



# 2020-2025 FIVE YEAR CONSOLIDATED PLAN

Includes 2020-2021 Annual Action Plan and CDBG-CV funds

Community Development Block Grant Program

City of Seaside, CA

## Executive Summary

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

#### 1. Introduction

The City of Seaside (City) is an entitlement jurisdiction that receives federal funds from the US Department of Housing and Urban Development (HUD) to invest in local communities.

The City receives HUD funding under the Community Development Block Grant (CDBG) Program, which is designed to assist low- and moderate-income (LMI) households. The consolidated plan must also address special needs identified as the needs of the elderly, persons with disabilities, homeless individuals, and others.

The 2020-2025 Consolidated Plan serves the following functions:

- 1) A planning document for the City of Seaside, which builds on a participatory process;
- 2) An application for federal funds under HUD's CDBG formula grants program;
- 3) A strategy to be followed in carrying out HUD's programs; and
- 4) An allocation of funds to specific projects for the first fiscal year of the Consolidated Plan.

The 2020-2025 Consolidated Plan covers the time frame from July 1, 2020, to June 30, 2025, a period of five fiscal years. As of the preparation of this document the City anticipates receiving only CDBG funding directly from HUD during this timeframe.

HUD provides a tool for grantees that allows the preparation of the Consolidated Plan and the Action Plan in the Integrated Disbursement and Information System (IDIS). IDIS is the system in which projects and funding are tracked. IDIS standardizes the preparation of the Consolidated Plan and ensures that all jurisdictions met the statutory requirements for the documents.

The IDIS Consolidated Plan software tool provides data from HUD-selected sources, primarily the American Community Survey (ACS) data set. In addition, the Consolidated Plan is structured in a question and answer format. Limited opportunities for customization are available. In some cases, the questions are targeted toward grantees receiving other HUD funding sources, such as HOME, Emergency Shelter Grant (ESG), and Housing Opportunities for People with AIDS (HOPWA). As a result, not every category or question may be applicable to Seaside's jurisdiction or CDBG program.

The primary focus of the CDBG program is on assisting low-income households. Throughout this document, there are several references to the income levels shown on the attached Text.

Note: \* Although middle-income households are noted in some of the tables and calculations, households earning at this level are not the focus of the CDBG program.

The maximum income for each category is defined by HUD on an annual basis and is adjusted based on household size.

## **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment**

### **Overview**

The Community Development Advisory Committee took a multi-year approach to the outreach for preparation for the Consolidated Plan update. During the spring and summer of 2018, outreach focused on the Monterey County Joint Analysis of Impediments document preparation. The AI was approved by the five participating agencies in May of 2019.

The Community Needs Workshop in September 2018 re-affirmed several target populations from the priorities determined for 2015-2020 and the 2019 Community Needs workshop focused on the target areas for needs to be addressed in 2020-2025 as it immediately preceded the start of a two-year subrecipient application process.

The target groups are:

- Extremely low-income and very low-income households
- Seniors
- Youth, primarily ages 6–17
- Persons with disabilities

The community priority needs recommended by the CDAC on October 16, 2019:

- Access to community services (youth and senior services are priority services)
- Provide quality infrastructure (includes construct/upgrade public facilities)
- Improve accessibility for persons with disabilities
- Promote beautification (CDAC preferred not to use the term “blight”)
- Assist microbusinesses

Over the next five years, the City of Seaside anticipates funding projects related to all of these needs, although available funding resources, community-based organization partnerships, and market conditions may ultimately limit the City’s ability to fund some project types.

Given the City's relatively small CDBG allocation, funds for affordable housing or other large capital improvement projects will need to come from other sources. The planning process for this document utilized a realistic expectation of funds available and realized that some of the public input during outreach sessions would not be financially feasible.

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

Below is a summary of progress over the last five years in addressing 2015 Consolidated Plan goals.

**Affirmatively Furthering Fair Housing-** the City joined in an MOU with five agencies also receiving HUD funding for a joint Analysis of Impediments document approved by the City of Seaside on May 2, 2019

**Affordable Housing-** the City implemented a modified housing rehabilitation program focusing on beautification and health and safety issues for low to moderate income residents. The City also contracted with Rebuilding Together Monterey/Salinas, a nonprofit organization to implement a residential facade improvement program which has since ended due to lack of participation.

**Homelessness-** the City continued to support Continuum of Care entities to implement the 10-Year Plan to End Homelessness entitled "Lead Me Home.". A Homeless Committee was formed, text amendments approved to permit emergency shelters without discretionary action in the Community Commercial zoning district and Census Tract 137 and funding pursued for a 50-bed shelter for homeless women and children on a vacant County-owned property at 1292 Broadway Avenue (Census tract 137).

The City approved a Safe Parking Program and the first location at a church. The CDBG program provided funds to the Veterans Transition Center to rehabilitate duplexes to provide for transitional housing for veterans and their families.

**Senior Services-** the City provided Public Services funding to Legal Services for Seniors to provide legal services for seniors over 62 years of age and to Meals on Wheels of the Monterey Peninsula for homebound seniors (most over 80 years of age).

**Anti-Poverty Strategy-** the City provided Public Services funding for several organizations that focus on increasing self-sufficiency among lower-income populations, including Legal Services for Seniors, Meals on Wheels of the Monterey Peninsula and the Salvation Army's transitional housing program. These organizations provided legal assistance, meals assistance to assist households in securing Earned Income Tax Credits. Capital improvements were done by the Veterans Transition Center to rehabilitate housing creating transitional housing for veterans and their families on former Fort Ord property.

The greatest two challenges the City's CDBG program faces are increasing popularity of the program with an increased volume of applicants coupled with shrinking grant funds and the ability to adequately staff the program within the budget. The City continues to be impacted by the loss of redevelopment funding and a general reduction in grant dollars received. The City has eliminated the use of contract staffing to manage the CDBG grant program, and continues to encourage cross-training staff to assume grants management duties in an effort to redistribute the workload.

Another notable change in overall program management in the past few years has been the increased involvement of the Community Development Advisory Committee (CDAC). In 2012, the CDAC was formed as part of the implementation of City's Citizen Participation Plan. The CDAC has been intimately involved in the determination of the priority needs that guide this Plan and the annual allocation of CDBG funds. The CDAC meets regularly (monthly) as an active and viable part of the planning and management for CDBG funds, providing valuable feedback to staff and ensuring citizen participation.

The CDAC hosts an annual CDBG Community Needs workshop each September. The September 2018 Community Needs Workshop focused on the progress made from the needs determined on November 19, 2013 and September 17, 2014. The September 2019 Community Needs Workshop included a SWOT analysis brainstorm session, followed by hands on feedback placed on maps and exhibits taken from the current Consolidated plan.

Page 1 of 1

2019-2020 Consolidated Plan Goals

Community Development Systems  
Integrated Data Management & Information System (IDMS)

Strategic Plan

30-40 Goals Summary

Goal	Category	Group/ID	Needs Addressed	Funding
<b>Enhance Access to Social Services</b> <i>Need more services accessibility</i>	Non-Profit Community Development	Public Services C2861	Public Services C2861	\$187,000
<b>Improve Quality Infrastructure</b>	Non-Profit Community Development	Economic Development E2861	Economic Development E2861	\$1,398,272
<b>Improve Accessibility for Persons w/ Disabilities</b>	Non-Profit Community Development	Public Facilities C2861	Public Facilities C2861	\$340,181
<b>Address Blight and Nuisance</b>	Affordable Housing	Community Development C2861	Affordable Housing C2861	\$1,000,000
<b>Rehabilitate Existing Housing</b> <i>Develop opportunities you should know</i>	Affordable Housing	Affordable Housing C2861	Affordable Housing C2861	\$1,000,000
<b>Enhance or Upgrade Public Facilities</b> <i>Upgrade public facilities for community outreach training, etc.</i>	Non-Profit Community Development	Public Facilities C2861	Public Facilities C2861	\$445,438

8/26/2019

### The EXISTING

#### 2015-2020 Consolidated Plan Goals

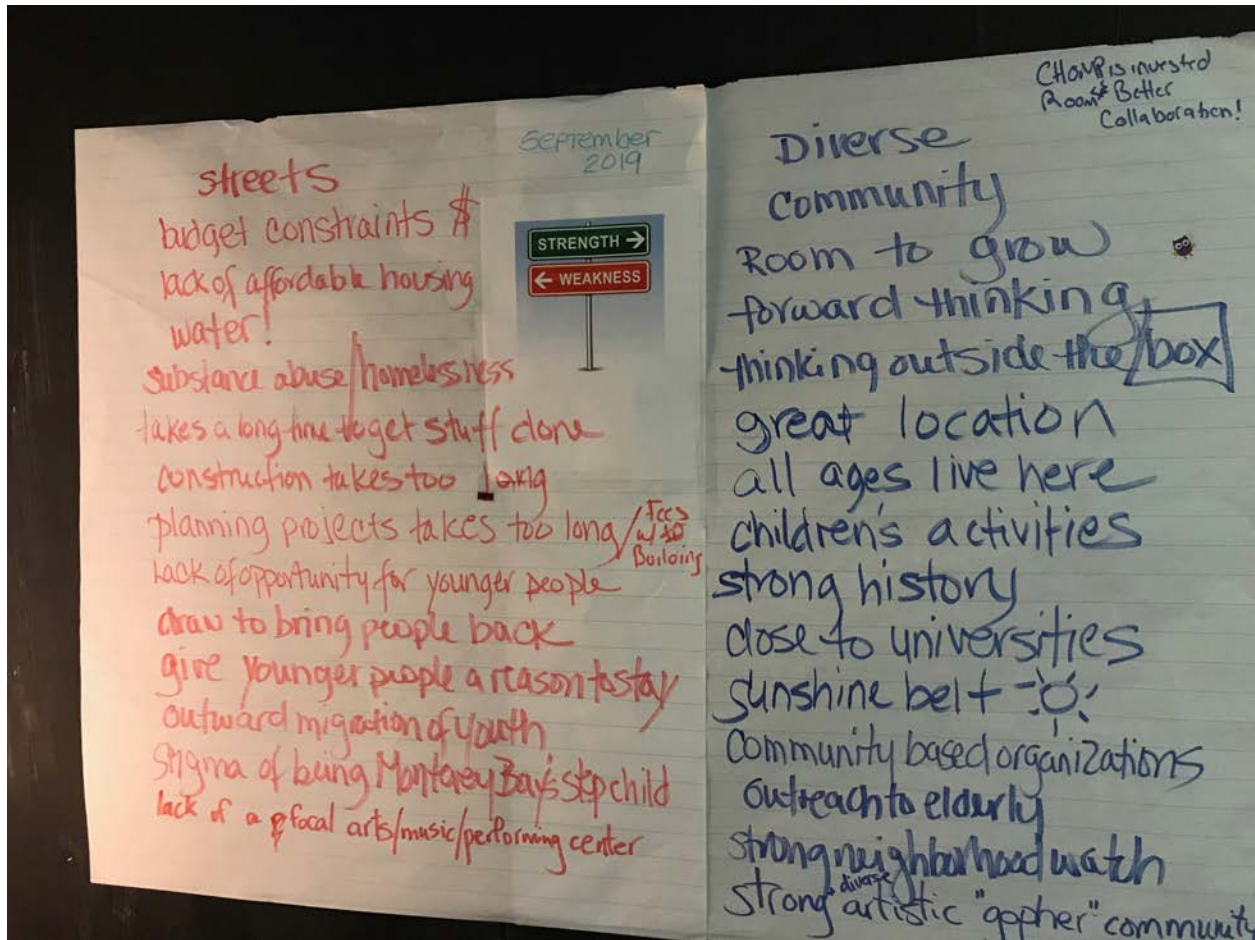
##### Let's keep going

- Develop Jobs and Opportunities to Keep young people moving the community forward
- Lower roadway
- Non-Profit Capital Investments

##### Try something else

- Reusable building facilities to provide more services/opportunities outreach to community
- More AFFORDABLE Housing FOR SINGLE Adults - Most people are SINGLE not families w/ multiple incomes
- 21st Century LIBRARY Tools Library - Check out a saw, hammer, power tools you don't have to buy for home use
- GREEN JOBS! - Get solar on more homes - Visual home/Business - WATER CAPTURE - ALTERNATIVE TRANSPORTATION
- TOURIST ATTRACTIONS - Hike the NATIONAL MONUMENT - SKY RIDE OVER MONTEREY BAY or TOWER - ZIP LINES thru THE OAK TREES on Post-DAD

9-2019 Current and Future Goals



**Weaknesses and Strengths-Brainstorm Board 2019**

#### **4. Summary of citizen participation process and consultation process**

The following is a summary of the outreach in the last fiscal year of the current Consolidated Plan. On September 5, 2019, the City published a Notice of Community Workshop for the Preparation of the 2020-2022 Application Cycle, the 2020-2021 Action Plan and the 2020-2025 Consolidated Plan update. The Workshop was publicized via social media and the City website. On September 18, 2019, the CDAC held a community workshop to assess the housing and community development needs of the City of Seaside. At this workshop, staff made a presentation about the CDBG program in general and the City's annual planning process. The meeting was live-streamed on the City of Seaside YouTube channel. A survey was also launched on SurveyMonkey to solicit the participation of those who could not attend the September 18 community workshop.

On October 16, 2019, the CDAC considered the results of the September 18 community workshop, online responses received to date. The CDAC did not feel that the 28 responses to the survey were statistically significant, but also noted that the results were consistent with the results obtained by workshop attendees. The CDAC determined priority needs to recommend to the City Council on November 7, 2019

On November 7, 2019, the City published a Notice of Funding Availability (NOFA) and Mandatory Application Workshop, which solicited applications for CDBG-funded programs and projects.

