

2023-2024

Community Development Block Grant  
Consolidated Annual Performance and  
Evaluation Report



To Be Considered by the  
Monterey County Board of Supervisors  
on September 17, 2024

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) 2023/24, is the fourth year of the 2020-2024 Monterey Urban Count Consolidated Plan. The Urban County used the allocation of \$1,191,644 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**

##### Public Services

- 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. In PY 2023/24, the LSS program served 300 residents. The EHCO program is funded under the Administration Cap and is available to all residents in the County.
- A Grant to Interim, Inc. to provide homeless outreach in unincorporated areas of the County as well as Sand City, Del Rey Oaks, Gonzales, and Greenfield. 23 homeless individuals were provided

services.

- A grant to the Alliance on Aging to provide senior services outreach. 104 seniors were assisted.
- Grants to two agencies providing youth services in various areas of the unincorporated County. Together, these agencies provided services to 717
- A grant to the Central Coast YMCA to provide childcare services at Pajaro Park. This program benefited 695 low- and moderate-income children.
- Grants to two different agencies providing much-needed meals-on-wheels services. Together these programs served 155 seniors.

### Capital Investments

- The City of Gonzales was awarded a total of \$704,857 in a combination of PY 2022/23 and PY 2023/24 CDBG funds for the Community Center Project. During PY 2023/24, an additional \$122,911.78 in PY 2017/18 was identified and a Substantial Amendment for the project was undertaken. The total for the project was increased to \$827,768.78. The project is on-going but should be completed in PY 2024/25.
- The Aromas Sidewalk Improvement Project was awarded \$167,450 in CDBG funds. The project should be completed in PY 2024/25.
- The Walnut Avenue Pedestrian Improvements Project was awarded \$1,293,985 in a combination of PY 2022/23 and 2023/2024 CDBG funds. It is currently in the environmental review process and should begin in PY 2024/25.
- The County used \$200,000 in CDBG to fund pedestrian improvements in the City of Las Lomas. The project is on-going and should be completed in PY 2024/25.
- The City of San Lucas was allocated \$175,000 to install new solar street lighting. The project is on-going and should be completed in PY 2024/25.

The specific expenditures and accomplishments for PY 2023/24 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 activity 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 activity 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 activity is completed.
- Funding for the Salinas Meals on Wheels was increased to \$203,351.47 through a Substantial Amendment to the PY 2020/21 Action Plan. To-date, the program has assisted 4,719 Urban County residents who had difficulty obtaining sufficient nutritious food due to the impact of the pandemic. This activity is on-going.
- Using CDBG-CV administrative funds, the County 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 activity is completed.
- 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 activity 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 activity is completed.

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

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

| Goal  | Category                                | Source / Amount | Indicator   | Unit of Measure        | Expected Strategic Plan | Actual – Strategic Plan | Percent Complete | Expected Program Year | Actual – Program Year | Percent Complete |
|---|---|-----------------|---|------------------------|-------------------------|-------------------------|------------------|-----------------------|-----------------------|------------------|
| Affordable Housing                            | Affordable Housing                      | CDBG: \$0.00    | Rental units rehabilitated  | Household Housing Unit | 5                       | 0                       | 0%               | 0                     | 0                     | N/A              |
| Affordable Housing                            | Affordable Housing                      | CDBG: \$0.00    | Homeowner Housing Rehabilitated   | Household Housing Unit | 5                       | 0                       | 0%               | 0                     | 0                     | N/A              |
| Fair Housing                                  | Non-Homeless Special Needs Fair Housing | CDBG: \$0.00    | Public service activities other than Low- and moderate-income Housing Benefit             | Persons Assisted       | 1600                    | 1964                    | 123%             | 0                     | 0                     | 0.00%            |
| Homelessness and Homeless Prevention Services | Homeless                                | CDBG: \$22,997  | Public service activities other than Low- and moderate-income Housing Benefit             | Persons Assisted       | 70                      | 95                      | 135%             | 14                    | 23                    | 164%             |
| Homelessness and Homeless Prevention Services | Homeless                                | CDBG: \$0.00    | Homeless Prevention   | Persons Assisted       | 0                       | 0                       | N/A              | 0                     | 0                     | N/A              |
| Infrastructure Improvements                   | Non-Housing Community Development       | CDBG: \$0.00    | Public Facility or Infrastructure Activities for Low- and moderate-income Housing Benefit | Households Assisted    | 20                      | 0                       | 0%               | 0                     | 0                     | N/A              |

