

Executive Summary

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

1. Introduction

For Fiscal Year (FY) 2015-2016, the Urban County is a CDBG entitlement jurisdiction and has been awarded \$896,616 from HUD for the unincorporated areas and the cities of Del Rey Oaks and Gonzales. Currently, the Urban County is not eligible to receive funding under the HOME Investment Partnership Act (HOME), Emergency Solutions Grant (ESG), or Housing Opportunities for Persons with AIDS (HOPWA) - also programs covered under the Consolidated Plan regulations.

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 this Consolidated Plan. 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 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;
- Provision of services for the homeless and those at risk of becoming homeless; and
- Provision of affordable housing to low and moderate income households and those with special needs.

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 has completed its first year of entitlement and is now in its second year. The Urban County relied on the identified needs of the community, as identified in the Consolidated Plan and a Public Hearing held on December 18, 2014, as well as on past performance. However, needs are so great in comparison to funding that all needs could never be addressed.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

In 2014, the following public outreach took place: A public notice in regard to the Public Hearing was issued on December 3rd in the Gonzales Tribune, King City Rustler, Greenfield News, and Soledad Bee; on December 4th in the Monterey County Weekly; on December 4th in the Monterey County Weekly; and on December 6th in El Sol (Spanish newspaper). A direct email was also sent on December 5th to a list of 201 agencies and interested parties. Additionally, the Public Notices were posted on the websites of all three Urban County jurisdictions.

A Public Hearing was held as part of the Notice of Funding Availability workshop on December 18, 2014, 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 17 attendees representing eleven programs/services and seven projects.

A Standing Committee met on March 6, 2015, to review requests for funding and make recommendations to the Board of Supervisors. The meeting was attended by thirteen people. Public comment was heard from seven individuals representing six agencies and seven projects/programs. The funding recommendations were incorporated into the draft Annual Action Plan.

The draft Action Plan was presented to the Board of Supervisors on April 7, 2015. Thereafter, a Notice of Comment Period and Public Hearing was published on April 8th in the Gonzales Tribune, Soledad Bee, Greenfield News, and King City Rustler; on April 9th in the Monterey Coast Weekly; and on April 11th in El Sol (Spanish newspaper). There was one attendee representing one project.

A second public hearing was held on May 12, 2015 at the Board of Supervisors Chamber at the County Government Center located at 168 W. Alisal Street, Salinas, CA. No public comment was received at the public hearing and no written public comments were received during the 30-day review period. After deliberations, the Board unanimously 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.

Public Hearing (12/18/14):

William Bare, Veteran's Transition Center: 1,000 homeless vets with capacity for 56 and unmet need for mentally ill, disabled, and in south county.

Jocelyn Brady, Central Coast HIV/AIDS Services: need to expand prevention/ testing services to migrant farm workers noting 50,000 laborers in the county.

Cecilia Flores, Rancho Cielo Youth Camp: need of at-risk youth (former gang members &/or incarcerated) for programs providing job training & education.

Paul Tran, CHISPA: need for ag employee housing in south county and infrastructure needs for two projects.

Judy Burditt, North County Recreation & Park: need for facilities (teen center & play structures) and services (nutrition, substance abuse, afterschool programs, & teen activities).

Andrea Nield, CSUMB Small Business Development Corporation: 30 person waitlist for new micro-enterprise business assistance, with a backlog in the Spanish speaking community.

Ryan Chapman, County Public Works: need for infrastructure, especially sidewalks in Chualar to meet ADA for neighborhood to school routes.

Sarahi Soto, Shelter Outreach Plus: need for outreach, mental health services, and homeless sheltering.

Michelle Overmeyer, Monterey-Salinas Transit: need for special needs public transit and bus shelters.

Barby Wunsch, GRID Alternatives: solar projects assist with housing affordability and provide training in installing solar energy panels.

Patty Fernandez, Girl's Inc. of the Central Coast: programs offer leadership role modeling and training which promote secondary education and reduce teen pregnancies and school drop-out rates.

Lynette Redman, County Public Works: need for infrastructure improvements in county sewer districts serving disadvantaged communities.

Mark Boos, Girl Scouts of CA Central Coast: want to expand their program to Castroville.
Lee Hulquist, Food Bank of Monterey County: need for transportation assistance for purchase and distribution of food to meet unmet need of 20% of County residents.
Philip Geiger, Legal Services for Seniors: need for fair housing legal services, especially for vets and newly widowed.
Regina Gage, Meals on Wheels of the Salinas Valley: need for meals to homebound seniors.
Board of Supervisors Standing Committee (3/6/15):
Barby Wunsch, GRID Alternatives: solar systems installed on low/mod houses reduce cost of housing and provide training in solar installation.
Patricia Fernandez, Girls Inc.: serve 120 beneficiaries (+50% more than estimated) and plan to expand to Pajaro.
Barbara McGaughey, Central Coast YMCA: Pajaro Park has made a huge impact - enrollment far exceeds expectations, no graffiti, and volunteer trash pick-up.
Regina Gage, Meals on Wheels: expanding into south county.
Ryan Chapman, County Public Works: ADA sidewalks improvements funding in Chualar can be spent in FY15/16.
Florence Kabwasa-Green, County Public Works: the State Court system provides 51% of project funding.
Cecilia Flores Romero, Rancho Cielo Youth Camp: progress serving at risk former gang members.
Board of Supervisors (4/7/15):
Hunter Harvath, Monterey Salinas Transit: excited to improve bus shelters in Castroville including electronic signage showing routes & pickup/drop off times.
Board of Supervisors (5/12/15): None

