

Community Development Block Grant  
Urban County  
Fiscal Year 2017-2018  
Annual Action Plan

Covering the participating jurisdictions of  
County of Monterey  
City of Gonzales  
City of Greenfield  
City of Sand City

Draft Submitted to the Monterey County Board of Supervisors  
May 9, 2017

## Executive Summary

### AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

Fiscal Year 2017/2018 (FY17/18) represents the fifth year that the County of Monterey (“Urban County”) has received Community Development Block Grant (CDBG) funding as an Urban County entitlement jurisdiction. In order to meet the population and low-moderate income population requirements to qualify as an Urban County, the County of Monterey is partnering with the cities of Gonzales, Greenfield and Sand City.

FY17/18 also represents the fifth year of the Urban County’s Consolidated Plan. The Urban County has entered into an agreement with the entitlement cities of Monterey, Salinas, Seaside and the Housing Authority of the County of Monterey to prepare a regional Assessment of Fair Housing (AFH). HUD implemented the AFH Final Rule in 2015 and this is the first year that it will impact the Urban County and other entitlement jurisdictions in Monterey County. The AFH replaces the Analysis of Impediments (AI) that was formally required when communities prepared new Consolidated Plans. HUD encourages jurisdictions that share housing markets to cooperate in the preparation of the AFH and has granted the Urban County an extension for submitting a new Consolidated Plan. The Urban County’s next Consolidated Plan will be due May 15, 2020.

For the FY17/18, the Urban County anticipates receiving \$1,156,760 in CDBG funding from HUD for the unincorporated areas of the County and the cities of Gonzales, Greenfield and Sand City. The Urban County does not receive funding from the HOME Investment Partnership Act (HOME), Emergency Solutions Grant (ESG), or Housing Opportunities for Persons with AIDS (HOPWA). The Urban County anticipates receiving approximately \$11,900 in Program Income. Total available funding is expected to be \$1,168,660. Anticipated funding is approximately \$625,000 less than was available in FY16/17 due to a one-time transfer of Program Income from the State CDBG Program to the Urban County and a change in how the Urban County allocated unanticipated revenue that resulted in no carry-over funding.

#### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The Urban County has extensive housing and community development needs. CDBG funds alone are not adequate to address the myriad needs identified during the public outreach process and summarized in the Needs Assessment of the Consolidated Plan and its update. Recognizing the national objectives of the CDBG program and specific program regulations, the Urban County intends to use CDBG funds to coordinate programs, services, and projects to create a decent and suitable living environment to benefit low and moderate income households and those with special needs. Use of

CDBG funds in FY 17/187 will focus on some of the most critical needs in the Urban County, including the following:

- Improvements to infrastructure and public facilities in order to foster a suitable living environment for low and moderate income households and those with special needs;
- Provision of services and programs to benefit low and moderate income households and those with special needs, such as youth (and at-risk youth), seniors, and the disabled; and
- Provision of services for the homeless and those at risk of becoming homeless.

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The Urban County is completing its fifth year as an entitlement jurisdiction. It has relied on the needs of the community as identified in the Consolidated Plan and at Public Hearings. The most recent was held in conjunction with the FY17/18 NOFA on December 15, 2016. However, needs are so great in comparison to funding that all needs could never be addressed.

To date, the Urban County has supported ten non-profits to provide services (including two fair housing services providers), to the homeless, seniors, youth, and families at risk of homelessness. In addition, 23 projects have been supported, resulting in assistance to: a sewer system, a water system, a library, nine parks, a city hall, a courthouse, a community center, a childcare center, a medical facility, numerous curbs and gutters, three bus shelters, six transitional housing units, 11 rehabilitated rental units, and 20 rehabilitated owner occupied housing units. In reviewing past projects, a continuing need for park improvements, including ADA improvements and housing was indicated. In regard to services, support continues to be focused on youth, seniors, and homeless or those at risk of becoming homeless.

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

To initiate the 2017-18 Program Year, the Urban County published a Notice of Funding Availability and Public Hearing in the Gonzales Tribune, King City Rustler, Greenfield News, and Soledad Bee, the Monterey County Weekly and El Sol (Spanish newspaper). Notices were published between November 28, 2016 and December 3, 2016. A direct email was also sent on December 3rd to a list of approximately 200 agencies and interested parties.

A Public Hearing was held as part of the Notice of Funding Availability workshop on December 15, 2016, from 10:00 a.m. to 12:00 p.m. in the Board of Supervisors Chamber at the County Government Center located at 168 W. Alisal Street, Salinas, CA. There were 16 attendees representing one County department, three cities, three projects, and nine services.

The Urban County Standing Committee met on March 9, 2017, to review requests for funding and make recommendations to the Board of Supervisors. The meeting was attended by six people. Public comment was received from five individuals representing four agencies. The funding recommendations were incorporated into the draft Annual Action Plan.

The draft Action Plan was presented to the Board of Supervisors on March 28, 2017. Thereafter, a Notice of Comment Period and Public Hearing was published on April \_\_, 2017 in the Gonzales Tribune, Soledad Bee, Greenfield News, and King City Rustler; on April \_\_, 2017 in the Monterey Coast Weekly; and on April \_\_, 2017 in El Sol (Spanish newspaper). There was/was not public comment received from \_\_\_ individual/s.

The Action Plan was presented for final approval to the Board of Supervisors on May 9, 2017 after the 30 day public comment period had ended. There were \_\_\_ speakers. After deliberations, the Board approved the final Annual Action Plan including funding allocations for projects and programs/services.

## **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

During the December 15, 2016, meeting participants were asked to introduce themselves, the agency they represented, and any projects or services they might request CDBG funds to implement.