| 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: \$375,000 | Public Facility or Infrastructure Activities other than Low- and moderate-income Housing Benefit | Persons Assisted | 516                     | 0                       | 0%               | 3,461                 | 0                     | N/A              |
| Public Facilities           | Non-Housing Community Development | CDBG: \$902,484 | Public Facility or Infrastructure Activities other than Low- and moderate-income Housing Benefit | Persons Assisted | 10,000                  | 0                       | 0%               | 31,268                | 0                     | 0.00%            |
| Public Facilities           |                                   | CDBG: \$0.00    | Overnight/Emergency Shelter/Transitional Housing Beds added                                      | Beds             | 4                       | 0                       | 0.00%            | 0                     | 0                     | N/A              |
| Public Services             | Public Services                   | CDBG: \$155,750 | Public service activities other than Low- and moderate-income Housing Benefit                    | Persons Assisted | 6,250                   | 6,176                   | 98.8%            | 1774                  | 1,971                 | 112%             |

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

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

All activities funded in PY 2023/24 directly addressed high priorities and associated objectives which were identified in the 2020-2024 Consolidated Plan. Many of the activities funded in PY 2023-24 met or exceeded their goals. A few of the most significant of those are listed below:

- The Alliance on Aging exceeded their goal of serving 100 seniors.
- The Pajaro Park Program exceeded their goal of serving 320 youth aged 3-15 by over 100%

The impact of the pandemic continued to be felt throughout the County. CDBG-CV funded activities all met the goal of preventing, preparing for, and addressing the impacts of the pandemic. Some of the most successful programs using CDBG-CV funds 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 for Monterey County was able to exceed their goal of serving 250 residents by 51%
- Interim Inc. exceeded their goal of serving 31 homeless individuals by over 77%



## 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                                     | 1,200        |
| Black or African American                 | 52           |
| Asian                                     | 40           |
| American Indian or American Native        | 16           |
| Native Hawaiian or Other Pacific Islander | 19           |
| <b>Total</b>                              | <b>1,327</b> |
| Hispanic                                  | 1,451        |
| Not Hispanic                              | 543          |

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

### Narrative

The information in Table 2 represents CDBG funded programs. Overall, 1,994 persons/households were assisted in CDBG programs. Of the 1,994 for whom race and ethnicity data was collected, 667 identified themselves as belonging to racial categories not provided for in Table 2. As a result, only 1,327 residents are reported in the race section of the table. All 1,994 of those served provided information on ethnicity. Of the 1,994 served, 1,451 (72 percent) identified themselves as Hispanic.

Race and ethnicity data was collected for CDBG-CV programs. Because CDBG-CV has longer timelines than CDBG, the race and ethnicity data is cumulative from the beginning of each Activity. Of the 5,759 using CDBG-CV funded activities, 5,630 (97.7 percent) identified themselves as White, 10 (less than one percent) identified themselves as Black, 14 identified themselves as Asian (less than one percent), and 105 (0.1 percent) identified themselves in categories not provided for in Table 2. Of all those served, 4,125 (71.6 percent) identified 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 with CDBG funds in PY 2023/24 was approximately 60 percent, which is lower than the percentage of Whites in the County of Monterey overall. The percentage of Blacks, Asians, American Indian/American Natives, and Native Hawaiian or Other Pacific Islanders 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 higher at 32 percent which is much higher than the County of Monterey overall and may be why the other single race categories were lower. The percentage of those

served identifying their Ethnicity as Hispanic was lower (37.4 percent) 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 | \$1,201,644              | \$550,054.05                        |
| CDBG-CV         | public - federal | \$1,865,867              | \$1,223,191.02                      |

Table 3 - Resources Made Available

### Narrative

For PY 2023/24 the Urban County received \$1,191,644 in CDBG Entitlement funds and estimated they would have \$10,000 available in program income for a total of \$1,201,644 in available CDBG funds. A total of \$550,054.05 in CDBG funds were expended during PY 2023/24.