6. Summary of comments or views not accepted and the reasons for not accepting them
All comments 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	MONTEREY COUNTY	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 Del Rey Oaks and Gonzales. 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

For matters concerning the Urban County's CDBG program, please contact: Jane Royer Barr, Program Manager, Monterey County Economic Development, 168 W. Alisal Street, 3rd Floor, Salinas, CA 93901, (831) 755-5389.

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

1. Introduction

As part of this Action Plan development, the Urban County undertook an outreach program to consult and coordinate nonprofit agencies, affordable housing providers, and government agencies.

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))

To outreach to various agencies, organizations and individuals, the Urban County compiled an outreach list consisting of 201 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 direct mailing of notices of the Urban County's Action Plan process and public meetings.

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 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 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 part 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. As examples, they oversee and administer the HMIS system, hold 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. However, County staff sit on the Allocation Committee for ESG.

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	Agency/Group/Organization	City of Del Rey Oaks
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Community facilities and accessibility improvements
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Definition of need in the community for public facilities and accessibility.
2	Agency/Group/Organization	CITY OF GONZALES
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Community facilities and accessibility improvements.
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Definition of need in the community for public facilities and accessibility
3	Agency/Group/Organization	Legal Services for Seniors
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Improved fair housing and outreach for best provision of services
4	Agency/Group/Organization	GRID Alternatives
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Improved housing costs for low/mod homeowners
5	Agency/Group/Organization	Public Works - County of Monterey
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Definition of need in the community for public facilities and accessibility
6	Agency/Group/Organization	University Corporation at Monterey Bay on behalf of CSU, Monterey Bay
	Agency/Group/Organization Type	Services-Education Non-Housing Community Development Needs: Economic Development
	What section of the Plan was addressed by Consultation?	SBDC Self Employment through Micro Enterprise Training

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SBDC Self Employment through Micro Enterprise Training
7	Agency/Group/Organization	Mid Pen Housing
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Definition of need in the community and outreach for best provision of services
8	Agency/Group/Organization	Rancho Cielo, Inc.
	Agency/Group/Organization Type	Housing Services-Education Non-Profit: At Risk Youth
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Special Needs Services - At Risk Youth/ Transitional Housing; Public Services; Non-Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Improved services for at risk youth
9	Agency/Group/Organization	COMMTY HOUSING IMPROV. SYS. & PLAN ASSO
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Definition of need in the community and outreach for best provision of services
10	Agency/Group/Organization	Interim Inc`
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless and Non-Homeless Special Needs; Non- Housing Community Development Needs: Public Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Improved resources for psychiatrically disabled
11	Agency/Group/Organization	Veteran's Transition Center
	Agency/Group/Organization Type	Services - Housing Non-profit Affordable Housing and Services Provider for veterans

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Veterans
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Improved housing and services for at risk veterans
12	Agency/Group/Organization	Project Sentinel
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Improved fair housing and outreach for best provision of services
13	Agency/Group/Organization	Central Coast HIV/AIDS Services
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Needs: Public Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Improved prevention and testing program for farmworkers and outreach for best provision of services
14	Agency/Group/Organization	Shelter Outreach Plus
	Agency/Group/Organization Type	Services - Housing Services-homeless Non-profit homeless housing and services provider
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless special needs.
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Improved housing and services for homeless
15	Agency/Group/Organization	YMCA
	Agency/Group/Organization Type	Non-profit
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Improved recreational services for youth and families
16	Agency/Group/Organization	Girls, Inc. of the Central Coast
	Agency/Group/Organization Type	Services-Education Non-profit

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Improved services for youth and at risk youth
17	Agency/Group/Organization	North Monterey County Recreation and Park District
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Improved facilities and services for youth and at risk youth.
18	Agency/Group/Organization	Girl Scouts of California
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Improved services for youth and at risk youth
19	Agency/Group/Organization	Food Bank for Monterey County
	Agency/Group/Organization Type	Services - Food Security
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Improved nutrition services for elderly.
20	Agency/Group/Organization	Monterey-Salinas Transit
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Public facilities and services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Improved bus shelter facilities and services for disabled

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

The Urban County's outreach program was comprehensive.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
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 services 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 Del Rey Oaks and Gonzales. 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.