### Access Support Network

- Provide housing and supportive care for people with HIV/AIDS
- Exploring funding options to help deliver services

### Central Coast Center for Independent Living

- Provide housing counseling, especially in the area of tenant rights and accessibility, and case management services to help the disabled live independently
- Looking for funding to expand services

### Central Coast YMCA

- They have previously received funds and were attending to find out if there were changes to the application

### Food Bank for Monterey County

- Food insecurity continues to be a major issue for residents of the County with one in five residents receiving assistance through food pantries

### Girl Scouts of California's Central Coast

- They provide educational and social development opportunities for youth
- They are looking for funding to help renovate their Castroville facility to better serve youth in that community

### Girls, Inc.

- They provide educational and social development opportunities for youth
- They currently receive funding for their North County programs and are looking to expand into Greenfield

### Habitat for Humanity – Monterey Bay

- Newly merged Monterey and Santa Cruz chapters are looking to begin providing services in Monterey County
- Habitat is changing course from its historical mission of building housing to rehabilitating housing
- Looking for financial assistance to expand into Monterey County

### Interim, Inc.

- Social service and housing provider for the psychiatrically disabled
- County has requested Interim increase its crisis capacity in Monterey but doing so will displace residents of one of their projects
- They are looking for assistance to redevelop property on the former Fort Ord to increase the number of beds and services available there and increase crisis capacity in Monterey

#### Legal Services for Seniors

- They have previously received funds and were attending to find out if there were changes to the application

#### Meals on Wheels of the Salinas Valley

- Similar to the food bank, food insecurity is a major issue Countywide
- Their volunteers deliver hot meals to seniors who have mobility issues and the volunteers are frequently important social contacts for their clients

#### Veterans' Transition Center

- They are the only social service and transitional housing provider in Monterey and San Benito counties that works exclusively with veterans
- They are looking for funding to expand their services to homeless veterans

On March 9, 2017, the Urban County Committee received the following comments:

#### Habitat for Humanity (affordable housing proponent)

- Santa Cruz and Monterey Chapters have merged and are looking to be more active in housing rehabilitation in Monterey County
- Pilot project in north Monterey County to rehabilitate senior owned and occupied homes

#### Interim, Inc. (affordable housing developer & service provider for persons with psychiatric disabilities)

- Project will result in increased ability to serve people at drop in center in Monterey and increase the number of beds available to people with dual diagnosis disabilities
- Request for the project was initiated by the County to increase available services

### **6. Summary of comments or views not accepted and the reasons for not accepting them**

All comments and views were accepted.

### **7. Summary**

The Urban County has undertaken diligent and good faith efforts to outreach to all segments of the community that may benefit from the CDBG program.

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	MONTEREY COUNTY	
CDBG Administrator		Economic Development Department
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The Urban County is comprised of the County unincorporated areas and the cities of Gonzales, Greenfield and Sand City. The County of Monterey serves as the lead agency for the Urban County. The Urban County CDBG program is administered by the Monterey County Economic Development Department.

**Consolidated Plan Public Contact Information**

Persons interested in commenting on the Annual Action Plan should contact the Program Manager at 168 West Alisal St., 3rd Floor, Salinas, CA 93901; (831) 755-5390; (831) 755-5398 (fax).

On May 25, 2017, the Economic Development Department will be relocating to 1441 Schilling Place, North Building, Salinas, CA 93901. The phone numbers, email addresses and web addresses will remain unchanged.

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

To reach various agencies, organizations and individuals, the Urban County compiled an email list consisting of approximately 200 names, including:

- Nonprofit service providers that cater to the needs of low and moderate income households and persons with special needs, including persons with disabilities;
- Affordable housing providers;
- Housing advocates;
- Housing professionals;
- Public agencies (such as school districts, health services, public works);
- Economic development and employment organizations; and
- Community groups.

These agencies received email of notices of the Urban County's Action Plan process and public meetings.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))**

The Urban County faces a significant regulatory hurdle coordinating activities with the many public and assisted housing providers and private and governmental health, mental health and service agencies because HUD regulations do not allow the Urban County to use its CDBG funding within other entitlement jurisdictions or jurisdictions that are eligible to receive CDBG funding through the State CDBG program. These regulations essentially limit the Urban County to funding projects and services located in the unincorporated areas or the cities of Gonzales, Greenfield and Sand City. The Urban County has also faced difficulty funding homeless services in Sand City because most people needing these services are not spending the night in Sand City. Unfortunately, much of the targeted population live in communities where they can easily access services and the service providers in turn locate in urban areas near these populations. The challenge the Urban County faces is supporting the various private and public service providers in these communities.

The Urban County has worked with HUD over the last year to find ways to support these housing and social service organizations and provide benefits to the Urban County. This effort culminated in the Urban County recommendation to support Interim, Inc.'s Bridge House at Shelter Cove (located in the City of Marina) so that Interim, Inc. could respond to the County Health Department's request to increase service capacity at their City of Monterey location.

### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The outreach list includes homeless service agencies in the Salinas/Monterey County and San Benito County Continuum of Care (COC) Strategy. Although the Urban County did not fund the COC, it supports

it in other ways such as through staff sitting on the Allocation Committee in regard to funding recommendations to HUD.

The Coalition of Housing Service Providers (CHSP) is the designated coordinator of the COC and plays an important role in the effort to eliminate homelessness. The COC is the lead agency in regard to homelessness and coordinates efforts among a large number of non-profit and public agencies. For example, the COC oversees and administers the Homeless Management Information System (HMIS), holds monthly meetings in regard to Homeless Prevention and Rapid Re-housing (HPRP), and bimonthly meetings of the Services, Employment, and Income Committee in regard to the 10 Year Plan to End Homelessness.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The Urban County's HUD allocation for entitlement grants currently does not include ESG funds.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	CITY OF GONZALES
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Community facilities and accessibility improvements
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Definition of need in community for public facilities and accessibility.
2	<b>Agency/Group/Organization</b>	CITY OF GREENFIELD
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Community facilities and accessibility improvements
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Definition of need in community for public facilities and accessibility improvements.
3	<b>Agency/Group/Organization</b>	SAND CITY
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Community facilities and accessibility improvements
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Definition of need in community for public facilities and accessibility.
4	<b>Agency/Group/Organization</b>	Public Works - County of Monterey
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Community facilities and accessibility
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The County Public Works Department was consulted on the need in the community for public facilities and accessibility.
5	<b>Agency/Group/Organization</b>	Access Support Network
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS
	<b>What section of the Plan was addressed by Consultation?</b>	HOPWA Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Access Support Network was consulted on services for people with HIV/AIDS.