The County also received a total of \$1,865,867 in CDBG-CV funds, of which \$1,223,191.02 was expended through June 30, 0224. 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. These funds were identified as Expected Resources in the AP-15 Expected Resources section of the PY 2019/20 Annual Action Plan. These funds are included in the CR-15 – Resources and Investments (Table 3) above.

### Identify the geographic distribution and location of investments

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

Table 4 – Identify the geographic distribution and location of investments

### Narrative

The County does not allocate funding geographically. All PY 2023/24 CDBG-funded programs were open to all those who wished to participate. In this way, all activities were available to all residents of the Urban County.

## Leveraging

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

During PY 2023/24, the County used CDBG to fund programs with agencies who also had access to a variety of other funding sources. Private funding from foundations, corporations, and individuals, as well as a variety of state and local funding sources, leveraged the CDBG 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 is leveraging other funds on several projects:

- An Exclusive Negotiation Agreement with an affordable housing developer to create affordable housing on a County-owned parcel valued at over \$2.6 million dollars. Federal, State, and other local funds may be used. The project is currently in the Planning process.
- Development of the first phase of Greenfield Commons. In this phase, 100 units of the 200 unit affordable housing rental project were completed. The project is funded by an HCD Accelerator loan of over \$55 million, a CERNAL loan of over \$9 million, almost \$2 million from the County's Housing Trust Fund, and \$35,000 in CDBG funds. Lease-up is expected in 2025 and will be restricted to households earning 30-70% AMI.
- Lightfighter Village is a 100% affordable rental property for veterans and their families which broke ground in April, 2023. Funding includes over \$52 million in California Accelerator funds, Veteran' Housing and Homeless Prevention funds, No Place Like Home funds, HUD 811 funds, Project-Based Vouchers issued by the Monterey Housing Authority, and County Trust Fund funds. Lease-up is expected in 2025 and will be restricted to households earning 30-50% AMI.

## 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        |
| <b>Total</b>   | <b>0</b>      | <b>0</b> |

**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        |
| <b>Total</b>   | <b>0</b>      | <b>0</b> |

**Table 6 – Number of Households Supported**

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

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

The Urban County does not receive Emergency Shelter Grants or HOME Program funds from HUD. The Urban County's 2020-2024 Con Plan did not establish goals related to developing affordable housing. o goals were set for the use of CDBG or CDBG-CV funds for affordable housing in the PY 2023/24 Annual Action Plan. Given the need for infrastructure improvement in local low- and moderate-income communities, as well as the need for social services in those same communities, the County has determined those activities are the best use of CDBG funds.

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

The Urban County is meeting the goals set in the PY 2023/24 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 2023/24 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.**

| <b>Number of Households Served</b> | <b>CDBG Actual</b> | <b>HOME Actual</b> |
|------------------------------------|--------------------|--------------------|
| Extremely Low-income               | 0                  | 0                  |
| Low-income                         | 0                  | 0                  |
| Moderate-income                    | 0                  | 0                  |
| <b>Total</b>                       | <b>0</b>           | <b>0</b>           |

**Table 7 – Number of Households Served**

**Narrative Information**

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

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

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

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

The Urban County works primarily through third parties to conduct regular outreach and assessment of homeless persons. These organizations include the Coalition of Homeless Service Providers (CHSP), Community Human Services, the County Department of Social Services (DSS), and the Veterans Transition Center. In PY 2023/24, the Urban County used CDBG 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 2023/24, the County Administrative Office engaged a consultant to do a comprehensive study of homelessness in the County, the results of which identified the critical services needed will inform the approach taken to outreach to the homeless in coming years.

