Urban County
Consolidated Annual Performance
and Evaluation Report
(CAPER)

Program Year 2018-2019

Urban County Partners
County of Monterey
City of Gonzales
City of Greenfield
City of Sand City

To be Considered at a
Public Hearing before the Board of Supervisors on
September 24, 2019
Note

Table CR-05 is subject to revision prior to the draft being submitted in the Board of Supervisors agenda package on September 16, 2019. The revised Table CR-05 will be made available for public review no later than September 16, 2019.
CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

During Program Year 2018-2019, the Urban County continued to work on achieving the goals contained in the 2013-2021 Consolidated Plan and lay the groundwork for preparing its next Consolidated Plan. The Urban County used CDBG funds to support programs, services, and projects that contribute to a decent and suitable living environment for low and moderate income persons and households and those with special needs. The Urban County’s Consolidated Plan identified these as some of the most critical needs in the Urban County:

- Constructing improvements to infrastructure and public facilities to foster suitable living environments for low and moderate income households and to correct physical barriers to access by those with special needs.
- Providing services and programs to benefit low and moderate income households and persons, such as youth (and at-risk youth), seniors, and those with special needs.
- Providing a housing rehabilitation program to keep homeownership affordable and homes safe.
- Providing services for the homeless and those at-risk of homelessness.
- Planning and managing CDBG funds.

The major activities undertaken with Urban County support included:

- The Veterans Transition Center rehabilitation of six dilapidated buildings on Hayes Circle in Marina to be used as permanent supportive housing for homeless veterans;
- Improvements to community facilities in Gonzales to improve accessibility for the disabled;
- GRID Alternatives home energy efficiency program to install rooftop solar systems on homes occupied by low or moderate income homeowners, over the last five years 48 homeowners have benefited from this program;
- Rancho Cielo’s Supportive Housing program benefited from CDBG assistance and provided counseling services to youth and young adults at-risk of homelessness;
- Programs operated by the Food Bank for Monterey County and Meals on Wheels of the Salinas Valley that address the food security issues faced by senior citizens;
- Programs operated by the Boys & Girls Club and Girls, Inc. of the Central Coast to help pre-teens and teens develop their leadership skills, learn more about themselves and how to deal with social pressures.

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

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Access to high quality, affordable, potable water for residents of the unincorporated areas of Monterey County is one of the Urban County’s top priorities. One of the Urban County priorities for Program Year 2018-2019 (PY2018-19), was to help low- and moderate-income homeowners on individual wells or small mutual water systems to connect to larger water purveyors with more capacity to continue delivering water in the event of well failure or contamination. This activity was also envisioned to help provide financial stability for these homeowners by connecting them to a purveyor with more customers to spread the cost of well failures or contamination. The project was delayed by the slow process of negotiating the agreements between the water purveyors, primarily CalWater and Pajaro Sunny Mesa Community Services District, and the many individual homeowners in the affected area. The County’s Subrecipient believes that the project is now on tract to begin using CDBG funds for income qualifications and to construct laterals from the new water mains to income qualified homes in the second half of PY2019-20.

<table>
<thead>
<tr>
<th>Goal</th>
<th>Category</th>
<th>Source / Amount</th>
<th>Indicator</th>
<th>Unit of Measure</th>
<th>Expected – Strategic Plan</th>
<th>Actual – Strategic Plan</th>
<th>Percent Complete</th>
<th>Expected – Program Year</th>
<th>Actual – Program Year</th>
<th>Percent Complete</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordable Housing</td>
<td>Affordable Housing</td>
<td>CDBG: $</td>
<td>Rental units constructed</td>
<td>Household Housing Unit</td>
<td>10</td>
<td>0</td>
<td>0.00%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Affordable Housing</td>
<td>Affordable Housing</td>
<td>CDBG: $48,798</td>
<td>Rental units rehabilitated</td>
<td>Household Housing Unit</td>
<td>5</td>
<td>0</td>
<td>0.00%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Affordable Housing</td>
<td>Affordable Housing</td>
<td>CDBG: $</td>
<td>Homeowner Housing Rehabilitated</td>
<td>Household Housing Unit</td>
<td>10</td>
<td>10</td>
<td>100.00%</td>
<td>10</td>
<td>10</td>
<td>100.00%</td>
</tr>
<tr>
<td>Fair Housing</td>
<td>Non-Homeless Special Needs Fair Housing</td>
<td>CDBG: $12,500</td>
<td>Public service activities other than Low/Moderate Income Housing Benefit</td>
<td>Persons Assisted</td>
<td>1000</td>
<td>0</td>
<td>0.00%</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

