

Monterey Urban County

Community Development Block Grant Program

FY 2020 – FY 2021 Action Plan

Lead Agency



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

Adopted by the Board of Supervisors July 7, 2020

Participating Units of General Local Government



Expected Resources

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

Introduction

The FY 2020 HUD allocation is \$1,387,832 for the unincorporated areas and the Cities of Del Rey Oaks, Gonzales, Greenfield, and Sand City. Currently, the Urban County is not eligible to receive funding under the HOME Investment Partnership Act (HOME), Emergency Solutions Grant (ESG), or Housing Opportunities for Persons with AIDS (HOPWA) – programs also covered under the Consolidated Plan regulations. Over the five-year planning period, the Urban County assumes \$6,940,220 in CDBG allocations, excluding funds carried over from prior years and program income.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,387,832	10,000	0	1,397,832	5,552,176	The Urban County received \$1,387,832 for FY 2020-2021. Over the five-year planning period, the Urban County now assumes \$6,940,220 in CDBG allocations, excluding funds carried over from prior years and program income.

Table 1 - Expected Resources – Priority Table

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

The County continues to pursue additional funding aggressively and to leverage its funding partnerships with public, private and non-profit groups. The Urban County will utilize a variety of funding sources to leverage CDBG funds. These include:

- **Low Income Housing Tax Credit (LIHTC):** LIHTC is perhaps the single most important funding source available for affordable housing development. The County continues to support funding applications by affordable housing developers to pursue additional LIHTC.
- **No Place Like Home (NPLH):** This program provides funding for acquiring, designing, constructing, rehabilitating, or preserving permanent supportive housing for persons who are experiencing homelessness, chronic homelessness or who are at risk of chronic homelessness, and who are in need of mental health services.
- **General:** The County has some sources of funding for affordable housing. These include Inclusionary Housing In-Lieu fees, Program Income, and competitive State HOME funds. Many of these funds are being spent down and future funding will be at reduced levels. The County will also work with housing developers to pursue LIHTC and NPLH, as well as other funding sources.
- **Housing Choice Voucher/VASH:** The Housing Authority of the County of Monterey (HACM) operates Rental Assistance programs for County residents. HACM programs are a critical resource for extremely low and low income households. The HACM converted all public housing units county-wide to Project-Based Rental Assistance under the Rental Assistance Demonstration program in 2015.
- **Federal:** The County uses federal funds to fund a rapid rehousing program that leverages CALWorks funds through the Department of Social Services and the California Whole Person Care through the Department of Health. These funds help keep the Salinas homeless shelter open and serving the entire homeless population of Monterey County.

All public service activities that are funded by the Urban County do provide detailed information on other sources of funding for their activities and this information is reported to HUD separately.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The County of Monterey has agreed to utilize two parcels of land, 855 E. Laurel Drive (3.0-acre parcel) and 1220 Natividad Road (1.3 acres) toward the development of a permanent shelter at 855 E. Laurel and permanent supportive housing and other services at 1220 Natividad Road. The County and City of Seaside are also exploring options to develop a similar shelter and services for homeless in conjunction with a non-profit in Seaside to be located at 1292 Olympia Ave.

Discussion

The County will be implementing a funding methodology that will allow the County and its partners to plan for larger projects by utilizing their overall allocations within a two- to three-year time period. This change should reduce overall administration and allow more time to develop larger, more impactful projects. Over the Consolidated Planning period, County will also be awarding a minimum of \$25,000 to Public Service projects and implementing a two-year funding cycle. This will allow for an automatic renewal of public service funding for two years. If a project is funded in FY 2021-2022, the project will be automatically renewed in FY 2022-23 and a project funded in FY 2023-24 will be automatically renewed in FY 2024-25. FY 2020-21 will be a one-year cycle during the five-year planning cycle.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Fair Housing	2020	2024	Non-Homeless Special Needs Fair Housing		Public Services	CDBG: \$46,269	Public service activities other than Low/Moderate Income Housing Benefit: 505 Persons Assisted
3	Homelessness and Homeless Prevention Services	2020	2024	Homeless		Homeless Services and Homeless Prevention	CDBG: \$79,402	Public service activities other than Low/Moderate Income Housing Benefit: 14 Persons Assisted
5	Public Facilities	2020	2024			Public Facilities	CDBG: \$902,069	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2395 Persons Assisted
6	Public Services	2020	2024			Public Services	CDBG: \$82,536	Public service activities other than Low/Moderate Income Housing Benefit: 1259 Persons Assisted

Table 2 – Goals Summary

Goal Descriptions

2	Goal Name	Fair Housing
	Goal Description	The Urban County contracts with two organizations to provide fair housing services, landlord/tenant services, and general legal services to seniors.

3	Goal Name	Homelessness and Homeless Prevention Services
	Goal Description	The Urban County will fund three projects that will help prevent homelessness. The Alliance on Aging will provide financial relief to the seniors through tax refunds, lower cost health coverage, benefit and discount programs at no cost. These services allow many seniors to maintain optimum independence and remain in their homes. The Central Coast Center for Independent Living will assist people with disabilities Case find and maintain their ability to live independently. Rancho Cielo provides housing and case management for individuals between the ages of 18-24 who are either homeless or at-risk of becoming homeless.
5	Goal Name	Public Facilities
	Goal Description	The Urban County will fund two public facility projects. The first project is the rehabilitation of the North County Recreation and Park District's Recreation Center and Crane Street Park and will serve the predominately low/mod community of Castroville. The second project is fire engine replacement for North County Fire Protection District's Station #3. The station serves predominantly low income residential and commercial/agricultural areas.
6	Goal Name	Public Services
	Goal Description	The Urban County will fund four public service activities, in addition to the two fair housing and three homelessness prevention activities listed above. The activities will fund services from providing community and youth activities, leadership training for youth, food security, and helping community members connect with non-profits and governments agencies.