On November 7, 2019, the City Council waived the full presentation of the findings of community needs from the October 16 workshop and instructed staff to proceed on the established timeline.

On November 20, 2019 a proposal workshop was held for interested applicants for the 2020-2022 funding cycle. Twenty-seven representatives from organizations attended a mandatory application workshop held at the Seaside Creates office at 656 Broadway. This cycle, all applications were submitted via the City Data Services portal to streamline the process and allow easier interface with the IDIS system.

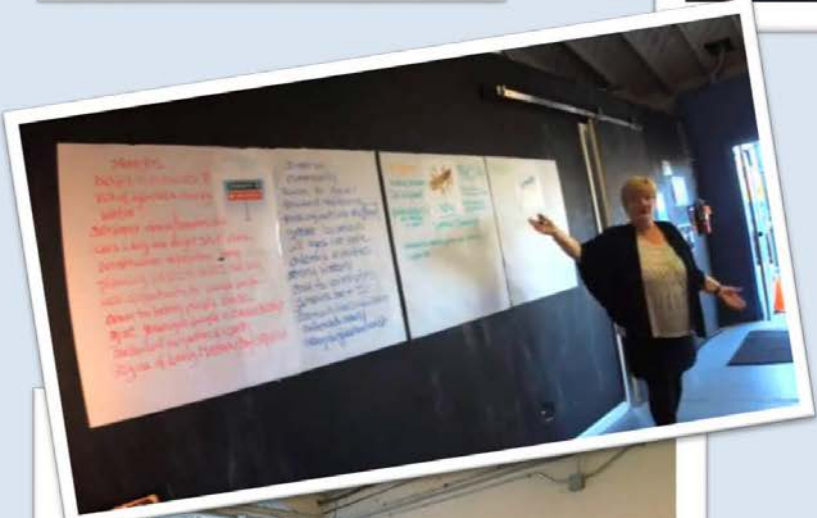
On January 10, 2020, the 2020-2022 CDBG applications were due. The CDAC received instruction on reviewing the applications online through the City Data Services Portal during the January 15, 2020 regular meeting. Applications were also made available to the public on the City Website at <https://www.ci.seaside.ca.us/262/Community-Development-Block-Grant-CDBG>

In March 2020, the CDAC and the Homeless Commission held a joint meeting, to review and form recommendations for CDBG funding for public service applicants and of eligible projects. Due to emergency measures undertaken due to the COVID-19 pandemic, the City requested a waiver from HUD to extend deadlines.

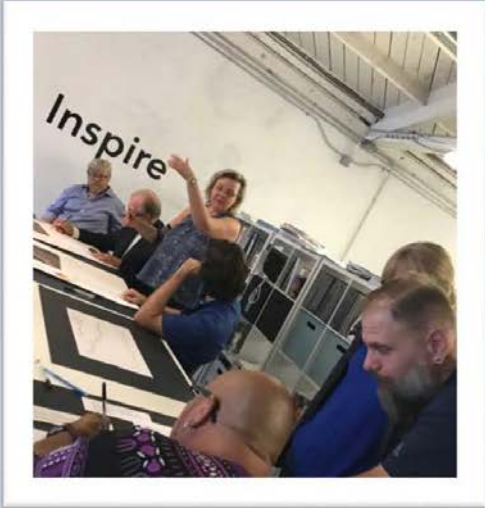
The CDAC held a discussion of the CDBG-CV possibilities on April 27, 2020 via Zoom/YouTube linked <https://www.youtube.com/watch?v=LkPACYItxKA&t=28s>

On May 21, 2020, the City Council considered the reviewers' recommendations and provided direction to staff to complete the draft of the Annual Action Plan prior to the public review period. City Council gave direction on preparation for both the regular CDBG and CDBG-CV action plans on May 21, 2020 with discussion on the two items totaling two hours and 26 minutes. Video link [https://www.youtube.com/watch?v=K\\_PVnWYDkA](https://www.youtube.com/watch?v=K_PVnWYDkA) discussion starts at 2:05 into the meeting.



The Citizen Participation Plan will be amended and presented at the Public Hearing scheduled for approval of this CON/AAP document, following a HUD approved public comment period



Community  
Needs  
Workshop  
9/18/2019



2019 Community Needs Session Photos

### AVISO DE FINANCIACIÓN DISPONIBLE Y TALLER OBLIGATORIO DE APLICACIONES 2020-2022

SE ESTÁ AVISANDO que los fondos estarán disponibles a través del Programa de Subsidios Globales para el Desarrollo Comunitario (CDBG, por sus siglas en inglés) del 2020-2022 de la Ciudad de Seaside para las organizaciones sin fin de lucro y para agencias públicas para proporcionar servicios públicos o para mejorar instalaciones públicas. El programa de CDBG está autorizado bajo el Título 1 de la Ley de Vivienda y Desarrollo Comunitario de 1974. Los servicios y las instalaciones deben beneficiar principalmente a personas de bajos ingresos o áreas designadas como bajos ingresos.

Agencias que desean recibir fondos de CDBG 2020-2022 de la Ciudad, deben asistir al taller obligatorio y completar y enviar una solicitud a través del portal en línea de City Data Services. Las aplicaciones deben ser entregadas a más tardar, el 10 de enero del 2020 antes de la 5 p.m. No se aceptarán aplicaciones tardías.

SE ESTÁ AVISANDO que el Comité Consultivo de Desarrollo Comunitario (CDAC por sus siglas en inglés) de la Ciudad de Seaside se reunirá para sostener el taller para aplicaciones de CDBG del 2020-2022 el:

miércoles, 20 de noviembre del 2019, a las 6:30 p.m.  
en Seaside Creates, 656 Broadway

Este taller es obligatorio para todas las agencias que desean solicitar financiación de CDBG para 2020-2022. No se aceptarán aplicaciones de agencias que no asistan.

Las aplicaciones que atiendan a las necesidades prioritarias o que sirvan a las poblaciones prioritarias identificadas por el CDAC se clasificarán más alto que aquellas que no lo hacen.

Las agendas de CDAC se publican en el ayuntamiento de la Ciudad de Seaside, en la Biblioteca Pública de Seaside, y en el sitio web de la Ciudad. Por favor, tenga en cuenta las siguientes fechas importantes para la financiación de CDBG 2020-2022. Las fechas están sujetas a



cambio con aviso.	
nov. 20, 2019	Aplicaciones de CDBG estarán disponibles en City Data Services
nov. 20, 2019	Taller obligatorio para los solicitantes de CDBG
enero 10, 2020	Último día para entregar las aplicaciones de CDBG en City Data Services, a más tardar a las 5 PM.
febrero 19, 2020	CDAC revisará las solicitudes para dar recomendación al consejo municipal
marzo 20, 2020	El consejo municipal escucha las recomendaciones de CDAC
mayo 7, 2020	Periodo de comentario público de 30 días y el borrador del Plan de Acción anual de CDBG
mayo 15, 2020	Entregar el Plan de Acción a HUD

Para más información o para ser agregado(a) a la lista de los interesados en fondos de CDBG, por favor llame a la Ciudad de Seaside al (831) 899-6734. Comentarios o preguntas escritas pueden ser enviadas a Sharon Mikesell, analista administrativa, Ciudad de Seaside, 440 Harcourt Avenue, Seaside, CA 93955 o por correo electrónico a [smikesell@ci.seaside.ca.us](mailto:smikesell@ci.seaside.ca.us).

El taller para aplicaciones se realizará en inglés. Si necesita un traductor, por favor contacte a la secretaria de la Ciudad a [lmilton@ci.seaside.ca.us](mailto:lmilton@ci.seaside.ca.us) o (831) 899-6707, no menos de dos días de trabajo antes del taller para hacer los arreglos necesarios.

En cumplimiento de la Ley de Estadounidenses con Discapacidades (ADA), la Ciudad de Seaside no discrimina a las personas con discapacidades y es una instalación accesible. Cualquier persona con una discapacidad que requiere una modificación o acomodo para poder participar en este taller se le pide contactar la oficina de la Secretaría Municipal a [lmilton@ci.seaside.ca.us](mailto:lmilton@ci.seaside.ca.us) o llame al (831) 899-6707, no menos de dos días de trabajo antes del taller para permitir hacer los arreglos razonables.

Dispositivos de audición asistidos también están disponibles bajo petición.

### NOTICE OF FUNDING AVAILABILITY & MANDATORY 2020-2022 CDBG APPLICATION WORKSHOP

NOTICE IS HEREBY GIVEN that funding will be made available through the City of Seaside's 2020-2022 Community Development Block Grant (CDBG) program for nonprofit organizations and public agencies to provide public services or make improvements to public facilities. The CDBG program is authorized under Title 1 of the Housing and Community Development Act of 1974. Services and facilities must primarily benefit low-income persons or designated low-income areas.

Agencies wishing to receive 2020-2022 CDBG funding from the City of Seaside must attend the mandatory workshop and complete and submit an application through the City Data Services online portal. Applications will be due January 10, 2020 by 5PM. No late applications will be accepted.

NOTICE IS HEREBY GIVEN that the Community Development Advisory Committee (CDAC) of the City of Seaside will meet to hold the 2020-2022 Mandatory CDBG Application Workshop on:

Wednesday, November 20, 2019, at 6:30 p.m.  
Seaside Creates, 656 Broadway

This workshop is mandatory for all agencies who wish to apply for 2020-2022 CDBG funding. Applications from agencies who do not attend will not be accepted.

Applications that address the priority needs or serve the priority populations and areas identified by HUD and the CDAC will be ranked higher than those that do not.

CDAC agendas are posted at Seaside City Hall, at the Seaside Public Library, and on the City's

website. Please note the following important dates for 2020-2022 CDBG funding. Dates are subject to change with notice.	
Nov. 20, 2019	CDBG application portal available on City Data Services
Nov. 20, 2019	Mandatory CDBG application workshop
Jan. 10, 2020	CDBG applications must be submitted online through City Data Services portal by 5pm
February 19, 2020	CDAC reviews applications for recommendation to City Council
March 20, 2020	City Council hears CDAC recommendations and directs staff to prepare AAP
May 7, 2020	30-day public comment period concludes with Public Hearing considering draft annual CDBG Action Plan included in the 2020-2025 Consolidated Plan
May 15, 2020	Action Plan due to HUD

For more information or to be included on the CDBG interest list, please call the City of Seaside at (831) 899-6734. Written comments or questions may be sent to Sharon Mikesell, Administrative Analyst, City of Seaside, 440 Harcourt Avenue, Seaside, CA 93955 or by e-mail to [smikesell@ci.seaside.ca.us](mailto:smikesell@ci.seaside.ca.us)

The application workshop will be conducted in English with a Spanish translator available. In compliance with the Americans with Disabilities Act (ADA), the City of Seaside does not discriminate against persons with disabilities and Seaside Creates is an accessible facility. Any person with a disability who requires a modification or accommodation to be able to participate in this workshop is asked to contact the office of the City Clerk at [lmilton@ci.seaside.ca.us](mailto:lmilton@ci.seaside.ca.us) or (831) 899-6707, no fewer than two business days prior to the workshop to allow for reasonable arrangements. Assisted listening devices are also available upon request.

**seaside\_11-07-19**

**NOFA and Application Timeline 11-19**



**Seaside Creates @Sea... · 9/19/19** ✓

Did you miss the Community Development Advisory Committee's CDBG Community Needs workshop? Your ideas are still important for our planning efforts! Take the Community Needs survey. [surveymonkey.com/r/NYXPYRW](https://surveymonkey.com/r/NYXPYRW) Results discussed at CDAC's October meeting!



**Twitter outreach for CDBG survey**

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

The public actively participated in the Community Needs sessions held in September of 2018 & 2019. Applications were reviewed at a 90+ minute joint meeting of the CDAC/Homeless Commission on

March 11, 2020 at the Seaside Creates office. Shelter in Place orders occurred shortly thereafter and a waiver was prepared to extend deadlines.

The CDAC held a discussion of the CDBG-CV possibilities on April 27, 2020 via Zoom/YouTube linked <https://www.youtube.com/watch?v=LkPACYItxKA&t=28s> and the City Council gave direction on preparation for both the regular CDBG and CDBG-CV action plans on May 21, 2020 with discussion on the two items totaling two hours and 26.minutes. Video link [https://www.youtube.com/watch?v=K\\_PVnWYDkA](https://www.youtube.com/watch?v=K_PVnWYDkA) discussion starts at 2:05 into the meeting. Public comments were emailed and read by the Assistant City Manager/City Clerk into the record.



**CDAC officers 2019-2020 on Social Media**



**Seaside Creates @Sea... · 3/11/20** ✓

Thanks to CDAC & Homeless Commission for reviewing Seaside's CDBG applications in joint special meeting @City\_of\_Seaside



**Joint Committee reviews applications 3-11-2020**

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

Not Applicable

**7. Summary**

The Consolidated Plan sets funding priorities for the City's CDBG funds for the next five years. Based on an extensive public outreach process including preparation of the Monterey County Joint Analysis of Impediments, priority needs were identified. Five-year goals were established based on these priority needs, as well as findings from Consultations with other agencies, the Needs Assessment, and the Market Analysis. Chapters of the Consolidated Plan are dedicated to each of these sections, followed by the Strategic Plan, and the Annual Action Plan.

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	SEASIDE	Community Development Department

**Table 1 – Responsible Agencies**

### Narrative

The City of Seaside Community Development Department serves at the lead agency for the administration of CDBG funds. In 2018, the Community Development Department was re-located in a satellite office/meeting space at 656 Broadway, easily accessible to the downtown businesses and able to host community input meetings such as Seaside Chats, development charrettes, SBDC small business workshops and community volunteer meetings including the Community Development Advisory Committee (CDAC).