CAPER 2

OMB Control No: 2506-0117 (exp. 06/30/2018)
<table>
<thead>
<tr>
<th>Goal</th>
<th>Category</th>
<th>Source / Amount</th>
<th>Indicator</th>
<th>Unit of Measure</th>
<th>Expected - Strategic Plan</th>
<th>Actual - Strategic Plan</th>
<th>Percent Complete</th>
<th>Expected - Program Year</th>
<th>Actual - Program Year</th>
<th>Percent Complete</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fair Housing</td>
<td>Non-Homeless Special Needs Fair Housing</td>
<td>CDBG: $</td>
<td>Public service activities for Low/Moderate Income Housing Benefit</td>
<td>Households Assisted</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0.00%</td>
</tr>
<tr>
<td>Homeless and Homeless Prevention Services</td>
<td>Homeless</td>
<td>CDBG: $</td>
<td>Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit</td>
<td>Persons Assisted</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Homeless and Homeless Prevention Services</td>
<td>Homeless</td>
<td>CDBG: $</td>
<td>Public service activities other than Low/Moderate Income Housing Benefit</td>
<td>Persons Assisted</td>
<td>500</td>
<td>0</td>
<td>0.00%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Homeless and Homeless Prevention Services</td>
<td>Homeless</td>
<td>CDBG: $</td>
<td>Homeless Person Overnight Shelter</td>
<td>Persons Assisted</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td></td>
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<tr>
<td>Homeless and Homeless Prevention Services</td>
<td>Homeless</td>
<td>CDBG: $</td>
<td>Overnight/Emergency Shelter/Transitional Housing Beds added</td>
<td>Beds</td>
<td>0</td>
<td>0</td>
<td>6</td>
<td>6</td>
<td>100.00%</td>
<td></td>
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<tr>
<td>Homeless and Homeless Prevention Services</td>
<td>Homeless</td>
<td>CDBG: $18,955</td>
<td>Homelessness Prevention</td>
<td>Persons Assisted</td>
<td>1,000</td>
<td>0</td>
<td>0.00%</td>
<td></td>
<td>35</td>
<td></td>
</tr>
<tr>
<td>Infrastructure Improvements</td>
<td>Non-Housing Community Development</td>
<td>CDBG: $</td>
<td>Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit</td>
<td>Persons Assisted</td>
<td>30,000</td>
<td>0</td>
<td>0.00%</td>
<td></td>
<td>8,000</td>
<td>0.00%</td>
</tr>
<tr>
<td>Goal</td>
<td>Category</td>
<td>Source / Amount</td>
<td>Indicator</td>
<td>Unit of Measure</td>
<td>Expected – Strategic Plan</td>
<td>Actual – Strategic Plan</td>
<td>Percent Complete</td>
<td>Expected – Program Year</td>
<td>Actual – Program Year</td>
<td>Percent Complete</td>
</tr>
<tr>
<td>-------------------------------</td>
<td>--------------------------------------------------------------------------</td>
<td>-----------------</td>
<td>----------------------------------------------------------------------------</td>
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<td>---------------------</td>
<td>-----------------</td>
</tr>
<tr>
<td>Infrastructure Improvements</td>
<td>Non-Housing Community Development</td>
<td>CDBG: $</td>
<td>Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit</td>
<td>Households Assisted</td>
<td>10</td>
<td>0</td>
<td>0.00%</td>
<td>25</td>
<td>0</td>
<td>0.00%</td>
</tr>
<tr>
<td>Public Facilities</td>
<td>Non-Homeless Special Needs Non-Housing Community Development</td>
<td>CDBG: $</td>
<td>Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit</td>
<td>Persons Assisted</td>
<td>30,000</td>
<td>0</td>
<td>0.00%</td>
<td>1,360</td>
<td>0</td>
<td>0.00%</td>
</tr>
<tr>
<td>Public Facilities</td>
<td>Non-Homeless Special Needs Non-Housing Community Development</td>
<td>CDBG: $</td>
<td>Overnight/Emergency Shelter/Transitional Housing Beds added</td>
<td>Beds</td>
<td>6</td>
<td>0</td>
<td>0.00%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Services</td>
<td>Non-Homeless Special Needs</td>
<td>CDBG: $</td>
<td>Public service activities other than Low/Moderate Income Housing Benefit</td>
<td>Persons Assisted</td>
<td>3,000</td>
<td>8,761</td>
<td>292.03%</td>
<td>7,500</td>
<td>8,761</td>
<td>116.81%</td>
</tr>
<tr>
<td>Public Services</td>
<td>Non-Homeless Special Needs</td>
<td>CDBG: $</td>
<td>Homeless Person Overnight Shelter</td>
<td>Persons Assisted</td>
<td>0</td>
<td>0</td>
<td>0.00%</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
</tbody>
</table>