Projects

AP-35 Projects – 91.220(d)

Introduction

FY 2020-2021 is the Urban County's first year of implementing the Community Development Block Grant (CDBG) program for the FY 2020 – FY 2024 Planning Period. This program is administered by the U.S. Department of Housing and Urban Development, and provides funding for a variety of projects and programs, with eligibility based on meeting the following national objectives:

- Benefitting low- and moderate-income persons;
- Eliminating slum and blight; or
- Meeting a particularly urgent community need.

The Urban County plans to expend the CDBG funds to address housing and community development needs identified in the five-year Consolidated Plan. The projects described in this section are consistent with implementing specific activities to address those needs.

FY 2020-2021 Funding Allocation

On February 2020, HUD released the funding allocations for FY 2020-2019. The Urban County allocation is \$1,388,044.

CDBG regulations limit the maximum amount of annual grant funding that can be used to fund general administration (20 percent) and public services (15 percent). For the FY 2020-2021 program year this will limit general administration to \$277,608 and public services to \$208,207. The Urban County received 11 requests totaling \$275,000 for public service activities and three proposals for CDBG funding with \$902,229 available. The two eligible projects include North County Recreation and Park District gym improvements and North County Fire Protection District's Station #3 fire engine replacement.

For FY 2020-2021, the Urban County will distribute funds as follows:

- \$902,229 for County Projects (2 projects)- North County Recreation and Park District's Center Outdoor Rehabilitation and Beautification and North County Fire Protection District's Station #3 fire engine replacement.
- \$208,207 for Public Services (9 projects)
- \$277,608 for Administration

The Urban County did not receive project proposals from any of its partners, the cities of Del Rey Oaks, Gonzales, Greenfield and Sand City, anticipating a consolidation of funding for activities based on the new funding methodology for the planning period in which jurisdictions will utilize their overall allocations within a two- to three-year time period. The funding schedule is as follows:

- The City of Del Rey Oaks will receive its \$50,000 allocation in FY 2024.
- The City of Gonzales will receive its overall allocation of \$810,000 in FY 2022 and FY 2023.
- The City of Greenfield will receive its overall allocation of \$1,400,000 from FY2022 through FY2024.
- Sand City will receive its overall allocation of \$30,000 on FY 2023 and FY 2024.

Expenses Incurred Prior to July 1, 2020

As part of the requirements to participate in the CDBG program, the Urban County is required to prepare the FY 2020-2024 Consolidated Plan and FY 2020-2021 Action Plan. The Urban County has incurred expenses in preparation of these documents prior to the start of the CDBG program on July 1,

2020. As permitted by the CDBG program, the Urban County will seek reimbursement of these expenses from the FY 2020-2021 CDBG allocation of planning and administration funds.

Program Income

- Should the Urban County receive unanticipated program income of up to \$99,999, it will be used to augment the Environmental Justice Coalition for Water's project. If the Urban County receives program income in excess of \$100,000, it shall be retained and awarded to new projects during 2020-2021.
- The Urban County does not have any unfunded projects besides EAH Housing and ECJW applications.

Projects

#	Project Name
1	Fair Housing and Tenant / Landlord Services
2	Legal Services for Seniors
3	Alliance on Aging
4	Housing Navigation and Assistance Services
5	Transitional Housing
6	Gonzales SMART Leaders Project
7	Pajaro Parks Programs
8	After School Program
9	Meals on Wheels of the Salinas Valley
10	Center Outdoor Rehab and Beautification
11	North County Fire Protection District (NCFPD), Station #3 Fire Engine Replacement
12	General Administration

Table 3 - Project Information

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

The following established Priority Needs form the basis for allocating investments geographically within the Urban County during the next five-year period and are a result of various community outreach efforts and consultation meetings conducted during the Citizen Participation process.

- Improvements to infrastructure and public facilities in order to foster a suitable living environment for low- and moderate-income households and those with special needs;
- Provision of services and program to benefit low- and moderate-income households and those with special needs, such as youth (and at-risk youth), seniors, farmworkers, and the disabled;
- Provision of services for the homeless and those at risk of becoming homeless; and
- Provision of affordable housing to low- and moderate-income households and those with special needs.
- Adequate staff time and resources to implement the CDBG-funded programs and to monitor program achievements.

Only eligible activities that received a High priority level in the FY 2020-2024 Consolidated Plan were funded on FY 2020-2021. Unfortunately, the demand for all types of activities greatly exceeds the financial resources available to the Urban County.

The lack of adequate funding is a critical obstacle to addressing the underserved needs. The Urban County is continuing to explore ways it can use its CDBG, and other resources, to meet the needs of the

low/moderate income people who live in Monterey County. Aside from the limited financial resources that are available, the Urban County is challenged to meet the needs of this population because the majority live in the entitlement communities of the cities of Monterey, Salinas and Seaside.

AP-38 Project Summary
Project Summary Information

1	Project Name	Fair Housing and Tenant / Landlord Services
	Target Area	
	Goals Supported	Fair Housing
	Needs Addressed	Public Services
	Funding	CDBG: \$23,135
	Description	Eden Council for Hope and Opportunity (ECHO) proposes to provide fair housing information and education to renters and housing providers, investigate suspected cases of housing discrimination, conduct a systemic audit to uncover housing discrimination, and provide counseling and conciliation to renters and housing providers regarding their rights and responsibilities in rental housing. Additionally, ECHO will conduct presentations, participate in TV/radio interviews, and distribute flyers and advertise via mass media throughout Monterey County.1. Matrix Code - 05J (24CFR570.201(e)); 2. National Objective - LMC (24CFR570.208(a)(2)(i)(C)); 3. Presumed Benefit - No; 4. Performance Objective - Fair Housing and Public Services; 5. Performance Measure - Provide Decent Affordable Housing; 6. Performance Outcome - Availability/Accessibility of fair housing counseling services for approximately 105 households earning less than 80% of area median income.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	105 households/persons will benefit from this program.
Location Description	ECHO Housing's hours of operation are 9AM to 5PM, Monday through Friday. Counselors can be reached at 831-566-0824 or, toll free, 855-ASK-ECHO. Locations in Monterey County are as follows: Salinas Office 168 W. Alisal Street Salinas, CA 93901 Monday, Wednesday, Friday Monterey Office 580 Pacific Street Monterey, CA 93940 Tuesday, Thursday	