6	<b>Agency/Group/Organization</b>	GIRL SCOUTS OF CA - CENTRAL COAST
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Improved services for youth and at-risk youth.
7	<b>Agency/Group/Organization</b>	Girls, Inc. of the Central Coast
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Improved services for youth and at-risk youth.
8	<b>Agency/Group/Organization</b>	GRID Alternatives
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Energy efficiency improvements
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Making home ownership more affordable through solar energy systems
9	<b>Agency/Group/Organization</b>	Habitat for Humanity Monterey Bay
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Senior owned housing rehabilitation
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Housing rehabilitation for senior owned and occupied housing in North Monterey County.

10	<b>Agency/Group/Organization</b>	Hartnell Community College
	<b>Agency/Group/Organization Type</b>	Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Technical and vocational education
11	<b>Agency/Group/Organization</b>	Housing Resource Center of Monterey County
	<b>Agency/Group/Organization Type</b>	Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Home ownership counseling, fair housing and emergency rental assistance for very low, low and moderate income households
12	<b>Agency/Group/Organization</b>	Interim, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Services and housing for the psychiatrically disabled
13	<b>Agency/Group/Organization</b>	Legal Services for Seniors
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Low/no cost legal and fair housing services for seniors

14	<b>Agency/Group/Organization</b>	MEALS ON WHEELS OF THE SALINAS VALLEY, INC.
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Food security
15	<b>Agency/Group/Organization</b>	Monterey Salinas Transit
	<b>Agency/Group/Organization Type</b>	Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Community facilities
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Transportation facilities and services
16	<b>Agency/Group/Organization</b>	Rancho Cielo, Inc.
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Unaccompanied youth
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Employment, housing and social services for at-risk youth
17	<b>Agency/Group/Organization</b>	SALINAS COMMUNITY YMCA OF THE CENTRAL COAST
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Improved recreational services for youth and families.
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Improved recreation services for families and youth.

18	<b>Agency/Group/Organization</b>	Veteran's Transition Center
	<b>Agency/Group/Organization Type</b>	Housing Services - Veterans
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Veterans
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Increased outreach and services for homeless veterans

**Identify any Agency Types not consulted and provide rationale for not consulting**

The Urban County's outreach program consulted with all agency types.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Coalition of Homeless Services Providers	Through the outreach process, the Urban County has identified homelessness and homelessness prevention services as a priority for the CDBG program. These service providers will complement the Continuum of Care Strategy.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

The Urban County program covers the County unincorporated areas and the cities of Gonzales, Greenfield, and Sand City. County and city departments that may have an interest in the CDBG program were invited to participate in the Action Plan process through the Notice of Funding Availability (NOFA) process. City partners also participated in reviewing service applications.

## **AP-12 Participation – 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

To initiate the 2017-18 Program Year, the Urban County had a Notice of Funding Availability and Public Hearing published in the Gonzales Tribune, King City Rustler, Greenfield News, and Soledad Bee, the Monterey County Weekly and El Sol (Spanish newspaper). Notices were published between November 28, 2016 and December 3, 2016. A direct email was also sent on December 3rd to a list of approximately 200 agencies and interested parties.

A Public Hearing was held as part of the Notice of Funding Availability workshop on December 15, 2016, from 10:00 a.m. to 12:00 p.m. in the Board of Supervisors Chamber at the County Government Center located at 168 W. Alisal Street, Salinas, CA. There were 15 attendees representing one County department, three cities, three projects, and eight services.

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The draft Action Plan was presented to the Board of Supervisors on March 28, 2017. Thereafter, a Notice of Comment Period and Public Hearing was published on April \_\_, 2017 in the Gonzales Tribune, Soledad Bee, Greenfield News, and King City Rustler; on April \_\_, 2017 in the Monterey Coast Weekly; and on April \_\_, 2017 in El Sol (Spanish newspaper). There was/was not public comment received from \_\_\_\_ individual/s.

The Action Plan was presented for final approval to the Board of Supervisors on May 9, 2017 after the 30 day public comment period had ended. There were \_\_\_\_ speakers. After deliberations, the Board approved the final Annual Action Plan including funding allocations for projects and programs/services.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response / attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Representatives from local agencies and individuals attended the various public meetings / hearings conducted for the Annual Action Plan.	Key issues identified include: 1) Need for improvements to infrastructure and public facilities; 2) youth services, particularly for at-risk youth; 3) affordable housing; 4) senior services; 5) housing rehabilitation assistance; and 6) fair housing issues particularly impacting seniors and non-English speakers.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response / attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community	Notices were published in six newspapers: The Monterey Weekly, Gonzales Tribune, King City Rustler, Greenfield News, and Soledad Bee (English) and El Sol (Spanish) for the public hearing held on December 15, 2016 and in six newspapers (see AP-05, #4) for the May 9, 2017 public hearing.	None received	Not applicable.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response / attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Internet Outreach	Non-targeted/broad community	The NOFA was posted on the County and cities' websites. The Draft Action Plan was also posted for 30 day public review and comment.	None received.	Not applicable.	<a href="http://www.co.monterey.ca.us/government/departments-a-h/economic-development/housing">http://www.co.monterey.ca.us/government/departments-a-h/economic-development/housing</a>
4	Direct email marketing	Non-targeted/broad community	Over 200 agencies, organizations, and individuals received an email notice of the public meeting and NOFA.	None received.	Not applicable.	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

The Urban County anticipates having \$1,168,660 available from the annual allocation, program income, and prior year resources as detailed in the following table.

#### Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,156,760	11,900	0	1,168,660	2,313,520	The Urban County anticipates \$1,168,660 to be available for FY 17/18. Over a five-year period, the Urban County assumes \$5,840,325 to be available including received and anticipated Program Income. The Urban County anticipates having approximately \$91,000 available to roll into FY2018/19.

Table 5 - Expected Resources – Priority Table

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

The Urban County will utilize a variety of funding sources to leverage CDBG funds. These include:

- General: The County has some sources of funding for affordable housing and public facilities and infrastructure improvements. These include Inclusionary Housing In-Lieu fees, Program Income, competitive State HOME funds, and general County funds.
- Section 8 and Public Housing: The Housing Authority of the County of Monterey (HACM) operates Public Housing and Rental Assistance programs for County residents. HACM programs are a critical resource for extremely low and low income households.

