

2022-2023
Community Development Block Grant
Consolidated Annual Performance and
Evaluation Report



To Be Considered by the
Monterey County Board of Supervisors
on September 26, 2023

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) 2022/23, is the third year of the 2020-2024 Monterey Urban Count Consolidated Plan. The Urban County used the allocation of \$1,226,268 CDBG Entitlement (CDBG) funds and \$10,000 in program income to support programs, services, and projects that contribute to a decent housing and suitable living environment for low- and moderate-income persons and households.

In addition, a total of \$1,865,867 in funds allocated by the CARES Act (CDBG-CV) were used by the Urban County to prevent, prepare for, and respond to the coronavirus pandemic. The first CARES Act allocation (CV1) was \$816,541 and the second (CV3) was \$1,049,326. CDBG-CV programs are part of the PY 2019/20 and 2020/21 Annual Action Plans.

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 and CDBG-CV funding are listed below:

CDBG ENTITLEMENT ACTIVITIES

- Grants to two agencies to provide Fair Housing services; Eden Council for Hope and Opportunity (ECHO) to provide information and education to renters and rental housing owners, and Legal Services for Seniors (LSS) to serve seniors in the unincorporated County and the cities of Del Rey Oaks, Gonzales, Greenfield, and Sand City. Together, these programs served 662 residents.
- Providing grants to five additional local-serving nonprofit agencies, which benefited low and moderate income residents. The agencies used CDBG funds to address food homelessness, youth development, and senior services. Together, these agencies provided services to over 2,250 low and moderate income residents.
- Grants to two different agencies providing much needed home-delivered meals for 103 seniors.

- Infrastructure projects including funding for the cities of Gonzales for the Community Center project and funding for the City of Greenfield for pedestrian improvements. The County of Monterey will also undertake sidewalk improvements in the City of Aromas.

The specific expenditures and accomplishments for FY 22/23 Entitlement funds are shown in Table 1.

CDBG-CV ACTIVITIES

All activities undertaken by the Urban County using CDBG-CV funds were designed to prevent, prepare for, and respond to the coronavirus pandemic. Because CDBG-CV funds have different timelines than CDBG Entitlement funds, the accomplishments reported are cumulative and represent accomplishments from the beginning of the grant through June 30, 2022.

- Assistance to address the impacts of the pandemic on businesses in the City of Gonzales. Three full-time jobs were created through a CDBG-CV grant to the City of Gonzales for a small business assistance program. This project is completed.
- Improved access to information about resources related to the pandemic through a grant to the United Way for their 211 Service. This project provided critical contact and information to 5,493 residents of the Urban County. This project is completed.
- Additional funding for the Food Bank of Monterey County COVID-19 Food Distribution Program to meet the increased food services needs for seniors brought on by the effects of the pandemic. 378 residents were served. This project is completed.
- Funding for the Salinas Meals on Wheels program which to-date has assisted 1,959 Urban County residents who had difficulty obtaining sufficient nutritious food due to the impact of the pandemic. This project is on-going.
- Using CDBG-CV administrative funds, provided additional funding for ECHO to meet the increase in fair housing service needs for those whose housing had been impacted by the pandemic. This project is complete, but while in operation brought important fair housing services to Urban County residents.
- Funding for the Court Appointed Special Advocate program (CASA) which provided 74 youth with support and assistance as they navigated the social services and legal system. This program is completed.
- A grant to the Boys & Girls Club to provide youth with support as they enter the recovery phase of the pandemic. This program served 492 youth. This project is complete.

The goals and accomplishments shown in Table 1 on the following pages include the goals and accomplishments related to the City’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	0.00%	0	0	N/A
Affordable Housing	Affordable Housing	CDBG: \$0.00	Homeowner Housing Rehabilitated	Household Housing Unit	5	0	0.00%	0	0	N/A
Fair Housing	Non-Homeless Special Needs Fair Housing	CDBG: \$24,348	Public service activities other than Low and Moderate Income Housing Benefit	Persons Assisted	1600	1964	122%	250	533	213%
Homelessness and Homeless Prevention Services	Homeless	CDBG: \$24,348	Public service activities other than Low and moderate Income Housing Benefit	Persons Assisted	70	102%	60%	40	24	60%