Planned Activities	<p>ECHO will:</p> <ul style="list-style-type: none"> • Respond to fair housing inquiries • Conduct 15 investigations of fair housing complaints • Conduct a 10-site fair housing audit • Provide tenant/landlord counseling • Facilitate tenant/landlord conciliations/mediations <p>In addition to the above activities, ECHO will provide training to the public on fair housing and tenant/landlord laws and how they are observed. Efforts will be targeted to property owners and managers to insure their awareness of and compliance with the laws. ECHO will also identify groups who are at risk of being discriminated against and inform them of their rights. The activities include:</p> <ol style="list-style-type: none"> 1) Provide urban Monterey County residents with 4 presentations on housing rights; 2) Distribute 2,100 pieces of educational material; 3) Participate in TV/radio interview; 4) Conduct mass media outreach. 																
2	<table border="1"> <tr> <td data-bbox="418 772 730 842"> Project Name </td> <td data-bbox="730 772 1430 842"> Legal Services for Seniors </td> </tr> <tr> <td data-bbox="418 842 730 877"> Target Area </td> <td data-bbox="730 842 1430 877"></td> </tr> <tr> <td data-bbox="418 877 730 951"> Goals Supported </td> <td data-bbox="730 877 1430 951"> Fair Housing </td> </tr> <tr> <td data-bbox="418 951 730 1024"> Needs Addressed </td> <td data-bbox="730 951 1430 1024"> Public Services </td> </tr> <tr> <td data-bbox="418 1024 730 1060"> Funding </td> <td data-bbox="730 1024 1430 1060"> CDBG: \$23,134 </td> </tr> <tr> <td data-bbox="418 1060 730 1417"> Description </td> <td data-bbox="730 1060 1430 1417"> Legal Services for Seniors (LSS) is proposing to provide direct legal services to 300 low-income seniors in Unincorporated Monterey County and the Cities of Gonzales, Greenfield, and Sand City and to provide 4 workshops in those locations educating seniors, their families and caregivers, and the general public on issues related to housing security.1. Matrix Code - 05A (24CFR570.201(e));2. National Objective - LMC (24CFR570.208(a)(2)(i)(A)); 3. Presumed Benefit - Yes, elderly persons aged 62 or older; 4. Performance Objective - Fair Housing and Public Services; 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome - Availability/Accessibility to legal services for approximately 400 persons of at least 62-years of age. </td> </tr> <tr> <td data-bbox="418 1417 730 1453"> Target Date </td> <td data-bbox="730 1417 1430 1453"></td> </tr> <tr> <td data-bbox="418 1453 730 1740"> Estimate the number and type of families that will benefit from the proposed activities </td> <td data-bbox="730 1453 1430 1740"> 400 low-income seniors will benefit from the proposed activities. </td> </tr> </table>	Project Name	Legal Services for Seniors	Target Area		Goals Supported	Fair Housing	Needs Addressed	Public Services	Funding	CDBG: \$23,134	Description	Legal Services for Seniors (LSS) is proposing to provide direct legal services to 300 low-income seniors in Unincorporated Monterey County and the Cities of Gonzales, Greenfield, and Sand City and to provide 4 workshops in those locations educating seniors, their families and caregivers, and the general public on issues related to housing security.1. Matrix Code - 05A (24CFR570.201(e));2. National Objective - LMC (24CFR570.208(a)(2)(i)(A)); 3. Presumed Benefit - Yes, elderly persons aged 62 or older; 4. Performance Objective - Fair Housing and Public Services; 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome - Availability/Accessibility to legal services for approximately 400 persons of at least 62-years of age.	Target Date		Estimate the number and type of families that will benefit from the proposed activities	400 low-income seniors will benefit from the proposed activities.
Project Name	Legal Services for Seniors																
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Needs Addressed	Public Services																
Funding	CDBG: \$23,134																
Description	Legal Services for Seniors (LSS) is proposing to provide direct legal services to 300 low-income seniors in Unincorporated Monterey County and the Cities of Gonzales, Greenfield, and Sand City and to provide 4 workshops in those locations educating seniors, their families and caregivers, and the general public on issues related to housing security.1. Matrix Code - 05A (24CFR570.201(e));2. National Objective - LMC (24CFR570.208(a)(2)(i)(A)); 3. Presumed Benefit - Yes, elderly persons aged 62 or older; 4. Performance Objective - Fair Housing and Public Services; 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome - Availability/Accessibility to legal services for approximately 400 persons of at least 62-years of age.																
Target Date																	
Estimate the number and type of families that will benefit from the proposed activities	400 low-income seniors will benefit from the proposed activities.																

Location Description	<p>Salinas Office: 247 Main Street, Salinas, CA 93901 - Tuesday & Thursday from 9:00 a.m. to 2:00 p.m.</p> <p>Seaside Office: 915 Hilby Avenue, Suite 2, Seaside, California 93955 - open Monday through Friday from 9:00 a.m. to 5:00 p.m.</p> <p>Weekly outreach appointments at 8 locations on Tuesdays in easily accessible locations:</p> <ul style="list-style-type: none"> • King City (Housing Authority site), • Greenfield (Monterey County Free Library), • Soledad (Monterey County Free Library), • Gonzales (City of Gonzales City Hall). • Prunedale Senior Center • Carmel (Carmel Foundation), • Carmel Valley (Monterey County Free Library) <p>Outreach appointments at two locations every two weeks:</p> <ul style="list-style-type: none"> • City of Monterey Community Center (Dickman Street), • Pacific Grove (Sally Griffin Center) 	
Planned Activities	<p>LSS will provide direct legal services to 300 low-income seniors in the Urban County and provide 4 workshops/seminars with total audience of 100 on recognizing and preventing elder abuse (financial, physical and emotional). LSS provides free legal advice for seniors to address problems that only licensed attorneys can resolve:</p> <ul style="list-style-type: none"> • Housing: Help seniors access and maintain affordable, subsidized public housing and avoid unlawful evictions and substandard living situations. • Financial Abuse: LSS’s confidential attorney representation protects seniors from home equity and home repair scammers. • Public Benefits: LSS attorneys and legal advocates help seniors maintain public benefits that have been denied due to institutional oversight. • Health Care, Insurance and End-of-Life Planning: Seniors with basic health care are better able to remain in and maintain their own homes. • Physical Abuse: LSS helps seniors obtain restraining orders in domestic violence court when family members and friends threaten physical abuse. • Probate Law: We represent seniors in Probate Minor Guardianship petitions and Limited Conservatorships (seniors seeking guardianship of adult disabled children). • Community Education: LSS provides 15 community workshops each year on issues important to Monterey County seniors. Our goal is to address and correct legal harm done to Monterey County. 	
3	Project Name	Alliance on Aging
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$18,134

