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2024-2025

Community Development Block Grant
Consolidated Annual Performance and
Evaluation Report (CAPER)



To Be Considered by the
Monterey County Board of Supervisors
on September 16, 2025

Monterey County Urban County Consortium Members

City of Del Rey Oaks
City of Gonzales

City of Greenfield
City of Sand City

County of Monterey

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CR-05 - Goals and Outcomes

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

Program Year (PY) 2024/25, is the fifth year of the 2020-2024 Monterey Urban Count Consolidated Plan. The Urban County used the allocation of \$1,194,203 CDBG Entitlement (CDBG) funds, \$10,000 in program income and \$144,858 in prior year resources to support programs, services, and projects that contribute to a decent housing and suitable living environment for low- and moderate-income persons and households.

The Urban County's 2020-2024 Consolidated Plan identified the priorities below as some of the most critical needs in the Urban County:

- Affordable Housing
- Fair Housing
- Homeless Services and Homelessness Prevention
- Infrastructure Improvements
- Public Facilities
- Public Services

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

The major activities undertaken by the Urban County using CDBG Entitlement funding are listed below:

CDBG ENTITLEMENT ACTIVITIES

Public Services

- A grant to provide Fair Housing services to Eden Council for Hope and Opportunity (ECHO). The ECHO program is funded under the Administration Cap and is available to all residents in the County.
- A grant to the Alliance on Aging to provide senior services outreach. 108 seniors were assisted.
- Grants to two agencies (South County Youth Program and Services and Girls Inc. of the Central Coast) providing youth services in various areas of the unincorporated County. Together, these agencies provided services to 650 youth.
- A Grant to Interim, Inc. to provide homeless outreach in unincorporated areas of the County as well as Sand City, Del Rey Oaks, Gonzales, and Greenfield. 21 homeless individuals were provided services.
- A grant to the Central Coast Young Mens Christian Association (YMCA) to provide childcare

services at Pajaro Park. This program benefited 849 low- and moderate-income children.

- Grants to two different agencies providing much-needed meals-on-wheels services. Together these programs served 112 seniors.

Capital Investments

- The Walnut Avenue Pedestrian Improvements Project was awarded \$1,293,985 in a combination of PY 2022/23 and 2023/2024 CDBG funds. Environmental review has been completed. Approval of land acquisition is anticipated to occur in the Fall of 2025.
- The Aromas Sidewalk Improvement Project was awarded \$167,450 in CDBG funds. The project was completed in PY 2024/25. Americans with Disabilities Act (ADA) compliant sidewalks were built allowing the community safe passage to the elementary school and business community.
- The City of Del Rey Oaks was allocated \$90,000 in CDGB for funding of Del Rey Park accessibility improvements. The City is working on the project scope, which may be expanded to include improvements to City Hall.
- The County was allocated \$286,450 for a Solar Empowerment project at the Veteran's Transition Center located in the City of Marina. Construction was completed during PY 2024/25; however, the County is working with the contractor on final punch list items and the project will be closed in PY 25/26.

The specific expenditures and accomplishments for PY 2024/25 Entitlement funds are shown in Table 1.

The goals and accomplishments shown in Table 1 on the following pages do not include the goals and accomplishments related to the Urban County's CDBG-CV funds.

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

| Goal | Category | Source / Amount | Indicator | Unit of Measure | Expected Strategic Plan | Actual – Strategic Plan | Percent Complete | Expected Program Year | Actual – Program Year | Percent Complete |
|---|---|-------------------|---|------------------------|-------------------------|-------------------------|------------------|-----------------------|-----------------------|------------------|
| Affordable Housing | Affordable Housing | CDBG: \$0.00 | Rental units rehabilitated | Household Housing Unit | 5 | 0 | 0% | 0 | 0 | N/A |
| Affordable Housing | Affordable Housing | CDBG: \$0.00 | Homeowner Housing Rehabilitated | Household Housing Unit | 5 | 0 | 0% | 0 | 0 | N/A |
| Fair Housing | Non-Homeless Special Needs Fair Housing | CDBG: \$40,200.00 | Public service activities other than Low- and moderate-income Housing Benefit | Persons Assisted | 1600 | 2109 | 132% | 115 | 145 | 126% |
| Homelessness and Homeless Prevention Services | Homeless | CDBG: \$25,000 | Public service activities other than Low- and moderate-income Housing Benefit | Persons Assisted | 70 | 116 | 166% | 20 | 21 | 105% |
| Homelessness and Homeless Prevention Services | Homeless | CDBG: \$0.00 | Homeless Prevention | Persons Assisted | 0 | 0 | N/A | 0 | 0 | N/A |