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

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

The Urban County’s use of CDBG funds addressed the priorities and specific objectives identified in its Consolidated and Annual Action Plans. The Urban County used CDBG funds to coordinate programs, services and projects which fostered a decent and
suitable living environment that benefitted low and moderate income households and persons, including those with special needs.

HUD requires the Urban County to use the Integrated Disbursement and Information System (IDIS) to prepare the Consolidated Plan, CAPER, provide information on accomplishments and request funds.
CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).
91.520(a)

<table>
<thead>
<tr>
<th></th>
<th>CDBG</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>2,900</td>
</tr>
<tr>
<td>Black or African American</td>
<td>124</td>
</tr>
<tr>
<td>Asian</td>
<td>241</td>
</tr>
<tr>
<td>American Indian or American Native</td>
<td>40</td>
</tr>
<tr>
<td>Native Hawaiian or Other Pacific Islander</td>
<td>53</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>3,358</strong></td>
</tr>
<tr>
<td>Hispanic</td>
<td>1,457</td>
</tr>
<tr>
<td>Not Hispanic</td>
<td>1,901</td>
</tr>
</tbody>
</table>

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

Narrative

During PY2018/19, programs and projects assisted by the Urban County served approximately 8,776 people, of which 73% self-identified as being ethnically Hispanic.

During PY2018/19, the Urban County sponsored one project, GRID Alternatives’ Scattered Site Residential Solar project, that directly benefited 10 households. Nine of the households self-identified as Other Multi-Racial and one as White. All 10 households self-identified as being ethnically Hispanic.

Table 2 above does not include an Other Multi-Racial reporting category which is why the actual number of beneficiaries does not equal the number of beneficiaries reported by race in Table 2. Approximately 73% of all beneficiaries, and nearly all multi-racial beneficiaries, self-identify as Hispanic.
CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

<table>
<thead>
<tr>
<th>Source of Funds</th>
<th>Source</th>
<th>Resources Made Available</th>
<th>Amount Expended During Program Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG</td>
<td>public - federal</td>
<td>1,601,122</td>
<td>818,720.14</td>
</tr>
</tbody>
</table>

Table 3 - Resources Made Available

Narrative

The Urban County’s Consolidated Plan conservatively estimated that $3,750,000 would be made available between PY2013/14 and PY2018/19. This funding outlook has changed with Consolidated Plan now being extended by two years through PY2021/2022; one-time transfers of program income from the County of Monterey’s State CDBG Revolving Loan Fund and transfers by the City of Del Rey Oaks of program income from loans originated with State CDBG funding; and the addition of the cities of Greenfield and Sand City to the Urban County Consortium.

During PY2018/19, the Urban County had $1,605,457 of available funding. The available funding included new grant funding of $1,394,327; program income of $61,130, and unexpended and unallocated prior year grant funding of $150,000.