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

The Urban County conducted a workshop and noticed Public Hearing on December 18, 2014 to receive input on needs. The comments received helped to determine the priority for allocating the HUD award for the FY 2015-16 Action Plan. The Urban County also held a publicly noticed Standing Committee meeting on March 6, 2015 to discuss, receive input, and make preliminary recommendations in regard to requests for funding. Additionally, another publicly noticed meeting was held on April 7, 2015 by the Board of Supervisors to further discuss and receive input and make recommendations in regard to requests for funding. Finally, after a 30-day review period of the recommendations contained in the draft Action Plan, a final publicly noticed meeting was held on May 12 to make final recommendations to HUD.

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 over 17 agencies and several individuals attended the various public meetings/hearings conducted for 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	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p>	<p>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 meeting held on December 18, 2014 and in six newspapers (see AP-05, #4) for the May12, 2015 public hearing.</p>	Not Applicable	Not Applicable	
3	Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p>	<p>The NOFA was posted on the County and cities' websites. The Draft Action Plan was also posted for 30 day public review and comment.</p>	Not Applicable	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)
4	Direct email marketing	Non-targeted/broad community	Over 200 agencies, organizations, and individuals received an email of the notice of public meeting and NOFA.	Not Applicable	Not Applicable	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The Urban County is a CDBG entitlement jurisdiction and anticipates receiving \$896,616 for FY 2015-2016 for the unincorporated areas and the cities of Del Rey Oaks and Gonzales. In addition, Program Income for FY 2015-16 is estimated to be \$28,000.

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	896,616	28,000	0	924,616	111,714	The Urban County anticipates \$924,616 to be available for FY 2015-2016. Over a five-year period, the Urban County assumes \$4,500,000 to be available including received and anticipated Program Income.

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.
- **Redevelopment Tax Increment Financing:** Redevelopment agencies were dissolved as of February 2012. Local jurisdictions no longer have the ability to generate funding for affordable housing and community development through tax increment financing. The existing

balance of tax increment funds were transferred to the Monterey County Auditor for distribution to local taxing entities except for funds that were legally obligated for projects prior to December 31, 2010. Both the County of Monterey and City of Gonzales have established successor agencies to oversee the spending of remaining tax increment funds. In regard to housing, the County is now acting as the Housing Successor Agency and oversees any Program Income from former RDA housing loans.

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 and community development needs identified in the Plan.

Discussion

See discussions 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: \$330,160	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 44834 Persons Assisted
2	Infrastructure Improvements	2013	2017	Non-Housing Community Development		Infrastructure Improvements	CDBG: \$244,533	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 53 Persons Assisted
3	Public Services	2013	2017	Non-Homeless Special Needs		Public Services	CDBG: \$40,000	Public service activities other than Low/Moderate Income Housing Benefit: 985 Persons Assisted
4	Homeless and Homeless Prevention Services	2013	2017	Homeless		Homeless Services and Homeless Prevention	CDBG: \$55,000	Homelessness Prevention: 274 Persons Assisted
5	Fair Housing	2013	2017	Non-Homeless Special Needs Fair Housing		Public Services	CDBG: \$20,000	Public service activities other than Low/Moderate Income Housing Benefit: 255 Persons Assisted
6	Affordable Housing	2013	2017	Affordable Housing		Affordable Housing	CDBG: \$50,000	Rental units rehabilitated: 8 Household Housing Unit

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Public Facilities
	Goal Description	

2	Goal Name	Infrastructure Improvements
	Goal Description	
3	Goal Name	Public Services
	Goal Description	
4	Goal Name	Homeless and Homeless Prevention Services
	Goal Description	
5	Goal Name	Fair Housing
	Goal Description	
6	Goal Name	Affordable Housing
	Goal Description	

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 from the HOME program. For FY 2015-2016, the Urban County does not anticipate using any entitlement funds to provide affordable housing, but it is assisting eight households in regard to rehabilitation.

AP-35 Projects – 91.220(d)

Introduction

FY 2015-2016 is the Urban County's third 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 2014-15 Funding Allocation

Effective July 1, 2014, the County and the City of Del Rey Oaks transferred State CDBG Program Income balances of \$233,257 to the Urban County. Additionally, all Program Income received from former State Programs from that date forward is deposited into the Urban County

FY 2015-16 Funding Allocation

HUD released the actual CDBG allocations for FY 2015-2016 on February 10, 2015. The Urban County was allocated \$896,616 for FY 2015-2016. In FY2015-16, Program Income received is estimated at \$28,000.

