

- a. Receive a report regarding Urban County allocations for projects and services based upon anticipated U.S. Department of Housing and Urban Development (HUD), Community Development Block Grant (CDBG) funding of \$1,155,895;
- b. Receive scoring of applications and provide direction on funding allocations to include in the Urban County 2024/25 Annual Plan; and,
- c. Direct staff to prepare the 2024/25 Annual Plan for consideration by the Board of Supervisors as required by CDBG Regulations.

**RECOMMENDATION:**

It is recommended that Urban County Committee:

- a. Receive a report regarding Urban County allocations for projects and services based upon anticipated U.S. Department of Housing and Urban Development (HUD), Community Development Block Grant (CDBG) funding of \$1,155,895;
- b. Receive scoring of applications and provide direction on funding allocations to include in the Urban County 2024/25 Annual Plan; and,
- c. Direct staff to prepare the 2024/25 Annual Plan for consideration by the Board of Supervisors as required by CDBG Regulations.

**SUMMARY:**

HUD qualified Monterey County together with the Cities of Del Rey Oaks and Gonzales as an Urban County in 2013, for entitlement purposes. In 2016, Greenfield and Sand City joined the Urban County. To receive the CDBG grant, the County must have an approved Action Plan. The Action Plan must include a description of eligible projects and programs to be funded. The Urban County Committee reviews and recommends funding for county projects and public services to the Board of Supervisors, which constitutes the Action Plan.

**BACKGROUND:**

Since Monterey County was first designated as an Urban County, it has received more than \$12.9 million in new CDBG funding and augmented it with more than \$1.2 million in program income. Over the last 11 years, these funds have supported a wide range of projects in the cities of Del Rey Oaks, Gonzales, Greenfield, and Sand City and the unincorporated areas of Monterey County. The Urban County is open to any city within the County that is not already designated as a HUD Entitlement Community.

Each year, the Urban County is required to submit an Action Plan to HUD which includes approved funding recommendations for affordable housing, infrastructure, public facilities, public services, and general administration. Jurisdictions participating in the Urban County were invited to participate in the ranking of applications received for public services and facilities. They also have submitted recommendations for use of the funding for consideration. Consideration of the funding requests by the Urban County Committee is the first step in the development of the Action Plan.

It is recommended that the Urban County Committee consider the recommendations of member jurisdictions for affordable housing, infrastructure and public facility projects and the recommendations of staff from all five participating jurisdictions regarding the allocation of public service funds. Attachment 1 summarizes the anticipated sources and uses of CDBG

funding during 2024/25. Attachment 2 provides a summary of the applications received by major activity area: affordable housing/infrastructure/public facilities; public services; and general administration. Attachment 3 provides more detailed information on the proposed projects, target populations, project need, and performance measures/outcomes.

On December 13, 2023, the County held a noticed public workshop to kick off the 2024/25 application process. Eleven applications requesting a total of \$1,207,391 were received by January 19, 2024, due date.

### **DISCUSSION:**

The Urban County is expected to have \$1,453,972 for all activities in 2024/25. This includes: \$1,155,895 in new CDBG funding; \$10,000 in program income; and \$144,859 recaptured from prior year grants. The funding forecast assumes that new CDBG funding is 97% of the amount provided in 2023/24. Availability of CDBG funding has decreased the last five years; therefore, an estimated decrease was calculated at 3% and implemented in the 2024/25 funding. To account for the variable nature of new CDBG funding, the Action Plan recommends adjusting the actual grant awards based on the percentage new funding varies from the estimated funding. This option removes the need for the Board of Supervisors to reconsider the Action Plan should actual funding differ from expected funding.

The Urban County may allocate up to 15% (173,384) of the 2024/25 CDBG award to public service activities and up to 20% (231,179) for general administration. The only activity that the Urban County is required to fund is Fair Housing. Fair Housing can be funded under the public service or general administration caps.