| Goal | Category | Source / Amount | Indicator | Unit of Measure | Expected Strategic Plan | Actual – Strategic Plan | Percent Complete | Expected Program Year | Actual – Program Year | Percent Complete |
|-----------------------------|-----------------------------------|-----------------|--|---------------------|-------------------------|-------------------------|------------------|-----------------------|-----------------------|------------------|
| Infrastructure Improvements | Non-Housing Community Development | CDBG: \$0.00 | Public Facility or Infrastructure Activities for Low- and moderate-income Housing Benefit | Households Assisted | 20 | 0 | 0% | 0 | 0 | N/A |
| Infrastructure Improvements | Non-Housing Community Development | CDBG: \$375,000 | Public Facility or Infrastructure Activities other than Low- and moderate-income Housing Benefit | Persons Assisted | 516 | 0 | 0% | 3,461 | 0 | N/A |
| Public Facilities | Non-Housing Community Development | CDBG: \$0.00 | Public Facility or Infrastructure Activities other than Low- and moderate-income Housing Benefit | Persons Assisted | 10,000 | 0 | 0% | 31,268 | 0 | 0.00% |
| Public Facilities | | CDBG: \$0.00 | Overnight/Emergency Shelter/Transitional Housing Beds added | Beds | 4 | 0 | 0.00% | 0 | 0 | N/A |
| Public Services | Public Services | CDBG: \$155,750 | Public service activities other than Low- and moderate-income Housing Benefit | Persons Assisted | 6,250 | 7,916 | 127% | 1,230 | 1,740 | 141% |

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

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

All activities funded in PY 2024/25 directly addressed high priorities and associated objectives which were identified in the 2020-2024 Consolidated Plan. Many of the activities funded in PY 2024-25 met or exceeded their goals. A few of the most significant of those are listed below:

- The Alliance on Aging exceeded their goal of serving 100 seniors.
- The South County Youth Program and Services exceeded their goal of serving 500 youth.
- The Pajaro Park Program exceeded their goal of serving 300 youth aged 3-15 by 183%.
- The MCHOME outreach program exceeded their goal of assisting 20 persons.
- The Meals on Wheels programs exceeded their goal of assisting 96 seniors by 17%.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

| | CDBG |
|---|------------|
| White | 580 |
| Black or African American | 59 |
| Asian | 18 |
| American Indian or American Native | 18 |
| Native Hawaiian or Other Pacific Islander | 7 |
| Total | 682 |
| Hispanic | 1,322 |
| Not Hispanic | 418 |

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

Narrative

The information in Table 2 represents CDBG funded programs. Overall, 1,740 persons/households were assisted in CDBG programs. Of the 1,740 for whom race, and ethnicity data was collected, 1,058 identified themselves as belonging to racial categories not provided for in Table 2. As a result, only 682 residents are reported in the race section of the table. All 1,740 of those served provided information on ethnicity. Of the 1,740 served, 1,322 (76 percent) identified themselves as Hispanic.

The County assisted additional persons/households through the ECHO fair housing program. This program is part of the CDBG administration funds and, therefore, racial and ethnic information is not included in Table 2. However, reports from ECHO showed that, of the 145 persons/households assisted during Fiscal Year (FY) 24/25, 133 identified as White, eight as Black or African American, and one as Asian. A total of 83 persons/households identified themselves as Hispanic.

According to the most recent Census data (2018-2023) on the County of Monterey overall, of those residents who identified as one race, 36.5 percent are White, 2.2 percent Black, 5.8 percent Asian, 0.8 percent American Indian/Alaska Native, 0.5 percent are Native Hawaiian or Other Pacific Islander, and 40.7 percent are Some Other Race. Approximately 14 percent of residents identified as two or more races and 60 percent identified their ethnicity as Hispanic. These percentages are inclusive of all residents inside Monterey County, including the CDBG Entitlement jurisdictions within the County boundaries, and do not necessarily represent the racial make-up of the service area of the Urban County.