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	0.00%	0	0	N/A
Infrastructure Improvements	Non-Housing Community Development	CDBG: \$0	Public Facility or Infrastructure Activities other than Low and Moderate Income Housing Benefit	Persons Assisted	516	0	0.00%		0	N/A
Public Facilities	Non-Housing Community Development	CDBG: \$807,074	Public Facility or Infrastructure Activities other than Low and Moderate Income Housing Benefit	Persons Assisted	10,000	0	0.00%	28,632	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		CDBG: \$135,240	Public service activities other than Low and Moderate Income Housing Benefit	Persons Assisted	6250	4,203	67%	814	2,365	290%

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.

Overall, the CDBG-funded activities met the goals set. All activities undertaken in the PY 2022/23 Annual Action Plan directly addressed high priorities and specific objectives identified in the 2020-2024 Consolidated Plan. In many of the CDBG-funded activities, the accomplishments exceeded the goals which were set. A few of the most significant of those are listed below:

- Legal Services for Seniors exceed the goal of serving 250 seniors by over 100%
- The Pajaro Park Program exceeded their goal of serving 200 youth aged 3-15 by over 200%
- The Boys & Girls Club of Monterey County exceeded their goal of serving 100 youth in Gonzales and Camphora Highlands by 400%

Overall, the programs using CDBG-CV funds significantly exceeded the goals set. Some of the most successful programs using CDBG-CV funds to address the impacts of the pandemic are shown below. All program accomplishments are cumulative from the start of the individual program.

- The Boys & Girls Club exceeded their goal of serving 375 youth by 30%
- The Meals on Wheels Program exceeded their goal of serving 25 seniors by over 1,200%
- The Food Bank was able to exceed their goal of serving 250 residents by 571%

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	8,885
Black or African American	117
Asian	184
American Indian or American Native	18
Native Hawaiian or Other Pacific Islander	41
Total	12,919
Hispanic	10,113
Not Hispanic	2,806

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

Narrative

The information in Table 2 represents both CDBG and CDBG-CV funded programs. Overall, 12,919 persons/households were assisted in CDBG and CDBG-CV programs. Of the 12,919 for whom race, and ethnicity data was collected, 3,674 identified themselves as belonging to racial categories not provided for in Table 2. As a result, only 9,245 residents are reported in the race section of the table. Of the 12,919 served for whom race and ethnicity data was collected, 10,113 (78 percent) identified themselves as Hispanic.

According to the most recent Census data on the County of Monterey overall, of those residents who identified as one race, 82.7 percent are White, 3.2 percent Black, 6.8 percent Asian, 2.6 percent American Indian/Alaska Native, and 0.6 percent are Native Hawaiian or Other Pacific Islander. Four percent of residents identified as two or more races and 60.8% 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 in PY 2022/23 was approximately 68 percent, which is lower than the percentage of Whites in the County of Monterey overall. The percentage of Blacks, Asians, American Indian/American Native, and Native Hawaiian or Other Pacific Islander served was significantly lower than the percentages in the County of Monterey overall. Significantly, the percentage of residents who identified themselves as multi-racial was 27%, which may be why the other single race categories were lower. The percentage of those served identifying their Ethnicity as Hispanic was higher than the County as a whole. 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	\$1,236,268	\$285,621
CDBG-CV	public - federal	\$1,865,867	\$1,751,996

Table 3 - Resources Made Available

Narrative

For PY 2022/23 the Urban County received \$1,226,268 in CDBG Entitlement funds and estimated they would have \$10,000 available in program income. A total of \$285,621 was expended during PY 2022/23 which included expenditures for activities funded with prior year funds. In March 2020, Congress signed the CARES Act into law, authorizing additional CDBG funds to address the impacts of the pandemic. The Urban County was allocated \$816,541 initially (CV1) and received a second allocation of \$1,049,326 (CV3), for a total of \$1,865,867. These funds were identified as Expected Resources in the AP-15 Expected Resources section of the PY 2019/20 Annual Action Plan, but no activities were initiated with CDBG-CV funds until PY 2020/21. Additionally, the CR-15 – Resources and Investments table in the PY 2019/20 CAPER did not show the CDBG-CV funds. For that reason, they are included CR-15 – Resources and Investments (Table 3) above. CDBG-CV funds have longer timelines than CDBG Entitlement funds and therefore, the Amount Expended During the Program Year column for CDBG-CV in Table 3 indicates all CDBG-CV funds expended from the inception of the program through June 30, 2023.