Description	The Alliance on Aging (AOA) is proposing to expand its presence in South County by securing a location in the City of Gonzales where staff can provide direct services to older adults on a regular scheduled basis. Clients will have access to the full range of AOA's services at this site on that scheduled day. The program services AOA offers provide financial relief to the older adults through tax refunds, lower cost health coverage, benefit and discount programs and the fact that the services are at no cost to the senior. Outreach Specialists can link them to other services provided by many partners in senior service who provide services that offer financial relief and are at no cost to seniors. This 'patchwork' of services allows many seniors to maintain optimum independence and wellness and remain in their homes and engaged in their communities. The identified site is the Taylor Farms Family Health and Wellness in Gonzales which serves many older adults from South County.1. Matrix Code - 05A (24CFR570.201(e)); 2. National Objective - LMC (24CFR570.208(a)(2)(i)(A)); 3. Presumed Benefit - Yes, elderly persons aged 62 or older; 4. Performance Objective - Fair Housing and Public Services; 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome - Availability/Accessibility to services for approximately 475 persons of at least 62-years of age.
Target Date	6/30/2021
Estimate the number and type of families that will benefit from the proposed activities	475 seniors living in the rural areas of Monterey County will benefit from the proposed activity.
Location Description	Taylor Farms Family Health and Wellness Center 850 5th St, Gonzales, CA 93926
Planned Activities	With the CDBG funding, AOA will expand its services in South County, where AOA will partner with Salinas Valley Memorial Hospital (SVMH) and Taylor Farms at their clinic in Gonzales. AOA will offer social support and wellness to their older adult patients and their families. AOA will have the use of space at the clinic at least one day every week; which would offer a regular weekly presence in South County. Residents will not have to travel so far to get information/services from the Alliance and their partners. The information will be provided in Spanish and English. The proposed activities include: <ul style="list-style-type: none"> • Provide senior resources, information, and referrals to individuals and groups of people as necessary • Assess needs on an individual basis, coordinate services, and refer as necessary. • Provide individual assistance with completing low-income assistance forms, i.e. benefits check-up.
4 Project Name	Housing Navigation and Assistance Services
Target Area	

Goals Supported	Public Services
Needs Addressed	Affordable Housing Public Services
Funding	CDBG: \$33,134
Description	Central Coast Center for Independent Living (CCCIL) will provide housing and case management services to people with disabilities in Monterey County. By accessing CCCIL services consumers will be able to increase their independence by accessing and security county, state and federal programs that will assist them to increase their income, secure affordable housing.1. Matrix Code - 05B (24CFR570.201(e)); 2. National Objective - LMC (24CFR570.208(a)(2)(i)(A)); 3. Presumed Benefit - Yes; Adults meeting Bureau of Census definition of severely disabled adults; 4. Performance Objective - Public Services; 5. Performance Measure - Provide Decent Affordable Housing; 6. Performance Outcome- Availability/Accessibility for approximately 40 individuals with disabilities to help them obtain or remain in independent living environments.
Target Date	6/30/2021
Estimate the number and type of families that will benefit from the proposed activities	40 persons with disabilities will benefit from this activity.
Location Description	CCCIL main office is located at 318 Cayuga St. Suite 208, Salinas CA 93901 Monday-Friday 8:30 am-4:30 pm. CCCIL currently have a staff person in King City located at the Behavioral Health Clinic on Wednesdays and Thursdays 8:30 am-4:30 pm.
Planned Activities	CCCIL will provide case management services to assist consumers to access benefit programs and housing program to increase their independence and community participation. Consumers will be also able to access other services for such as Assistive Technology devices, and if available financial assistance to assist them to pay for the first and last month rent, security deposit and if needed assistance with utility deposit. <ul style="list-style-type: none"> • CCIL will assist consumers to apply for subsidize housing program such as Section 8, CHISPA or financial assistance Programs to secure housing. • All consumers will receive individualized case management to assist them to develop an Independent Living Plan. • CCCIL will provide assistance to consumers to apply for county, state, or medical benefits such as Medi-Cal or Medicare. • Consumers receiving services will have access to CCCIL Assistive Technology services to assist them to live independently, go to school or return to work. • All consumer will receive advocacy services to ensure consumers receive the appropriate services the can qualify.