The percentage of Whites served with CDBG funds in PY 2024/25 was approximately 38 percent, which is close to the percentage of Whites in the County of Monterey overall (37 percent). The percentage of Blacks, Asians, American Indian/American Natives, and Native Hawaiian or Other Pacific Islanders served was also similar to the percentages in the County of Monterey overall. Significantly, the percentage of residents who identified themselves as Some Other Race was higher at 56 percent, which is much higher than the County of Monterey overall (41 percent) and may be why the other single race categories were

lower. The percentage of those served identifying their Ethnicity as Hispanic was also higher (74.5 percent) than the County as a whole (60 percent). As noted above, this may be because the statistics for Monterey County include the Entitlement jurisdictions located within its boundaries, not just the Urban County's service area.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

| Source of Funds | Source | Resources Made Available | Amount Expended During Program Year |
|-----------------|------------------|--------------------------|-------------------------------------|
| CDBG | public - federal | \$1,349,061 | \$860,458.46 |

Table 3 - Resources Made Available

Narrative

For PY 2024/25 the Urban County received \$1,194,203 in CDBG Entitlement funds and estimated they would have \$10,000 available in program income and \$144,858 in prior year resources for a total of \$1,349,061 in available CDBG funds. A total of \$860,458.46 in CDBG funds were expended during PY 2024/25.

Identify the geographic distribution and location of investments

| Target Area | Planned Percentage of Allocation | Actual Percentage of Allocation | Narrative Description |
|-------------|----------------------------------|---------------------------------|-----------------------|
| N/A | N/A | N/A | N/A |

Table 4 – Identify the geographic distribution and location of investments

Narrative

The County does not allocate funding geographically. All PY 2024/25 CDBG-funded programs were open to all those who wished to participate. In this way, all activities were available to all residents of the Urban County.

Leveraging

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

During PY 2024/25, the County used CDBG to fund programs with agencies who also had access to a variety of other funding sources. Private funding from foundations, corporations, and individuals, as well as a variety of state and local funding sources, leveraged the CDBG funds each of those agencies received. As part of the application and reporting process, subrecipients report their total activity cost and the sources of funding. Based on that information, CDBG funding accounted for only a fraction of the activity costs reported by the subrecipients.

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 supports the Department of Social Services which 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.

The Urban County is leveraging other funds on several projects:

- An Exclusive Negotiation Agreement with an affordable housing developer to create affordable housing on a County-owned parcel. The land is valued at over \$2.6 million dollars. Federal, State, and other local funds may be used. The project has entitlements and applications for other funding are underway.
- Development of the first phase of Greenfield Commons. In this phase, 100 units of the 200 unit affordable housing rental project were completed. The project is funded by an HCD Accelerator loan of over \$55 million, a SERNA loan of over \$9 million, almost \$2 million from the County's Housing Trust Fund, and \$35,000 in CDBG funds. The project has a temporary certificate of occupancy and is leasing out units to households earning 30-70% Area Median Income (AMI).
- Lightfighter Village is a 100% affordable rental property for veterans and their families which broke ground in April, 2023. Funding includes over \$52 million in California Accelerator funds, Veteran' Housing and Homeless Prevention funds, No Place Like Home funds, U.S. Department of Housing and Urban Development (HUD) 811 funds, Project-Based Vouchers issued by the Monterey Housing Authority, and County Trust Fund funds. The project is complete and lease-up is taking place for households earning 30-50% AMI.

Matching Requirement

The CDBG program does not have a matching requirement.

Publicly-Owned Land or Property

- In 2020, the County entered a 10-year, zero-cost lease agreement with a partnership of two 501(c)(3) organizations, Community Human Services and Gathering for Women, for the on-going use of a parcel of land in the City of Seaside. Casa de Noche Buena a low-barrier emergency shelter for homeless individuals in the Monterey Peninsula. The site is used for emergency shelter and navigation services, and can accommodate 28-35 persons, depending on family size. Capital and funding for starting operations came from the Homeless Emergency Assistance Program in 2019. The program receives operational contributions from the Monterey peninsula cities, including Seaside, as well as the County. The Monterey County Department of Social Services has provided \$100,000 in Homeless Housing, Assistance and Prevention and County homeless funds for operations of this program every year since FY 20-21.
- The Share Center at 855 East Laurel has been open since May 26, 2021, and is supported by County General Funds, California Permanent Local Housing Allocation grant funds, and City of Salinas contributions. This shelter has 124 beds.
- The Seaside Shelter, located at 1292 Olympia Avenue, is open and is a 35-bed year-round shelter.