The remaining new grant funds, program income, and funds recaptured from prior year grants (totaling \$906,191) can only be used for projects that support affordable housing, infrastructure, or public facilities. The 2020-2024 Consolidated Plan allocated grant funding in 2022/23, 2023/24, and 2024/25 to a project sponsored by the city of Greenfield. The Urban County will provide the 2024/25 allocation of \$427,191 to the City of Greenfield for pedestrian improvements on Walnut Avenue between El Camino Real and Highway 101. The Consolidated Plan also allocated grant funding in 2024/25 to the City of Del Rey Oaks in the amount of \$50,000. The Veterans Transition Center applied for \$500,000 for Solar Empowerment. The staff recommendation is to fund \$274,000. There is approximately \$154,859 in recaptured and program income funds that are available for County sponsored projects. Public Works has requested additional funding of \$250,000 for the Aromas Elementary Sidewalks. Staff's recommendation is to fund an additional \$155,000. Should the Urban County elect not to fund public services and/or general administration at the maximum allowed level, the surplus funds would be available to augment County sponsored projects, such as public facilities (homeless shelters), infrastructure, and housing rehabilitation programs.

### *Public Services*

CDBG regulations limit the amount that the Urban County may allocate to public services to 15% of the current year grant and 15% of the program income received during the prior year (actual funds received, not forecast). The Urban County generally requires public service activities to be completed within the year funded and any unused funds may not be applied to

future years. Historically, the Urban County has only allocated the current year grant funding for these activities due to difficulties accounting for the highly variable stream of revenue from program income. For 2024/25, the Urban County received eight applications requesting a total of \$230,200. The staff recommendation is to fund seven of the applications under the public service allocation. The application submitted by the Eden Council for Hope and Opportunity (ECHO) is to provide fair housing services. Staff is recommending that this application be funded under the general administration cap.

*General Administration*

The Urban County will use up to 20%, \$231,179, of the grant to manage the CDBG program and pay for fair housing services. Fair housing is the only mandated activity that CDBG must be used to fund. The Eden Council for Hope and Opportunity (ECHO) has requested \$40,200 to provide these services. The balance of the funds will be used by the County to manage the program.

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Approved by: Craig W. Spencer, Director of Housing and Community Development

Attachments:

1. Urban County 2024-25 Summary of Anticipated Sources & Uses
2. Urban County 2024-25 Application Summary
3. Urban County 2024-25 Application Details

# Attachment #1

Urban County  
2024-25 Summary of Anticipated Sources Uses

Sources		Uses	
2024 CDBG Estimate	\$1,155,895	Public Services	\$173,384
2024 Program Income	\$10,000	General Administration	\$231,179
2022 Returned Grant	\$144,859	City of Del Rey Oaks	\$50,000
2022 Returned Grant		City of Greenfield	\$427,191
		Project Funds	\$429,000
	\$1,310,754		\$1,310,754

Public Services are capped at 15% of the annual grant amount.  
 General Administration is capped at 20% of the annual grant amount.  
 Unused 2023 General Administration or Public Service funding may only be used for  
 Affordable Housing, Infrastructure, and Public Facilities in subsequent years.