### Consolidated Plan Public Contact Information

Sharon Mikesell, Administrative Analyst

SMikesell@ci.seaside.ca.us

Mailing Address:

City of Seaside

440 Harcourt Avenue

Seaside, CA 93955

Direct Line :(831) 899-6734

Physical Location: Seaside Creates, 656 Broadway, Seaside, CA 93955

## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

The City of Seaside worked with the Coalition of Homeless Services Providers (Monterey County designated Continuum of Care (CoC) lead agency), the Monterey County Housing Authority Development Corporation (HDC), housing and service providers, and other local jurisdictions to develop the Consolidated Plan, as described below.

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

The City of Seaside works collaboratively in all of its housing and community development efforts with other local governments, nonprofits, advocacy groups, and citizens. This collaboration takes place through the City’s cooperation with the Monterey County Continuum of Care (CoC) lead agency Coalition of Homeless Services Providers (CHSP), planning processes such as the City’s Housing Element and Consolidated Plan, and the CoC 10-Year Strategy to End Homelessness. Additionally, the City consulted a variety of agencies, including local and regional nonprofits, government organizations, faith-based organizations, and other organizations involved in the development of affordable housing, creation of job opportunities for low- and moderate-income residents, and/or provision of services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons. To facilitate this consultation, the City solicited feedback through the following methods:

- Stakeholder surveys (web-based, social media, and paper surveys)
- Individual stakeholder consultations
- Community meetings
- Public hearings
- Receipt of written comments

#### **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 CoC’s Coordinator and the Coalition of Homeless Services Providers (CHSP) is in a 10-Year Strategy to End Homelessness, which involves extensive collaboration with the City of Seaside. The City coordinates homeless prevention strategies with the CoC and CHSP. A key element of this strategy is connecting those discharged from public institutions to assistance from agencies addressing housing,

health, social services, employment, education and youth needs. The City also coordinates plans for providing the most needed housing for those who are homeless or at-risk of homelessness. In addition, the City has depended on the CHSP, Monterey County and nonprofit groups to perform social services functions.

The City is also partnering with the Coalition, Community Human Services and Gathering for Women to transform a vacant County owned property in the City into a 50-bed emergency homeless shelter.

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

The City of Seaside does not receive ESG funds from HUD. The City relies on the County of Monterey and nonprofit groups to perform these social service functions.

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

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

1	<b>Agency/Group/Organization</b>	Community Partnership for Youth
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Community Partnership for Youth (CPY) was consulted to understand the needs of children and youth in Seaside. This included an estimate of the number of youths in need of services. The City will strive to work with CPY to make after-school enrichment programs available for children and youth. CPY has participated in the CDAC's Community Needs Workshop and NOFA potential applicant meetings
2	<b>Agency/Group/Organization</b>	Salvation Army Monterey Peninsula Corps
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services-homeless Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Salvation Army was consulted to understand the needs of their transitional housing program in Seaside and services they provide. This included an estimate of the number of families in need of services including financial counseling. The Salvation Army has participated in the CDAC's Community Needs Workshop and NOFA potential applicant meetings. They are a previous Seaside CDBG subrecipient and did not apply for funding for the upcoming AAP cycle.
3	<b>Agency/Group/Organization</b>	ACTION COUNCIL OF MONTEREY COUNTY
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Market Analysis

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Action Council of Monterey County/Palenke Arts program was consulted to understand the needs of children and youth in Seaside. This included an estimate of the number of youths in need of services provided in their multi-cultural arts programs. The City will strive to work with Palenke Arts to make after-school enrichment programs available for children and youth. Palenke Arts has participated in the CDAC's Community Needs Workshop and NOFA potential applicant meetings
4	<b>Agency/Group/Organization</b>	Meals on Wheels of the Monterey Peninsula
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meals on Wheels (MOW) was consulted to understand the needs of homebound elderly frail seniors in Seaside. This included an estimate of the number of youths in need of services. The City will strive to work with MOW to make meal delivery programs available for homebound Seaside residents. MOW has participated in the CDAC's Community Needs Workshop and NOFA potential applicant meetings
5	<b>Agency/Group/Organization</b>	Legal Services for Seniors
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Legal Services for Seniors (LSS) was consulted to understand the needs of seniors desiring legal assistance in Seaside. This included an estimate of the number of seniors in need of services. The City will strive to work with LSS senior legal programs available. LSS has participated in the CDAC's Community Needs Workshop and NOFA potential applicant meetings
6	<b>Agency/Group/Organization</b>	Eden Housing for Council for Hope and Opportunity (ECHO)
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Eden Housing Council for Hope and Opportunity (ECHO) was consulted to understand the needs of fair housing in Seaside. This included an estimate of the number of residents in need of fair housing or tenant/landlord services. The City will strive to work with ECHO to make fair housing programs available. CPY has participated in the CDAC's Community Needs Workshop and NOFA potential applicant meetings and Analysis of Impediments to Fair Housing outreach sessions.
7	<b>Agency/Group/Organization</b>	Girls Inc. of the Central Coast
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Girls, Inc. was consulted to understand the needs of children and youth in Seaside. This included an estimate of the number of youths in need of services. The City will strive to work with Girls, Inc. to make after-school enrichment programs available for children and youth. Girls, Inc. has participated in the CDAC's Community Needs Workshop and NOFA potential applicant meetings
8	<b>Agency/Group/Organization</b>	Greater Victory Temple Church of God in Christ
	<b>Agency/Group/Organization Type</b>	Services-Children Services-homeless Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Greater Victory Temple (GVT) was consulted to understand the needs of children, and families in need in Seaside. This included an estimate of the number of persons in need of services. The City will strive to work with GVT to make after-school programs available for youth and their families including some that may be experiencing homelessness. GVT has participated in the CDAC's Community Needs Workshop and NOFA potential applicant meetings
9	<b>Agency/Group/Organization</b>	The Village Project, Inc.
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Village Project (TVP) was consulted to understand the needs of children and youth in Seaside. This included an estimate of the number of youths in need of services. The City will strive to work with TVP to make after-school enrichment programs available for children and youth. TVP has participated in the CDAC's Community Needs Workshop and NOFA potential applicant meetings
10	<b>Agency/Group/Organization</b>	Boys and Girls Club of Monterey County
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Boys and Girls Club was consulted to understand the needs of children and youth in Seaside. This included an estimate of the number of youths in need of services. The City will strive to work with the Boys and Girls Club to make programs available for children and youth and coordinates activities with adjoining Cutino Park. The Boys and Girls Club has participated in the CDAC's Community Needs Workshop and NOFA potential applicant meetings

11	<b>Agency/Group/Organization</b>	Community Human Services
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS Services-homeless Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Community Human Services (CHS) was consulted to understand the needs of persons experiencing substance abuse and homelessness in Seaside. This included an estimate of the number of persons in need of services. The City will strive to work with CHS to make facilities and programs available for persons experiencing these special needs. CHS has participated in the CDAC's Community Needs Workshop and NOFA potential applicant meetings
12	<b>Agency/Group/Organization</b>	Veterans Transition Center
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-homeless Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Veterans
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Community Partnership for Youth (VTC) was consulted to understand the needs of veterans in Seaside. This included an estimate of the number of veterans in need of services. The City will strive to work with VTC to make housing available for homeless veterans. VTC has participated in the CDAC's Community Needs Workshop and NOFA potential applicant meetings.
13	<b>Agency/Group/Organization</b>	County of Monterey
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City partnered with Monterey County (Urban County) to prepare a joint Analysis of Impediments. Collaboration included conference calls, meetings and outreach events.
14	<b>Agency/Group/Organization</b>	City of Salinas
	<b>Agency/Group/Organization Type</b>	Other government - Local Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City partnered with the City of Salinas to prepare a joint Analysis of Impediments. Collaboration included conference calls, meetings and outreach events.
15	<b>Agency/Group/Organization</b>	City of Monterey
	<b>Agency/Group/Organization Type</b>	Other government - Local Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City partnered with Monterey to prepare a joint Analysis of Impediments. Collaboration included conference calls, meetings and outreach events.
16	<b>Agency/Group/Organization</b>	Alliance on Aging
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Alliance on Aging has participated in CDAC workshops and indicated a need for services for seniors.

17	<b>Agency/Group/Organization</b>	SUN STREET CENTERS
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS Services-homeless Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Sun Street Centers has participated in CDAC workshops and indicated a need for substance abuse treatment services and associated homeless/employment challenges.
19	<b>Agency/Group/Organization</b>	Monterey Peninsula Unified School District
	<b>Agency/Group/Organization Type</b>	Services-Education Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Monterey Peninsula Unified School District (MPUSD) was consulted to understand the needs of persons experiencing educational challenges in Seaside, particularly with the adult school. This included an estimate of the number of persons in need of services. The City will strive to work with MPUSD to make facilities and programs available for persons experiencing these special needs. MPUSD has participated in the CDAC's Community Needs Workshop, many Seaside Creates community outreach events and NOFA potential applicant meetings
20	<b>Agency/Group/Organization</b>	Monterey Peninsula Chamber of Commerce
	<b>Agency/Group/Organization Type</b>	Business Leaders Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Several teams of participants canvassed Seaside Businesses on November 8, 2019 as part of the Chamber's Business Walk. The short in-person survey was able to reach many businesses at their own facility and check in with them, finding their needs and promoting community good will. Many businesses surveyed were non-English speakers.
21	<b>Agency/Group/Organization</b>	Gathering for Women
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Gathering for Women is working with CHS and the City working toward opening a homeless shelter in HUD qualified census tract 137. They have been participating in CDAC activities.
22	<b>Agency/Group/Organization</b>	CASA of Monterey County
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Victims of Domestic Violence Services - Victims Child Welfare Agency Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	CASA was consulted to understand the needs of foster youth and advocacy in Seaside. This included an estimate of the number of persons in need of services. The City will strive to work with CASA to make facilities and programs available for persons experiencing these special needs. CASA has participated in the CDAC's Community Needs Workshop and NOFA potential applicant meetings
23	<b>Agency/Group/Organization</b>	FOOD BANK OF MONTEREY COUNTY
	<b>Agency/Group/Organization Type</b>	Services-Health Regional organization

	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Food Bank of Monterey County not only serves persons directly, they also work with many non-profits receiving grant funds. The City participated in a regional organization tour of their facility in fall 2019 and has reached out to them for coordination of food drives since the inception of the COVID-19 shelter in place impacts. The City will be coordinating with the Food Bank with CDBG-CV activity.

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

The City of Seaside encourages consultation.

**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	Leadership Council	The "Lead Me Home" 10-Year Plan to End Homelessness Goals overlaps with the Seaside Strategic Plan in the SP-40 Institutional Delivery Structure and the goal of Access to Social Services.

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

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

The City of Seaside coordinated planning efforts with the Housing Authority of the County of Monterey (HACM) and the Cities of Salinas and Monterey in preparation of the joint Analysis of Impediments (approved by all five agencies in 2019). The agencies share information in completing their Housing Elements, Consolidated Plans and other related documents.

**Narrative (optional):**

The City has experienced an outpouring of support for addressing community needs. Funding is not readily available to serve all the needs of the community. With the unexpected COVID-19 pandemic, health and safety have become even higher priorities and basic human needs of food and shelter are priorities.

## **PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

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

Timeline for Consolidated Plan:

- September, 2018 – public workshop at Oldemeyer Center to review the community’s priority needs for the use of CDBG funds from the expiring Consolidated Plan already in progress.
- October 15, 2018 – Community Development Advisory Committee (CDAC) meeting to consider the results of the September 17 workshop starting the groundwork for the Consolidated Plan update.
- September 2019—public workshop at Seaside Creates including a SWOT analysis, updates of the specific needs indicated in the current consolidated plan including needs in the Opportunity Zones, difficult development areas and individual census tracts. An online survey following the September 2019 workshop to which 28 stakeholders responded. Although the CDAC did not feel that the results were statistically significant, they noted that the results were consistent with the feedback received at the workshop
- October 2019—the CDAC met to consider the results of the September 2019 workshop and determine the recommended community needs to be included in the Consolidated plan
- November 7, 2019 – a presentation was agendized for the City Council to review needs recommended during the October CDAC meeting
- November 20, 2019 – mandatory workshop for interested applicants for the 2020-2022 funding cycle

The CDAC was provided access to the City Data Services Portal to review the applications during the January 2020 meeting and was anticipated to review and provide recommendations to Council in February.

Due to unexpected vacancies on the CDAC, our HUD rep indicated that a CDAC joint meeting with the Homeless Commission two groups would meet the HUD approved Seaside plan requirements.

Eight citizen volunteers discussed the applications during the special meeting. 3/11/2020. As was also the case in the 2018, cycle the deliberations were verbal and conducted in a noticed and recorded public meeting. The agenda packet can be accessed at <https://seasideca.civicclerk.com/Web/UserControls/DocPreview.aspx?p=1&aoid=1936>

The meeting can be viewed at <https://www.youtube.com/watch?v=4uKhXZvupFo&t=12s>

Following recommendations from the joint committee, a report was prepared for consideration at City Council on March 19 for direction to staff for items to be included in the Consolidated Plan/AAP. However, due to the COVID-19 pandemic the item was postponed. Seaside submitted a waiver to HUD regarding extension of deadlines on April 6.

The Council discussed the recommendations on Thursday, May 21 during a virtual City Council meeting. A link to the agenda and reports is available at <https://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>

City Council recommendations for funding for CDBG video link at [https://www.youtube.com/watch?v=K\\_PVVnWYDkA](https://www.youtube.com/watch?v=K_PVVnWYDkA) starting at 2:05 through 3:47. Written public comment received by the City Clerk via email was read into the record above.