At the end of PY2018/19, the Urban County had three activities open with unexpended CDBG funds totaling $749,414. All three projects are scheduled to be complete by June 30, 2020. The projects are: Environmental Justice Coalition for Water’s Middlefield Road water system consolidation and lateral construction program; the City of Greenfield’s Walnut Street Improvement program; and the City of Sand City’s Calabrese Park Accessibility project.

Identify the geographic distribution and location of investments

<table>
<thead>
<tr>
<th>Target Area</th>
<th>Planned Percentage of Allocation</th>
<th>Actual Percentage of Allocation</th>
<th>Narrative Description</th>
</tr>
</thead>
</table>

Table 4 – Identify the geographic distribution and location of investments

Narrative

The Urban County is composed of the unincorporated areas of Monterey County and the cities of Gonzales, Greenfield, and Sand City. Overall funding allocated to the four participating jurisdictions is based on a blended basis based on when the jurisdiction joined the Urban County, its percentage of low/moderate people, and a minimum award amount for jurisdictions with less than 10,000 people total regardless of the percentage of the population that is low/mod. The City of Gonzales (64.81% low/mod population) received $180,760 to implement projects during FY2018/19. Sand City receives $10,000 annually due to its small total population and small population of low and moderate income persons. Sand City (62.9% low/mod population) received $60,000 during PY2018-19 by deferring its allocation during the prior two program years and receiving its allocation for PY2019-20, 20-21, and 21-22 as a lump sum. Funding for projects is generally allocated between the unincorporated area and the City of Greenfield on a
pro-rata basis of overall population, distribution of low and moderate income persons, and the poverty rate. During PY2017/18 and PY2018/19, the City of Greenfield (64.77% low/mod population) received annual allocations of $259,238. Because the City deferred its PY2017/18 allocation to PY2018/19 it had a total of $518,476 available. In general, infrastructure improvements and neighborhood or public facilities projects sponsored by the Urban County or its participating jurisdictions sponsored by Urban County benefit special needs populations, which are presumed to be predominately low and moderate income.
Leveraging

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

The Monterey Urban County does not explicitly require subrecipients to provide matching or leveraged funds to receive CDBG assistance.

During PY2018-19, the Urban County funded 19 projects with a combined implementation cost of at least $5,839,000. Fourteen subrecipients reported their total activity cost and the sources of funding. CDBG funding accounted for only 17% of the activity costs reported by the Subrecipients while private funding from foundations, corporations, and individuals accounted for 57% of the money required to implement these activities. The balance came from a variety of state and local funding sources (19%).

The County of Monterey has hosted a temporary emergency shelter on County property in downtown Salinas. This facility is slated to be replaced by a permanent shelter located on County owned land within the next two to three years. The replacement facility will offer wrap around services for the homeless.

The Urban County is also in discussions with the City of Seaside, another CDBG Entitlement jurisdiction, to develop a homeless shelter on city owned land to serve the homeless in the Monterey Peninsula area.
CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

<table>
<thead>
<tr>
<th></th>
<th>One-Year Goal</th>
<th>Actual</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Homeless households to be provided affordable housing units</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Number of Non-Homeless households to be provided affordable housing units</td>
<td>10</td>
<td>0</td>
</tr>
<tr>
<td>Number of Special-Needs households to be provided affordable housing units</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>10</strong></td>
<td><strong>0</strong></td>
</tr>
</tbody>
</table>

Table 5 – Number of Households

<table>
<thead>
<tr>
<th></th>
<th>One-Year Goal</th>
<th>Actual</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of households supported through Rental Assistance</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Number of households supported through The Production of New Units</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Number of households supported through Rehab of Existing Units</td>
<td>10</td>
<td>0</td>
</tr>
<tr>
<td>Number of households supported through Acquisition of Existing Units</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>10</strong></td>
<td><strong>0</strong></td>
</tr>
</tbody>
</table>

Table 6 – Number of Households Supported

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

Because the Urban County’s Consolidated Plan only addresses CDBG funding and not Emergency Shelter Grants or HOME Program funds, the Urban County did not establish extensive goals related to developing affordable housing. The Urban County has focused its efforts in this area on supporting small projects to rehabilitate multi-family rental projects and to support small scale efforts to help low and moderate income households remain in their homes. Since 2014, the Urban County has provided more than $170,000 to GRID Alternatives to underwrite the cost of installing residential solar systems on homes owned and occupied by very low, low, and moderate income households. During PY2018/19, this project directly assisted 10 households.