5	Project Name	Transitional Housing
	Target Area	
	Goals Supported	Homelessness and Homeless Prevention Services
	Needs Addressed	Homeless Services and Homeless Prevention Public Services
	Funding	CDBG: \$28,134
	Description	The Rancho Cielo's version of Transitional Living is their Transitional Housing Village, where residents aged 18-24 come together to support each other in the quest for a fresh start. Students benefit from having a stable and safe place to call home instead of returning to the streets or to neighborhoods that may have enabled a lifestyle characterized by bad choices and illegal activity. Participants will take part in various case management activities including behavioral health services, leadership building opportunities, and job readiness, life skills, and financial literacy workshops. When combined with the academic and vocational training opportunities that program participants will receive, these services will help ensure that these youth leave our campus fully prepared to retain permanent housing.1. Matrix Code - 03T (24CFR570.201(e)); 2. National Objective - LMC (24CFR570.208(a)(2)(i)(B)) ; 3. Presumed Benefit - Yes; 4. Performance Objective - Homeless Services and Homeless Prevention and Anti-Poverty Strategy; 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome - Availability/Accessibility of counseling services for up to 14 youth aged 18-24 who are living in the Rancho Cielo Youth Campus Independent Living Transitional Housing Village.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	14 youth aged 18-24 will benefit from this proposed activity.
	Location Description	Rancho Cielo Youth Campus: 710 Old Stage Road, Salinas, CA 93908

	<p>Planned Activities</p> <p>Residents will receive individual success plan and case management from Residential Advisors to identify barriers to success. Residential Advisors also help students connect to community services for which they are eligible. The following program components serve as a framework:</p> <ul style="list-style-type: none"> • Counseling and Case Management: Residents will receive assistance in setting and achieving their goals. • Leadership Development: Residents will have the opportunity to grow their leadership skills through program decision-making, responsible leadership roles, successfully living with others, and study of how to improve their community. • Transitional Housing Services including college and career counseling leading to placement in education or employment, and post-graduate follow-up to support retention and completion in these placements. <p>Part of Rancho Cielo's Case Management activities includes enrollment in appropriate services for which residents may qualify for as the need is identified. Case Management will include the following:</p> <ul style="list-style-type: none"> • Referrals to community resources • Health/mental health services • Referrals to Monterey County Behavioral Health for individual assessment, counseling, and other mental health services • Social Services/Public Assistance • Assistance with the application process for general assistance, Cal Fresh and Medical benefits, as well as transportation of students to and from employment and/or continuing education
6	<p>Project Name</p> <p>Gonzales SMART Leaders Project</p>
	<p>Target Area</p>
	<p>Goals Supported</p> <p>Public Services</p>
	<p>Needs Addressed</p> <p>Public Services</p>
	<p>Funding</p> <p>CDBG: \$23,134</p>

	<p>Description</p> <p>The Boys and Girls Club of Monterey County offers the Skills Mastery and Resistance Training (SMART) program to youth in the City of Gonzales. The SMART programs have been identified by the Center for Substance Abuse (CSAP) as a model program and is recognized in the National Registry of Effective Prevention Programs. Elements of the SMART program are as follows: SMART Girls- This program is a health, fitness, prevention/education and self-esteem enhancement program for girls. The program is designed to encourage healthy attitudes and lifestyles that will enable adolescent/teen girls to develop to their full potential. Sessions incorporate learning experiences that include mentors, guest speakers, hands-on activities and field trips. Passport to Manhood- This program concentrates on specific areas of manhood through highly interactive activities for young men that have been identified as a group that is at increased risk for participation in risky behaviors. Passport to Manhood addresses critical issues young men face including fatherhood, decision-making and employment.1. Matrix Code - 05L (24CFR570.201(e)); 2. National Objective - LMC (24CFR570.208(a)(2)(i)(C)); 3. Presumed Benefit - No; 4. Performance Objective - Public Services and Anti-Poverty Strategy; 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome - Availability/Accessibility for approximately 240 youth grades 5 to 9.</p>
	<p>Target Date</p> <p>6/30/2021</p>
	<p>Estimate the number and type of families that will benefit from the proposed activities</p> <p>240 Gonzales youth, grades 5 to 9 will benefit from this proposed activity.</p>
	<p>Location Description</p> <p>Fairview Middle and Elementary Schools in the Gonzales Unified School District</p>
	<p>Planned Activities</p> <p>SMART is an evidence based, 5-session small-group program followed by a prevention involvement component in which the SMART Leaders youth participate as peer leaders and positive role models in prevention-related and other general activities at their school. Completion of the SMART Leaders program will lead to a ceremony and end-of-program reward selected by mentees at the beginning of the program.</p> <p>The funds will be used to increase the level of service from approximately 30 youth served each quarter to 60 youth served quarterly. 240 youth will complete the SMART program, including evaluation and project or presentation.</p>
7	<p>Project Name</p> <p>Pajaro Parks Programs</p>
	<p>Target Area</p>
	<p>Goals Supported</p> <p>Public Services</p>
	<p>Needs Addressed</p> <p>Public Services</p>
	<p>Funding</p> <p>CDBG: \$18,134</p>

Description	<p>Pajaro Park Programs offer a variety of programs and activities that youth, adults and all residents can participate in. Day Camps during summer and other school break sessions provide youth ages 3-15 with caring adult role models, structured and constructive use of time, meaningful engagement, and high expectations for success. Youth Sports leagues including soccer, T-ball and basketball allow youth to enjoy healthy activity, teamwork, and fun and age-appropriate competition in a supportive environment. Monthly health and wellness programs such as Zumba and Kids Fit that offer fun, healthy activity for all levels of ability. Community-wide events (8 in all) such as National Night Out, Day of the Dead, Healthy Kids Day and Pajaro Park Pride Day draw between 200-500 residents per event and encourage community building, crime prevention and community pride. Finally, Central Coast YMCA will coordinate park rentals throughout the year for occasions such as birthdays, family reunions and graduation parties that encourage residents to enjoy the park and being outdoors. These events draw an average of 150 residents monthly to the park.1. Matrix Code - 05L (24CFR570.201(e)); 2. National Objective - LMA (24CFR570.208(a)); 3. Presumed Benefit - No, according to the HUD released LMI Area Data based on ACS-2011-2015, the Pajaro CDP population is 80.79% low/mod.; 4.Performance Objective - Public Services; 5.Performance Measure - Create Suitable Living Environments; 6. Performance Outcome - Sustainability of programs that serve approximately 2,925 persons in a community that is almost 81% low-moderate income.</p>
Target Date	6/30/2021
Estimate the number and type of families that will benefit from the proposed activities	250 low-income persons will benefit from this proposed activity.
Location Description	Pajaro Park, 24 San Juan Road, Pajaro. Park is open during daylight hours, with classes, special events and sports leagues scheduled at various times based on season, program and availability of participants.