CDBG-CV was discussed at the same meeting linked at [https://www.youtube.com/watch?v=K\\_PVVnWYDkA](https://www.youtube.com/watch?v=K_PVVnWYDkA) on the following item 3:47 through 4:31. Written public comment received by the City Clerk via email was read into the record above.

These two topics concerning the CDBG program were discussed for a total of 2 hours and 26 minutes during the May 21 virtual City Council meeting.

**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	Newspaper Ad	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	Newspaper ad was placed on September 5, 2019 for both the CAPER document and the September 18, 2019 Community Needs Workshop. The ad was placed in both English and Spanish in the Monterey County Weekly	over two dozen people attended the Community Needs workshop which included a brainstorming board/SWO T analysis, placement of dots and comments to show how current needs are met and future needs in each census tract	All participation was welcomed.	

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	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Community Needs workshop held in September 2018 at Oldemeyer Center and 2019 at Seaside Creates downtown satellite office to review past goals and set new goals. Interactive activities included brainstorming , dots, consideration of past, present and future.	Comments were positive and thoughtful considering the needs of our diverse community.	All comments are appreciated.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Internet Outreach	Non-targeted/broad community	The City of Seaside/Seaside Creates Twitter page highlights activities of the Community and Economic Development teams, including the CDBG program. CDAC meetings are promoted and reported	In general, comments are supportive of City's outreach efforts		<a href="https://twitter.com/SeasideCreates">https://twitter.com/SeasideCreates</a>

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	Internet Outreach	Non-targeted/broad community	The City of Seaside/Seaside Creates Facebook page highlights activities of the Community and Economic Development teams, including the CDBG program. CDAC meetings are promoted and reported	In general, comments are supportive of City's outreach efforts	N/A	<a href="https://www.facebook.com/SeasideCreates/?ref=aymt_homepage_panel&amp;eid=ARBJ-ZgudXbDNKO7PGrAJm--2G6ZPbZfG7FR9D2J6swYqZQKxboQNT49NRXjh1JlawulZpTbFMxdUK24">https://www.facebook.com/SeasideCreates/?ref=aymt_homepage_panel&amp;eid=ARBJ-ZgudXbDNKO7PGrAJm--2G6ZPbZfG7FR9D2J6swYqZQKxboQNT49NRXjh1JlawulZpTbFMxdUK24</a>

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)
5	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Community Development Advisory Committee Meetings are held the third Wednesday of the Month at 6:30 PM. Due to openings on the CDAC, a joint meeting with the Homeless Commission was held on 3/11/2020 to make sub recipient recommendations to City Council.	Public comment is welcomed for all topics at all meetings.	N/A	<a href="http://www.ci.seaside.ca.us/160/Community-Development-Advisory-Committee">http://www.ci.seaside.ca.us/160/Community-Development-Advisory-Committee</a>

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)
6	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Consolidated Plan	The Seaside City Council determines the funding for subrecipients using the recommendations from the committee. The Council directs staff to use the determination for the Annual Action Plan, then holds a Public Hearing on the AAP. The Council meeting was a virtual meeting Zoom/YouTube. See narrative above for link to video	Emailed comments were received by the City Clerk and read into the record of the Virtual meeting held on May 21, 2020 (delayed due to COVID-19 shelter in place and Emergency declarations ) SEASIDE	N/A	<a href="http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas">http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas</a> 34

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)
7	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>A Public Hearing on the CON/AAP. Council Meetings have gone to a virtual format due to COVID_19. Meetings are conducted via Zoom and live streamed on the City's YouTube Channel</p>	<p>All comments in virtual meetings must be submitted via email to the City Clerk and read into the record during the meeting. Staff Report and agenda may be accessed in link above. City of Seaside YouTube channel is linked below.</p>	N/A	<p><a href="https://www.youtube.com/channel/UC1Cu7854Ohtjpr_XV1tDvRg">https://www.youtube.com/channel/UC1Cu7854Ohtjpr_XV1tDvRg</a></p>

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

This section of the Plan provides a summary of Seaside's needs related to affordable housing, special needs housing, community development, and homelessness. The Needs Assessment includes the following sections:

- Housing Needs Assessment
- Disproportionately Greater Need
- Public Housing
- Homeless Needs Assessment
- Non-Homeless Needs Assessment
- Non-Housing Community Development Needs

The Needs Assessment identifies those needs with the highest priority, which forms the basis for the Strategic Plan section and the programs and projects. Data came from the 2018 US Census Bureau QuickFacts. A significant portion of the data was prepopulated by HUD into this report. Other sources noted throughout the Consolidated Plan include the Joint Analysis of Impediments prepared for all HUD funding recipients in Monterey County and approved by each participating agency in 2019.

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

Please note the tables in this section were generated by HUD.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	33,025	34,000	3%
Households	10,369	10,195	-2%
Median Income	\$59,040.00	\$51,704.00	-12%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	1,200	1,615	2,090	1,185	4,105
Small Family Households	395	725	1,105	485	2,180
Large Family Households	140	365	375	220	380
Household contains at least one person 62-74 years of age	154	245	350	195	895
Household contains at least one person age 75 or older	320	190	210	135	255
Households with one or more children 6 years old or younger	300	620	675	310	570

**Table 6 - Total Households Table**

**Data Source:** 2011-2015 CHAS

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	0	0	0	4	4	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	85	100	40	15	240	0	0	0	25	25
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	110	200	195	110	615	0	0	25	0	25
Housing cost burden greater than 50% of income (and none of the above problems)	505	625	420	45	1,595	135	150	160	30	475
Housing cost burden greater than 30% of income (and none of the above problems)	105	255	545	330	1,235	50	20	95	180	345

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	25	0	0	0	25	65	0	0	0	65

**Table 7 – Housing Problems Table**

Data 2011-2015 CHAS  
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	700	925	655	175	2,455	135	150	185	55	525
Having none of four housing problems	135	350	920	550	1,955	145	190	330	405	1,070
Household has negative income, but none of the other housing problems	25	0	0	0	25	65	0	0	0	65

**Table 8 – Housing Problems 2**

Data 2011-2015 CHAS  
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	305	625	620	1,550	65	35	140	240
Large Related	105	315	260	680	15	20	55	90
Elderly	149	89	50	288	94	85	60	239
Other	230	130	140	500	10	30	20	60
Total need by income	789	1,159	1,070	3,018	184	170	275	629

**Table 9 – Cost Burden > 30%**

Data 2011-2015 CHAS  
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	285	465	285	1,035	50	35	115	200
Large Related	70	250	60	380	0	20	30	50
Elderly	114	65	40	219	75	65	20	160
Other	180	70	40	290	10	30	10	50
Total need by income	649	850	425	1,924	135	150	175	460

**Table 10 – Cost Burden > 50%**

Data 2011-2015 CHAS  
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	175	225	185	110	695	0	0	0	10	10
Multiple, unrelated family households	25	75	50	15	165	0	0	25	15	40
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	200	300	235	125	860	0	0	25	25	50

**Table 11 – Crowding Information – 1/2**

Data 2011-2015 CHAS  
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

## Table 12 – Crowding Information – 2/2

Data Source  
Comments:

### **Describe the number and type of single person households in need of housing assistance.**

According to the 2009–2013 American Community Survey 5-Year Estimates, about 19% of Seaside households are single-person households. While it is difficult to estimate the number of single-person households in need of housing assistance from the data available, having only one household income increases the probability of needing housing assistance if financial hardship occurs.

### **Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

According to the 2009–2011 ACS, there were an estimated 2,787 persons with disabilities age 5 years old and older. In that group, a total of 1,559 persons with disabilities were between 18 and 64 years old (the working age population), with reported disabilities including ambulatory difficulty (50%) and cognitive difficulty (42%). The Housing Authority continues to work with various service providers to better serve those families with special needs, including the disabled.

Many single women and women with children become homeless as a result of domestic violence.

According to a 2011 census and survey of homeless person in the counties of Monterey and San Benito, domestic violence was found to be the fifth most common event or condition that led to homelessness. About one in ten (12%) of those surveyed stated that family and domestic violence was responsible for their current episode of homelessness.

### **What are the most common housing problems?**

Cost burden and lack of available housing are the core problems in Seaside. Of households below the AMI, 1,025 pay more than 30% of their income to housing and another 1,725 pay more than 50% toward housing. This can contribute to overcrowding, as people find roommates to reduce the cost. Low vacancy rates in the area further exacerbate crowding, as the low vacancy rate makes it difficult to find available and affordable homes. Overcrowding has dropped by 8.8% since 2000, but is still an issue at 10.4%.

### **Are any populations/household types more affected than others by these problems?**

Small, related households who rent and earn less than 50% of the median income are far more likely to have a cost burden of more than 50% of income. Small, related households who rent with incomes at 50%–80% of the median income are much more subject to both overcrowding and a cost burden of more than 30% of their income. Rental households of all income levels are much more likely to have inadequate housing problems than those who own their homes.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

There are 280 households in the extremely low income (ELI) category that have children 6 years old or younger. Being in the ELI category with small children is especially perilous, putting them at imminent risk of housing instability and homelessness. According to Table 3, there were 110 ELI renter and 35 owner households that were overcrowded. In addition, 190 ELI renter households and 80 ELI owner households had a cost burden, spending 50% or more of their income on housing. Seaside is not providing receiving rapid re-housing assistance.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

Not applicable

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

The housing characteristics most commonly linked with instability and an increased risk of homelessness include high cost burden (the gap between income and the high cost of housing), a tight rental market, and a shortage of affordable housing. These factors are further compounded by job loss and a high unemployment rate and personal circumstances such as health conditions, mental illness, substance abuse, and trauma.

### **Discussion**

Page 58 of the Monterey County Joint AI states that Seaside has moderate home prices compared to the rest of the County, but the prices are showing an increasing trend.

The Monterey Bay area is viewed as a very desirable place to live and, consequently, housing costs have become increasingly less affordable over the years.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

These are HUD-generated tables unless noted otherwise. Columns may not add up because not all races are included in the table per HUD, and race and ethnicity (Hispanic) are enumerated separately by the US Census Bureau. The universe of households is presented in these tables first by race, then by the total households (all races) who indicated Hispanic ethnicity.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	990	130	90
White	255	50	30
Black / African American	185	25	25
Asian	95	10	10
American Indian, Alaska Native	0	0	0
Pacific Islander	15	0	0
Hispanic	410	45	25

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,350	270	0
White	385	130	0
Black / African American	90	24	0
Asian	115	25	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	0	0	0
Pacific Islander	10	0	0
Hispanic	740	85	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,480	610	0
White	605	290	0
Black / African American	65	19	0
Asian	95	90	0
American Indian, Alaska Native	15	0	0
Pacific Islander	50	0	0
Hispanic	625	215	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	740	445	0
White	355	185	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	70	34	0
Asian	60	40	0
American Indian, Alaska Native	0	0	0
Pacific Islander	35	10	0
Hispanic	205	155	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

	Owner Occupied	Renter Occupied
Total Units	3903	6225
Overcrowded	112	636
Severely Overcrowded	45	317
%	4.0%	15.3%

**Table 17 - Overcrowding in Seaside from Monterey County AI**

## Discussion

Countywide, 73 percent of low and moderate-income households were affected by a housing cost burden, of which 43 percent were paying at least 50 percent of their income towards housing. In Monterey, Salinas, and Seaside, similar proportions of low and moderate-income households were experiencing housing cost burdens. About 25 to 35 percent are experiencing a cost burden, while another 40 to 55 percent are experiencing a severe cost burden of at least 50 percent of their income spent on housing cost.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

A household is considered to have severe housing problems when their home lacks complete kitchen or plumbing facilities, when there is more than one and a half persons per room, or when a severe cost burden (50% or more of income toward housing) exists.

For purposes of this Consolidated Plan, disproportionately greater need is assumed to exist when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole.

A disproportionately greater need of households experiencing one or more of four severe housing problems will be assessed at the extremely low-income level (0%–30% of the area median income – AMI), the very low-income level (30%–50% AMI), and the low-income level (50%–80% AMI).

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	835	280	90
White	195	110	30
Black / African American	140	70	25
Asian	60	45	10
American Indian, Alaska Native	0	0	0
Pacific Islander	15	0	0
Hispanic	410	45	25

**Table 18 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,075	540	0
White	355	155	0
Black / African American	60	55	0
Asian	90	50	0
American Indian, Alaska Native	0	0	0
Pacific Islander	10	0	0
Hispanic	545	275	0

**Table 19 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	840	1,250	0
White	300	595	0
Black / African American	45	34	0
Asian	80	105	0
American Indian, Alaska Native	0	15	0
Pacific Islander	10	40	0
Hispanic	390	445	0

**Table 20 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

## 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	230	955	0
White	85	455	0
Black / African American	4	105	0
Asian	20	75	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	45	0
Hispanic	125	230	0

**Table 21 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## Discussion

Countywide, 73 percent of low and moderate-income households were affected by a housing cost burden, of which 43 percent were paying at least 50 percent of their income towards housing. In Monterey, Salinas, and Seaside, similar proportions of low and moderate-income households were experiencing housing cost burdens. About 25 to 35 percent are experiencing a cost burden, while another 40 to 55 percent are experiencing a severe cost burden of at least 50 percent of their income spent on housing cost.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

Housing cost burden is defined as a household spending more than 30% of its gross income on housing expenses. A severe cost burden exists when a household expends more than 50% of its gross income on housing expenses.