Backup Projects

Should funding in excess of the above amounts become available during FY 2015-2016, the Urban County proposes to allocate it to the following projects already approved:

- **Chualar Community Soccer Field** - This project consists of the installation of artificial turf on a community playing field. The project was partially funding in 2014-15 and is being allocated an additional amount of funds in FY15-16. However, depending upon site conditions found, the cost could increase.
- **Chualar Sidewalk Construction** - This project consists of the installation of ADA sidewalks and curb cuts to provide for an accessible path of travel for neighborhood access to Chualar Elementary School. The project has been allocated FY 2015-16 funding but current funding is insufficient to fully fund the project.
- **Monterey Courthouse ADA Improvements** - This project consists of the installation of ADA improvements. The project has been allocated FY 2015-16 funding but current funding is insufficient to fully fund the project.

#	Project Name
1	County - Chualar Soccer Fields
3	Grid Alternatives, Residential Solar System Installation
5	Del Rey Oaks - City Hall ADA Improvements
6	Gonzales - Community Pool ADA Path of Travel Improvements
8	Urban County - Mobile Outreach Services Team (MOST)
10	Urban County - Food Bank for Monterey County, Senior Center Food Distribution
11	Urban County - Central Coast YMCA Pajaro Park Program
12	Urban County - Girls Inc., After School Program
13	Urban County - Rancho Cielo Transitional Housing At-Risk Case Management

#	Project Name
14	Urban County - Meals on Wheels Gonzales Home Delivered Meal Program
15	Urban County - Fair Housing Programs Project Sentinel
16	Urban County - Fair Housing Programs Legal Services for Seniors
17	General Administration
18	County - Monterey Courthouse ADA Improvements
19	County - Chualar Sidewalk Construction
20	County - MST Castroville Bus Shelter Replacement
21	Urban County - Boys and Girls Clubs of Monterey After School Program

Table 8 – Project Information

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

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

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

The Urban County has extensive housing and community development needs. The lack of adequate funding is the most critical obstacle to addressing underserved needs. Only eligible activities that received a High priority level in the FY 2013 - FY 2017 Consolidated Plan, will be funded.

Projects

AP-38 Projects Summary

Project Summary Information

Table 9 – Project Summary

1	Project Name	County - Chualar Soccer Fields
	Target Area	
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$59,000
	Description	Chualar is an unincorporated community approximately 10 miles south of Salinas. The County, in cooperation with the Chualar Union School District, is upgrading the recreation field at Chualar Elementary School for year-round use to provide recreational opportunities for the community. This project includes \$100,000 of FY16/17 funds forwarded funded in FY15/16 and an additional \$245,671 of additional funding in FY16/17.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	According to the American Community Survey 5-Year Estimates, Chualar has a population of 1,671; the residents are at a 7.2% poverty rate; a total of 424 households have a median income of \$70,909 and the median age of 32.5 with an average household size of 4.86. The unemployment rate is 22.7% according to the State of California Employment Department, Monthly Labor Force Data for Cities and Designated Census Places (CDP), November 2014 see attached). The target groups that could be served are up to 360 students and local and 53 ADA residents. Approximately 90.9 percent of students are enrolled in the free lunch program (Source California Department of Education, National Lunch Program (http://www.cde.ca.gov/ds/sd/sd/files/sp.asp)). The proposed Project will serve the entire community of Chualar with a population of 1,671.
	Location Description	The athletic field is located at the corner of Lincoln Street and Chualar Road adjacent to the elementary school.
	Planned Activities	\$9,000 of the funding is forward funded from 2013/14 due to a shortfall of Program Income. Proposed CDBG is part of a \$500,000 project to remove the existing turf field, correct drainage issues, and install new natural or synthetic turf.
2	Project Name	Grid Alternatives, Residential Solar System Installation
	Target Area	
	Goals Supported	Affordable Housing

	Needs Addressed	Affordable Housing
	Funding	CDBG: \$50,000
	Description	GRID Alternatives installs solar systems for low-moderate income households and provides on-the-job training opportunities for clients interested in learning to install residential solar systems. National Objectives - LMHPresumed Benefit - NoMatrix Code - 14A Performance Objective - Provide decent affordable housing Performance Outcome - Affordability Accomplishment Type - Housing units
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	GRID will use CDBG funding to install 8 solar systems on homes owned by low/moderate income households.
	Location Description	All homes will be located within the unincorporated areas of Monterey County or the cities of Del Rey Oaks and Gonzales.
	Planned Activities	GRID Alternatives will use CDBG funds to purchase and install solar systems on 8 owner-occupied, single family homes.
3	Project Name	Del Rey Oaks - City Hall ADA Improvements
	Target Area	
	Goals Supported	Public Facilities
	Needs Addressed	Infrastructure Improvements
	Funding	CDBG: \$27,713
	Description	This project will provide ADA improvements to the Del Rey Oaks City Hall. The City Hall houses all city functions, including holding all public meetings and community workshops.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit all persons with disabilities who have to conduct business with the City of Del Rey Oaks or its Police Department at city hall.
	Location Description	City Hall is located at 650 Canyon Del Rey, Del Rey Oaks, CA 93940. Canyon Del Rey is also known as California Highway 218.
	Planned Activities	CDBG funds will be used to complete ADA improvements at City Hall which were begun in FY 2013-14.
4	Project Name	Gonzales - Community Pool ADA Path of Travel Improvements
	Target Area	
	Goals Supported	Public Facilities