The Urban County does not receive HOME funds from HUD directly.

The Urban County does not require matching funds for its CDBG program.

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

The Urban County does not anticipate utilizing publicly owned land to address the housing needs identified in the Action Plan. Existing, publicly owned facilities may be upgraded to meet ADA standards and meet some of the community development needs identified in Plan.

**Discussion**

See discussion above.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facilities	2013	2017	Non-Homeless Special Needs Non-Housing Community Development		Public Facilities	CDBG: \$647,242	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1368 Persons Assisted
2	Public Services	2013	2017	Non-Homeless Special Needs		Homeless Services and Homeless Prevention Public Services	CDBG: \$141,000	Public service activities other than Low/Moderate Income Housing Benefit: 1186 Persons Assisted
3	Homeless and Homeless Prevention Services	2013	2017	Homeless		Homeless Services and Homeless Prevention	CDBG: \$15,000	Public service activities other than Low/Moderate Income Housing Benefit: 5 Persons Assisted
4	Affordable Housing	2013	2017	Affordable Housing		Affordable Housing	CDBG: \$90,000	Homeowner Housing Rehabilitated: 35 Household Housing Unit
5	Fair Housing	2013	2017	Non-Homeless Special Needs Fair Housing			CDBG: \$12,500	Public service activities for Low/Moderate Income Housing Benefit: 10 Households Assisted

**Table 6 – Goals Summary**

#### Goal Descriptions

1	<b>Goal Name</b>	Public Facilities
	<b>Goal Description</b>	The City of Gonzales plans to use CDBG funding to make its City Hall and Council Chambers ADA compliant. Interim, Inc. will receive assistance to construct Bridge House at Shelter Cove, a 6,514 sq. foot public community facility to be built on a portion of the 3-acre site to provide 14 beds for a transitional residential treatment program for very low- income dually diagnosed individuals who have both serious mental illness and substance abuse disorders.
2	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	The Urban County will be providing financial assistance to help provide a range of services throughout the community. The services include two youth leadership development programs, low or no cost legal services for seniors, housing counseling for people with disabilities who are at risk of homelessness or homeless, a health and recreation program in a low/mod neighborhood, two food security programs, and a program that provides lifeskills and transitional housing for individuals trying to leave the gang life.
3	<b>Goal Name</b>	Homeless and Homeless Prevention Services
	<b>Goal Description</b>	The Urban County will be supporting the Veteran's Transitional Center by providing funding for a case manager with certification in working with homeless veterans with dual diagnosis of substance abuse and mental illness. VTC provides transitional housing and long term housing for veterans and their families while in treatment.
4	<b>Goal Name</b>	Affordable Housing
	<b>Goal Description</b>	The Urban County is supporting two organizations that help maintain home affordability. Habitat for Humanity steps in to use volunteer resources to make repairs to homes owned and occupied by low and moderate income seniors. GRID Alternatives works with low and moderate income households to install solar systems to reduce utility costs and provide vocational training.
5	<b>Goal Name</b>	Fair Housing
	<b>Goal Description</b>	The Urban County did not receive any fair housing proposals but has reserved funds so that they are available and the Urban County can issue a fair housing specific RFP.

**Table 7 – Goal Descriptions**

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):**

The Urban County's HUD allocation for entitlement grants does not include funding for the HOME program. For FY17/18, the Urban County does not anticipate using any entitlement funds to provide new affordable housing, but it does anticipate helping at least 35 low/mod households reduce their cost of housing through housing rehabilitation.

## AP-35 Projects – 91.220(d)

### Introduction

FY17/18 will be the Urban County's fifth year of implementing the Community Development Block Grant (CDBG) program. This program is administered by the U.S. Department of Housing and Urban Development and provides funding for a variety of projects and programs, with eligibility based on meeting the following national objectives:

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

The Urban County plans to expend the CDBG funds to address housing and community development needs identified in the five-year Consolidated Plan according to priorities, goals, and objectives outlined therein.

### FY 17/18 Funding Allocation

HUD has not released the actual CDBG allocations for FY 17/18. For planning purposes, the Urban County anticipates receiving an allocation of \$1,156,760 which is the same as FY16/17. The Urban County also anticipates receiving \$11,900 as Program Income in FY17/18.

As a part of the recommendations for funding, the Urban County must address how it will amend recommendations if more or less funding is awarded or received from HUD. The Urban County will use the following methodology for any increase in funding over the actual HUD award is as follows:

- The cities of Greenfield and Sand City may submit project proposals at any time during FY17/18 consistent with the Urban County Memorandum of Understanding.
- The city allocations are subject to following pro rata adjustments:
  - 19.3% - City of Gonzales
  - 32.6% - City of Greenfield
  - 1.3% - City of Sand City
  - 46.7% - Monterey County

If HUD's the CDBG allocation to the Urban County is less, funding levels for all jurisdictions and services will be adjusted downward on a pro rata basis with the exception of Gonzales whose allocation shall not be reduced below \$150,000.

The cities of Greenfield and Sand City did not submit proposals for FY17/18 projects, electing to roll their funds over to FY18/19 and undertake larger projects at that time. If the projects are identified during the FY17/18 Program Year, the cities may begin the projects using their FY 17/18 allocations without need for the Urban County to reissue a Request for Proposals provided the cities hold noticed public hearings to consider the proposed projects before requesting funding from the Urban County.

### Backup Projects

The Urban County does not have any unfunded proposals at this time. Should additional funding become available the Urban County will issue a second request for proposals.

#	Project Name
1	Residential Solar System Installation
2	My House, My Home Repair
3	Bridge House at Shelter Cove
4	Boys & Girls Clubs - Gonzales After School Programming
5	Housing Assistance for People with Disabilities
6	Central Coast YMCA - Pajaro Park Programming
7	Food Bank for Monterey County - Senior Food Distribution Services
8	Girls, Inc. - North County After School Programming
9	Legal Services for Seniors
10	Meals on Wheels - South County Home Delivered Meal Program
11	Rancho Cielo - Independent Living Skills Counseling
12	Homeless Veteran Case Management & Transitional Housing
13	General Admin
14	City of Gonzales

**Table 8 – Project Information**

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

The Urban County did not receive any proposals specifically targeted at providing Fair Housing Services. The Urban County will issue a Request for Proposals specifically for fair housing services and has reserved \$12,500 for these services.