A disproportionately greater need is assumed to exist when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	5,080	2,515	2,510	100
White	2,420	1,120	935	30
Black / African American	490	205	235	25
Asian	630	195	215	10
American Indian, Alaska Native	10	15	0	0
Pacific Islander	60	85	40	0
Hispanic	1,310	735	1,040	35

**Table 22 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2011-2015 CHAS

### Discussion:

The above table was produced by IDIS/HUD default data. Per the Analysis of Impediments information, Countywide, 73 percent of low and moderate-income households were affected by a housing cost burden, of which 43 percent were paying at least 50 percent of their income towards housing. In

Monterey, Salinas, and Seaside, similar proportions of low and moderate-income households were experiencing housing cost burdens. About 25 to 35 percent are experiencing a cost burden, while another 40 to 55 percent are experiencing a severe cost burden of at least 50 percent of their income spent on housing cost.

**NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

None Identified

**If they have needs not identified above, what are those needs?**

None identified

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

A racial/ethnic concentration is considered to exist when a racial/ethnic group’s percentage in a certain area is greater than that of the group’s overall population percentage in the community. A high concentration is present when the group’s population in an area is double or more the group’s percentage representation in the community. Census tracts 136 and 137 have the highest concentration of Hispanic or Latino origin populations.

## NA-35 Public Housing – 91.205(b)

### Introduction

The Housing Authority of the County of Monterey (HACM) administers the Public Housing and Housing Choice Voucher programs on behalf of jurisdictions in Monterey County. The table below provides information for the entire county. According to HUD (see Totals in Use), 3,595 Housing Vouchers are used countywide.

Specific information on the race/ethnicity of the public housing residents and voucher recipients, their household characteristics, and special needs is available only for the entire county. Specific information is not available for the City of Seaside. In general, households being assisted with public housing, Housing Choice Vouchers, and other Housing Authority programs earn extremely low income (less than 30% of the county Area Median Income). The majority of those households assisted are Hispanic, and many include household members with disabilities.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of unit vouchers in use	0	0	566	3,595	241	3,230	72	43	0

**Table 23 - Public Housing by Program Type**

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

**Characteristics of Residents**

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	17,604	15,599	14,579	15,701	11,802	15,814
Average length of stay	0	0	7	7	2	7	0	5
Average Household size	0	0	3	2	2	2	1	3
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	140	1,113	67	1,030	15	1
# of Disabled Families	0	0	84	916	64	816	28	8
# of Families requesting accessibility features	0	0	566	3,595	241	3,230	72	43
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 24 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	528	3,196	222	2,877	48	40	0
Black/African American	0	0	27	266	12	230	21	3	0
Asian	0	0	3	82	1	80	1	0	0
American Indian/Alaska Native	0	0	5	38	4	33	1	0	0
Pacific Islander	0	0	3	13	2	10	1	0	0
Other	0	0	0	0	0	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 25 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	480	2,222	138	2,036	10	29	0
Not Hispanic	0	0	86	1,373	103	1,194	62	14	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 26 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Certification by State or Local Official of PHA Plans  
 Consistency with the Consolidated Plan or State Consolidated Plan**

I, Sharon Mikesell, the Administrative Analyst  
Official's Name Official's Title

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Housing Authority of the County of Monterey  
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of the

City of Seaside  
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

The PHA is consistent with the consolidated plan. We have worked as a partner with HACM on the joint Analysis of Impediments approved by all 5 agencies receiving HUD funds in 2019. in Monterey County

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012, 31 U.S.C. 3729, 3802)

<small>Name of Authorized Official</small> <u>Sharon Mikesell</u>	<small>Title</small> <u>Administrative Analyst</u>
<small>Signature</small> <u>Sharon Mikesell</u>	<small>Date</small> <u>February 25, 2020</u>

**HACM statement of consistency**

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

The Five-Year Annual Plan outlines the Housing Authority’s plan for addressing the housing need of families in the jurisdiction and on the waiting list for the upcoming year. The waiting list for HCV and Family Public Housing programs is now closed. The Housing Authority continues to issue new vouchers depending on available funding.

**HOUSING CHOICE VOUCHER WAITING LIST (SECTION 8):**

Current Housing Choice Voucher Waiting List Status: **CLOSED**

Last Opened: October 16, 2017 through October 31, 2017 – Applications were accepted **ONLINE ONLY**

The Housing Authority will announce the next opening of the HCV Wait List in the following newspapers:

- *The Californian*
- *Monterey Herald*
- *South County News*
- *Monterey County Weekly*
- *Seaside Post News Sentinel*
- *El Sol*

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

Low- and moderate-income Housing Choice Voucher (HCV) participants clearly need continued access to housing assistance. Many HCV program participants also need help to maintain their stability in housing, including family self-sufficiency, case management, and access to mental health and disability services.

Eligibility for a rental voucher is determined by HACM based on the total annual gross income and family size and is limited to U.S. citizens and specified categories of non-citizens who have eligible immigration status. In general, the family’s income may not exceed 50% of the median income for the county or metropolitan area in which the family chooses to live. Median income levels are published by HUD and vary by location. HACM can provide the income limits for an area and family size.

During the application process, HACM will collect information on family income, assets, and family composition. HACM will verify this information with other local agencies, your employer and bank, and will use the information to determine program eligibility and the amount of the rental assistance payment.

If HACM determines that your family is eligible, the HA will put your name on a waiting list, unless it is able to assist you immediately. Once your name is reached on the waiting list, HACM will contact you and issue to you a rental voucher.

### **How do these needs compare to the housing needs of the population at large?**

While the challenging economy poses obstacles for many families, needs are generally more acute among low-income families. Once 30% of the household's income is paid for housing costs, little remaining income is available for other household expenses.

### **Discussion**

Existing housing challenges combined with the economic impacts of the 2020 COVID-19 pandemic indicate that the challenges will evolve during the Consolidated Plan period. The City will explore possibilities to meet the community's needs as they become available.

## NA-40 Homeless Needs Assessment – 91.205(c)

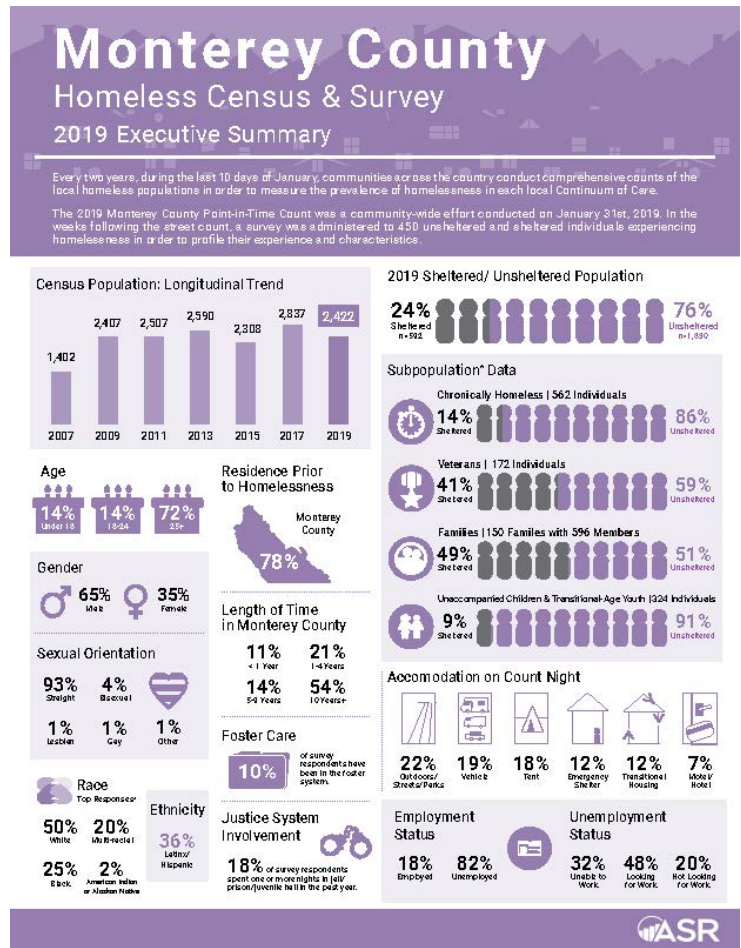
### Introduction:

A Point-in-Time Survey was conducted on January 31, 2019, which included sheltered and unsheltered homeless persons in Monterey County. This survey provided an extensive amount of insight to the characteristics and needs of the county’s homeless population, including demographics, living situation both at the time of the survey and prior to becoming homeless, and other data that will help assess the needs of individuals experiencing homelessness. Monterey County joins agencies across the country to conduct a point-in-time count every two years in order to measure the prevalence of homelessness in each local Continuum of Care. Over half of the homeless (61%) were over 41 years of age.

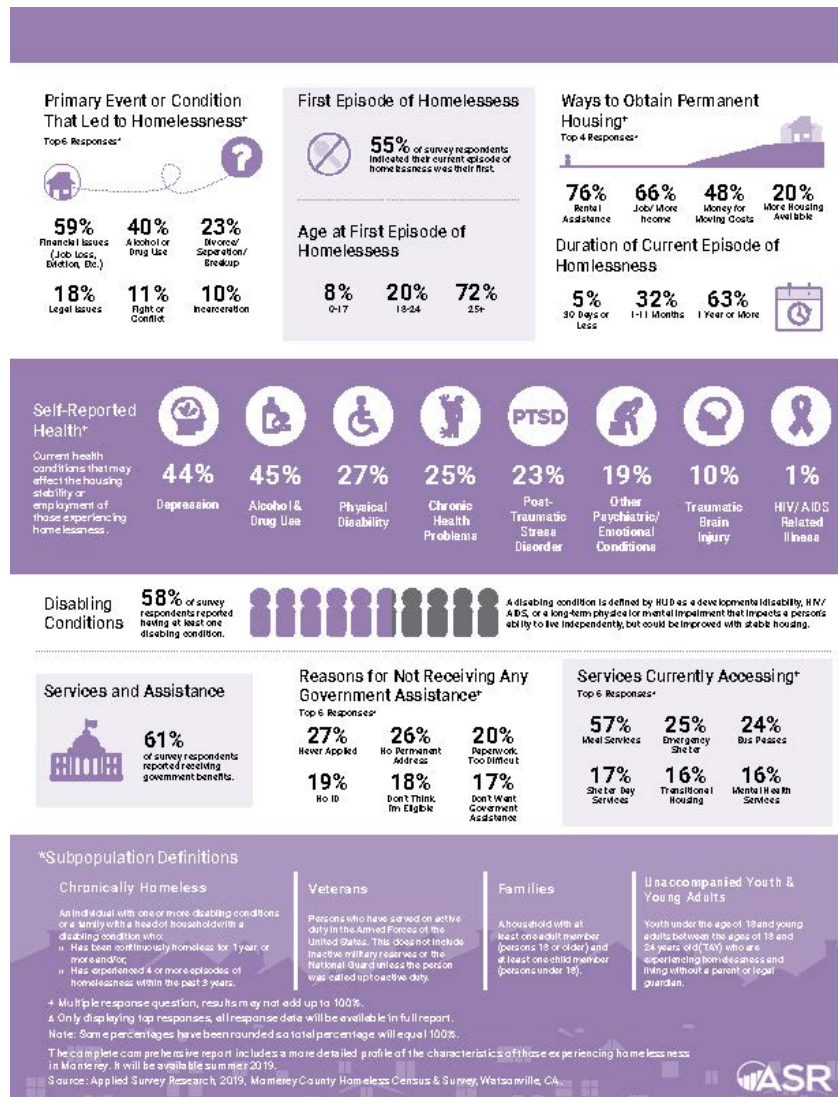
### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	0	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

**Data Source Comments:** Monterey County Homeless Census & Survey 2019 can provide countywide data. Information on the local level is not readily available.



### 2019 Monterey County Homeless Census



## Monterey County Homeless Census pg 2

Indicate if the homeless population is: Has No Rural Homeless

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

The City of Seaside has no rural homeless.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	0	0
Not Hispanic	0	0

Data Source  
 Comments:



**Rep. Jimmy Panetta**

February 14 at 6:09 PM · 🌐

As part of my tour with Seaside Human Services, Rob Rapp, the development director, took me to Casa de Noche Buena, a new development that was recently approved in Seaside and will be partially developed using HEAP grant funds, a program that I continue to work to fund in Congress.

This will be a homeless shelter for women and families with children, and hopefully open within the year. Women and families will be given stability of a healthy place to live while being connected with Services at Gathering for Women.

It's wonderful to see how these federal funds are being used in our community- from my work to get funds appropriated in Congress to seeing these plans and blue prints, and soon helping our community members. I look forward to seeing it when it is completed.



👍❤️ 47

4 Comments 6 Shares

**Progress on new Homeless Shelter 2020**



Little Free Library and Pantry example at the Seaside Creates office



# Community Human Services is with Community Foundation for Monterey County and 2 others at Casa De Noche Buena.

Yesterday at 8:56 AM · Seaside · 🌐

Community Human Services and Gathering for Women announce the virtual groundbreaking of Casa de Noche Buena, the peninsula's first homeless shelter for women and families with children. Casa de Noche Buena shelter will provide approximately 30 shelter beds each night, as well as comprehensive case management. Construction on the shelter has begun and the rehabilitation is projected to take five months. We hope to welcome our first guests in November 2020!



## Casa de Noche Buena



Write a comment...



Homeless Shelter to open 2020

## **Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

Children in families experiencing homelessness have an increased incidence of illness, and are more likely to have emotional and behavioral problems, than children with consistent living accommodations.

Many veterans experience conditions that place them at an increased risk for homelessness. Veterans have higher rates of post-traumatic stress disorder (PTSD), traumatic brain injury, sexual assault, and substance abuse. Veterans experiencing homelessness are more likely to live on the street than in shelters and often remain on the street for extended periods of time. Seaside was home to the former Fort Ord, and many veterans call this area home.