Planned Activities	<p>Pajaro Park Programs offer a variety of programs and activities that youth, adults and all residents can participate in, including:</p> <ul style="list-style-type: none"> • Day Camps during summer and other school break sessions provide youth ages 3-15 with caring adult role models, structured and constructive use of time, meaningful engagement and high expectations for success; • Youth Sports leagues including soccer, T-ball and basketball allow youth to enjoy healthy activity, teamwork, and fun and age-appropriate competition in a supportive environment; • Monthly health and wellness programs such as Zumba and Kids Fit that offer fun, healthy activity for all levels of ability; • Community-wide events such as National Night Out, Day of the Dead, Healthy Kids Day and Pajaro Park Pride Day draw between 200-500 residents per event and encourage community building, crime prevention and community pride; • Park rentals throughout the year for occasions such as birthdays, family reunions and graduation parties that encourage residents to enjoy the park and being outdoors. These events draw an average of 150 residents monthly to the park.
8 Project Name	After School Program
Target Area	
Goals Supported	Public Services
Needs Addressed	Public Services
Funding	CDBG: \$18,134
Description	<p>Girls Inc. of the Central Coast will provide age and developmentally appropriate after-school programming for girls, ages 9 -18, at 8 school sites in North Monterey County and Greenfield. It will hire teens that have graduated from prior years' programs as facilitators and mentors to younger girls. Programs focus on pregnancy prevention, leadership development, pursuing post-secondary education, self-empowerment, developing healthy behaviors, avoiding drugs and alcohol, and developing skills to resist peer pressure to use drugs, engage in sexual activities and/or join a gang. 1. Matrix Code - 05D (24CFR570.201(e)); 2. National Objective - LMC (24CFR570.208(a)(2)(i)(B)); 3. Presumed Benefit - No; 4. Performance Objective - Public Services and Anti-Poverty Strategy; 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome - Availability/Accessibility to leadership and mentoring for approximately 235 girls between the ages of 9 and 18 from households at or below the moderate-income threshold.</p>
Target Date	6/30/2021

Estimate the number and type of families that will benefit from the proposed activities	235 girls between the ages of 9 and 18
Location Description	ECHO Leadership Program and Youth Leadership Program: <ul style="list-style-type: none"> • North Monterey County High School, Castroville • Greenfield High School, Greenfield • Friendly PEERsuasion (Learning Phase) and Will Power/Won't Power: • North Monterey County Middle School, Castroville • Vista Verde Middle School, Greenfield • Friendly PEERsuasion (Teaching Phase): • Castroville Elementary School, Castroville, • Oak Avenue Elementary School, Greenfield • Growing Together: • Castroville Plaza Family Resource Center, Castroville • Mary Chapa Elementary School, Greenfield
Planned Activities	The specific programs proposed are: <ul style="list-style-type: none"> • ECHO Leadership and Mentor Program: Through guest speakers, field trips and retreats, young women, ages 15-18, are encouraged to stay in school, pursue post-secondary education, avoid pregnancy, and plan for future careers. • Youth Leaders Program: Hires and trains ECHO graduates to deliver programs to younger girls in middle and high school. • Friendly PEERsuasion: Provides 7th-grade girls the skills and information to empower them to recognize and resist pressures from peers, advertisers, adults or others to use tobacco, alcohol or other drugs. • Will Power/Won't Power: Workshops for girls ages 12-14, whose topics include: learning age-appropriate information about their bodies, identifying sexual pressures and how to resist them, exploring personal values and their importance in decision-making, defending your decisions, identifying values about sexual behavior and abstinence, and avoiding risks. • Growing Together: Offered in English and Spanish, the program is designed to increase positive communication between mothers and their 9 -12 year old daughters, and helps them discuss questions about sexual behavior and puberty, establish mutual trust, and to spend quality time together
9 Project Name	Meals on Wheels of the Salinas Valley
Target Area	
Goals Supported	Public Services

	Needs Addressed	Public Services
	Funding	CDBG: \$23,134
	Description	Meals on Wheels of the Salinas Valley Inc. (MoW) will serve between 14-19 seniors every week, their choice of either 5 or 7 main meals. Meals on Wheels offers a supplement to the main meals, a large bag of fresh fruits and vegetables, bread, and other non-perishables. An additional benefit to clients and the community is the fact that MoW provides a 'safety/welfare' check during the regular weekly delivery. 1. Matrix Code - 05A (24CFR570.201(e)); 2. National Objective - LMC (24CFR570.208(a)); 3. Presumed Benefit - Yes, Disabled or elderly persons aged 62 or older; 4. Performance Objective - Public Services; 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome - Sustainability for the program to service 19 seniors who are otherwise unable to shop or cook for themselves.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	19 seniors will receive home-delivered meals
	Location Description	Meals on Wheels of the Salinas Valley:40 Clark Street, Ste. C, Salinas, CA.
	Planned Activities	MoW will deliver nutritious meals every week to the homes of eligible seniors, 62 and older who live in Gonzales, Greenfield and the other eligible geographic areas for this CDBG funding.
10	Project Name	Center Outdoor Rehab and Beautification
	Target Area	
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$70,000

Description	The North County Recreation and Park District will enhance and upgrade a well-used gymnasium that currently lacks heating, thereby making it extremely cold to use during the winter months by our senior citizens and youth sports. The North County Recreation and Park District also plans to rehabilitate Crane Street Park by adding a new play structure, solar lights, and an automated sprinkler system.1.Matrix Code - 03F (24CFR570.201(c)); 2. National Objective - LMA (24CFR570.208(a)(1); 3. Presumed Benefit - No, according to the HUD released LMI Database, based on ACS 2011-2015, the Castroville CDP population is 66.19% low/mod and the areas outside the CDP are sparsely populated; 4. Performance Objective - Public Facilities; 5. Performance Measure - Create Suitable Living Environments; 6.Performance Outcome - Sustainability by rehabilitating existing facilities that may be used by approximately 1,850 low/moderate income persons in the community of Castroville.
Target Date	6/30/2021
Estimate the number and type of families that will benefit from the proposed activities	1850 low/mod income persons will benefit from this proposed activity.
Location Description	Recreation Center Gym: 11261 Crane Street, Castroville, CA 95012. Crane Street Park: 11771 Crane St, Castroville, CA 95012
Planned Activities	North County Recreation and Park District plans to: <ul style="list-style-type: none"> • Remove existing play park structure and aging water system at Crane St park and install a new play park structure, solar powered lights, and automated sprinklers. • Remove existing gym heater and boiler and install a new gym heating system at the Recreation Center Gym.
1 Project Name	North County Fire Protection District (NCFPD), Station #3 Fire Engine Replacement
Target Area	
Goals Supported	Public Facilities
Needs Addressed	Public Facilities
Funding	CDBG: \$842,229