	Needs Addressed	Infrastructure Improvements
	Funding	CDBG: \$142,247
	Description	The project is located in Centennial Park which is used for recreational softball and Little League games. The project will provide accessibility to those with physical disabilities to the bleachers and restrooms located within the park. National Objective - LMCPresumed Benefit - YesMatrix Code - 03FPerformance Objective - Creating a suitable living environmentPerformance Outcome - Availability/AccessibilityAccomplishment Type - Public FacilitiesNOTE: This project was originally proposed as ADA Improvements at Centennial Park but changed by Substantial Amendment on 10/27/15.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Centennial Park, 250 1st Street, Gonzales, CA 93926.
	Planned Activities	CDBG funds will be used to extend an existing ADA ramp/pathway that leads to the restrooms from within the park to allow access from other areas within the park, specifically the Little League ball field and to construct a new pathway from the parking area to the bleachers.
5	Project Name	Urban County - Mobile Outreach Services Team (MOST)
	Target Area	
	Goals Supported	Homeless and Homeless Prevention Services
	Needs Addressed	Homeless Services and Homeless Prevention
	Funding	CDBG: \$15,000
	Description	This project provides medical and mental health assessments by a licensed clinical social worker.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Shelter Outreach Plus anticipates that the MOST van will reach approximately 190 homeless individuals.
	Location Description	Various locations in the unincorporated areas and the cities of Del Rey Oaks and Gonzales. The MOST van follows are regular schedule but may adjust actual locations based on where the homeless congregate.
	Planned Activities	Immediate assessment of medical and psychiatric well being of homeless persons. When appropriate shelter space is available, and the homeless person wants it, transportation is arranged to the shelter. Otherwise, the MOST van also distributes blankets and other personal care items to the homeless.

6	Project Name	Urban County - Food Bank for Monterey County, Senior Center Food Distribution
	Target Area	
	Goals Supported	Public Services Homeless and Homeless Prevention Services
	Needs Addressed	Public Services Homeless Services and Homeless Prevention
	Funding	CDBG: \$15,000
	Description	The Food Bank supplies emergency and supplemental food to low- and no-income residents of Monterey County.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	There are approximately 3,200 low/moderate income persons in Castroville.
	Location Description	Primary distribution will be in Castroville, CA.
	Planned Activities	The Food Bank will distribute donated, government, and purchased food to Senior Centers/food pantries in Castroville.
7	Project Name	Urban County - Central Coast YMCA Pajaro Park Program
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$15,000
	Description	The YMCA will offer structured and scheduled park program activities to maximize the park for the community's use, enjoyment and diverse interests while minimizing conflicts between users.
	Target Date	6/30/2016
Estimate the number and type of families that will benefit from the proposed activities	There are approximately 3700 people living in Pajaro. Approximately 71% are considered low/moderate income. 38% live in poverty (as compared to 16% in Monterey County as a whole) with a median household income of \$31,544 (compared to \$60,143 in Monterey County as a whole). 94% of residents are Latino/Hispanic and 92% speak Spanish as their only or primary language. 82% of children entering kindergarten are English language learners, two and a half times the California average of 33%. 33% of residents are under age 18 and 64% of 5th graders are overweight or obese. 76% of Pajaro adults did not graduate from high school, leading to low paying jobs, high unemployment and high criminal activity.	