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

The County is also involved in assessing the needs of the unsheltered living in encampments on a regional level. In PY 2023/24, the County of Monterey Department of Social Services 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.

Understanding the needs of the homeless, particularly the unsheltered living in encampments, requires consultation with those experiencing homelessness – People with Lived Experience (PLE). The County is deeply involved in collaborating with several different agencies who are consulting with PLE in a variety of ways.

- In 2023-2024, the County collaborated with the local Continuum of Care (CoC) to engage with stakeholders and held several community input sessions in three regions of the County -Salinas, Peninsula, and South County - including at local homeless programs. At the same time, the County distributed a survey to gather community input on our investments, receiving 418 responses, with 98 from PLE.

- The County holds four permanent seats on the local CoC governing board which are reserved for the directors of the Department of Social Services, Department of Health, and Homelessness Strategies and Initiatives, along with a Monterey County Supervisor. The CoC convenes several committees in which County staff are actively collaborating with PLE.
- County staff served on the CoC coordinated entry evaluation committee and partnered with PLE on assessing the local coordinated entry system's performance and making recommendations for improvements to the system.
- The County sponsors the annual Lead Me Home Summit on Homelessness, where the voices of people with lived experience are lifted up and decision-makers are able to learn about root-causes of homelessness, best practices, and innovative solutions.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

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

The 2022 point-in-time count (PIT) revealed the total number of individuals experiencing homelessness is 2,047, a decrease of 15% from the 2019 PIT. Unsheltered homelessness also decreased from 1,830 individuals to 1,357. However, the percentage of individuals who were experiencing chronic homelessness (as defined in the Report) increased from 562 (23%) to 686 (33%). To help meet this urgent need, in PY 2023/24 the Urban County continued to assist the homeless population by collaborating with various entities and by seeking out new funding sources.

The County participated in the development of the Salinas Share Center (Center) which has 124 beds and offers 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 several 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 234 in PY 2023/24.

In prior years, the Urban County also worked with the City of Seaside, another CDBG Entitlement jurisdiction, for the development of a homeless shelter on county owned land which will serve the homeless in the Monterey Peninsula area. The shelter, which is named Casa de Noche Buena was completed in PY 2023/24 and can house 35 individuals. Six rooms are dedicated to single women. In PY 2023/24 Casa de Noche Buena served 83 individuals. In PY 2023/24, the Urban County provided funding for the operation of the shelter.

The County also uses significant resources to reach out to the homeless population which are housed in encampments, including using an award of \$11.2 million in State Behavioral Health Bridge Housing funding that will add 110 beds for people who are experiencing homelessness and suffer from a severe mental health or substance use disorder, and using an award of \$4.7 million to serve an encampment that spans over private and public lands in city and county jurisdictions. This funding will be used to



develop a temporary low barrier navigation center on city-owned lands and provide rapid rehousing services in a large service desert in S. County. Other efforts and funding include:

- The County was successfully awarded three Encampment Resolution Funding allocation to address the three largest encampments in unincorporated areas and put the occupants on a pathway to stable housing. As part of the application process, the County deployed outreach teams to interview people living along the Salinas and Pajaro Rivers to understand their needs and inform the types of interventions built into the program(s).
- The County was awarded \$6.4 million to serve an encampment that spanned over private and public lands in city and county jurisdictions. This funding will be used to develop the first permanent supportive housing project in S. County that will focus on chronically homeless individuals living along the Salinas River near King City.
- The County entered into a written agreement with County of Santa Cruz (SCC) serve a large encampment that spans over both jurisdictions along the Pajaro River. The County was awarded \$8 million to develop a 34-unit low barrier navigation center in our neighboring jurisdiction, and SCC will assume the responsibility of funding the project after the end of our grant term.

**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. 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.

The County also sponsors the annual Lead Me Home Summit on Homelessness, the most recent of which was held during PY 2023/24, where voices of people with lived experience are lifted up and decision-makers are able to learn about root-causes of homelessness, best practices, and innovative solutions.