CR-20 - Affordable Housing 91.520(b)

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

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

Table 5 – Number of Households

| | One-Year Goal | Actual |
|--|---------------|----------|
| Number of households supported through Rental Assistance | 0 | 0 |
| Number of households supported through The Production of New Units | 0 | 0 |
| Number of households supported through Rehab of Existing Units | 0 | 0 |
| Number of households supported through Acquisition of Existing Units | 0 | 0 |
| Total | 0 | 0 |

Table 6 – Number of Households Supported

The Urban County is participating in the development of several affordable housing projects as noted in CR-15 Leveraging section earlier in this document. County-owned land, No Place Like Home funds, and funds from the Permanent Local Housing Account play a key role in several projects. Lease up on two of these projects is occurring in PY 2025/26, at which time those benefiting will be reported in the tables above.

The County also has over \$2.3 million dollars in State of California Housing and Community Development (HCD) HOME funds, which are program income from an HCD competitive HOME grant the County received in 2010. These funds were intended to use for downpayment assistance, but unfortunately, the HCD limits on sale prices and maximum assistance to be provided make the program infeasible, even in the more rural parts of the unincorporated County.

The Urban County does not receive Emergency Shelter Grants or HOME Program funds from HUD. The Urban County's 2020-2024 Con Plan did not establish goals related to developing affordable housing. No

goals were set for the use of CDBG funds for affordable housing in the PY 2024/25 Annual Action Plan. Given the need for infrastructure improvement in local low- and moderate-income communities, as well as the need for social services in those same communities, the County has determined those activities are the best use of CDBG funds.

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

The Urban County is meeting the goals set in the PY 2024/25 Annual Action Plan and has not encountered any problems in meeting those goals. Two of the projects (Walnut Avenue Pedestrian Improvements and Del Rey Accessibility Improvements) have been funded but are still in the implementation process.

Discuss how these outcomes will impact future annual action plans.

The Urban County believes the programs and activities undertaken in PY 2024/25 effectively addressed the needs of the community. It will continue to use its CDBG entitlement funds to provide services that center on keeping low and moderate households in the homes in which they already reside and for infrastructure improvements. There is an ongoing need for infrastructure projects in low and mod income communities and to make public facilities and parks accessible.

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

| Number of Households Served | CDBG Actual | HOME Actual |
|-----------------------------|-------------|-------------|
| Extremely Low-income | 0 | 0 |
| Low-income | 0 | 0 |
| Moderate-income | 0 | 0 |
| Total | 0 | 0 |

Table 7 – Number of Households Served

Narrative Information

The Urban County did not use CDBG funds to provide affordable housing.

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

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

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

The Urban County works primarily through third parties to conduct regular outreach and assessment of homeless persons. These organizations include the Coalition of Homeless Service Providers (CHSP), Community Human Services, the County Department of Social Services, and the Veterans Transition Center. In PY 2024/25, the Urban County used CDBG to fund Interim Inc. directly to conduct outreach to the unhoused population, determine their individual needs, provide emergency shelter options, and provide linkages to support services and resources designed to set them on a successful path to transitional or permanent housing. The goal of Interim Inc was to reach 20 unhoused persons. A total of 21 unhoused persons were assisted in PY 2024/25.

Through the CHSP several teams outreach directly to the unhoused. The CHSP serves as the local Continuum of Care (COC) lead agency, administrator of the Homeless Management Information System, the coordinated entry system, and is 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. These outreach teams provide assessments, help with encampment clean-up, food and medical services, linkages to services, and mobile case management.

The County continues to invest in a wide-array of homelessness programs like low-barrier navigation centers, street outreach, rapid re-housing, and transitional/permanent supportive housing interventions. County Dept of Social Services established a grievance procedure for clients who have concerns about a County-funded program.

The County is also involved in assessing the needs of the unsheltered living in encampments on a regional level. In PY 2024/25, the County of Monterey Department of Social Services invested in street outreach conducted on the streets and in homeless encampments. The outreach staff evaluate the needs of each person encountered and assist with finding resources to meet their needs, including emergency and permanent housing.

Understanding the needs of people experiencing homelessness, particularly those who are unsheltered, requires consultation to ensure strategies and policies meet their needs. The County is deeply involved in collaborating with several different agencies who are consulting with these advisory groups in a variety of ways.