Homeless needs are being addressed by construction of Casa de Noche Buena for women and children (scheduled opening late 2020) and transitional housing duplexes renovated by the Veterans Transition Center (including some CDBG funding). The Homeless Committee is encouraging residents to place "Little Free Pantries and Little Free Libraries" on their properties to help those in need.

## **Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

In the Monterey County point in time census, 50% of the homeless identified as white, 36% as Hispanic/Latinx, 25% as Black or African-American. By gender: 65% identified as male, 35% female and less than 1% transgender.

## **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

The City of Seaside is actively addressing the homelessness crisis by instituting a Safe Parking program ordinance and using HEAP funding to create shelter facilities for women and children which will open on Olympia Avenue (in HUD Qualified census tract 137) during this Consolidated Plan.

### **Discussion:**

Along with its community partners, the Monterey County Department of Social Services provides a broad range of innovative and creative services designed to protect, promote, and achieve healthy individuals, families, and communities. The department administers over 70 programs that daily serve an estimated 100,000 Monterey County residents. The programs include mental health and substance abuse, among others. The goal is to protect and improve the well-being of individuals and families who reside in Monterey County, especially those who cannot protect themselves. Their programs serve adults, children, families, veterans, people with disabilities, and the elderly.

The Monterey County Department of Social Services, Area Agency on Aging produces a yearly Resources Guide of the Aging & Disability Services Network, which provides a full list of nonprofit, government, and for-profit services available to those in need in the county.

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

Certain groups may have more difficulty finding housing and may require specialized services or assistance. Due to their special circumstances, they are more likely to be low income. These groups include the following:

- Elderly households
- Persons with disabilities and developmental disabilities
- Large households
- Female-headed households

### **Describe the characteristics of special needs populations in your community:**

#### **Elderly Households**

The elderly face unique housing circumstances due to three factors: a limited or fixed income; health care costs; and disabilities. Many seniors are retired and/or living on fixed incomes and may not be able to afford major home repairs or large increases in rent. Because of these factors, seniors have special needs for affordable housing and special services.

The Monterey Area Agency on Aging acknowledges the need for housing for seniors. For this group, housing not only must be affordable due to fixed incomes but must also be accessible, with hardware in the bathroom and other areas.

#### **Persons with Disabilities and Developmentally Disabled**

Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one's mobility, or make it difficult to care for oneself. Thus, disabled persons often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability.

Developmentally disabled residents suffer from disabilities that require living in an institutional setting.

Many developmentally disabled persons can live and work independently in a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely developmentally disabled require medical attention and physical therapy. As a result of these conditions, persons with disabilities have special housing needs.

#### **Large Family Households**

Large households, defined as having five or more members, often require special housing needs due to a limited supply of adequately sized, affordable housing units.

Lower income large renter households usually face a number of housing problems, including cost burden, overcrowding, and deteriorated housing conditions.

### **Female Headed Households**

Single parent households generally and female headed households in particular often require special assistance as a result of their greater need for affordable housing and accessible day care, health care, and other supportive services. As a result of having lower household income, female headed households in particular have limited housing options and restricted access to supportive services.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

#### **Elderly Households**

Senior housing needs may be more problematic to meet than the needs of other residents since seniors are often living on a fixed income and many have special housing and care needs, primarily resulting from physical disabilities and limitations, income, and health care costs. Additionally, senior households have other needs to help preserve their independence, including protective services to maintain their health and safety, in home support services to perform activities of daily living, conservators to assist with personal care and financial affairs, public administration assistance to manage and resolve estate issues, and networks of care to provide a wide variety of services and daily assistance.

#### **Persons with Disabilities and Developmental Disabilities**

Persons with disabilities may have special housing needs because of health costs, fixed or limited incomes, and/or a lack of accessible and affordable housing. A disability is broadly defined by state and federal agencies as any physical, mental, or emotional condition that lasts over a long period of time, makes it difficult to live independently, and affects one or more major life activities. A number of housing types are appropriate for people living with a developmental disability, including rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 housing, and HUD housing.

#### **Large Family Households**

Large households of five or more members need larger units with four or more bedrooms.

## **Female Headed Households**

Female headed households may have special housing needs due to limited income and child day care requirements. These special needs particularly affect female householders with children because their incomes tend to be lower than male householders. Single parent households generally have a higher ratio between income and living expenses. Therefore, finding affordable, decent, and safe housing is often more difficult for single parent households.

## **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

HIV infection can generally be broken down into three distinct stages: primary infection, clinical latency when symptoms may subside, and progression from HIV to AIDS. Statistics from the Monterey County Health Department report that in 2017, there were 50 new cases of HIV in Monterey County. Over the past ten years ending in 2017, there has been a 25% increase in new diagnoses and in the past five years a 79% increase in new diagnoses. The Monterey Peninsula has a 9.6% rate per 100,000 population 2016-2018.

Central Coast HIV/AIDS Services provided free and anonymous testing for high-risk individuals, as well as supportive services, housing assistance, and counseling and therapy services until their closure in the summer of 2015.

## **Discussion:**

Local data regarding HIV cases in Monterey County is available at <https://www.co.monterey.ca.us/government/departments-a-h/health/diseases/hiv-aids/hiv-local-data>

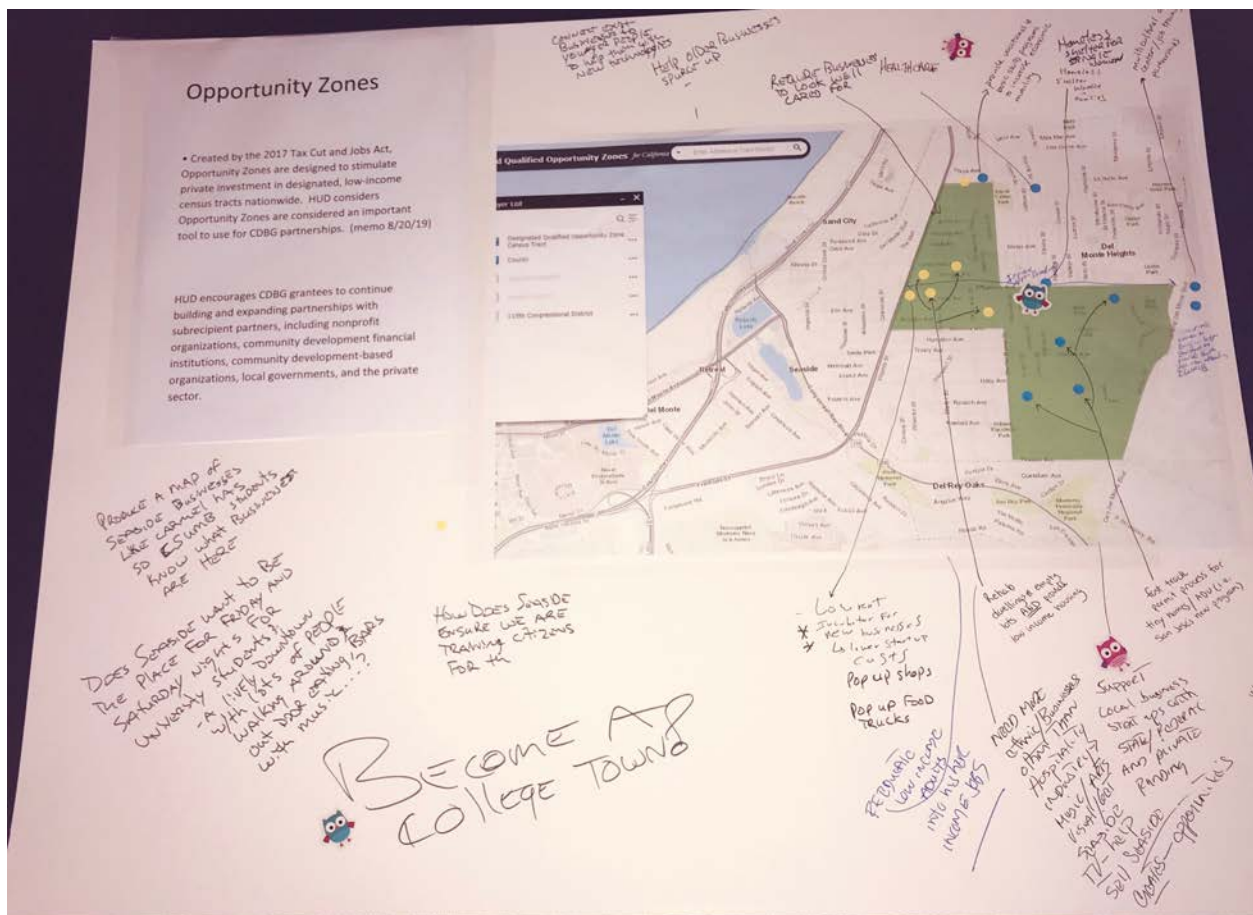
## NA-50 Non-Housing Community Development Needs – 91.215 (f)

### Describe the jurisdiction’s need for Public Facilities:

Improving parks and community service facilities are among the top priorities of the community. The City continues to be committed to improving the Boys and Girls Club Seaside Clubhouse, Community Human Services’ Genesis House, and upgrading accessibility for park locations in Seaside. New infrastructure needs include facility improvements like modular rehab and addition of a garden classroom at the Monterey Adult School run by the Monterey Peninsula Unified School District. The Veterans Transition Center is not only addressing blighted buildings, but converting abandoned duplexes on the former Fort Ord into transitional housing for homeless Veterans

### How were these needs determined?

Community needs workshops are hosted by the Community Development Advisory Committee yearly. During the 2018 and 2019 Community Needs workshops, the CDAC focused on outcomes from the 2015 Consolidated Plan and moving forward in the new 2020 Consolidated Plan. Participants used brainstorming Boards, mapping, adding notes to the existing plan on posters and more.



Community feedback on Opportunity Zones Sept 2019

**Describe the jurisdiction’s need for Public Improvements:**

The City of Seaside has a Capital Improvement Program that is developed in conjunction with the Transportation Association of Monterey County (TAMC).

**How were these needs determined?**

Public improvement and public services needs to be addressed through CDBG funding were identified through the above-mentioned community workshop, meetings, and consultation with public service organizations and agencies including outreach for Seaside's General Plan Update. The City looks for a variety of funding sources for projects.

**CITY of SEASIDE** Exhibit A  
**MEASURE X FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM**  
**FOR YEARS 2018 – 2022**

**YEAR 1**

<b>Project</b>	<b>Description &amp; Phase</b>	<b>Total Cost</b>	<b>Measure X</b>	<b>PCI</b>
<b>Residential Streets</b>	Phase 1 – Remove & Replace Failed Road Sections on Harcourt between Fremont & Prospect and on Trinity between Fremont & Noche Buena	\$400,000	\$400,000	<50
<b>Bike Safe Grates</b>	Phase 1 – Construct bike safe grates	\$200,000	\$200,000	n/a
<b>Totals:</b>		<b>\$600,000</b>	<b>\$600,000</b>	

**YEAR 2**

<b>Project</b>	<b>Description &amp; Phase</b>	<b>Total Cost</b>	<b>Measure X</b>	<b>PCI</b>
<b>Residential Streets</b>	Phase 2 – Remove & Replace Failed Road Sections on Hamilton between Fremont & Noche Buena and on Sonoma between Fremont & Noche Buena	\$430,000	\$430,000	<50
<b>Playa Ave</b>	Phase 1 – Design ADA Upgrades from Del Monte Blvd to Frontage Road	\$100,000	\$100,000	<50
<b>Totals:</b>		<b>\$530,000</b>	<b>\$530,000</b>	

**YEAR 3**

<b>Project</b>	<b>Description &amp; Phase</b>	<b>Total Cost</b>	<b>Measure X</b>	<b>PCI</b>
<b>Playa Ave</b>	Phase 1 – Construct ADA Upgrades from Del Monte Blvd to Frontage Road	\$300,000	\$300,000	<50
<b>Residential Streets</b>	Phase 3 – Remove & Replace Failed Road Sections on Amador between Fremont & Noche Buena and on Elm between Fremont & Noche Buena	\$500,000	\$500,000	<50
<b>Totals:</b>		<b>\$800,000</b>	<b>\$800,000</b>	

\\92.168.60.110\cstream\SEASIDE\A\omaymiv.ug1.docx

**Capital Improvement Program 2018-2020**

**CITY of SEASIDE  
MEASURE X FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM  
FOR YEARS 2018 – 2022**

**YEAR 4**

<b>Project</b>	<b>Description &amp; Phase</b>	<b>Total Cost</b>	<b>Measure X</b>	<b>PCI</b>
<b>Residential Streets</b>	Phase 4 – Remove & Replace Failed Road Sections on Residential Streets	\$500,000	\$500,000	<60
<b>Hilby Ave</b>	Phase 2 – Design ADA Upgrades between Yosemite & Mescal	\$100,000	\$100,000	<50
<b>Totals:</b>		<b>\$600,000</b>	<b>\$600,000</b>	

**YEAR 5**

<b>Project</b>	<b>Description &amp; Phase</b>	<b>Total Cost</b>	<b>Measure X</b>	<b>PCI</b>
<b>Residential Streets</b>	Phase 5 – Remove & Replace Failed Road Sections on Residential Streets	\$200,000	\$200,000	<60
<b>Hilby Ave</b>	Phase 2 – Construct ADA Upgrades between Yosemite & Mescal	\$400,000	\$400,000	<60
<b>Totals:</b>		<b>\$600,000</b>	<b>\$600,000</b>	

**DEFINITIONS OF REQUESTED INFORMATION:**

1. Project: The title of the project to receive Measure X funding.
2. Description & Phase: A general description of the project and the phase (e.g. Environmental; Design; Right-of-Way; or Construction) that will be funded in the given year.
3. Total Cost: The total cost of the project.
4. Measure X: The amount of Measure X funding that will be expended on the project.
5. PCI: The Pavement Condition Index for the roadway, from the local jurisdiction’s Pavement Management Program.