The Urban County continues to face several significant challenges to providing affordable housing. Among these challenges are: infrastructure and/or resource constraints in areas identified for development; not having a stable source of financing to support construction and operation of affordable housing or shelters; and a lack of publicly owned land where the County...
can control the type and quantity of affordable housing to be built.

Historically, the Urban County has used other funding sources, such as the State HOME program, former redevelopment tax increment funding, and the locally established inclusionary housing program to provide financing for affordable housing needs in the Urban County. The Urban County is looking at ways to maximize the amount of state funding available for affordable housing development that can be captured by the County and cities.

**Discuss how these outcomes will impact future annual action plans.**

The Urban County will continue to explore ways to support the development of new affordable housing projects but will continue to focus most of its resources on keeping low and moderate households in homes they own through energy efficiency improvements and programs to ensure continued access to safe drinking water. The PY19/20 Action Plan does include an allocation to assist a housing developer with off-site improvements that are required for a 200-unit affordable housing development in Greenfield. This project is expected to break ground in April 2020.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<table>
<thead>
<tr>
<th>Number of Households Served</th>
<th>CDBG Actual</th>
<th>HOME Actual</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely Low-income</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>Low-income</td>
<td>8</td>
<td>0</td>
</tr>
<tr>
<td>Moderate-income</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>10</td>
<td>0</td>
</tr>
</tbody>
</table>

Table 7 – Number of Households Served

**Narrative Information**

The beneficiaries reported are all homeowners who benefited from the GRID Alternatives solar program. The Urban County does not receive entitlement HOME funds; therefore, no HOME beneficiaries are reported.
CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

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

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

In January 2019, agencies from around Monterey County conducted the bi-annual homeless census. This census identified approximately 2,422 homeless persons throughout Monterey County. The estimated counts of the four HUD-identified subpopulations in Monterey County were: chronically homeless individuals with one or more disabling condition (562 persons and 23% of the homeless population), homeless veterans (172 persons and 7% of the population), members of homeless families with children (596 persons and 23% of the population), and unaccompanied children and youth under age 25 years (324 persons and 15% of the population).

The Homeless Census found that approximately 17% of the homeless population lives in the unincorporated areas of the County (370 persons and 15% of the population) or jurisdictions participating in the Urban County (43 persons and 2% of the population) while nearly two-thirds live in the entitlement communities of Monterey, Salinas and Seaside. The wide dispersion of homeless persons throughout the unincorporated areas makes it challenging for the Urban County to effectively use CDBG funding to provide outreach and services to the homeless.

While the basic count indicated that the overall number of homeless persons decreased between 2017 and 2019, there were changes or increases within two of the subpopulations that will need to be considered when designing programs and shelters for homeless persons. Within the homeless veteran subgroup, more than half (96 persons and 56% of the population) reported having one or more disabling conditions. This represents almost 20% more veterans with disabling conditions that were identified during 2017 Homeless Census. Another significant shift in the composition of the homeless population is in the families with children subpopulation. This population increased by approximately 8% from the 2017 Census.

The Urban County, and County of Monterey work primarily through third parties to conduct regular outreach and assessment of homeless persons. These organizations include the Coalition of Homeless Service Providers, Community Human Services, Veterans Transition Center.

Addressing the emergency shelter and transitional housing needs of homeless persons

The 2019 Homeless Census helped the community quantify the types of shelter and transitional housing needed for homeless persons. Approximately 25% of the homeless persons are members of the 150 homeless families in Monterey County. Traditional shelter and transitional housing facilities focused on unaccompanied men and were not set up to keep families together or address their special needs.