- The County holds four permanent seats on the local COC governing board which are reserved for the directors of the Department of Social Services, Department of Health, and County Administrative Office Homelessness Strategies and Initiatives, along with a Monterey County Supervisor. The COC convenes committees in which County staff are actively collaborating with people with lived experience.
- The County sponsors the annual Lead Me Home Summit on Homelessness, where the voices of people

with lived experience are lifted up and decision-makers are able to learn about root-causes of homelessness, best practices, and innovative solutions.

Addressing the emergency shelter and transitional housing needs of homeless persons

As noted earlier, the County of Monterey works primarily through third parties to conduct regular outreach and assessment of homeless persons. These organizations include the Coalition of Homeless Service Providers, Community Human Services, the County Department of Social Services, Interim, Inc., and the Veterans Transition Center.

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

In 2020, the County entered a 10-year, zero-cost lease agreement with a partnership of two 501(c)(3) organizations, Community Human Services and Gathering for Women, for the on-going use of a parcel of land in the City of Seaside. Casa de Noche Buena is a low-barrier emergency shelter for single women and families with children in the Monterey Peninsula. The site is used for emergency shelter and navigation services, and can accommodate 28-35 persons, depending on family size. Capital and funding for starting operations came from the Homeless Emergency Assistance Program (HEAP) in 2019. The program receives operational contributions from the Monterey Peninsula cities, including Seaside, as well as the County. The Monterey County Department of Social Services has provided \$100,000 in Homeless Housing, Assistance and Prevention (HHAP) and County homeless funds for operations of this program every year since FY 20-21.

The County participated in the development of the SHARE Center which has 100-110 beds (depending on family size) and offers wrap around services for the people experiencing homelessness. Funding for the construction of the SHARE Center was solely funded by HEAP; however, the City of Salinas and County use Emergency Solutions Grants Program (ESG), ESG-CV, Measure G Capital Improvement Program (CIP), Supported Employment in State Government (SESG), HHAP, and general funds for operations. Additionally, the County continues to support the SHARE Center in its efforts to outreach to the homeless by contributing \$1.5 million from its Permanent Local Housing Allocation.

The County also uses significant resources to serve people experiencing homelessness and suffer from a severe mental health illness or substance use disorder, through Behavioral Health Bridge Housing funding that added 110 beds.

Other efforts and funding include:

- \$8 million Encampment Resolution Funding grant that will build 34 non-congregate units to serve as a Low Barrier Navigation Center.
- \$4 million Encampment Resolution Funding grant that will build 16 non-congregate units to serve as a low barrier interim housing facility.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities,

mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

In FY 2024-25, the Urban County used CDBG to fund four agencies providing services which impact the stability of housing for residents throughout the region, thereby avoiding possible homelessness as shown below:

- A grant to provide Fair Housing services to Eden Council for Hope and Opportunity (ECHO). The ECHO program is funded under the Administration Cap and is available to all residents in the County.
- A grant to the Alliance on Aging to provide senior services outreach. 108 seniors were assisted.
- Grants to two different agencies providing much-needed meals-on-wheels services. Together these programs served 112 seniors.

Additionally, the County:

- Has an active Memorandum of Understanding with the Public Housing Authority and Continuum of Care to provide eligible transition-aged youth who are aging out of foster care with Foster Youth for Independence Vouchers;
- Is in the process of developing a new Recuperative Care Center for individuals being discharged from hospitals; and
- Has opened a Re-Entry Center for people being discharged from County jail;
- Has several Prop 47 grants to serve people being discharged or being diverted from jails and prisons.

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 Urban County used CDBG funds in PY 2024/25 to directly fund Interim Inc. to conduct outreach to the homeless and provide emergency housing and linkages to support services and resources designed to set them on a successful path to transitional and permanent housing.

The Urban County works primarily through third parties, including the Coalition of Homeless Service Providers, Community Human Services, the County Department of Social Services, and the Veterans Transition Center to provide linkages to supportive services to assist the formerly homeless to move to permanent housing. Those services also work to ensure that the formerly homeless maintain permanent housing and a stable living environment and do not become homeless again. The Urban County continues

to rely on that vast network of public and nonprofit agencies to help those experiencing homelessness make the transition to permanent housing and independent living.