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

Some PY 2022/23 activities took place in a specific area, such as the Pajaro Parks program, which was likely to attract mostly families in the immediate vicinity, which was a low and moderate income area. The Urban County did not allocate funds to Target Areas. All PY 2022/23 CDBG-funded programs was 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 2022/23, the Urban County funded programs with CDBG Entitlement funds, and seven new programs with CDBG-CV funds. Private funding from foundations, corporations, and individuals, as well as a variety of state and local funding sources, leveraged the CDBG and CDBG-CV 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 Urban County also worked with the City of Seaside, another CDBG Entitlement jurisdiction, for the development a homeless shelter on city owned land which will serve the homeless in the Monterey Peninsula area. The shelter, which is named Case de Noche Buena was completed in PY 2022/23 and can house 35 individuals. Six rooms are dedicated to single women. In FY 2022/23 Case de Noche Buena served 98 individuals.

In addition, the Urban County will provide \$100,000 of HHAP-3 funding for the operation of the shelter.

The Urban County is leveraging other funds on several projects:

- Entering into an Exclusive Negotiation Agreement with an affordable housing developer to create affordable housing on a County-owned parcel valued at over \$2.6 million dollars. Federal, State, and other local funds may be used.
- 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 a HCD Accelerator loan of over \$55 million, a CERNAL loan of over \$9 million, almost \$2 million from the County's Housing Trust Fund, and \$35,000 in CDBG funds.
- Lightfighter Village is a 100% affordable rental property for veterans 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, HUD 811 funds, Project-Based Vouchers issued by the Monterey Housing Authority, and County Trust Fund funds.

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 does not receive Emergency Shelter Grants or HOME Program funds from HUD; therefore, the Urban County did not establish extensive goals related to developing affordable housing in the 2020-2024 Consolidated Plan. Therefore, no goals were set for the use of CDBG or CDBG-CV funds for affordable housing in the PY 2022/23 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.

However, 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, funds from the Permanent Local Housing Account, and No Place Like Home funds play a key role in several upcoming projects.

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 2022/23 Annual Action Plan and has not encountered any problems in meeting those goals.

Discuss how these outcomes will impact future annual action plans.

The Urban County believes the programs and activities undertaken in PY 2022/23 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.

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

Due to limited CDBG funding for homeless services, 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, Community Human Services, the County Department of Social Services (DSS), and the Veterans Transition Center. However, in PY 2022/23, the Urban County used CDBG funds to fund Interim Inc. directly to conduct outreach to the unhoused, determine their individual needs, provide emergency housing, and provide linkages to support services and resources designed to set them on a successful path to transitional or permanent housing. In PY 2022/23, the County of Monterey Department of Social Services also invested \$750,761 in homeless outreach conducted on the streets and in homeless encampments. The outreach staff evaluated the needs of each person encountered and assisted with finding resources to meet their needs, including emergency and permanent housing.

In PY 2022/23, the County Administrative Office engaged a consultant to do a comprehensive study of homelessness in the County. The findings will be presented to the Board of Supervisors in Fall 2023 and are anticipated to address gaps in the system and provide direction more effectively provide housing and services.

In PY 2021/22, a permanent shelter located in the City of Salinas was completed – the Salinas Share Center (Center). This Center has 124 beds and will offer wrap around services for the homeless. Funding for the construction of the Center included City of Salinas ESG, ESG-CV, Measure G CIP, and SESG. The County contributed funds from HHAP 1 and 2, HHAP 2 OPS, HHAP RRH 2 and 3, as well as funds from a number of other sources. The Urban County continues to support this Center in its efforts to outreach to the homeless by contributing \$1.5 million from its Permanent Local Housing Allocation. The Salinas Share Center served 245 in PY 2022/23.