Description	The NCFPD is currently operating with a 17-year-old fire engine that is well beyond its service life as a front-line Fire Engine. The NCFPD is not on schedule with the recommended Fire Engine acquisition and/or replacement schedule. Due to lack of funds, they have deferred replacement of fire engines and utility/ command vehicles. Station #3 is the first line of emergency services and fire protection provider to an estimated population of 11,100 low/mod beneficiaries in the service area. They respond to structural fires, vegetation fires, miscellaneous fires, hazardous conditions, vehicle accidents, rescues, and emergency medical services, and they are also part of the Master Mutual Aid system for the State of California.1. Matrix Code - 03O (24CFR570.201(c)); 2. National Objective - LMA (24CFR570.208(a)(1); 3. Presumed Benefit - No, according to the HUD released LMI Area Data, based on 2011-2015 ACS, service area is 54.34% low/mod.; 4. Performance Objective - Public Facilities; 5. Performance Measure - Create Suitable Living Environments; 6. Performance Outcome - Sustainability by improving the fire department's ability to respond to medical/life and fire emergencies within service area with approximately 11,100 low/mod beneficiaries.
Target Date	6/30/2021
Estimate the number and type of families that will benefit from the proposed activities	545 low/mod beneficiaries per year based on the number of calls for service (1,000 calls per year, 54.34% low mod population in service area).
Location Description	North County Fire Protection District, Station #3 301 Elkhorn Road Watsonville, CA 95076 Station #3, located at 301 Elkhorn Rd., serves the unincorporated communities of Pajaro, Las Lomas and Elkhorn. It is the first line of emergency services and fire protection provider to an estimated low/mod population of 11,100.
Planned Activities	CDBG funds will be used to replace the 17-year-old Spartan Fire Engine is used as the front-line fire engine by the North County Fire Station #3 with a Type 1 Fire Engine, manufactured by Hi-Tech/ Spartan Metro Star MFD, 450 HP Cummins L-9 Engine, Allison 3000 EVS Transmission, 1500 GPM Type 1 pumper and other equipment to including: self-contained breathing apparatus, communication equipment, extrication tools, hose, ladders, nozzles and miscellaneous equipment.
1 Project Name	General Administration
2 Target Area	
Goals Supported	Fair Housing Homelessness and Homeless Prevention Services Public Facilities Public Services

Needs Addressed	Planning and Administration
Funding	CDBG: \$277,396
Description	This project provides for County costs to administer the CDBG program.1. Matrix Code - 21A (24CFR570.206(a)(1)); 2.National Objective- Per the 2013 CDBG Guide to National Objectives & Eligible Activities for Entitlement Communities: costs that are appropriately charged to this category are presumed to meet a CDBG national objective and a grantee does not have to maintain any other documentation for this purpose (24CFR570.208(d)(4)); 3. Presumed Benefit- N/A; 4. Performance Objective - N/A; 5. Performance Measure - N/A; 6. Performance Outcome -N/A.
Target Date	6/30/2021
Estimate the number and type of families that will benefit from the proposed activities	There are no direct beneficiaries associated with the County's management of the CDBG funds.
Location Description	The Housing and Economic Development Division office is located at 1441 Schilling Place - North, Salinas, CA 93901. County staff makes annual site visits to Subrecipients and provides on-site technical assistance as requested by the Subrecipients.
Planned Activities	Preparation of required subrecipient agreements, grant reporting, monitoring of subrecipients, and public noticing.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

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

Geographic Distribution

Target Area	Percentage of Funds

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The Urban County has not established specific geographic target areas where CDBG funds will be focused. Housing and community development needs in the Urban County far exceed the availability of funding to address those needs. Annually, Urban County staff and the CDBG Ad Hoc Committee will evaluate applications for funding based on a number of factors, including:

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

Discussion

See discussions above.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

With a limited CDBG allocation, the Urban County does not anticipate expending a significant portion of its CDBG funds on providing affordable housing. Other funding sources, such as State HOME funds, inclusionary housing in-lieu fees, and Housing Successor Agency funds will be the primary sources of funding to address affordable housing needs in the Urban County.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 5 - One Year Goals for Affordable Housing by Support Requirement

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

Table 6 - One Year Goals for Affordable Housing by Support Type

Discussion

While the Urban County is not allocating funds to affordable housing during FY 2020, affordable housing is a priority for the Urban County during the FY 2020-2024 planning period. One of the Urban County priorities for Fiscal Year 2018-2019 (FY2018-19) was to help low and moderate-income homeowners on individual wells or small mutual water systems to connect to larger water purveyors with more capacity to continue delivering water in the event of well failure or contamination. This activity was also envisioned to help provide financial stability for these homeowners by connecting them to a purveyor with more customers to spread the cost of well failures or contamination. The project was delayed by the slow process of negotiating the agreements between the water purveyors, primarily CalWater and Pajaro Sunny Mesa Community Services District, and the many individual homeowners in the affected area. This project may be back on track to begin using CDBG funds for income qualified homeowners and to construct laterals from the new water mains to their homes in during this Consolidated Plan planning period.

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Authority County of Monterey (HACM) is a public agency that provides rental assistance and manages affordable housing throughout Monterey County. Beginning in 2015, the HACM initiated the process of converting the public housing developments into project-based rental assistance units through HUD's Rental Assistance Demonstration (RAD) program. That conversion process has been completed. 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.