Additional efforts to assist chronically homeless households transition from homelessness to housed includes:

- Investing \$6 million to the Public Housing Authority and City of King to develop a 55-unit permanent supportive housing project specifically for individuals who were chronically homeless and living along the Salinas River;
- Investing \$4 million into a low-barrier interim housing facility in Soledad to provide shelter and housing navigation/rapid re-housing services to chronically homeless individuals living along the Salinas River;
- Investing \$8 million into the development of a Low Barrier Navigation Center to provide shelter and housing navigation/rapid re-housing services to chronically homeless individuals living along the Pajaro River;
- Investing \$2.5 million into the development of a permanent supportive housing program in partnership with the City of Salinas and Housing Authority;
- Pairing rapid rehousing funding with emergency shelters wherever possible; and
- Resourcing community-based organizations with rapid rehousing funding through the State's Housing and Disability Advocacy Program, Housing Support Program, and HOME Safe.

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

Actions taken to address the needs of public housing

The Housing Authority County of Monterey (HACM) is the Public Housing Authority (PHA) and the 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 program. That conversion process has been completed.

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

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

The HACM/HDC do not have programs that encourage or prepare residents to become homeowners, but they do promote a range of activities to increase resident involvement in its housing program including:

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

Actions taken to provide assistance to troubled PHAs

The Housing Authority of the County of Monterey is not designated as "troubled" and did not require assistance from the Urban County.

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

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

Many of the State and federal public policies designed to protect workers and the environment can have the unintended consequence of significantly increasing the cost of construction, making it that much more difficult to develop affordable housing. The County has no control over these policies and cannot reduce their impacts on the development of affordable housing. However, the County is working to remove or ameliorate negative effects of public policies when possible.

The Urban County is currently in the process of updating the Housing Element of the General Plan (Housing Element) for the 6th Cycle – 2023-2031. The current approved 2015-2023 Housing Element will remain in place until the new Housing Element is adopted. The County's Housing Element covers only the unincorporated county direct jurisdiction. The cities of Gonzales, Del Rey Oaks, Greenfield, Sand City their own individual Housing Elements.

The County's Housing Element identifies the various constraints which impact the development of affordable housing and has put in place policies and programs which are designed to reduce those constraints. Several programs in the 2015-2023 Housing Element were designed to proactively encourage the development of affordable housing including the Affordable Housing Overlay, Inclusionary Housing Policy, and Density Bonus Ordinance. According to the 2024 Housing Element Annual Progress Report, the County continues to make progress on several programs designed to remove barriers to affordable housing, including:

- Implementing the requirements of Title 21, specific to the community of Castroville
- Using a combination of rezoning, incentives, concessions, waivers, and other modifications to encouraging the development of 1,848 affordable units
- Preparing a nexus study to adjust or eliminate the Traffic Impact Fee imposed by the Castroville Community Plan.
- Preparation of a Community Plan for the Moss Landing community.

In accordance with State law, the Urban County will continue to foster and maintain affordable housing development through the following:

- Streamline affordable housing development, including exempting certain projects from the California Environmental Quality Act (CEQA) processing.
- Develop objective standards to facilitate housing development.
- Where feasible, waive, reduce, or defer fees for affordable housing

- Allow certain types of housing by right without discretionary review to streamline housing development

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

The Urban County uses CDBG funds to sponsor smaller, targeted programs for underserved populations which are concentrated in the communities of Monterey, Salinas, and Seaside. The Urban County's most underserved populations are the unsheltered and youth. In addition to the extensive efforts to assist the homeless as noted in prior sections, the County used PY 2024/25 CDBG funds to support youth and homeless programs including:

- Interim Inc. is funded to provide emergency housing for the homeless and linkage to support services and resources.
- Girls, Inc of the Central Coast uses CDBG funds to provide programs for elementary, middle school, and high school youth to avoid peer pressure and develop healthy confidence and leadership skills.
- The Central Coast YMCA was awarded CDBG funds to operate a youth sports leagues in the low- and moderate-income in the Pajaro community.
- Using CDBG funds, the Boys and Girls Club of Monterey County provides school supplies, education and support to at-risk youth at the Camphora, Alta, and Tower apartments.

The Urban County will continue to foster relationships with 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 and help bridge the funding gap by allocating CDBG funds to these agencies. These organizations include the Coalition of Homeless Service Providers, Community Human Services, the County Department of Social Services, and the Veterans Transition Center. County departments actively pursue other State and federal funding to assist people in unstable living environments.