\\192.168.80.110\cstream\SEASIDE\CA\omaymiv.ug1.docx

**Capital Improvement Program 2021-2022**

### **Describe the jurisdiction's need for Public Services:**

The City's Community Development Advisory Committee (CDAC) examined special needs groups who may have more difficulty finding housing and require specialized services or assistance, and who are more likely to be low income due to their special circumstances. Youth and the elderly are consistently high priority groups

### **How were these needs determined?**

Public improvement and public services needs were identified through the above-mentioned community workshop, meetings, and consultation with public service organizations and agencies. In addition, public service priorities were development based on input from the CDAC. The CDAC is part of the Citizen Participation Plan for the Community Development Block Grant Program (CDBG) and assists with evaluation and assessment of proposed and implemented programs to meet community needs at both citywide and neighborhood levels and to develop realistic goals and objectives to meet identified needs and assist in the implementation of the CDBG program and any modifications as determined by community assessment and HUD program requirements. The CDAC's recommendations are presented to the City Council for their action.

September 2019  
 service learners  
 Disalplant  
 Porta Potties for those in need  
 National Monument + Veterans Cemetery  
 Homeless need a place for belongings  
 Outreach  
 Youth apprentice w/ city  
 Homeless shelter set to open next year  
 Continue to invest in youth skills  
 Nonprofits create many opportunities  
 Embrace Diversity  
 CSUMB - utilize more  
 ask elderly to mentor younger residents  
 Emergency Planning + Prep  
 Welcoming to Volunteers  
 Invest in social/arts infrastructure  
 Partner of Sand City  
 startups - businesses  
 - film/TV  
 senior classes at fire dept  
 Red Cross Fire Dept  
 CHAM Mobile Clinic  
 Rehabilitate Upper Broadway  
 Community social worker

Brainstorming Opportunities Sept. 2019

# Housing Market Analysis

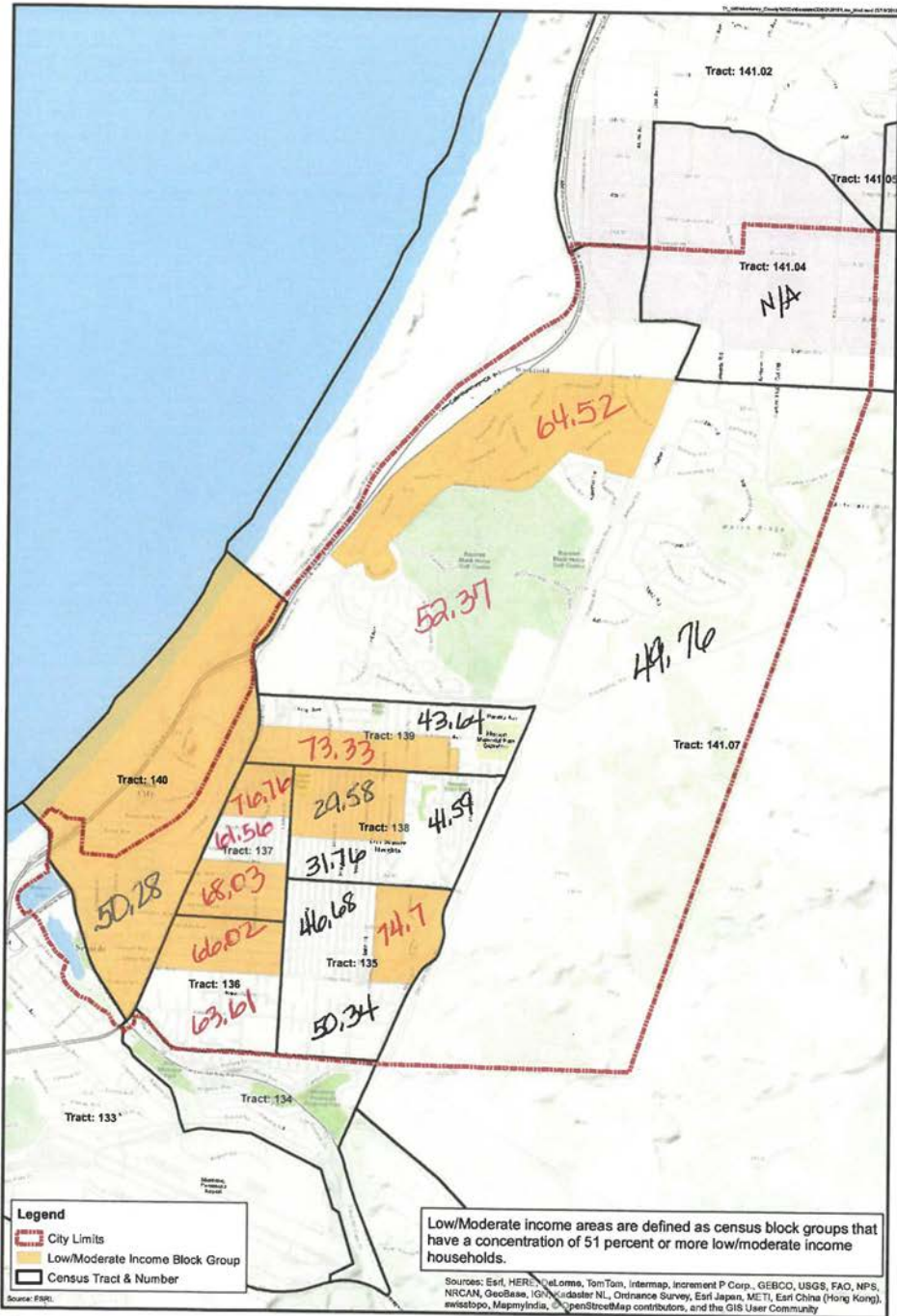
## MA-05 Overview

### Housing Market Analysis Overview:

The purpose of this section of the Plan is to provide a clear picture of the environment in which the City will administer its CDBG program over the term of the Plan. The Market Analysis includes the following sections:

- Number of Housing Units, Cost of Housing, Condition of Housing
- Public and Assisted Housing
- Homeless Facilities and Services
- Special Needs Facilities and Services
- Barriers to Affordable Housing
- Non-Housing Community Development Assets
- Needs and Market Analysis Discussion

In conjunction with the Needs Assessment, the Market Analysis provides the basis for the Strategic Plan and the programs and projects to be administered. Most of the data tables in this section are populated with default data from HUD.



low/mod % in census tracts  
Released 5/20/2019

HUD eligible -> over 51% Lm

**Low/Mod Census Tracts 2019**

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

The data prepopulated by HUD as seen below indicates that there are 10,865 residential units in Seaside. Most categories of "number of units" saw an increase since the last Consolidated Plan. However, the numbers of mobile homes and detached structures have declined enough to show a slight overall decrease in total number of units from 10,925 to 10,865.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	6,630	61%
1-unit, attached structure	1,360	13%
2-4 units	1,210	11%
5-19 units	1,000	9%
20 or more units	315	3%
Mobile Home, boat, RV, van, etc.	350	3%
<b>Total</b>	<b>10,865</b>	<b>100%</b>

**Table 27 – Residential Properties by Unit Number**

Data Source: 2011-2015 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	335	5%
1 bedroom	115	3%	975	16%
2 bedrooms	800	20%	2,145	34%
3 or more bedrooms	3,020	77%	2,805	45%
<b>Total</b>	<b>3,935</b>	<b>100%</b>	<b>6,260</b>	<b>100%</b>

**Table 28 – Unit Size by Tenure**

Data Source: 2011-2015 ACS

### Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Since 1975, when the City started receiving CDBG funds, the City has used some its funds to assist units, through rehabilitation of existing housing units, down payment assistance for first-time homebuyers, and completion of urban renewal programs.

The City strives to direct the majority of its available resources to the development of new affordable housing. When prioritizing the income levels to be assisted by the new housing units, the City uses the Regional Housing Needs Allocation (RHNA) as a gauge. Based on the RHNA for 2014–2023, the total projected housing need is 393 units broken down by income category as follows: 47 extremely low, 48 very low, 62 low, 72 moderate, and 164 above moderate. Since 2014, 71 above moderate income single family units and 12 above moderate income multifamily units have been completed, are under construction or are permitted.

The Ascent project recently approved to be built at Broadway and Terrace will have 20% affordable units included in the 100+ total units. The Campus Town project kicked off in earnest in 2018 with a series of design charrettes and the Environmental Impact Report was reviewed by the City Council in March 2020. Construction is expected to begin on this multiphased project during this Consolidated Plan.

In order to produce affordable housing, the City has an inclusionary housing ordinance. The ordinance requires that for all new developments, at least 20% of new units constructed must be restricted for occupancy by moderate-, low-, or very low-income households.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

State housing element law requires the analysis of government-assisted housing units that are eligible to convert from low-income housing to market-rate housing during the next 10 years due to expiring subsidies, mortgage prepayments, or expiration of affordability restrictions and the development of programs aimed at their preservation. There are two affordable housing projects subsidized through HUD Multi-family and HUD Public Housing programs. It is not anticipated that The Hannon Seaview complex or Del Monte Manor will lose their rent restrictions.

The City will continue the practice of using Affordable Purchase/Rental Housing Agreements to secure the affordability of housing on a long-term basis.

**Does the availability of housing units meet the needs of the population?**

Seaside has some of the lowest housing costs on the Monterey Peninsula. A simple way of ensuring housing units meet population needs is having a wide diversity of housing types at a range of prices. Seaside has a strong mix of owner and renter units, with varying numbers of bedrooms.

**Describe the need for specific types of housing:**

Housing needs of households within the 30%–80% income group with a housing cost burden greater than 30% are identified as a high priority in the Plan due to the large number of low-income households with housing problems. Another high priority is increasing affordable housing and maintaining the existing housing stock. The City will address affordable housing needs of low-income households by encouraging developers to build deed-restricted affordable housing units for purchase by low/mod residents and encouraging more rental assistance to reduce the cost burden to low-income renters

**Discussion**

Several new housing developments have very recently come before the Board of Architectural Review and Planning Commission that will include affordable units. Should the projects move forward to fruition, housing availability will be positively impacted.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

This section is using the default data provided by HUD using the 2005-2009 ACS for base year and 2011-2015 ACS for most recent year of 2015. The amount of rent paid has increased significantly, however HUD default data shows the median home value at a decrease which may have been applicable in 2015 but is inconsistent with 2020 housing comparables as per the Zillow information attached following the charts.

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	589,700	346,600	(41%)
Median Contract Rent	1,291	1,316	2%

**Table 29 – Cost of Housing**

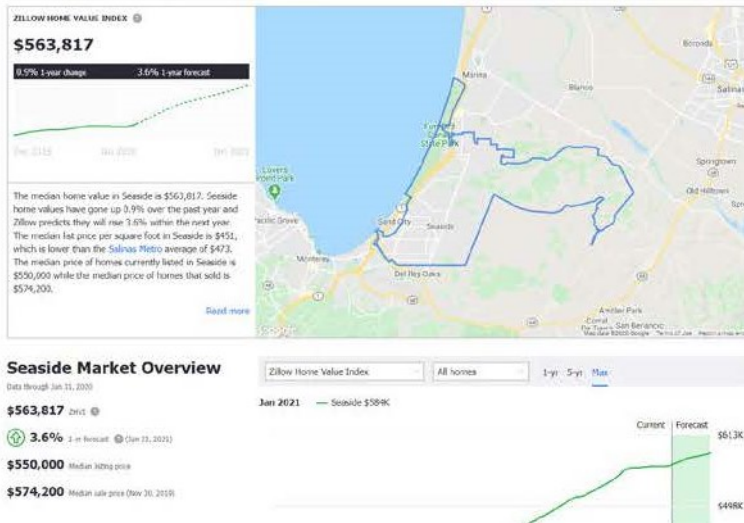
**Data Source:** 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	319	5.1%
\$500-999	1,520	24.3%
\$1,000-1,499	1,805	28.8%
\$1,500-1,999	1,835	29.3%
\$2,000 or more	780	12.5%
<b>Total</b>	<b>6,259</b>	<b>99.9%</b>

**Table 30 - Rent Paid**

**Data Source:** 2011-2015 ACS

### Seaside Home Prices & Values



### 2020 Zillow-Seaside Home Prices and Values

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	80	No Data
50% HAMFI	510	85
80% HAMFI	1,980	227
100% HAMFI	No Data	511
<b>Total</b>	<b>2,570</b>	<b>823</b>

Table 31 – Housing Affordability

Data Source: 2011-2015 CHAS

### Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,490	1,469	2,030	3,028	3,350
High HOME Rent	683	828	1,000	1,235	1,700
Low HOME Rent	283	828	1,000	1,235	1,350

Table 32 – Monthly Rent

Data Source Comments: Page 59 Monterey County Analysis of Impediments (2018 data for Seaside)

### Is there sufficient housing for households at all income levels?

California is experiencing a housing crisis. Seaside continues to have some of the lowest housing costs in incorporated areas on the Monterey Peninsula.

Rental units are much more likely to be affordable, especially studio and one- or two-bedroom units. Lower-income families may therefore be limited to smaller units that result in overcrowded living conditions.

On July 5, 2018, the City of Seaside adopted Ordinance 1054 amending the Seaside Municipal Code adding the collection of Transient Occupancy Tax (TOT) from Short Term Rentals. Section 3.24 was amended to mandate that 50% of the monies received by the City from Short Term Rentals be placed in an account to be used for affordable housing and the remaining 50% be earmarked for neighborhood improvements.