Addressing the emergency shelter and transitional housing needs of homeless persons

As noted earlier, the Urban County, and County of Monterey work 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 (DSS), and the Veterans Transition Center.

Through the CHSP several teams outreach directly to the unhoused. These outreach teams provide assessments, help with encampment clean-up, food and medical services, linkages to services, and mobile case management. Other agencies working together with the outreach teams to provide comprehensive services to those living outdoors include Community Human Services Youth Outreach (SVSOP and MPSOP), Community Health Engagement (CHE), MCHOME, Dorothy's Place, and the Salinas Outreach Response Team (SORT).

The Urban County also worked with the City of Seaside, another CDBG Entitlement jurisdiction, for the development a homeless shelter on city owned land which will serve the homeless in the Monterey Peninsula area. The shelter, which is named Case de Noche Buena was completed in PY 2022/23 and can house 35 individuals. Six rooms are dedicated to single women. In FY 2022/23 Case de Noche Buena served 98 individuals.

The most recent Point in Time (PIT) Homeless count was conducted in 2022. While many of the indicators

in the 2022 PIT count are encouraging, it should be noted that the percent of individuals who were chronically homeless (as defined in the Report), rose from 63% in the 2019 PIT count to 85% in the 2022 PIT count. The number of unsheltered homeless also rose - from 18.9% in 2019 to 33.6% in 2022. In addition, the unsheltered subpopulation of those living outdoors on the street, in parks, or in encampments rose from 40% in 2019 to 62% in 2022. These statistics indicate a great need for emergency shelter and transitional housing still exists, but in order for the homeless to ultimately leave emergency and transitional housing, and make a transition to housing stability, permanent affordable housing must be available.

To help meet this urgent need, in PY 2022/23 the Urban County continued to facilitate a number of affordable housing projects as noted below. These projects will continue to move forward in PY 2022/23.

- Entering into an Exclusive Negotiation Agreement with an affordable housing developer to create affordable housing on a County-owned parcel valued at over \$2.6 million dollars. Federal, State, and other local funds may be used.
- Development of Greenfield Commons, a 200 unit affordable housing rental project which is funded by the County's Permanent Local Housing Allocation and other State grants.
- Lightfighter Village is a 100% affordable rental property for veterans which broke ground in April 2023. The main financing sources are Veteran' Housing and Homeless Prevention funds, No Place Like Home funds, Project-Based Vouchers issued by the Monterey Housing Authority, and the County Trust Fund.

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

The Urban County used CDBG to fund seven agencies providing services which impact the stability of housing for residents throughout the region, thereby avoiding possible homelessness. Two grants were given to meals-on-wheels providers to help supplement the food available to low income residents, thereby helping them use more of their limited income to maintain housing. Two grants were given to agencies who provided fair housing services and legal services for seniors. These grants provided resources to residents who could lose their housing due to a fair housing complaint, or who may need legal assistance to stay in their homes. A grant was provided to an agency which assists seniors with transportation, congregate lunches, and access to healthcare services – allowing those seniors to remain safely in their homes. Three grants were given to agencies involved in youth programs which supported youth in healthy activities, crime and gang avoidance, and making positive life choices.

In 2021, the Coalition of Homeless Services Providers prepared an update to 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 Plan looked specifically at four key subpopulations, including the Reentry Population – those exiting the criminal justice system who are at much higher risk of becoming homeless. Strategies identified included:

- Continue to partner with the Urban County, San Benito County sheriff's and Probation Department and enrich pre-release services.
- Scaling up housing-focused re-entry programs targeted to those with prior histories of

homelessness.

- Developing diversion programs for those who are currently homeless to avoid incarceration.
- Lowering barriers to shelter access and increasing shelter beds.

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 works primarily through third parties 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. These organizations include the Coalition of Homeless Service Providers, Community Human Services, the County Department of Social Services (DSS), and the Veterans Transition Center.