Other actions taken to address obstacles to meeting underserved needs are:

- Continual community engagement surveys, listening sessions, and townhalls;
- The Monterey County Interdepartmental Committee on Homelessness, that hosts representatives from key departments like the County's Housing and Community Development Department, Social Services Department, Health Services Department, County Administrative Office, Public Works, Facilities, and Parks, Sheriff's Office, and Libraries.
- The Stepping Up Initiative, which brings together representatives from the Behavioral Health Bureau, Military Veterans and Affairs Office, Public Defenders, Health Department, Courts, District Attorney, Sheriff's Office, and County Administrative Office;
- CalAIM Planning effort, which is to investigate the State's Medi-Cal waiver implementation and increase collaboration across county departments through a system mapping exercise and recommendations to improve services.

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

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.

The Urban County provides information on the dangers of lead-based-paint to the public through informational flyers available at the Planning Counter. Local code enforcement staff will continue to provide information on lead-based paint hazards and resources to abatement.

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

The Urban County seeks to assist people living in poverty (extremely low-income households earning less than 30% of the AMI) by providing funding for programs including food security services, housing assistance, supportive services, economic development assistance, and job training opportunities. In PY 2024/25, the Urban County again provided CDBG funding to the Boys & Girls Club, Girls, Inc., and the Central Coast YMCA to provide youth leadership training and development with the goal of giving the next generation more resources and skills to break the cycle of poverty.

The Urban County partners with the Workforce Development Board and other social service and nonprofit agencies to encourage private sector development of higher paying jobs and job/vocational training for residents of the County. The Urban County's Economic Development Department works with the private sector to encourage the development of higher paying jobs.

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

There are gaps in the geographic coverage within the Urban County. Most affordable housing and licensed care facilities in the County are found in Salinas and Monterey. Most services follow this trend. For the Urban County, allocating up to 15 percent of the CDBG funds for supportive services is an important step in addressing gaps in the service delivery system. A portion of the CDBG funds is also used to address costs associated with program delivery.

In addition, the County Homeless Services Director position represents the County's commitment to developing institutional structure. The Director works with all Urban County Departments to help guide the County's approach to homelessness. Urban County staff are working with the Homeless Services Director and continue to communicate with HUD staff, consult with neighboring CDBG jurisdictions, and attend HUD trainings to expand their knowledge of the CDBG program.

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

The Urban County works with Coalition of Homeless Services Providers (CHSP), which in 2021 prepared the Lead Me Home Plan entitled 5 Year Plan to Reduce Homelessness in Monterey and San Benito Counties, June 2021 to June 2026 (Plan). The CHSP includes a wide array of agencies working in coordination to address homelessness. As the COC lead agency, the CHSP supports the COC governing body which include county staff, elected officials, youth and veteran-serving non-profits, affordable housing developers, fair housing agencies, direct service providers, the Housing Authority of the County of Monterey, People with Lived Experience, and other government other entities.

Activities to enhance coordination in PY 2024/25, included inviting private housing and social service agencies were invited to attend public meetings related to the CDBG program and to apply for CDBG funding. The Urban County continued to maintain and expand the outreach list for the CDBG program.

As noted earlier in this section, the Urban County's Homeless Services Director works with other Urban County Departments and a wide variety of local and regional agencies to develop a coordinated approach to homelessness. This coordination includes working consistently with all Urban County Departments, other governmental agencies, health and mental healthcare agencies, public health agencies, economic development agencies, and law enforcement and emergency management agencies. The Homeless Services Director also serves on the Advisory Committee of the California Interagency Council on Homelessness, a state-wide organization whose mission is to fund and facilitate the preservation and expansion of safe, affordable housing and advancing statewide collaborative efforts to prevent and end homelessness.

In PY 2024/25, the Homeless Services Director developed an Encampment Response Policy and Procedures, in accordance with the Governor's Order N-1-24. These procedures are based on a comprehensive, deliberate, and compassionate approach to address encampments on public lands within unincorporated areas of the County. The Director meets weekly with the Housing Authority of the County of Monterey and serves on many COC-led committees.

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

HUD no longer requires the Analysis of Impediments to Fair Housing Choice.

CR-40 - Monitoring 91.220 and 91.230

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

The Urban County uses the City Data Services (CDS) system to track activities and expenditures of CDBG funds. In PY 2024/25, no invoices were paid until the associated reports on activities were received. Urban County staff kept in contact with Subrecipients by phone and email and tracked the timely submission of reports and invoices in CDS. Urban County staff also recommends to the Subrecipients that they read the "Playing by the Rules" guidebook produced by HUD, and it encourages Subrecipients to contact Urban County if additional technical assistance is needed.