# Attachment #2

Urban County  
2024-25 Application Summary

Applicant	Project Name	2023 Approved Funding	Amount Requested	Staff Funding Recommend	Urban County Committee Recommend	Board of Supervisors Approved Funding
<b>Anticipated Available Funding for Public Services</b>			\$ 173,384	\$ 173,384	\$ 173,384	\$ 178,747
Alliance on Aging, Inc.	Outreach Services	\$ 22,250	\$ 25,000	\$ 10,000		
Boys & Girls Clubs of Monterey County	South County Youth Programs & Services	\$ 22,250	\$ 30,000	\$ 28,384		
Central Coast YMCA	Pajaro Park Children & Youth Sports Programs	\$ 22,250	\$ 25,000	\$ 25,000		
Girls Inc. of the Central Coast	After School Program	\$ 22,250	\$ 25,000	\$ 25,000		
Interim, Inc.	MCHOME (Homeless Street Outreach)	\$ 22,997	\$ 25,000	\$ 25,000		
Legal Services for Seniors	Fair Housing & Senior Legal Services	\$ 22,250	\$ -	\$ -		
Meals on Wheels Monterey Peninsula Inc.	Home Delivered Meal Program	\$ 22,250	\$ 25,000	\$ 25,000		
Meals on Wheels of the Salinas Valley, Inc.	Home Delivered Meal Program	\$ 22,250	\$ 35,000	\$ 35,000		
	<b>TOTAL Public Services</b>	\$ 178,747	\$ 190,000	\$ 173,384	\$ -	\$ -
<b>Anticipated Available Funding for Affordable Housing, Infrastructure &amp; Public Facilities</b>		\$ 897,078	\$ 906,191	\$ 906,191	\$ 906,191	\$ 939,573
City of Gonzales	Community Center 2nd Year Funding	\$ 357,475	\$ -	\$ -		
City of Greenfield	Walnut Avenue Pedestrian Improvements 3rd Year Funding	\$ 427,191	\$ 427,191	\$ 427,191		
County Public Works	Aromas Elementary Sidewalks	\$ 5,000	\$ 250,000	\$ 155,000		
City of Del Rey Oaks		\$ -	\$ 50,000	\$ 50,000		
Veteran's Transition Center	Solar Empowerment	\$ -	\$ 500,000	\$ 274,000		
County Project/s						
County Public Works	Las Lomas Sidewalks	\$ 200,000				
County Public Works	San Lucas Street Lighting	\$ 175,000				
	<b>Total Affordable Housing, Infrastructure &amp; Public Facilities</b>	\$ 1,164,666	\$ 1,227,191	\$ 906,191	\$ -	\$ -
<b>Anticipated Available Funding for General Administrative Activities</b>		\$ 245,254	\$ 231,179	\$ 231,179	\$ 231,179	\$ 238,325
Eden Council for Hope and Opportunity	Fair Housing and Tenant/Landlord Services	\$ 30,000	\$ 40,200	\$ 40,200		
County General Administration	City Data Services	\$ 8,160	\$ 8,160	\$ 8,160		
County General Administration	Cloudburst Consulting	\$ 2,500	\$ -	\$ -		
County General Administration	Veronica Tam & Associates	\$ 19,000	\$ 16,000	\$ 16,000		
County General Administration	Public Noticing	\$ 8,000	\$ 8,000	\$ 8,000		
County General Administration	Direct Staff & Interdepartmental Charges	\$ 163,344		\$ 158,819		
	<b>Total General Administration</b>	\$ 231,004	\$ 72,360	\$ 231,179	\$ -	\$ -

# Attachment #3



Urban County  
2024-25 Application Details

Applicant	Project Name	Project Description	Target Population	What Will Change	Effectiveness Measures	Amount Requested
Alliance on Aging, Inc.	Outreach Services	AOA provides outreach, benefits assistance, Medicare counsel to seniors in multiple senior venues throughout South County. Since 2021 AOA has had a weekly presence at Taylor Farms/SVMH Wellness Center in Gonzales where staff offer information & benefits assistance. AOA has invited other senior providers to join them on site and the clinic serves the patients as well as other seniors and their families seeking information and resource packet. AOA participates in Meals on Wheels monthly congregate luncheon/social affairs in Greenfield, Gonzales and numerous low-income senior housing complexes.	Target population for AOAs Outreach & Medicare Counseling Programs are senior residents of South Monterey County. Many who are agricultural workers and those who aged out of physically being able to do the work. Their monthly expenses exceed their earned income or meager social security benefit. We will provide insurance counseling to lower one's Medicare and Rx costs and screen one's eligibility for various low-income assistance programs including Medi-Cal, CalFresh, Transportation, PG&E bill.	Free options available to seniors can be explained, in simple terms, by our trained staff/volunteers, The Alliance on Aging offers services that can help lower health care coverage costs, provide financial relief with income tax refunds, and information about benefits and discount programs. We also partner with other agencies/services and can direct seniors to their programs. This allows seniors to remain in their homes, be engaged in their local communities, be independent and healthy.	Free options available to seniors can be explained, in simple terms, by our trained staff/volunteers, The Alliance on Aging offers services that can help lower health care coverage costs, provide financial relief with income tax refunds, and information about benefits and discount programs. We also partner with other agencies/services and can direct seniors to their programs. This allows seniors to remain in their homes, be engaged in their local communities, be independent and healthy.	\$25,000.00