In PY 2023/24, The Housing Authority of the County of Monterey and the Coalition of Homeless Services Providers collaborated to provide housing services to youth that are aging out of foster care. Because of this partnership, the Housing Authority was awarded 65 Foster Youth for Independence vouchers.

Monterey County Department of Social Services has increased their allocation of State Housing Support Program (HSP) and Housing and Disability Advocacy Program (HDAP) funding. These programs provide homelessness prevention, housing navigation, and rapid re-housing funding to families and people with disabilities. Monterey County Health Department was awarded funding to develop a tiny village that will provide recuperative care and post-hospitalization services to individuals who have medical and housing needs. And, as mentioned in response to the prior prompt, Monterey County Behavioral Health Bureau was awarded \$11.2 million to develop 110 beds of bridge housing to their clients who have severe mental illness and/or substance use disorder.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The Urban County used CDBG funds in PY 2023/24 to directly fund Interim Inc. to conduct outreach to the homeless and provide emergency housing and linkages to support services and resources designed to set them on a successful path to transitional and permanent housing.

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

A sufficient supply of affordable housing is a key to preventing homelessness. The County facilitated several affordable housing projects as noted below. These projects continued to move forward in PY 2023/24.

- 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. Applications for

other funding will begin in 2025.

- Development of Greenfield Commons, a 200-unit affordable housing rental project which is funded by \$350,000 in County CDBG funds, the County's Permanent Local Housing Allocation, and other State grants. This project is in construction and should be completed in 2025.
- 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. This project should begin lease-up by the end of 2024.
- The County partnered with the Housing Authority to acquire a 4-unit complex that will provide permanent supportive housing to transition-aged, parenting youth in the City of Soledad.

The shortage of affordable housing impacts the ability of those in emergency and transitional housing 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:

- Coordinating an effort to develop a regional emergency housing and navigation center serving the unincorporated County and neighboring jurisdictions to the north. This project is in the planning phase.
- 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.
- Assisting in the development of Greenfield Commons, a 200-unit affordable housing rental project using the Urban County's Permanent Local Housing Allocation and other State grants. to
- 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.
- Investing \$6 million of Encampment Resolution Funding (ERF) towards the development of a 45-unit permanent supportive housing project in King City that will serve chronically homeless individuals.

## **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. The remaining developments are in the communities noted below:

- Two developments in the City of Gonzales with 32 units
- Two developments in King City with 123 units
- One development in Greenfield with 50 units
- One development in Marina with 56 units
- One development 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 do not have programs that encourage or prepare residents to become homeowners, but they do promote a range of activities to increase resident involvement in its housing program including:

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

### **Actions taken to provide assistance to troubled PHAs**

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

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

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

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

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

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

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

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

The Urban County uses CDBG funds to sponsor smaller, targeted programs for underserved populations which are concentrated in the communities of Monterey, Salinas, and Seaside. The Urban County's most underserved populations are the unsheltered and youth. In addition to the extensive efforts to assist the homeless as noted in prior sections, the County used PY 2023/24 CDBG funds to support youth and homeless programs including:

- Interim Inc. is funded to provide emergency housing for the homeless and linkage to support services and resources.
- Girls, Inc of the Central Coast uses CDBG funds to provide programs for elementary, middle school, and high school youth to avoid peer pressure and develop healthy confidence and leadership skills.

- The Central Coast YMCA was awarded CDBG funds to operate a youth sports leagues in the low- and moderate-income in the Pajaro community.
- Using CDBG funds, the Boys and Girls Club of Monterey County provides school supplies, education and support to at-risk youth at the Camphora, Alta, and Tower apartments.

In PY 2022/23 the County approved 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 Homeless Services Director meets quarterly 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 Director also meets regularly with other agencies which address the needs of youth and the homeless, including the Department of Social Services, the County Health Department (which includes mental health services), the County Bureaus of Environment and Public Health, the Workforce Development Office, the Sheriff's Office, and Office of Emergency Management.

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. County departments actively pursue other State and federal funding to assist people in unstable living environments. Additionally, Monterey County Board of Supervisors has invested \$5.3 million in general funds in PY 23-24 into homelessness.