The Urban County is using non-CDBG resources to collaborate with the cities of Salinas and Seaside to build new shelters and transitional housing to help address the needs of the homeless population in communities with large populations of homeless persons.

CAPER

OMB Control No: 2506-0117 (exp. 06/30/2018)
Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The Urban County funded six agencies to help very low through moderate-income families maintain their housing independence. Three agencies directly helped reduce the cost of household living expenses and help keep people in their homes. These agencies were GRID Alternatives, which installed solar electric systems on owner occupied homes; and the Food Bank for Monterey County and Meals on Wheels of the Salinas Valley, which provided free food for seniors. Two agencies, the Eden Council for Hope and Opportunity and Legal Services for Seniors, aided households by helping address and resolve fair housing issues that could have resulted in homelessness. The Central Coast Center for Independent Living worked with individuals and households with a disabled household member to either begin living independently or maintain their independent living status by helping them apply for benefits and supportive services.

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.

During PY2018/19, the Urban County was able to provide financial assist to the Veterans Transition Center (VTC). VTC was able use the Urban County’s assistance to rehabilitate eight units of abandoned military housing into habitable units for homeless veterans. This new space will provide more permanent supportive housing opportunities for this population and is located within VTC’s larger veterans community with easy access to counselors to help obtain benefits and job services.

The Urban County also provided funding to Rancho Cielo to help fund a counselor for their transitional housing program. This program provides homeless youth, youth at-risk of homelessness, youth trying to escape from gangs with safe housing, vocational training, and life skills education to help them become self-supporting and prevent future homelessness.
CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Housing Authority of Monterey County (HACM) and its affiliated Housing Development Corporation (HDC) own and operate 26 current or former public housing developments, with more than 1,500-units throughout Monterey County. Almost half of these units are restricted to specific populations with one in five units restricted to farmworker families and almost one in four restricted to seniors and/or the disabled. The majority of these developments are located in the Entitlement Communities of Monterey, Salinas and Seaside. There are seven properties located in the Urban County. Three in the unincorporated areas of the Urban County that have 70-units for households headed by seniors and/or the disabled and 77-units for farmworker families. There are also three developments in the City of Gonzales with 76-units and one in Greenfield with 50-units. Over the last few years the HACM and HDC have undertaken an extensive program of modernizing and rehabilitating all the former public housing units through the Rental Assistance Demonstration (RAD) Project.

During PY2018/19, the Urban County supported the HDC’s efforts to improve the quality of life for senior and/or disabled residents of the Rippling River complex by underwriting a resident services coordinator. This position organized a variety of social and educational activities for the residents.

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

The HACM/HDC requires or promotes a range of activities to increase resident involvement in the public housing program including:

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

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

Actions taken to provide assistance to troubled PHAs

The Housing Authority of the County of Monterey is not designated as “troubled” and did not require assistance from the Urban County.
CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

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

Under California state law, a jurisdiction’s General Plan guides all land use decisions. One requirement of the General Plan process is that jurisdictions demonstrate that they have zoned enough land for development of affordable housing. As of December 31, 2018, the cities of Gonzales, Greenfield, Sand City and the County had adopted General Plans consistent with the requirements of state law. The City of Del Rey Oaks had submitted a draft General Plan for review by the California Department of Housing and Community Development.

The Urban County faces a variety of challenges from public policies that may constitute barriers to affordable housing. Among these are new state laws regarding water table sustainability; limitations imposed on conversion of agricultural lands to other uses within the Coastal Zone, and state laws and policies to protect prime farmland from development. These policies mean that the Urban County must work with cities to develop affordable housing within their jurisdiction rather than in the unincorporated areas of Monterey County.

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

Based on the community outreach process used to develop the Consolidated Plan, the Urban County’s most underserved populations are the homeless, individuals with special-needs, and youth. One of the biggest challenges the Urban County faces when trying to serve these populations is their concentration in the other entitlement communities of Monterey, Salinas and Seaside and trying to find acceptable uses for Urban County entitlement funding in those cities. This situation has led the Urban County to sponsor smaller, targeted, programs that work with special needs populations such as the handicapped and seniors or youth by working with service providers to take their services out of the larger entitlement cities and into smaller communities.