The Urban County did use CDBG funds in PY 2022/23 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 shortage of affordable housing impacts those in emergency and transitional housing's ability to obtain permanent affordable housing that allows for stability necessary to avoid becoming homeless again. The Urban County is participating in a number of projects to increase the availability of affordable housing, including:

- Entering into an Exclusive Negotiation Agreement with an affordable housing developer to create 132 units of affordable housing on a 5-acre County-owned parcel valued at over \$2.6 million dollars. Federal, State, and other local funds may be used.
- Using the Urban County's Permanent Local Housing Allocation and other State grants. To assist in the development of Greenfield Commons, a 200 unit affordable housing rental project.
- Contributing \$500,000 of the Urban County's Permanent Local Housing Allocation (PLHA) to the development of Lightfighter Village, a 100% affordable rental property for veterans. These PLHA funds are leveraged by Veteran' Housing and Homeless Prevention funds, No Place Like Home funds, Project-Based Vouchers issued by the Monterey Housing Authority, and County Trust Fund financing.
- Coordinating an effort to develop a regional emergency housing and navigation center which would serve the unincorporated County and neighboring jurisdictions to the north. This project is in the planning phase.

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

Actions taken to address the needs of public housing

The Housing Authority of Monterey County (HACM) and its affiliated Housing Development Corporation (HDC) own and operate 20 housing developments, with more than 1,000 units throughout Monterey County. Most of these developments are in the communities of Monterey and Salinas. There are two developments in the City of Gonzales with 32 units, two in King City with 123 units, one in Greenfield with 50 units, one in Marina with 56 units, and one in Chualar with 29 units. There are also seven properties located in the Urban County, three of which have 70 units reserved for households headed by seniors and/or the disabled and 77 units reserved for farmworker families.

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

The HACM/HDC requires or promotes 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
- Encouraging the creation of neighborhood watch programs
- Conducting tenant meetings to receive input from residents
- Conducting specific meetings before the HACM Board of Directors regarding tenant involvement

The HACM/HDC do not have programs that encourage or prepare residents to become homeowners.

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)

The Urban County's Housing Element identifies the various constraints which impact the development of housing, especially affordable housing. The Housing Element requires that jurisdictions demonstrate that they have zoned enough land for development of affordable housing. The cities of Gonzales, Del Rey Oaks, Greenfield, Sand City also have Housing Elements which meet State requirements. Many of the 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. Most of those policies are outside of the Urban County's control.

In order to ameliorate the negative effects of public policies on the development of affordable housing, the Urban County included a number of programs in the 2015-2023 Housing Element designed to proactively encourage the development of affordable housing, including the Affordable Housing Overlay, Inclusionary Housing Policy, and Density Bonus Ordinance. According to the 2021 Housing Element Annual Progress Report, the County continues to make progress on a number of programs designed to remove barriers to affordable housing, including:

- Encouraging the development of 1,848 affordable units through a combination of rezoning, incentives, concessions, waivers, and other modifications
- Providing funding to assist in the construction of two affordable housing developments
- Implementing the requirements of Title 21, specific to the community of Castroville

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.

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

The Urban County's most underserved populations are the homeless and youth. These underserved populations tend to be concentrated in the other entitlement communities of Monterey, Salinas, and Seaside. The Urban County uses CDBG funds to sponsor smaller, targeted programs for underserved populations which are concentrated in smaller communities. In PY 2022/23, the County used CDBG funds to support youth and homeless programs including:

- The Boys and Girls Club of Monterey County, providing school supplies, education and support to at-risk youth at the Camphora, Alta, and Tower apartments.
- The Central Coast YMCA – Youth sports leagues in the low and moderate income in the Pajaro community.
- Girls, Inc of the Central Coast – Programs for elementary, middle school, and high school youth to avoid peer pressure and develop healthy confidence and leadership skills.
- Interim Inc. – funding to provide emergency housing for the homeless and linkages to support services and resources.

In PY 2022/23 the County approved and recruited to fill a new position specifically to address the

homelessness crisis. The Homeless Services Director was hired in early 2022 and is working with other Urban County Departments and a variety of local and regional agencies to develop a coordinated approach to homelessness. The list of agencies involved includes, but is not limited to, all Urban County Departments, the Department of Social Services, the County Health Department (which includes mental health services), the County Department of Environment and Public Health, the Workforce Development Office, the Sheriff's Office, and Office of Emergency Management. The Homeless Services Director also meets monthly with 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.

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 (DSS), and the Veterans Transition Center.