The Central Coast Center for Independent Living and Legal Services for Seniors both offer fair housing services within their scopes of work but they are not targeted at the broad population.

The Urban County continues to have considerably more demand for public service funding than is allowed by HUD regulations, which limit the funding to 15% of the entitlement grant amount.

## Projects

### AP-38 Projects Summary

#### Project Summary Information

Table 9 – Project Summary

<b>1</b>	<b>Project Name</b>	Residential Solar System Installation
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	Installation of solar systems on homes owned by low-moderate income households.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	GRID Alternatives will work with approximately 15 low and moderate income families that own their homes. It is reasonable to expect that most households will fall into the moderate income category.
	<b>Location Description</b>	This is a scattered site housing rehabilitation program and units maybe located anywhere within the Urban County.
	<b>Planned Activities</b>	<p>GRID Alternatives works with homeowners and local training providers to provide vocational education while installing residential solar systems on owner occupied homes. This residential rehabilitation program will install solar electric systems on the roofs of 15 homes.</p> <p>National Objective - LMH / Presumed Benefit - No / Matrix Code - 14A / Perf. Obj. - Creating a Suitable Living Environment / Perf. Outcome - Availability/Accessibility</p>
<b>2</b>	<b>Project Name</b>	My House, My Home Repair
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$40,000

	<b>Description</b>	Habitat for Humanity will make minor repair projects including: repairing front steps and hand rails, repairing fences and screen doors, repairing leaking faucets and toilets, replacing toilets and shower heads with low flow equipment, house painting, installing smoke/carbon dioxide detectors, brush and weed removal, installing wheel chair ramps, installing deadbolts and lever hardware, repairing/replacing broken doors and windows to homes owned by low or moderate income seniors.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Habitat for Humanity believes that they will help 15 households.
	<b>Location Description</b>	Habitat for Humanity is focusing their first year effort on the north Monterey County communities of Las Lomas and Pajaro.
	<b>Planned Activities</b>	Minor repair projects including: repairing front steps and hand rails, repairing fences and screen doors, repairing leaking faucets and toilets, replacing toilets and showerheads with low flow equipment, house painting, installing smoke/carbon dioxide detectors, brush and weed removal, installing wheel chair ramps, installing deadbolts and lever hardware, repairing/replacing broken doors and windows.  National Objective - LMH / Presumed Benefit - No / Matrix Code - 14A / Perf. Obj. - Creating a Suitable Living Environment / Perf. Outcome - Availability/Accessibility
<b>3</b>	<b>Project Name</b>	Bridge House at Shelter Cove
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facilities
	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$500,000
	<b>Description</b>	Interim, Inc. is going to construct Bridge House at Shelter Cove, a 6,514 sq. foot public community facility to be built on a portion of the 3- acre site to provide 14 beds for a transitional residential treatment program for very low-income individuals who have both serious mental illness and substance abuse disorders.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Interim, Inc. anticipates serving 35 low income people who are dually diagnosed with both serious mental illness and substance abuse disorders.

	<b>Location Description</b>	601-603 Bayonet Circle, Marina, CA 93933
	<b>Planned Activities</b>	Construct Bridge House at Shelter Cove, a 6,514 sq. foot public community facility to be built on a portion of the 3-acre site to provide 14 beds for a transitional residential treatment program for very low- income dually diagnosed individuals who have both serious mental illness and substance abuse disorders.  National Objective - LMC / Presumed Benefit - No / Matrix Code – 03P / Perf. Obj. - Creating a Suitable Living Environment / Perf. Outcome - Availability/Accessibility
<b>4</b>	<b>Project Name</b>	Boys & Girls Clubs - Gonzales After School Programming
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Gonzales after school youth development program targeting gang and violence prevention.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 40 middle school youth from low and moderate income households will receive training in the Boys and Girls Club's Skill Mastery and Resistance Training and teach the skills to approximately 60 more youth from low and moderate income households.
	<b>Location Description</b>	Program is targeted at students attending middle school in Gonzales, CA.
<b>Planned Activities</b>	Homework help/tutoring; Activities; Parent involvement; School Collaboration; Incentives. Plus SMARTS curriculum for self-esteem and healthy choices.  National Objective - LMC / Presumed Benefit - No / Matrix Code - 05D / Perf. Obj. - Creating a Suitable Living Environment / Perf. Outcome - Availability/Accessibility	
<b>5</b>	<b>Project Name</b>	Housing Assistance for People with Disabilities
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services Fair Housing
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	CCCIL will provide information, guidance, support and advocacy as consumers maneuver through the low-income housing process in their effort to live in their communities independently.
	<b>Target Date</b>	6/30/2018

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	CCCIL anticipates providing assistance to 70 disabled persons.
	<b>Location Description</b>	Urban County
	<b>Planned Activities</b>	CCCIL will provide 5 Housing Workshops to in English and Spanish to residents with disabilities in the cities of Sand City, Gonzales, and Greenfield. CCCIL will also provide case management services to residents with disabilities in the cities of Sand City, Gonzales, and Greenfield in English and Spanish to help them remain living on their own.  National Objective - LMC / Presumed Benefit – Yes, Handicapped Individuals / Matrix Code - 05 / Perf. Obj. – Provide Decent Affordable Housing / Perf. Outcome - Availability/Accessibility
<b>6</b>	<b>Project Name</b>	Central Coast YMCA - Pajaro Park Programming
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$16,000
	<b>Description</b>	The YMCA will provide year round youth sports leagues, camps, fitness classes, and family events for Pajaro residents.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Pajaro Community Park is a community asset for the entire community and has seen tremendous usage since it opened. The YMCA anticipates serving at least 480 Pajaro residents during the program year. The Pajaro Community Park is a community asset for the entire community and has seen tremendous usage since it opened. The YMCA anticipates serving at least 600 Pajaro residents during the program year.
	<b>Location Description</b>	Pajaro Community Park at the end of San Juan Road in Pajaro.
	<b>Planned Activities</b>	Year round youth sports leagues, camps, fitness classes, and family events for Pajaro residents.  National Objective - LMA / Presumed Benefit - No / Matrix Code - 05D / Perf. Obj. - Creating a Suitable Living Environment / Perf. Outcome - Availability/Accessibility
<b>7</b>	<b>Project Name</b>	Food Bank for Monterey County - Senior Food Distribution Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	