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

In Monterey County, lead poisoning is addressed by the Monterey County Health Department Childhood Lead Poisoning Prevention Program (CLPPP). CLPPP provides services to the community to:

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

A public health nurse provides home visitation and case management, and a registered environmental health specialist provides environmental home inspections to families of children found to be severely lead-poisoned.

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

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

The Urban County seeks to assist people living in poverty (extremely low-income households earning less

than 30% of the AMI) by providing funding for programs including food security services, housing assistance, and supportive services. In PY 2023/24, 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 relevant departments to develop protocols to addressing encampments, this includes Behavioral Health, Environmental Health, Code Compliance, Social Services, and the Sheriff's Office. The Director also hosts monthly meetings with County departments and their divisions to coordinate services and build bridges breakdown silos. Urban County staff are working with the Homeless Services Director and continue to communicate with HUD staff, consult with neighboring CDBG jurisdictions, and attend HUD trainings to expand their knowledge of the CDBG program.

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

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

Activities to enhance coordination in PY 2023/24, included inviting private housing and social service agencies were invited to attend public meetings related to the CDBG program and to apply for CDBG funding. The Urban County continued to maintain and expand the outreach list for the CDBG program.

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

homelessness.

In addition, as noted above, Urban County hired a new Homeless Services Director. One of this position's primary responsibilities will be to develop new strategies to enhance coordination between public and private housing and social services agencies. The Director meets weekly with the Housing Authority of the County of Monterey and serves on many CoC-led committees.

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

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 2023/24, the Urban County has undertaken the following actions to address the effects of impediments to fair housing identified in the AI:

- CDBG funding for public services and supportive services were allocated to benefit underserved communities and populations.
- 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 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 2023/24, 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 2023/24, County staff conducted on-site monitoring visits to seven CDBG-funded agencies to ensure funds were being used consist with the approved scope and that HUD requirements were being met.

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 2023/24 CAPER for a public comment in both Spanish and English for a period from August 17 to September 17, 2024. Notices were published in the and Monterey County Weekly in English and Spanish. The Urban County made the PY 2023/24 CAPER available for review at the County's Housing and Economic Development Office in Salinas and at each participating jurisdictions' City Hall. The CAPER is also available on the County's website.

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

The Monterey County Board of Supervisors conducted a public hearing on the PY 2023/24 CAPER on September 17, 2024. The Urban County did not receive any public comments prior to or during the public hearing.

## **CR-45 - CDBG 91.520(c)**

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

During PY 2023/24, the County undertook two Substantial Amendments as noted below. These changes were needed to allocate newly identified funds, and to best address the needs of the community.

- The City of Gonzales was originally awarded a total of \$704,857 in a combination of PY 2022/23 and PY 2023/24 CDBG funds. During PY 2023/24, an additional \$122,911.78 in prior year funding from PY 2017/18 was identified and a Substantial Amendment for the project was undertaken. The total for the project was increased to \$827,768.78.
- Meals on Wheels of Salinas Valley was awarded an additional \$53,351.47 in CDBG-CV funding to continue to provide food services to those impacted by the pandemic. Total CDBG-CV funding was increased to a total of \$203,351.47.

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

### Narrative

Section 3 compliance was triggered in the follow Activities:

- City of Gonzales Community Center Project: This Activity began in PY 2023/24 but remains on-going. Therefore, no hours are reported below. All hours will be reported in the CAPER for the program year in which the Activity is completed.
- Walnut Avenue Pedestrian Improvement Project: This Activity is currently in the environmental review process and no construction has yet taken place.
- Las Lomas Pedestrian Improvements: This Activity began in PY 2023/24 but remains on-going. Therefore, no hours are reported below. All hours will be reported in the CAPER for the program year in which the Activity is completed.

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

**Table 8 – Total Labor Hours**

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

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

**Table 9 – Qualitative Efforts - Number of Activities by Program**

# 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**
- **PR26 – CDBG CV Activity by Selected Grant**