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

- HDC has three properties in the unincorporated areas of the Urban County, including the 48-unit Paseo de las Rosas in Castroville, and 29-unit Vista del Valle in Chualar. Two of the properties are restricted to occupancy by farmworker families and the third is restricted to seniors or persons with disabilities.
- HDC has two housing developments in Gonzales, the 20-unit Casa de Oro and 30-unit Casa Santa Lucia. Casa de Oro is restricted to seniors or persons with disabilities.
- HDC has one housing development in Greenfield, the 50-unit Los Ositos. This property is restricted to seniors.
- There are currently no housing developments located in Sand City or Del Rey Oaks.

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

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

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

The HACM requires or promotes a range of activities to increase resident involvement in the housing program. These include:

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

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

The HACM is not designated as "troubled."

Discussion

In FY 2019-2020, the Urban County provided funding to the HDC2 to begin a more robust resident services program at Los Ositos. Los Ositos is a former public housing development located in Greenfield, CA and open to seniors and the disabled. The HDC2 conducted a survey of residents to determine what kinds of programs they would like to see and that would improve the quality of life for the residents.

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

Introduction

Homeless and Homeless Prevention Services are identified as a high priority need in the FY 2020 - FY 2024 Consolidated Plan. For FY 2020-2021, the Urban County anticipates expending approximately 38 percent of its public service cap funds (up to 15 percent of the CDBG annual allocation) to provide homeless and homeless prevention services through the following:

- Outreach services to seniors in rural areas of South County to provide resources, information, and referrals senior services
- Case management of disabled persons to maintain their ability to live independently – Central Coast Center for Independent Living
- Case management for homeless at-risk youth in transitional housing - Rancho Cielo

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

The Urban County is providing funding for one program that primarily serve the homeless or those at risk of homelessness. The Rancho Cielo project will provide case management to 14 at-risk youth in transitional housing who were homeless because they are attempting to leave gangs or escape gang-controlled neighborhoods.

The Urban County is also providing funding for the Veterans Transition Center (VTC) to renovate four duplexes, three of which will be transitional housing units and one for permanent housing for chronically homeless and at-risk veterans.

Addressing the emergency shelter and transitional housing needs of homeless persons

Rancho Cielo is a transitional housing and educational program that is designed to help individuals at risk of homelessness as they attempt to escape neighborhoods that do not provide positive opportunities. The Rancho Cielo has five units of transitional housing that can accommodate up to 30 people at a time. The funding allocated in FY 2020 is estimated to assist 14 at-risk youth.

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

In addition to the above, the Urban County will continue to rely on a vast network of public and nonprofit agencies in the Continuum of Care (CoC) system to provide a range of housing options and services. The CoC system strives to provide and expand housing opportunities for the homeless and formerly homeless, through emergency shelters, transitional housing, supportive housing, and permanent housing. Outreach, assessment, and case management services are also offered through this

network to assist the homeless in transitioning to permanent housing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Regarding individuals being discharged from publicly funded institutions and systems of care, the Rancho Cielo program works with youth who have been in foster care or other youth facilities or corrections programs and institutions to help them from becoming homeless. Outside of the Urban County programs, the Veterans Transition Center, which is funded through the CoC and the Urban County, can also provide services to those who are being discharged from health care facilities, mental health facilities, and corrections programs and institutions.

Regarding helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs, a variety of resources are available. Meals on Wheels delivers meals to homebound individuals daily in Gonzales and nearby unincorporated areas. This assists the low-income population by reducing their food expense which allows them to use more income for housing, medical, and other monthly expenses. Additionally, agencies such as Catholic Charities and the Housing Resource Center provide rental and utility payment services on a crisis basis to prevent homelessness.

Discussion

Regarding the frail and elderly, the Meals on Wheels programs, proposed to be funded under the public services component of the Urban County Annual Action Plan, will provide nutritional supportive services to those who are not homeless. Activities for non-homeless persons with mental, physical, developmental, alcohol and drug addictions, or HIV/AIDS and their families are addressed outside of the Urban County by a variety of non-profit agencies and through the Monterey County Social Services Department. The housing and supportive services needs of Public Housing residents are addressed in part by HACM as well as by other non-profits and public agencies.

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

Introduction:

Market and governmental factors pose constraints to the provision of adequate and affordable housing. These factors tend to disproportionately impact low- and moderate-income households due to their limited resources for absorbing the costs. Individually, local jurisdictions have little influence over the market factors (such as the cost of labor and construction materials, cost of land, or availability of financing), or statewide and national policies (such as prevailing wage requirements, environmental protection, and California Coastal Act). Other local factors that could potentially impede affordable housing development include:

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

The Urban County strives to mitigate local barriers to affordable housing by offering incentives to encourage affordable housing development.

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

Jurisdictions in the Urban County also have the following tools to mitigate the cost of housing development.

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

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

Discussion:

See discussion above.

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

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

CDBG funds are limited. Therefore, the Urban County will continue to rely on the existing network of public and nonprofit agencies to deliver a variety of housing and supportive services for the homeless and youth in the community.

Actions planned to foster and maintain affordable housing

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

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

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

Actions planned to reduce lead-based paint hazards

In Monterey County, lead poisoning is addressed by the Monterey County Health Department Childhood

Lead Poisoning Prevention Program (CLPPP). CLPPP provides services to the community to:

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

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

Actions planned to reduce the number of poverty-level families

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

Actions planned to develop institutional structure

Urban County staff will continue to communicate with local HUD staff, consult with neighboring CDBG jurisdictions, and attend HUD trainings to expand their knowledge in the CDBG program.

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

The Urban County will continue to coordinate with public and private housing and services agencies to deliver housing and community development activities in the Urban County area. Various agencies will continue to be invited to attend public meetings related to the CDBG program. The Urban County will continue to maintain and expand the outreach list for the CDBG program.

Discussion:

See discussions above.

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%