



County of Monterey

Item No.6

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

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March 26, 2026

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- a. Receive a status report on efforts to construct a housing campus for unhoused parenting youth in the City of Soledad.
- b. Support a recommendation to the Board of Supervisors.

Presenter: Darby Marshall, Housing Program Manager

RECOMMENDATION:

It is recommended that the Health, Housing, Homelessness, and Human Services Committee:

- a. Receive a status report on efforts to construct a housing campus for unhoused parenting youth in the City of Soledad.
- b. Support a recommendation to the Board of Supervisors.

SUMMARY:

In 2022 the County received a \$2 million-dollar federal Community Facilities Project (CPF) grant specifically to construct a campus in south Monterey County to serve unhoused parenting youth (ages 18-24). Supervisor Lopez has requested that this grant be presented to the Health, Housing, Homelessness, and Human Services Committee (4HS) to confirm the County's support for the project. The 4HS Committee is being asked to receive this report.

DISCUSSION:

The CPF program is a special Congressional appropriation program. To receive funding, a grant recipient must have a Congressional sponsor, in this case Senator Padilla, who wrote the appropriation into law with a brief description of how the funds must be used. In July 2022, the County was invited to apply for a \$2 million CPF grant for a "homeless youth housing campus".

HCD staff and CAO Homelessness Strategies staff, have coordinated with the City of Soledad (City), the Housing Authority of the County of Monterey (HACM), and CHISPA to implement the grant. Collectively, we have identified the potential to locate the homeless youth housing campus on a property adjacent to Vosti Park on Monterey St in the City. Prior to identifying this site, the City purchased the property, which had a dilapidated house on it, using City funds (unrelated to the homeless youth housing campus). The City is in the process of demolishing the dilapidated the house on the lot and they have expressed support for developing the homeless youth housing campus project at this location. Working with HACM and CHISPA, we have identified the ability to develop four to six (depending on costs, space limitations, and funding) two-bedroom manufactured homes. These homes will serve as permanent supportive housing for unhoused parenting transitional age youth (ages 18-24) consistent with the CPF grant requirements.

The current plan is that the City will be responsible for demolishing the existing structure and conducting any environmental remediation necessary. Once the site is ready, the site will be purchased from the City using CPF funds. CHISPA will oversee the site improvements and installation of the manufactured units. The completed units will be owned and managed by HACM. The City, County, and HACM are working on a financing plan that will provide long-term case management and wrap-around services for the tenants.

As the grant recipient, the County is responsible for ensuring all grant conditions are met, including completion of an environmental review pursuant to the National Environmental Policy Act (NEPA). It is anticipated that the County will enter a Subrecipient Agreement with either CHISPA or HACM and transfer the grant funds under that Agreement.

OTHER AGENCY INVOLVEMENT/COMMITTEE ACTIONS:

The Housing and Community Development Department is working with the County Homeless Services Coordinator, Department of Social Services, Housing Authority, CHISPA, Coalition of Homeless Services Providers, and the City of Soledad to implement this project.

HOUSING IMPACTS:

- Reduces constraints on Housing Development
- Increases constraints on Housing Development
- Neutral
- Not applicable [N/A]

HOUSING CONSTRAINTS:

Consideration of this report does not represent a regulatory or development constraint. The project will have a positive impact on housing opportunities for vulnerable populations in our community. The City of Soledad will receive credit towards their Regional Housing Needs Allocation (RHNA).

FINANCING:

There is no impact on the County General Fund.

The Community Facilities Project grant is included in the FY2026-27 Recommended Budget in Fund 013, Budget Unit 8546, Appropriations Code HCD005. Requests for grant funds must be submitted to the U.S. Department of Housing and Urban Development by September 30, 2030.

The Department of Social Services, Homelessness Strategies and Initiatives Division, and Coalition of Homeless Services Providers earmarked mandated Homelessness Housing Assistance and Prevention (HHAP) youth set-aside funding for services.

BOARD OF SUPERVISORS STRATEGIC PLAN GOALS:

Access to housing at a range of affordability levels is identified as a component of the County's broader strategic objectives. This project will address a key housing need for an extremely vulnerable population, unhoused parenting youth.

Mark a check to the related Board of Supervisors Strategic Plan Goals:

- Well-Being and Quality of Life
- Sustainable Infrastructure for the Present and Future
- Safe and Resilient Communities
- Diverse and Thriving Economy
- Dynamic Organization and Employer of Choice

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Approved by: Craig Spencer, Director of Housing & Community Development, 755-5233

Attachments:

Attachment A - CPF Grant B-22-CP-CA-0157 - Letter of Invitation