	Location Description	Pajaro Park, San Juan Road, Pajaro, CA.
	Planned Activities	The YMCA will offer year round youth sports leagues and camps, summer day camp, fitness classes and organized family events for children and families living in and around Pajaro.
8	Project Name	Urban County - Girls Inc., After School Program
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	Girls Inc. of the Central Coast proposes to provide after-school programming for girls, ages 9 -18, at school sites in North County.National Objective - LMCPresumed Benefit - NoMatrix Code - 05DPerformance Objective - Create a suitable living environmentPerformance Outcome - Sustainability/PlanningAccomplishment Type - Persons
	Target Date	11/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	Girls, Inc. anticipates working with 115 girls between the ages of 9 and 18 years of age. All girls will be from low/moderate income household.
	Location Description	<ul style="list-style-type: none"> • North Monterey County High School - 13990 Castroville Blvd., Castroville, CA 95012 • North Monterey County Middle School - 10301 Seymour Street, Castroville, CA 95012 • Castroville Elementary School - 11161 Merritt Street, Castroville, CA 95012
	Planned Activities	
9	Project Name	Urban County - Rancho Cielo Transitional Housing At-Risk Case Management
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$15,000
	Description	The program offers at-risk young people the opportunity to reevaluate their life options through education, job training, and individualized counseling.National Objective - LMCPresumed Benefit - YesMatrix Code - 05DPerformance Objective - Create economic opportunityPerformance Outcome - SustainabilityAccomplishment Type - People
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	Rancho Cielo anticipates providing transitional housing and employment training for 10 youth at risk of homelessness or deepening gang involvement.
	Location Description	Rancho Cielo is located at 710 Old Stage Road, Salinas, CA 93908
	Planned Activities	The program will pay for a portion of salary costs associated with the Case Manager and Program Director positions for the transitional housing program.
10	Project Name	Urban County - Meals on Wheels Gonzales Home Delivered Meal Program
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	Meals on Wheels delivers nutritional meals to seniors in the City of Gonzales and those living outside the city limits who cannot cook or shop for themselves. National Objective - LMCPresumed Benefit - YesMatrix Code - 05WPerformance Objective - Creating a suitable living environmentPerformance Outcome - AffordabilityAccomplishment Type - Persons
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Meals on Wheels will deliver meals to 17 low/moderate income people.
	Location Description	City of Gonzales
	Planned Activities	CDBG funds will be used to increase the number of households Meals on Wheels is able to serve in and around Gonzales.
11	Project Name	Urban County - Fair Housing Programs Project Sentinel
	Target Area	
	Goals Supported	Fair Housing
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	Project Sentinel will provide fair housing services in the Urban County area.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Project Sentinel will undertake activities to affirmatively further fair housing including: Community outreach and education; Investigation of housing discrimination complaints; Audits of potential discrimination; and Consultations & Referrals.
12	Project Name	Urban County - Fair Housing Programs Legal Services for Seniors
	Target Area	
	Goals Supported	Fair Housing
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	Legal Services for Seniors (LSS) will provide fair housing services for seniors in the Urban County area.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Legal Services for Seniors (LSS) will provide direct free legal representation to low/mod seniors in regard to a wide variety of fair housing, tenant and home ownership housing problems as well as workshops and presentations to the community to educate them on their rights.
13	Project Name	General Administration
	Target Area	
	Goals Supported	Public Facilities Infrastructure Improvements Public Services Homeless and Homeless Prevention Services Fair Housing Affordable Housing
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$184,923

	Description	The project provides for the administration of the CDBG program to comply with HUD regulations and requirements.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	CDBG program administration includes, but is not limited to, the following activities: <ul style="list-style-type: none"> • Preparation of planning, reporting, and environmental clearance documents; • Delivery of CDBG-funded programs and projects; • Monitoring of progress, achievements, and expenditure of CDBG funds; and • Maintenance of program and financial records.
14	Project Name	County - Monterey Courthouse ADA Improvements
	Target Area	
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$41,200
	Description	The project consists of the design and construction of selected ADA improvements at the Monterey County - Superior Court. This project is Phase 2 of a five-year phased program for implementing ADA improvements in County owned facilities, which were identified in the Monterey County ADA Transition Plan Update. National Objective - LMCPresumed Benefit - YesPerformance Objective - Creating a suitable living environmentPerformance Outcome - Availability/accessibilityAccomplishment Type - Persons
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit any member of the community who has a disability and needs to access the civil courts in Monterey County. The courthouse building also houses satellite offices for several County departments so that people doing business with the County do not have to travel to Salinas. The potential population/target group of the project area is 33,610 disabled residents of the County of Monterey. According to the 2009-2013 American Community Survey 5-Year estimates, the total Civilian Non-institutionalized Population of Monterey County is 401,788 of which 33,610 is the total Civilian Non-institutionalized Population of Monterey County with a disability.
	Location Description	Monterey County Courthouse, 1200 Aguajito Road, Monterey, CA 93940

	Planned Activities	Phase 2 ADA improvements will focus on implementing interior improvements at Monterey County Superior Court, including but not limited to removing and replacing existing doors and door hardware with ADA compliant doors and hardware; providing tactile and high visibility signage; modifying counter heights and widths of aisles to meet accessibility requirements; and removing and replacing restroom fixtures with ADA compliant fixtures. The County will work with the Architect to determine the final scope of work in accordance with ADA requirements and California regulations as well as the available budget for Phase 2 ADA improvements.
15	Project Name	County - Chualar Sidewalk Construction
	Target Area	
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Infrastructure Improvements
	Funding	CDBG: \$244,533
	Description	The project consists of the installation of 10 ADA curb cuts and construction of approximately 1,200 linear feet of sidewalk in the unincorporated community of Chualar. National Objective - LMCPresumed Benefit - Yes Performance Objective - Create suitable living environment Performance Outcome - Availability/accessibility Accomplishment Type - Persons
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	The community is 48.5% low/moderate income but this project is intended to make the community more accessible and safer for the disabled residents and visitors. According to the American Community Survey 5-Year Estimates, Chualar has a population of 1,671; the residents are at a 7.2% poverty rate; a total of 424 households have a median income of \$70,909 and the median age is 32.5. The average household size is 4.86 persons. The unemployment rate is 22.7% according to the State of California Employment Development Department, Monthly Labor Force Data for Cities and Designated Places (CDP). The target groups that could benefit from this project are the 360 students of Chualar Elementary school and 53 disabled residents of the community. Approximately 90.9% of the students are enrolled in the free lunch program (Source: California Department of Agriculture, National Lunch Program).