Urban County  
2024-25 Application Details

Applicant	Project Name	Project Description	Target Population	What Will Change	Effectiveness Measures	Amount Requested
Boys & Girls Clubs of Monterey County	South County SMART Programming	BGCMC will bring SMART Moves programming to Greenfield and Gonzales youth at elementary and middle schools during the school day. SMART Moves is designed to help young people develop healthy decision-making attitudes and skills. SMART Moves programming uses a strengths-based approach to health promotion. Incorporate youth voice and choice, as well as opportunities to learn and practice key social-emotional skills young people need to make healthy choices about goal setting, addressing peer pressure, how to cope with adolescent challenges, and how to seek and confirm credible health sources.	The South County SMART (Skill Mastery and Resistance Training) programming will support Gonzales and Greenfield students. Services will be provided on six school campuses through weekly programs offered to students in 8,10 or 12 week periods. Youth beneficiaries are largely residing in low income housing and/or qualify for their free/reduced lunch meal program. Youth will benefit by participating and developing positive relationships with staff and continue to adopt a healthy lifestyle. 	Reinforce the culture of emotional wellness through our programming that schools often request support from youth development organizations. School administrators have shared challenges youth are experiencing and request support for their students by reinforcing skills to set goals, how to confront peer pressure, coping skills, and how to find credible health information sources. Participants will complete a post survey to evaluate how they meet these outcomes.	Reinforce the culture of emotional wellness through our programming that schools often request support from youth development organizations. School administrators have shared challenges youth are experiencing and request support for their students by reinforcing skills to set goals, how to confront peer pressure, coping skills, and how to find credible health information sources. Participants will complete a post survey to evaluate how they meet these outcomes.	\$30,000.00
Central Coast Young Mens Christian Association	Pajaro Park Programs	Central Coast YMCA will provide year-round organized sports leagues for children and youth at Pajaro Park, including soccer, T-ball and basketball.	Central Coast YMCAs Pajaro Park youth sports leagues will benefit at least 300 low and moderate income youth who are residents of Pajaro. Census data shows that of 3,066 residents of Pajaro, 46% are living on moderate or low incomes (up to 150% of the federal poverty line) and 35.4% of residents are youth under 18. Pajaro Park was built in 2014 to create a public space to exercise and build community. Young people in Pajaro will benefit from safe spaces to exercise, leading to improved health.	In March 2023, Pajaro made national headlines when a river levee failed, flooding the town and temporarily closing Pajaro Park. In the aftermath of natural disasters, youth sports leagues promote team-building, positive mental health, and a sense of belonging, developing character through working together to achieve a collective goal. Young people in Pajaro will benefit from structured activities, regular exercise, and strengthened community ties that lead to improved health and wellness.	In March 2023, Pajaro made national headlines when a river levee failed, flooding the town and temporarily closing Pajaro Park. In the aftermath of natural disasters, youth sports leagues promote team-building, positive mental health, and a sense of belonging, developing character through working together to achieve a collective goal. Young people in Pajaro will benefit from structured activities, regular exercise, and strengthened community ties that lead to improved health and wellness.	\$25,000.00

