e.g., Urban County service share).
- Encourages leveraging non-federal funds.
- Reduces concentration risk in single high-dollar projects.

#### Disadvantages

- May create feasibility gaps if projects are not modular.
- Can delay implementation timelines.
- May increase administrative complexity and monitoring burden.
- Risk that reduced funding undermines underwriting assumptions.
- Potential reputational risk if project outcomes are compromised.

### III. Policy Recommendations

1. Prioritize full funding for projects where partial awards jeopardize feasibility or regulatory compliance.
2. Use proportional Urban County service share as a guiding principle for scalable public facility projects.
3. Require revised scope and budget submission prior to contract execution when partial funding is awarded.
4. Ensure IDIS outputs are recalibrated to reflect reduced funding levels.
5. Document Committee rationale when deviating from requested amounts.

## **IV. Application-Specific Scalability Observations (Facilities Category)**

### **ALBA – Facilities/Economic Infrastructure**

Scalability depends on whether improvements are modular. Partial funding may support specific facility components.

### **Community Homeless Solutions – Facilities Improvement**

Large capital rehabilitation project. Partial funding may require phasing by building or unit count. Feasibility must be evaluated carefully to avoid construction gaps. Moderately scalable if phased.

### **HACM / MCHADC – Property Stabilization Projects**

Debt stabilization or major rehabilitation projects are typically less scalable. Partial funding may not materially change financial feasibility unless structured carefully.

### **Meals on Wheels Monterey Peninsula – Facilities**

Modular equipment purchases make this project scalable. Partial funding could support priority equipment items proportional to Urban County benefit. Good candidate for partial funding due to discrete cost components.

### **Veterans Transition Center – Solar Empowerment**

Solar installation may be scalable by building or array size. Partial funding feasible if system design allows phased installation. Engineering and procurement sequencing must be reviewed.

## **V. Recommended Partial Funding Candidates**

Strong Candidates for Partial Funding:

- Meals on Wheels Monterey Peninsula (modular equipment-based scope).
- Veterans Transition Center (if solar system can be phased).

Moderate Candidates (Require Feasibility Review):

- Community Homeless Solutions (phase by building/unit).

Limited Candidates for Partial Funding:

- HACM / MCHADC large-scale stabilization projects where underwriting assumes full request.

## **V. Policy Recommendations**

1. Prioritize full funding for projects where partial awards jeopardize feasibility or regulatory compliance.
2. Use proportional Urban County service share as a guiding principle for scalable public facility projects.
3. Require revised scope and budget submission prior to contract execution when partial funding is awarded.
4. Ensure IDIS outputs are recalibrated to reflect reduced funding levels.
5. Document Committee rationale when deviating from requested amounts.

## **VI. CDBG Public Services**

### Scalability Characteristics:

- Typically, scalable through proportional service unit reduction.
- Staffing levels may need adjustment if funding is reduced.
- Must maintain compliance with 15% public services cap.

### Good Candidates for Partial Funding:

- Alliance on Aging (adjust service units).
- CCCIL (adjust case management slots).
- Girls Inc. (adjust program slots).
- MOWMP / MOWSV meal programs (reduce number of meals proportionally).

### Less Suitable for Partial Funding:

- Programs where fixed staffing thresholds are required for licensure or compliance.

### Recommendation:

Public Services are generally the strongest candidates for proportional reductions, provided revised output targets are clearly documented in IDIS.

## **VII. HOME Tenant-Based Rental Assistance (TBRA)**

### Scalability Characteristics:

- Highly scalable by adjusting number of assisted households.
- Must maintain compliance with 24 CFR 92.209.
- Administrative costs must remain reasonable relative to assistance level.

### Good Candidates for Partial Funding:

- CCCIL (if structured as TBRA).
- CCDM (if properly structured as TBRA and compliant).

### Recommendation:

HOME TBRA is generally well-suited to proportional funding reductions, provided household count and subsidy levels are recalibrated prior to contract execution.

## **IV. HOME Housing Rehabilitation**

### Scalability Characteristics:

- Often less flexible due to underwriting and subsidy layering requirements (24 CFR 92.250).
- Affordability periods tied to per-unit investment levels.
- Partial funding may reduce number of units but not per-unit cost.

HOME Rehabilitation projects should only receive partial awards if revised underwriting and subsidy layering analysis confirms continued compliance and feasibility.

### **VIII. Overall Policy Guidance**

1. Prioritize full funding where partial awards jeopardize feasibility or regulatory compliance.
2. Use proportional Urban County service share to guide scalable Public Services and Facilities projects.
3. Require revised scope, outputs, and budgets before contract execution for partial awards.
4. Recalibrate IDIS performance targets consistent with revised funding levels.
5. Document Committee rationale for any deviations from requested amounts.

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