	Location Description	Construct ADA improvements at the intersections of: <ul style="list-style-type: none"> • Washington and Jackson Streets • Lincoln and Main Streets • Jackson and Grant Streets • Scott and Grant Streets Construct sidewalks along: <ul style="list-style-type: none"> • south side of Lincoln St. • east side of Jackson St. • west side of Jackson St. • north side of Grant St.
	Planned Activities	Construct a total of 10 ADA ramps at the following intersections: <ul style="list-style-type: none"> • Washington and Jackson Streets • Lincoln and Main Streets • Jackson and Grant Streets • Scott and Grant Streets The project also includes the construction of approximately 1,200 linear feet of 6 foot wide sidewalks as described above.
16	Project Name	County - MST Castroville Bus Shelter Replacement
	Target Area	
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$60,000
	Description	MST's bus shelters in Castroville are aging. The solar panels for the lighting system no longer work, and the shelters are weathered. With funding from CDBG, MST would replace the four old shelters with brand new shelters in good shape. Additionally, MST now provides 'next bus' electronic signage at popular bus stops, a new technology since the original Castroville shelters were installed years ago. One replacement shelter would be equipped with the new 'next bus' technology, which provides passengers with real time bus arrival information. It is anticipated that with the new shelters, better lighting and electronic schedule information, the bus service would be more attractive for the Castroville community. National Objective - LMA Presumed Benefit - Matrix Code - 03 Performance Objective - Creating a suitable living environment Performance Outcome - Availability/accessibility Accomplishment Type - Public facilities
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	Typically, it is estimated that bus stops serve the population within a 1/4 mile radius of the stop. The 1/4 mile population around bus stops in Castroville is within census tract 104 (block groups 1, 2, 3, and 4). These census block groups have approximately 3,200 low/moderate income persons and account for approximately 58% of the total population. The population relies heavily on transit services.
	Location Description	MST will work with the community to identify four shelters on the Merritt Street corridor in Castroville for replacement.
	Planned Activities	MST's bus shelters in Castroville are aging. The solar panels for the lighting system no longer work, and the shelters are weathered. With funding from CDBG, MST would replace the four old shelters with brand new shelters in good shape. Additionally, MST now provides 'next bus' electronic signage at popular bus stops, a new technology since the original Castroville shelters were installed years ago. One replacement shelter would be equipped with the new 'next bus' technology, which provides passengers with real time bus arrival information. It is anticipated that with the new shelters, better lighting and electronic schedule information, the bus service would be more attractive for the Castroville community.
17	Project Name	Urban County - Boys and Girls Clubs of Monterey After School Program
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$15,000
	Description	This program will provide youth development programming for youth after school, specifically using programming that targets gang and violence prevention and incorporates mentorship methods. National Objective - LMCPresumed Benefit - NoMatrix Code - 05LPerformance Objective - Create suitable living environmentsPerformance Outcome - Availability/accessibilityAccomplishment Type - Persons
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	The program will be made available on a first come first serve basis to all of the approximately 611 students enrolled, where 88% qualify for free and reduced lunch. Approximately 97% of student population is Hispanic and currently underserved, particularly in the vulnerable hours after school.
	Location Description	Fairview Middle School, located at 401 4th Street, Gonzales
Planned Activities	The program features five major components: Homework help and tutoring; High-yield learning and leisure activities; Parent and adult involvement; Collaboration with schools; and Incentives.	

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 has not established specific target areas where CDBG funds will be focused. For FY 2015-2016, in the central county (Monterey) and the cities of Del Rey Oaks and Gonzales, ADA accessibility improvement projects to a Public Facility that benefits all persons with disabilities will be undertaken. The County will also make ADA accessibility improvements to Infrastructure in Chualar.

Additionally, the County will undertake two Public facility projects in Chualar and Castroville that serve primarily low and moderate income persons. Public services will benefit low and moderate income persons or persons with special needs throughout the Urban County area.

Geographic Distribution

Target Area	Percentage of Funds

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. Housing and community development needs in the Urban County far exceed the availability of funding to address those needs. Annually, Urban County staff and the CDBG 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.

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 and inclusionary housing in-lieu fees, will be the primary sources of funding to address affordable housing needs in the Urban County.

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

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	8
Acquisition of Existing Units	0
Total	8

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

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

Two public housing developments are located in the City of Gonzales. There is one public housing developments in each of the unincorporated communities of Castroville and Chualar. No public housing developments are located in the City of Del Rey Oaks.

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

The Housing Authority of the County of Monterey (HACM) manages the two public housing developments in Gonzales. The HACM is exploring opportunities to privatize both developments.