Urban County  
2024-25 Application Details

Applicant	Project Name	Project Description	Target Population	What Will Change	Effectiveness Measures	Amount Requested
Eden Council for Hope and Opportunity	Fair Housing and Tenant/Landlord Services	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, distribute flyers by email and advertise via mass media throughout Monterey County.	Fair Housing and Tenant/Landlord Services help low-income tenants with counseling and investigation regarding discrimination based on federal and state protected classes, or counseling and mediation regarding rental housing rights and responsibilities. ECHO's response to inquiries and complaints may result in amicable resolution or legal enforcement, help tenants make informed decisions regarding their housing, and provide education to landlords regarding legal business practices.	ECHOS goal is to assist renters to access or maintain housing. The benefits to the community are to: o Create awareness of fair housing and tenant/landlord laws; o Empower tenants through counseling; o Provide education to non-compliant owners; o Facilitate dispute resolution for renters and landlords via conciliation or mediation; o Foster opportunities for fair housing choice; o Preserve and promote accessibility of affordable housing for tenants.	ECHOS goal is to assist renters to access or maintain housing. The benefits to the community are to: o Create awareness of fair housing and tenant/landlord laws; o Empower tenants through counseling; o Provide education to non-compliant owners; o Facilitate dispute resolution for renters and landlords via conciliation or mediation; o Foster opportunities for fair housing choice; o Preserve and promote accessibility of affordable housing for tenants.	\$40,200.00
Girls Inc. of the Central Coast	After School Program	Provide after school youth development and prevention programs to low-income girls to: (1) encourage girls to graduate from high school, go to college, and plan for a career; (2) provide paid internships for program grads to develop leadership and employment skills and mentor younger girls; (3) develop effective refusal skills to avoid unhealthy behaviors and maintain personal values; (4) provide accurate health information and promote communication between parents and daughters. All programs focus is on goal setting, decision-making, values clarification, and developing resiliency skills.	Girls Inc. will provide developmentally appropriate after-school programming for girls, ages 9 -18, at 7 elementary, middle, and high school sites in North Monterey County and Greenfield. We will hire teens that have graduated from prior years' programs as facilitators and mentors to younger girls. 95% of girls served have been Latina, whose families work in the agricultural or tourist industry. For 90%, the home language is Spanish. A minimum of 85% of families has incomes below \$50,000/year.	High school girls graduate from high school, apply to college, identify a career path and avoid risky behaviors. Teen facilitators develop leadership and mentoring skills, acquire tangible job skills and experience. Middle school girls learn to resist pressure to engage in unwanted sex and drug and alcohol use, gain knowledge on developing healthy relationships, and safely handling stress. Parents and daughters increase knowledge on health and puberty, communication and problem-solving skills.	High school girls graduate from high school, apply to college, identify a career path and avoid risky behaviors. Teen facilitators develop leadership and mentoring skills, acquire tangible job skills and experience. Middle school girls learn to resist pressure to engage in unwanted sex and drug and alcohol use, gain knowledge on developing healthy relationships, and safely handling stress. Parents and daughters increase knowledge on health and puberty, communication and problem-solving skills.	\$25,000.00

Urban County  
2024-25 Application Details

Applicant	Project Name	Project Description	Target Population	What Will Change	Effectiveness Measures	Amount Requested
Interim, Inc.	MCHOME (Street Outreach)	This particular funding will focus on outreaching those homeless individuals in the unincorporated areas of the county as well as in Sand City, Del Rey Oaks, Gonzales, and Greenfield. Interim also recently acquired office space in Soledad, and will be able to improve outreach to surrounding unincorporated areas in South County. The homeless population in these areas will benefit as they will get access to mental health services as well as increased access to motel rooms to limit congestion in homeless encampments, and get on the path to housing.	MCHOME is a street outreach & Full Service Partnership (FSP) program serving adults, age 18 and older, who have psychiatric disabilities, are homeless, & who are very low income. MCHOME's goal is to provide wrap-around services for individuals with mental illness to enable them to stabilization and get on the pathway to housing. Services include: case management, counseling, assistance with social services apps (Medi-Cal, benefits), referrals, linkage to housing services providers, etc	Interim's MCHOME program will work to outreach the hard to reach mentally ill homeless population, and provide them with the tools to not only stabilize their mental health, but get on the path to housing. A total of 100 bed nights will be provided to those who are receiving needed mental health services, while they prepare for appointments with housing providers, and other medical professionals.	Interim's MCHOME program will work to outreach the hard to reach mentally ill homeless population, and provide them with the tools to not only stabilize their mental health, but get on the path to housing. A total of 100 bed nights will be provided to those who are receiving needed mental health services, while they prepare for appointments with housing providers, and other medical professionals.	\$25,000.00
Meals on Wheels Monterey Peninsula Inc.	Home Delivered Meals	To help support Home Delivered Meals program services for low-income, frail, elderly, veteran, and disabled homebound clients in Sand City, Del Rey Oaks, and Big Sur, Meals on Wheels of the Monterey Peninsula respectfully seeks a CDBG grant at the \$25,000 level. MOWMP anticipates that it will provide 3 meals per day for six days of the week to approximately 80+ homebound residents in all areas of Sand City, Del Rey Oaks and Big Sur. The program also includes a daily wellness check from a caring volunteer and daily socialization with that volunteer.	MOWMP anticipates it will serve 80+ frail, elderly, and/or disabled homebound clients who reside in Sand City and Del Rey Oaks and Big Sur. In 2023, MOWMP made 11,960 deliveries of 29,900 individual meals to 79 client households residing in these communities. Of those clients, 69% of clients served were women and 33% men. 74% lived alone. Ethnicity: 69% - Caucasian; 14% - African American; 5% - Hispanic; and 3% - Other. 87% of the 80+ clients are extremely low, very low, and low income.	The Home Delivered Meals program addresses food insecurity among clients in Monterey County, 73% of whom cite food as their number one need. The program benefits low-income clients who cannot shop or cook for themselves and who have no full-time caregivers in their home to prepare meals. 87% of clients are low or moderate income and will not have the requisite income to meet their basic needs.	The Home Delivered Meals program addresses food insecurity among clients in Monterey County, 73% of whom cite food as their number one need. The program benefits low-income clients who cannot shop or cook for themselves and who have no full-time caregivers in their home to prepare meals. 87% of clients are low or moderate income and will not have the requisite income to meet their basic needs.	\$25,000.00