In PY 2024/25, County staff conducted on-site monitoring visits to seven CDBG-funded agencies to ensure funds were being used consist with the approved scope and that HUD requirements were being met.

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

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

The County published notices announcing the availability of the PY 2024/25 CAPER for a public comment in both Spanish and English for a period from August 14 to September 16, 2025. Notices were published in the and Monterey County Weekly in English and Spanish. The Urban County made the PY 2024/25 CAPER available for review at the County's Housing and Economic Development Office in Salinas and at each participating jurisdictions' City Hall. The CAPER is also available on the County's website.

The notice informed residents where to submit written comments and when the Board of Supervisors would consider the CAPER. The CAPER public hearing notices were published for 30 days, which is longer than the HUD minimum of 15 days.

The Monterey County Board of Supervisors conducted a public hearing on the PY 2024/25 CAPER on September 16, 2025. The Urban County did not receive any public comments prior to or during the public hearing.

CR-45 - CDBG 91.520(c)

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

During PY 2024/25, the County did not have any Substantial Amendments or other changes to objectives.

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

No

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

Not applicable.

CR-58 – Section 3

Narrative

During PY 24/25, construction on the Solar Empowerment project at the Veteran’s Transition Center was completed; however, the County is working with the contractor on final punch list items and the project will be closed in PY 25/26 and Section 3 will be reported in PY 25/26.

| Total Labor Hours | CDBG | HOME | ESG | HOPWA | HTF |
|---------------------------------------|-------------|-------------|------------|--------------|------------|
| Total Number of Activities | 0 | 0 | 0 | 0 | 0 |
| Total Labor Hours | 0 | 0 | 0 | 0 | 0 |
| Total Section 3 Worker Hours | 0 | 0 | 0 | 0 | 0 |
| Total Targeted Section 3 Worker Hours | 0 | 0 | 0 | 0 | 0 |

Table 8 – Total Labor Hours

| Qualitative Efforts - Number of Activities by Program | CDBG | HOME | ESG | HOPWA | HTF |
|---|-------------|-------------|------------|--------------|------------|
| Outreach efforts to generate job applicants who are Public Housing Targeted Workers | 0 | 0 | 0 | 0 | 0 |
| Outreach efforts to generate job applicants who are Other Funding Targeted Workers. | 0 | 0 | 0 | 0 | 0 |
| Direct, on-the job training (including apprenticeships). | 0 | 0 | 0 | 0 | 0 |
| Indirect training such as arranging for, contracting for, or paying tuition for, off-site training. | 0 | 0 | 0 | 0 | 0 |
| Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching). | 0 | 0 | 0 | 0 | 0 |
| Outreach efforts to identify and secure bids from Section 3 business concerns. | 0 | 0 | 0 | 0 | 0 |
| Technical assistance to help Section 3 business concerns understand and bid on contracts. | 0 | 0 | 0 | 0 | 0 |
| Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns. | 0 | 0 | 0 | 0 | 0 |
| Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services. | 0 | 0 | 0 | 0 | 0 |
| Held one or more job fairs. | 0 | 0 | 0 | 0 | 0 |
| Provided or connected residents with supportive services that can provide direct services or referrals. | 0 | 0 | 0 | 0 | 0 |

| | | | | | |
|--|---|---|---|---|---|
| Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation. | 0 | 0 | 0 | 0 | 0 |
| Assisted residents with finding child care. | 0 | 0 | 0 | 0 | 0 |
| Assisted residents to apply for, or attend community college or a four year educational institution. | 0 | 0 | 0 | 0 | 0 |
| Assisted residents to apply for, or attend vocational/technical training. | 0 | 0 | 0 | 0 | 0 |
| Assisted residents to obtain financial literacy training and/or coaching. | 0 | 0 | 0 | 0 | 0 |
| Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns. | 0 | 0 | 0 | 0 | 0 |
| Provided or connected residents with training on computer use or online technologies. | 0 | 0 | 0 | 0 | 0 |
| Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses. | 0 | 0 | 0 | 0 | 0 |
| Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act. | 0 | 0 | 0 | 0 | 0 |
| Other: | 0 | 0 | 0 | 0 | 0 |

Table 9 – Qualitative Efforts - Number of Activities by Program