	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Distribution of fresh fruits and vegetables at senior centers in Castroville and Prunedale, North Monterey County.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 700 very low, low and moderate income individuals and/or households.
	<b>Location Description</b>	Castroville Senior Center - 11261 Crane Street, Castroville, CA Prunedale Senior Center - 8300A Prunedale North Road, Prunedale, CA
	<b>Planned Activities</b>	Purchase and distribution of fresh fruit and vegetables to seniors in North Monterey County. National Objective - LMC / Presumed Benefit - Yes / Matrix Code - 05W / Perf. Obj. - Creating a Suitable Living Environment / Perf. Outcome - Availability/Accessibility
<b>8</b>	<b>Project Name</b>	Girls, Inc. - North County After School Programming
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Provide after-school programming for girls, ages 9 -18, at 4 school sites in North Monterey County - Castroville. Beginning with the 2017/18 program year Girls, Inc. is expanding their services to Greenfield High School in south Monterey County.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Girls, Inc. anticipates serving approximately 110 girls between the ages of 9 and 18 who come from very low, low and moderate income households in Castroville and Greenfield.
	<b>Location Description</b>	Castroville Elementary School, 11161 Merritt St., Castroville; Greenfield High School, 225 S. El Camino Real, Greenfield; North Monterey County High School, 13990 Castroville Blvd., Castroville; North Monterey County Middle School, 10301 Seymour St., Castroville; Oak Avenue Elementary School, 1239 Oak Ave., Greenfield; Vista Verde Middle School, 1199 Elm Ave., Greenfield

	<b>Planned Activities</b>	<ul style="list-style-type: none"> <li>• ECHO Leadership Mentoring Program - a yearlong leadership and mentoring program, works with high-risk teen women, ages 15-18. The program is designed to encourage girls to graduate from high school, avoid pregnancy, pursue post-secondary education, and plan for future careers.</li> <li>• Will Power/Wont Power - a series workshops for girls ages 12-14, focusing on values and healthy relationships, that helps girls identify and avoid risky situations, resist sexual pressures, provides factual information on female health and encourages girls to value and support each other.</li> <li>• Friendly PEERsuasion - a substance abuse prevention program for middle school girls, where they gain skills and information to recognize and resist pressures from peers, advertisers and others to use alcohol, tobacco or drugs.</li> <li>• Growing Together - a workshop for mothers and their 9-12 year-old daughters. The program helps them discuss questions about sexual behavior and puberty accurately and without embarrassment.</li> <li>• Youth Leadership Program – Youth led programs on pregnancy and substance abuse prevention, preparing for high school and college, media and financial literacy, stress reduction, and developing healthy relationships.</li> </ul> <p>National Objective - LMC / Presumed Benefit - No / Matrix Code - 05D / Perf. Obj. - Sustainability/Planning / Perf. Outcome - Availability/Accessibility</p>
9	<b>Project Name</b>	Legal Services for Seniors
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services Fair Housing
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Legal Services for Seniors provides a wide range of low/no cost legal advocacy and educational services to seniors throughout the Urban County. Their services include fair housing representation when a clients case demands it.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	LSS anticipates providing legal services to approximately 400 seniors.
	<b>Location Description</b>	Various locations throughout the Urban County

	<b>Planned Activities</b>	Provision of no-cost legal services to seniors of the rural Monterey County, the cities of Gonzales, Greenfield and Sand City on a one-on-one basis as well as community presentations as appropriate. National Objective - LMC / Presumed Benefit - Yes / Matrix Code - 05J / Perf. Obj. - Creating a Suitable Living Environment / Perf. Outcome - Availability/Accessibility
<b>10</b>	<b>Project Name</b>	Meals on Wheels - South County Home Delivered Meal Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Meals on Wheels of the Salinas Valley delivers nutritional meals to seniors in Gonzales, Greenfield and unincorporated South Monterey County.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Meals on Wheels of the Salinas Valley anticipates serving 10 new client households and continuing to serve 15 existing client households. All clients are very low, low or moderate income seniors.
	<b>Location Description</b>	Gonzales, Greenfield and the unincorporated areas of the Urban County located in the Pajaro and Salinas Valleys.
	<b>Planned Activities</b>	Deliver nutritious main meals to the homes of seniors, age 60 and older, who are unable to shop or cook for themselves. National Objective - LMC / Presumed Benefit - Yes / Matrix Code - 05D / Perf. Obj. - Creating a Suitable Living Environment / Perf. Outcome - Affordability
<b>11</b>	<b>Project Name</b>	Rancho Cielo - Independent Living Skills Counseling
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services Homeless and Homeless Prevention Services
	<b>Needs Addressed</b>	Public Facilities Homeless Services and Homeless Prevention
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Provide program and case management for 6 residents of a transitional housing unit.
	<b>Target Date</b>	6/30/2018