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 Housing Authority of the County of Monterey 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 40 percent of its public service cap (up to 15 percent of the CDBG annual allocation) to provide homeless and homeless prevention services through the following:

- Mobile outreach services to homeless - Shelter Outreach Plus (10.82%)
- Food distribution to residents in the Castroville, Pajaro and Prunedale areas - Food Bank for Monterey County (10.82%)
- Case management for homeless at risk youth in transitional housing - Rancho Cielo (10.82%)
- Food distribution to residents in Gonzales and nearby unincorporated areas – Meals on Wheels (7.21%)

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

For FY 2015-2016, the Urban County plans to allocate funding for the Mobile Outreach Service Team (MOST). This program operates out of a van and is dispatched five times a week to areas where homeless persons are known to gather. MOST provides items such as food, blankets, toiletries, and other basic personal items to the homeless. Information and referral, along with basic case management, is provided to help the homeless access shelters and permanent housing. CDBG funding also provides medical assessments and mental health assessments by a licensed doctor and/or clinical social worker.

The Rancho Cielo project will provide case management to six at-risk youth in transitional housing who were homeless due to gang issues.

Addressing the emergency shelter and transitional housing needs of homeless persons

The County is working with Shelter Outreach Plus and their Mobile Outreach Service Team (MOST) to meet the homeless on the streets, provide on-the-spot medical and psychological evaluations and help get the individuals into appropriate shelters. If the homeless person does not want to be sheltered, the MOST team is able to provide a variety of personal care items to the person to help them. 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.

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

As mentioned above, the Urban County will fund the Mobile Outreach Service Team (MOST) to provide homeless outreach activities. These activities help connect the homeless, including chronically homeless

individuals and families, families with children, veterans and their families, and unaccompanied youth, with available services and assist them in transitioning to shelters, transitional housing, and/or permanent housing. The Rancho Cielo project provides case management to 6 at-risk unaccompanied youth in transitional housing who were homeless due to gang issues.

In addition, 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 were awarded funding in the amount of \$1,905,048 by HUD under the Continuum of Care Program in January 2015 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 just unaccompanied youth. Additionally, one emergency shelter which provides housing for women and children was funded through the ESG program. Finally, the Housing Resource Center has been granted federal funding to secure housing for veterans.

County staff also works closely with the Coalition of Homeless Services Providers to coordinate and support services between agencies that work to assist homeless transition to permanent housing and independent living.

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 can work 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, 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 will deliver to Senior Centers and/or food pantries on a weekly basis in Castroville, Pajaro and Prunedale. This will assist this no- and 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 will deliver meals to homebound individuals on a daily basis in Gonzales and nearby unincorporated areas. 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. 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, 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.

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

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 following tools are available to mitigate the cost of housing development. These include:

- 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 intends to help bridge the gap by allocating CDBG funds to homeless, homeless prevention, and youth programs.

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

Actions planned to foster and maintain affordable housing

The Urban County will continue to foster and maintain affordable housing 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 from the State and Federal levels to support new construction, rehabilitation, and acquisition/rehabilitation of affordable housing.

Actions planned to reduce lead-based paint hazards

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.

Actions planned to develop institutional structure

Urban County staff will continue to communicate with local HUD staff, consult with neighboring CDBG jurisdictions, and attend HUD trainings to expand their knowledge in the CDBG program. Within Monterey County, the Economic Development Department (EDD) administers the Urban County CDBG program. EDD also works with the Planning and Public Works departments to develop projects that respond to the community needs as identified in the Consolidated Plan. Staff is also in the process of solicitation of other cities to participate and expand the Urban County in order to address the needs of all residents in a more comprehensive manner. Further, staff works closely with many non-profits including the Coalition of Homeless Services Providers to help implement the goals identified in the Consolidated Plan.

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

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

Discussion

See discussions above.

Program Specific Requirements

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

Introduction

The following provides additional information about the CDBG program requirements. No programs or projects funded in FYS 2013-2014 and 2014-2015 or proposed to be funded in FY 2015-2016 are anticipated to generate program income. The Urban County does receive program income from residual loan repayments that were originally funded with State CDBG funds.

- 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.

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	9,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	9,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	99.50%

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2015

Discussion

The Urban County anticipates receiving \$924,616 in CDBG funds (including Program Income) for FY 2015-2016. The Urban County plans to allocate 20 percent for planning and administration, 12.44 percent for public services, and the remaining 67.56 percent for housing and community development activities such as public facility and infrastructure improvement projects. Except for the 20 percent planning and administration funds (which is not required to have a low and moderate income benefit), 99.5 percent of the 80 percent CDBG funds (96.78 percent public services plus 67.56 percent housing and community development) will benefit low and moderate income persons through either "LMA" Low and Moderate Income Area or "LMC" Low and Moderate Income Limited Clientele eligibility criteria.