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

The Monterey County Health Department’s Childhood Lead Poisoning Prevention Program (CLPP) provides a variety of services to the community, including:

- Educating the public about the hazards of lead exposure;
- Educating the public about how to reduce their exposure to lead;
- Increasing 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 also provide information on lead-based paint hazards and abatement resources while performing their duties.
Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The Urban County seeks to assist people living in poverty (extremely low-income households earning less than 30% of the AMI) by providing funding for several programs, including food security services, housing assistance, and supportive services. The Urban County also provides funding to the Boys & Girls Clubs and Girls, Inc. to provide youth leadership training and development with the goal of giving the next generation more resources and skills to break the cycle of poverty. The Urban County partners with the County’s economic development staff, Workforce Development Board, Social Services and non-profit agencies to encourage private sector development of higher paying jobs and job/vocational training for residents of the County.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Urban County staff will continue to communicate with HUD staff, consult with neighboring CDBG jurisdictions, and attend HUD trainings to expand their knowledge of the CDBG program.

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

The Urban County continues to coordinate with public and private housing developers and social service providers to deliver housing and community development activities in the Urban County. Various agencies will continue to be invited to attend public meetings related to the CDBG program and to apply for CDBG funding. The Urban County will continue to maintain and expand the outreach list for the CDBG program.

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

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

- Economic development activities were undertaken to improve employment skills and support the creation of higher paying jobs throughout the Urban County in cooperation with the Workforce Development Board and America’s Job Center of California.
- CDBG funding for public services and supportive services were allocated to benefit underserved communities and populations.
- CDBG funding was made available to two agencies to provide fair housing outreach, education, and to investigate/resolve issues of fair housing discrimination.
- County staff are required to take regular sensitivity training and equal opportunity training.
CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.

Subrecipients submit quarterly reimbursement requests to the Urban County staff. Urban County staff require Subrecipients to submit detailed supporting documentation for all draw requests prior to issuance of any reimbursements. This documentation includes copies of receipts for eligible expenses, timesheets, evidence that receipts and employees were actually paid, and copies of prevailing wage certifications. Staff from the Urban County annually performs on-site reviews on half of the Subrecipients that received funding during the prior year. The purpose of these reviews is to ensure that Subrecipients are properly documenting their activities and beneficiaries. This includes checking files that required job site interviews are being conducted for prevailing wage projects and that beneficiary incomes are properly documented. Urban County staff recommends to the Subrecipient that they read the “Playing by the Rules” guidebook produced by HUD, and it encourages Subrecipients to contact Urban County if additional technical assistance is needed. Urban County staff reinforces the gathering of complete and accurate information and the tracking of CDBG vs. Non-CDBG use of funds, if applicable.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The Urban County makes the CAPER available for review at the County’s Housing and Economic Development Office in Salinas and at each participating jurisdictions’ City Hall at least 30-days prior to the public hearing. The CAPER is also available on the County’s website: https://www.co.monterey.ca.us/government/departments-a-h/administrative-office/intergovernmental-and-legislative-affairs/economic-development/housing

The Urban County publishes notices that the CAPER is available for public review and how to comment on it in El Sol (Spanish language newspaper), Gonzales Tribune, Greenfield News, King City Rustler, Monterey County Weekly and the Soledad Bee. All notices are published at least 15-days prior to the public hearing date but the Urban County tries to publish them 30-days in advance of the public hearing. Copies of the proof of publication are included in the Appendix to this CAPER.

The Monterey County Board of Supervisors conducted a public hearing on the PY2018/19 CAPER on September 24, 2019. The Urban County did did not receive any public comments prior to or during the public hearing.
CR-45 - CDBG 91.520(c)

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

The Urban County has not changed the objectives of its CDBG program. It continues to try to use CDBG funds to maximize leverage for infrastructure and public facility improvements, maintaining homeownership affordability for low and moderate income homeowners, public services and managing the Urban County program. The Urban County continues to look at other resources to help achieve the objectives of the Consolidated Plan.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No, the Urban County does not have any BEDI grants.