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Rancho Cielo will provide transitional housing for six residents from the Urban County who were homeless or at-risk of homelessness prior to enrollment in the Independent Living Village program.
	<b>Location Description</b>	Residents may come from any the cities of Gonzales, Greenfield or Sand City, or the unincorporated areas of the Urban County.  Rancho Cielo Transitional Housing Village, 710 Old Stage Road, Salinas
	<b>Planned Activities</b>	The Rancho Cielo Transitional Housing Village provides an opportunity for residents to reside from 9-18 months. The following program components serve as a framework for activities: <ul style="list-style-type: none"> <li>• Counseling and Case Management: Residents receive assistance in setting and achieving their goals.</li> <li>• Leadership development: Residents have the opportunity to grow their leadership skills through program decision-making, responsible leadership roles, successfully living with others, and study of how to improve their community.</li> <li>• Transitional Housing Services: College and career counseling leading to placement in education or employment, and post-graduate follow-up to support retention and completion in these placements.</li> </ul> <p>Case Management includes the following:</p> <ul style="list-style-type: none"> <li>• Referrals/linkages to community resources</li> <li>• Health/Mental Health Services</li> <li>• Linkages for individual assessment, counseling and other mental health services</li> <li>• Social Services/Public Assistance</li> <li>• Assistance with application process for general assistance, Cal Fresh and Medical benefits</li> </ul> <p>Transitional Housing residents will also be expected to participate in life skills workshops, community service activities, and Residential Leadership Committee.</p> <p>National Objective - LMC / Presumed Benefit - Yes / Matrix Code - 05 / Perf. Obj. - Providing Decent Affordable Housing / Perf. Outcome - Availability/Accessibility</p>
<b>12</b>	<b>Project Name</b>	Homeless Veteran Case Management & Transitional Housing
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services Homeless and Homeless Prevention Services

	<b>Needs Addressed</b>	Public Services Homeless Services and Homeless Prevention
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Transitional Housing & Case Management for Homeless Veterans
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	VTC anticipates serving four homeless veterans.
	<b>Location Description</b>	VTC is physically located in the City of Marina but is the only social services provider in Monterey and San Benito counties working with homeless veterans to reintegrate them into the community.
	<b>Planned Activities</b>	During PY17/18 VTC will provide case management and transitional housing for homeless four veterans and/or homeless families where a veteran is the head of household.  National Objective - LMC / Presumed Benefit – Yes, Homeless Persons / Matrix Code - 05 / Perf. Obj. – Create Suitable Living Environments / Perf. Outcome - Availability/Accessibility
<b>13</b>	<b>Project Name</b>	General Admin
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	Planning and Administration
	<b>Funding</b>	CDBG: \$233,732
	<b>Description</b>	This project will fund the County and Gonzales administrative activities associated with managing the CDBG funds.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Not applicable.
	<b>Planned Activities</b>	This project will fund the County and Gonzales administrative activities associated with managing the CDBG funds.
<b>14</b>	<b>Project Name</b>	City of Gonzales
	<b>Target Area</b>	

<b>Goals Supported</b>	Public Facilities
<b>Needs Addressed</b>	Public Facilities
<b>Funding</b>	CDBG: \$147,242
<b>Description</b>	ADA accessibility improvements to City Hall and Council Chambers
<b>Target Date</b>	6/30/2018
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	There are approximately 1,328 people with some type of disability who live in the City of Gonzales
<b>Location Description</b>	147 Fourth St., Gonzales, CA
<b>Planned Activities</b>	ADA accessibility improvements to City Hall and Council Chambers. National Objective - LMC / Presumed Benefit – Yes, Disabled / Matrix Code - 03 / Perf. Obj. – Create Suitable Living Environments / Perf. Outcome - Availability/Accessibility

## **AP-50 Geographic Distribution – 91.220(f)**

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

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

Gonzales consists of three Census Block Groups with an average low/moderate income population of 66.23%. The City of Gonzales will make ADA accessibility improvements to City Hall and the Council Chambers.

Greenfield consists of eight Census Block Groups with an average low/moderate income population of 56.52%. Girls, Inc. and Meals on Wheels of the Salinas Valley have expanded their service areas to increase their level of service in Greenfield.

Sand City has one Census Block Group with an average low/moderate income population of 58.06%

The unincorporated areas of the Urban County have 65 Census Block Groups of which 13 have low/moderate income populations of greater than 50%.

The Urban County has targeted projects and services to address the needs of people and households living primarily in these 25 Census Block Groups.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>

**Table 10 - Geographic Distribution**

## **Rationale for the priorities for allocating investments geographically**

The Urban County has not established specific geographic target areas where CDBG funds will be focused because, outside of cities, there are not significant concentrations of low-income and minority populations at areas larger than census block groups. Housing and community development needs in the Urban County far exceed the availability of funding to address those needs. Annually, Urban County staff and the Urban County Standing Committee evaluate applications for funding based on a number of factors, including:

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

## **Discussion**

See discussions above.

DRAFT

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

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

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	4
Non-Homeless	0
Special-Needs	0
Total	4

**Table 11 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	30
Acquisition of Existing Units	0
Total	30

**Table 12 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

The Urban County is planning to support GRID Alternatives efforts to bring solar energy systems to low-moderate income households who own their homes.

The Urban County is also planning to support Habitat for Humanity's My House My Home Senior Homeowner Rehabilitation Program to keep seniors in their homes by correcting deferred maintenance issues and adding accessibility features where needed.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The Housing Authority of the County of Monterey (HACM) is the local Public Housing Authority. The HACM has established the Monterey County Housing Development Consulting Corporation (HDC2) to manage former public housing developments. There are 22 properties with 1,091 units under HDC2 management. Approximately one-quarter of the units are restricted to farmworker families. Another quarter of the units are restricted to seniors or persons with disabilities.

HDC2 has three properties in the unincorporated areas of the Urban County. Two of the properties are restricted to occupancy by farmworker families and the third is restricted to seniors or persons with disabilities.

HDC2 has two public housing developments in Gonzales. One of the properties is restricted to seniors or persons with disabilities.

HDC2 has one public housing development in Greenfield.

There are no public housing developments located in Sand City at this time.

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

HACM has privatized all public housing and placed them under the control of HDC2.

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

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

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

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

The HACM is not designated as "troubled."

### **Discussion**

See discussions above.

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

### **Introduction**

Homeless and homeless prevention services are identified as a high priority need in the FY 2013 - FY 2017 Consolidated Plan. The Urban County anticipates expending approximately 58 percent of its public service cap (up to 15 percent of the CDBG annual allocation and program income) to provide homeless and homeless prevention services through the following:

- Case management of disabled persons to maintain their ability to live independently – Central Coast Center for Independent Living (9.6%)
- Case management for homeless veterans to help them move into and through transitional housing – Veterans Transition Center (9.6%)
- Case management for homeless at risk youth in transitional housing - Rancho Cielo (12.8%)
- Food distribution to residents in the Castroville, Pajaro and Prunedale areas - Food Bank for Monterey County (12.8%)
- Food distribution to residents in Gonzales and nearby unincorporated areas – Meals on Wheels (12.8%)

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

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

The Urban County is providing funding for two programs that primarily serve the homeless or those at risk of homelessness. The Rancho Cielo project provides case management to 30 at-risk youth in transitional housing who were homeless because they are attempting to leave gangs or escape gang controlled neighborhoods. Six of the slots are specifically set-aside for youth from the cities of Gonzales, Greenfield or Sand City or the unincorporated areas of the County.