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

The Urban County provides information on the dangers of lead-based-paint to the public through informational flyers available at the Planning Counter. In Monterey County, lead poisoning is addressed by the Monterey County Health Department Childhood Lead Poisoning Prevention Program (CLPPP). CLPPP provides services to the community to:

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

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

Actions 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, and supportive services. In PY 2022/23, 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)

The County Homeless Services Director position is new and 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. For example, the Director is working with the County code enforcement staff to create more effective policies and procedures related to homeless encampment

clean-ups. Additional Urban County staff are working with the Homeless Services Coordinator 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. Member agencies include youth and veteran services non-profits, affordable housing developers, fair housing agencies, affordable housing providers, the Housing Authority of the County of Monterey, and government other agencies.

Activities to enhance coordination in PY 2022/23, 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 meets monthly with 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 addition, as noted above, the Urban County hired a new Homeless Services Coordinator. One of this position's primary responsibilities will be develop new strategies to enhance coordination between public and private housing and social services agencies.

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

In June 2019, the Urban County, in cooperation with the entitlement communities of Monterey, Salinas, and Seaside and the Housing Authority of the County of Monterey, completed a new five-year Analysis of Impediments (AI) to Fair Housing Choice. In PY 2022/23, the Urban County has undertaken the following actions to address the effects of impediments to fair housing identified in the AI:

- Economic development activities were undertaken to improve employment skills and support the creation of higher paying jobs throughout the Urban County in cooperation with the Workforce Development Board and America's Job Center of California.
- CDBG funding for public services and supportive services were allocated to benefit underserved communities and populations.
- CDBG funding was made available to two agencies to provide fair housing outreach, education, and to investigate/resolve issues of fair housing discrimination.

County staff are required to take regular sensitivity training and equal opportunity training.

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 2022/23, 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 2022/23, County staff conducted on-site monitoring visits to six CDBG-funded agencies to ensure funds were being used consist with the approved scope and that HUD requirements were being met.

During the bidding process for capital projects, the Urban County requires the bidders to complete a Good Faith Effort form, in which they agree to abide by the requirement to reach out the Disadvantaged Business Enterprises (DBE) and meet the goal for DBE participation set by the County.

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 2022/23 CAPER for a public comment period from August 26 to September 26, 2023. The notice informed residents where to submit written comments and when the Board of Supervisors would consider the CAPER. Notices were published in the and Monterey County Weekly in English and Spanish. The CAPER public hearing notices were published for 30 days, which is longer than the HUD minimum of 15 days.

The Urban County made the PY 2022/23 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 Monterey County Board of Supervisors conducted a public hearing on the PY 2022/23 CAPER on September 26, 2023. The Urban County did not receive any public comments prior to or during the public hearing.

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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.

In the post-pandemic year of PY 2022/23, the Urban County did not make any changes to the program objectives set by the 2020-2024 Consolidated Plan or the PY 2022/23 Annual Action Plan

In response to the impacts of the pandemic, the Coronavirus Aid, Relief, and Economic Security (CARES) Act was signed into law on March 27, 2020. The Urban County's initial allocation (CV1) was \$816,541. The second allocation (CV3) was \$1,049,326. The Urban County undertook a fourth Substantial Amendments to the PY 2019/20 Annual Action Plan to allocate the CV3 funds within the existing Consolidated Plan priorities. In PY 2022/23 funds were allocated to five new grants to subrecipients to serve those residents who were impacted by the pandemic.

One project funded in the PY 2022/23 Annual Action Plan was delayed due to the impacts of the pandemic. The North County Recreation and Park District rehabilitation of a gymnasium and Crane Street Park did not begin in PY 2022/23 as planned. It is expected to begin in the second quarter of PY 2023/24. Other projects exceeded the expected goals in response to increased demand for those services due to the pandemic.

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

No projects subject to Section 3 were undertaken during PY 2022/23.

APPENDIX A

- **Proofs of Publication – 15-Day Public Comment Period**
- **Public Comments Received**

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APPENDIX B

- PR26 – CDBG Financial Summary Report
- PR26 – CDBG Activity by Selected Grant
- PR26 – CDBG-CV Financial Summary Report

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