Urban County  
2024-25 Application Details

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Meals on Wheels of the Salinas Valley, Inc.	Meals on Wheels of the Salinas Valley: Home-delivered meal program	We'll serve approx.16 homebound seniors their choice of 5-7 main meals weekly. Our clients may also choose a bag of fresh fruits and vegetables, bread, peanut butter, and other non-perishables items such as tuna fish, cereal, to supplement their main meals. Delivering nutritious Home-Delivered meals is our primary service, but we've enhanced this program and now provide free reading glasses, adult diapers, complimentary pet food for their cats, dogs, and birds, a copy of the Monterey Weekly, and the opportunity to hear live music 'sidewalk serenade' at their door via our Art and About program.	Our home-delivered meal program serves homebound seniors, 62 and older, who can't shop or cook for themselves. They live in Gonzales, Greenfield and other unincorporated areas of the Salinas Valley. This service area meets the CDBG National Objective because over 90 percent of our clients in our Rural program (the geographic areas referenced above) live below the Federal Poverty Level. Approx. 16 seniors will have a choice of receiving either 5 or 7 main meals weekly for a year.	Homebound seniors, 62 and older, will benefit from our home-delivered meals because we deliver healthy meals to their homes weekly. Our elderly and isolated community members don't have access to, or the ability to eat nutritious meals on a consistent basis which is necessary to their overall health. Receiving regular, nutritious meals weekly will improve their overall well-being, independence and offer them piece of mind knowing that an essential need is being met on a regular basis.	Homebound seniors, 62 and older, will benefit from our home-delivered meals because we deliver healthy meals to their homes weekly. Our elderly and isolated community members don't have access to, or the ability to eat nutritious meals on a consistent basis which is necessary to their overall health. Receiving regular, nutritious meals weekly will improve their overall well-being, independence and offer them piece of mind knowing that an essential need is being met on a regular basis.	\$35,000.00
The Veterans Transition Center of California	Solar Empowerment for Veterans	This solar power installation project will enhance energy efficiency in fifteen housing units dedicated to Veterans facing homelessness or housing insecurity. These residences provide stable housing and support Veterans on their journeys toward self-sufficiency. Each unit will feature 10-12 Tier-1 solar panels with backup batteries, ensuring a reliable power source for those with medical devices. Bidding on the project will begin in July 2024, with project completion in April 2025.	The Solar Empowerment for Veteran Residences at Hayes Circle provides stable housing for Monterey County homeless Veterans in programs at the Veterans Transition Center of California (VTC), including low to moderate income families, elderly, mentally ill, and physically disabled homeless Veterans. It enhances energy efficiency, ensuring reliable power for medical devices, and reduces utility costs, redirecting resources to VTC services that support the needs of Veterans in VTCs housing program.	Improved infrastructure, program sustainability, and enhanced living conditions in Monterey County will result from this project. This initiative addresses housing priorities, supports vulnerable populations, protects public health, and contributes to economic sustainability. Having a reliable power source through solar energy ensures that medical device usage can be maintained during disasters or other disruptions to the industrial power grid, which is essential for many VTC residents.	Improved infrastructure, program sustainability, and enhanced living conditions in Monterey County will result from this project. This initiative addresses housing priorities, supports vulnerable populations, protects public health, and contributes to economic sustainability. Having a reliable power source through solar energy ensures that medical device usage can be maintained during disasters or other disruptions to the industrial power grid, which is essential for many VTC residents.	\$500,000.00