The Veterans' Transition Center works with homeless veterans (and their unsheltered families) to overcome obstacles to homelessness. Through VTCs Transitional Housing program, Veterans are able to access case management services, life skills workshops, and substance abuse counseling in a clean and sober environment

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

Rancho Cielo is a transitional housing and educational program that is designed to help individuals at risk of homelessness as they attempt to escape neighborhoods that do not provide positive opportunities. Rancho Cielo has five units of transitional housing that can accommodate up to 30 people at a time. Six of the beds are allocated for persons from the Urban County.

#### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals**

## **and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

In addition to the above, the Urban County will continue to rely on a vast network of public and nonprofit agencies in the Continuum of Care (CoC) system to provide a range of housing options and services. The CoC system strives to provide and expand housing opportunities for the homeless and formerly homeless, through emergency shelters, transitional housing, supportive housing, and permanent housing. Outreach, assessment, and case management services are also offered through this network to assist the homeless in transitioning to permanent housing. Seven different agencies, representing 14 separate homeless programs, were awarded funding in the amount of \$2,121,998 by HUD under the Continuum of Care Program in January 2016 to provide transitional and permanent homeless services. Eight of the projects funded provide transitional housing and services and five provide permanent supportive housing and services. Seven of the facilities serve families, two serve only veterans, and one serves unaccompanied youth ages 18 to 24.

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

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

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

## **Discussion**

In regard to the frail and elderly, the Food Bank and Meals on Wheels programs proposed to be funded under the services component of the Urban County Annual Action Plan, will provide nutritional supportive services to those who are not homeless. Activities for non-homeless persons with mental,

physical, developmental, alcohol and drug addictions, or HIV/AIDS and their families are addressed outside of the Urban County by a variety of non-profit agencies and through the Monterey County Social Services Department. The housing and supportive services needs of Public Housing residents are addressed in part by the Housing Authority as well as by other non-profits and public agencies.

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	0
Tenant-based rental assistance	0
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	0

DRAFT

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

### **Introduction**

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

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

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

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

The Urban County uses the following tools to mitigate the cost of housing development.

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

### **Discussion**

See discussions above.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction**

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

### **Actions planned to address obstacles to meeting underserved needs**

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

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

### **Actions planned to foster and maintain affordable housing**

The Urban County will continue to foster and maintain affordable housing through the following:

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

In addition, the Urban County will continue to pursue funding at both the State and Federal levels to support new construction, rehabilitation, and acquisition/rehabilitation of affordable housing.

### **Actions planned to reduce lead-based paint hazards**

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

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

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

### **Actions planned to reduce the number of poverty-level families**

The Urban County seeks to reduce the number of people living in poverty (extremely low-income households earning less than 30 percent of the AMI) by providing a number of programs, including housing assistance, supportive services, economic development assistance, and job training opportunities. This anti-poverty strategy utilizes existing County job training and social service programs to increase employment marketability, household income, and housing options. These programs are detailed in the FY 2013-FY 2017 Consolidated Plan and its update.

### **Actions planned to develop institutional structure**

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

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

The Urban County will continue to work with HUD and the various public and private housing and social service agencies to use CDBG funding to support projects. This will have to be done on a case-by-case basis so that the Urban County can properly establish a nexus between the Urban County and support for housing and social services in other entitlement jurisdictions.

### **Discussion**

See discussions above.

## Program Specific Requirements

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

#### Introduction

The following provides additional information about the CDBG program requirements. The Urban County has not funded any programs or projects that generate program income. The Urban County does receive program income from residual loan repayments that were originally funded with State CDBG funds and are now deposited into the Urban County program in-lieu of being returned to the State.

- The Urban County does not anticipate expending funding on Urgent Need activities, as defined by HUD as activities that:
- Pose a serious and immediate threat to the health or welfare of the community;
- Are of recent origin or recently became urgent;
- The state grant recipient is unable to finance the activity on its own; and
- Other sources of funding are not available to carry out.

A condition will generally be considered to be of recent origin if it is developed or became critical within the last 18 months.

While the Urban County is covered by the Presidential Disaster Declaration issued in response the flooding in January and February 2017, the Urban County will not use CDBG funds for recovery. The areas affected do not have large enough low-moderate income populations that meet HUD requirements that would allow CDBG funds to be used for recovery.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

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

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

#### Other CDBG Requirements

1. The amount of urgent need activities	0
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2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. 84.10%

## Discussion

The period of time which will be used to calculate the overall benefit to persons of low to moderate income for activities using CDBG funds will be three years, of which this Plan, covering July 1, 2017 to June 30, 2018, is the second year. During FY17/18 the Urban County anticipates using 14.71% of the available CDBG funds for administrative expenses. Over the three years including FY17/18 the Urban County has used an average of 15.23% of available CDBG funds for administrative expenses.

The Urban County anticipates receiving \$1,168,660 in CDBG funds (including Program Income) for FY 17/18. The Urban County plans to allocate 85.29% of the available funds as follows:

63.08% for community development and housing activities

14.42% percent of the funds for public services

7.79% of CDBG funds will be used to fund LMA or LMC eligible projects in the cities of Gonzales or Sand City (if either city identifies an eligible project) or the funds will be rolled over to FY2018-2019 for LMA or LMC eligible projects.

All community development, housing and public service activities are expected to primarily benefit low and moderate income persons because they live in a "LMA" Low and Moderate Income Area or they meet the "LMC" Low and Moderate Income Clientele eligibility criteria. Through FY15/16, the Urban County used 96.61% of non-administrative funds to benefit low and moderate income persons (approximately 3.39% of beneficiaries between FY13/14 and FY15/16 were above moderate income).