### **How is affordability of housing likely to change considering changes to home values and/or rents?**

Given the way the market is trending, it is likely that affordability will continue to be a moderate challenge, especially to large households and those seeking to buy homes. The market has become increasingly difficult for low-income buyers due to a variety of factors, including a shrinking inventory of affordably priced homes, fierce competition from cash investors bidding on the same homes, and the more restrictive credit market that has made it difficult for many homebuyers to obtain financing. Most development has already taken place in residential districts. The upcoming Ascent project should bring over 100 units to Seaside in HUD Qualified Census tract 137 with 20% of those units affordable. The Campus Town Project on the former Fort Ord lands should provide hundreds of units into the market at a variety of affordability levels. Campus Town is expected to complete the approval process and move into construction during this Consolidated Plan.

### **How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

Seaside's housing prices continue to be more affordable than our neighbors on the Monterey Peninsula. California in general is experiencing a housing crisis and Seaside is encouraging property owners to consider adding Accessory Dwelling Units (ADUs) and explore new strategies to keep housing affordable, including earmarking a portion of Short Term Rental revenue for an affordable housing fund.

The City of Seaside does not currently participate in the HOME program.

## **Discussion**

The Monterey County Analysis of Impediments to Fair Housing indicates on pages 58 and 59 that housing prices in Seaside are moderate compared to the County overall but are increasing. Rental Housing costs are higher in the peninsula cities of Monterey and Seaside than the rest of the

county. Page 60 of the document states "Essentially, lower and moderate-income households in the County have very limited affordable housing opportunities. Few could afford to purchase a home and most could not afford adequately sized rental units. Housing becomes moderately affordable only when household incomes reach the middle-income level."

## **MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)**

### **Introduction**

Housing conditions are partially determined by the presence of adequate facilities. “Conditions,” as defined in Table 8 below, include (1) lack of complete plumbing facilities; (2) lack of complete kitchen facilities; (3) more than one person per room; and (4) cost burden greater than 30%. According to the default data set provided by HUD, of the 10,195 reported occupied units, 2,066 homeowner occupied housing units, or approximately 36%, identified as having one or more housing problems. Of the 6,265 renters, 4,075 or 65% identified as having one or more housing problems. These households have the greatest housing cost burden. Renters need assistance in rent payment and owners need assistance in housing rehabilitation to maintain the affordability of their residences.

With regard to the age and condition of the housing stock, the majority of Seaside’s housing units were built between 1950 and 1979, as shown in the below. Units built more than 30 years ago are generally in greater need of repair, including possible lead-based paint remediation. These units are also likely to benefit from low-cost energy efficiency upgrades.

### **Definitions**

The City uses California Health and Safety Code Section 19920.3 to determine habitability. The code states in part: “Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building.”

The City, in its Municipal Code, provides general acceptability criteria for all existing living unit properties and defines unacceptable conditions. The code states in part that, not acceptable in any property, are:

- A. Buildings in which adequate attic or roof and/or basementless space ventilation has not been provided to prevent conditions conducive to dampness, decay, fungi and/or insect infestation and deterioration of the structure.
- B. Buildings constructed on wood mud sills resting directly on the ground.
- C. Crawl space vents with vent bottom less than six inches above the finish grade. Minimum clearance between bottom of floor joists or bottom of floors without joists and the ground beneath shall be eighteen inches. Minimum clearance under girders shall be twelve inches.
- D. Foundations with top of wall less than six inches above ground.
- E. Wood, siding, floors, and/or door casings or sills in contact with ground or outside paving. (Ord. 796 § 1 (part), 1991)

The City conducts general code compliance citywide through the Building & Code Enforcement Division of the Building Department. Code compliance is complaint-based; staff does not actively seek code violations. Staff contacts the person against whom a complaint was filed to request an inspection to

assess whether a code violation does exist. City staff works with individuals to correct violations, with corrections including improvement of substandard housing conditions and blight as well as neighborhood safety.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,370	35%	3,490	56%
With two selected Conditions	40	1%	585	9%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	2,520	64%	2,190	35%
<b>Total</b>	<b>3,930</b>	<b>100%</b>	<b>6,265</b>	<b>100%</b>

**Table 33 - Condition of Units**

Data Source: 2011-2015 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	325	8%	795	13%
1980-1999	325	8%	1,045	17%
1950-1979	2,895	74%	3,610	58%
Before 1950	390	10%	805	13%
<b>Total</b>	<b>3,935</b>	<b>100%</b>	<b>6,255</b>	<b>101%</b>

**Table 34 – Year Unit Built**

Data Source: 2011-2015 CHAS

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	3,285	83%	4,415	71%
Housing Units build before 1980 with children present	925	24%	75	1%

**Table 35 – Risk of Lead-Based Paint**

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)



---

# Protect Your Family From Lead in Your Home

---



September 2013

**Lead Paint Brochure given out at CDAC meetings**

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 36 - Vacant Units**

Data Source: 2005-2009 CHAS

## Need for Owner and Rental Rehabilitation

Because the majority of Seaside’s housing units were built more than 30 years ago, there is a greater need to rehabilitate these units than might be true in a city with mostly newer units. Rehabilitation may be especially needed for lower-income families that may struggle to afford the higher maintenance costs of older homes. Prior to 2012, the City ran housing rehabilitation programs and projects through its Redevelopment Agency. One of the City’s goals is to maintain the existing affordable housing stock. With the addition of a Housing Manager position in late 2019, efforts to promote Accessory Dwelling Units and other housing activities are increasing and expect to continue throughout this Consolidated Plan period.

## Estimated Number of Housing Units Occupied by Low or Moderate-Income Families with LBP Hazards

As part of the inspection process for the Housing Rehabilitation, Section 8 Housing Choice Voucher, and First-Time Homebuyer programs, the City will continue to inspect for the potential presence of lead-based paint and the potential hazard such paint may pose to occupants of the residence. If the inspection reveals that a potential hazard exists, the City will require the mitigation or removal of the lead-based paint hazard in accordance with HUD guidelines.

As part of the inspection process for the Housing Rehabilitation, Section 8 Housing Choice Voucher, and First-Time Homebuyer programs, the City will continue to inspect for the potential presence of lead-based paint and the potential hazard such paint may pose to occupants of the residence. If the inspection reveals that a potential hazard exists, the City will require the mitigation or removal of the lead-based paint hazard in accordance with HUD guidelines.

The City has addressed the issue of lead-based paint hazards by providing notices to landlords and tenants who participate in the Section 8 Housing Choice Voucher Program, borrowers/tenants of the previous CDBG Rehabilitation Loan Program, and homebuyers who use other federal or state funds, warning them of the hazards of lead-based paint. Through the creation of new affordable housing units, low-income households are able to reside in new housing units that are free of lead-based paint

hazards. Lead based paint brochures are available at the Seaside Creates planning and economic development office and distributed at CDAC meetings including the Community Needs workshops.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

This section describes the availability of public housing and rental assistance vouchers. The Housing Authority of Monterey County (HACM) administers the programs and uses project-based vouchers to assist in the development of affordable housing.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	595	4,072	218	3,854	360	364	0
# of accessible units									
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

### Describe the supply of public housing developments:

### Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Two HUD assisted housing complexes in Seaside include:

- Hannon Seaview Housing Apartment Complex is an affordable apartment community located at 1773 Waring Place. Of the 133 total units in the complex, 85 receive Section 8 assistance. The property was renovated using the Low-Income Housing Tax Credit Program.
- Del Monte Manor is an affordable apartment community located at 1466 Yosemite Street. Del Monte Manor has a project-based Section 8 contract. Of the 192 total units, 98 units at the property receive Section 8 assistance.

Since both of the public housing complexes receive federal funding from HUD through Project-Based Section 8, they are subject to regular physical inspections to ensure the properties are providing a safe, clean living environment for their residents. These inspections are referred to as REAC inspections. They get their name from the division of HUD responsible for carrying out the inspections, the Real Estate Assessment Center.

The data released from HUD regarding inspections at these properties is included in the Public Housing Condition table. HUD does not provide details regarding the inspections other than scores.

## Public Housing Condition

Public Housing Development	Average Inspection Score
Hannon Assembled Apartments Last inspected 2016	95
Del Monte Manor Last Inspected 2018	90

**Table 38 - Public Housing Condition**

Public Housing MF Inspection Report-Seaside 2-21-2020

REMS	has_active_fi	has_active_assi	Inspection		Inspection		Inspection		Release Date 3	Property Name		
Property Id	nancing_ind	stance_ind	Inspection Id 1	Score1	Release Date 1	Inspection Id 2	Score2	Release Date 2	Inspection Id 3	Score3	Release Date 3	Property Name
800001613 N	Y		583794	95b	11/10/2016	508160	96b	8/28/2013	335001	97c*	1/21/2010	Hannon Assembled Apt
800001373 N	Y		629550	90b*	10/23/2018	569803	76b*	6/2/2016	532032	77c*	4/15/2015	Del Monte Manor

## Inspection report Seaside Public Housing 2020



# Del Monte Manor - 2020 Renovation



May 22 at 11:42 AM •

The patios on building 1520 are turning out great!



Del Monte Manor Renovation Facebook Post

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

New property managers at Del Monte Manor have started renovations. Villa Del Monte at 1760 Broadway Avenue in Seaside requested Project Based Voucher assistance in July 2019 for continued capital improvements.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

The Housing Authority of Monterey County manages a \$1.5 million annual capital improvement budget for the public housing stock. The authority uses this capital on construction, maintenance, property management, finance, urban planning, and development of public housing in Seaside and throughout the county. Their Five-Year Action Plan identified multiple units that will be rehabilitated in the next five years. According to this plan, seven to eight units will be rehabilitated each year.

**Discussion:**

Renovation work at two major public housing facilities will not only provide needed improvements, but revitalize the community spirit.

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

Homelessness is viewed as a countywide issue. Therefore, data presented in this section is based on statistics for the entire region rather than for Seaside alone. In Monterey County, three entities shoulder the burden of planning for a Continuum of Care to address homelessness. These are the lead governmental agency—Monterey County Department of Social Services (DSS)—and two unique local collaborative efforts—the Coalition of Homeless Services Providers (Homeless Coalition) and Leadership Council (CoC Governing Body).

This working group of nonprofits, City and County staff, and community members met throughout the year. The primary focus during this period continued to be the implementation of a comprehensive, 10-year plan to end homelessness called Lead Me Home.

Approximately 2,420 homeless persons were reported in Monterey County during the 2019 Homeless Census and Survey sponsored by the Monterey County Coalition of Homeless Providers, an organization representing several nonprofit agencies committed to working together to reduce homelessness in the county. Of these, approximately 7.5% were encountered in Seaside. The strategy for alleviating homelessness includes financial and technical assistance to support the work of homeless service providers

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	0	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

**Table 39 - Facilities and Housing Targeted to Homeless Households**

**Data Source Comments:** Detailed information not available on a local level, please refer to Monterey County info attached.

## JURISDICTIONAL BREAKDOWN

The 15% decrease in homelessness across Monterey County was mirrored across its sheltered and unsheltered populations. Of the jurisdictions in the county, Seaside and Soledad were the only two to see increases, rising 86% and 169% from 2017 to 2019. Salinas saw a decrease of 13%, while Marina saw a small decrease of just 3%.

FIGURE 6. HOMELESS POPULATION BY JURISDICTION

JURISDICTION	UNSHelterED			SHelterED			TOTAL			'17-'19 % Change
	2015	2017	2019	2015	2017	2019	2015	2017	2019	
<b>Total Incorporated</b>	1,300	1,692	1,492	601	724	560	1,901	2,416	2,052	-15%
Monterey	306	292	167	31	46	37	337	338	204	-40%
Salinas	634	1,097	976	233	264	206	867	1,361	1,182	-13%
Marina	68	51	98	230	356	261	298	407	396	-3%
Seaside	152	40	126	107	58	56	259	98	182	86%
Sand City	55	31	8	0	0	0	55	31	8	*
Gonzales	0	0	21	0	0	0	0	0	21	*
Pacific Grove	13	35	14	0	0	0	13	35	14	*
King City	4	0	27	0	0	0	4	0	27	*
Greenfield	2	6	14	0	0	0	2	6	14	*
Del Rey Oaks	55	111	0	0	0	0	55	111	0	*
Carmel	6	16	6	0	0	0	6	16	6	*
Soledad	5	13	35	0	0	0	5	13	35	169%
<b>Total Unincorporated</b>	330	421	338	77	0	32	407	419	370	-12%
Pajaro	144	14	10	77	0	32	221	14	42	*
Prunedale	8	16	50	0	0	0	8	16	50	*
Other	178	391	278	0	0	0	178	391	278	-29%
<b>Total</b>	<b>1,630</b>	<b>2,113</b>	<b>1,830</b>	<b>678</b>	<b>724</b>	<b>592</b>	<b>2,308</b>	<b>2,837</b>	<b>2,422</b>	<b>-15%</b>

Note: % change was not calculated when jurisdiction was below 25 individuals.

## Monterey County Homeless Jurisdictional Breakdown 2019



## Seaside homeless shelter nears going to bid for site rehab



By **JIM JOHNSON** | [jjohnson@montereyherald.com](mailto:jjohnson@montereyherald.com) |

Monterey Herald

PUBLISHED: December 18, 2019 at 3:35 p.m. | UPDATED: December 18, 2019 at 3:36 p.m.



SEASIDE — With an architect finishing up plans, a new year-round Seaside homeless shelter is expected to seek bids for a \$1.29 million renovation project by mid-January.

Community Human Services CEO Robin McRae said the rehab work on the Monterey

**Monterey Herald article-going to bid on new shelter bldg rehab**

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

Homeless Full Services Partnership Program provides outreach to the most underserved, difficult to reach population of homeless adults and engages clients in health care, mental health treatment, and housing.

**Employment Services**

Of those enrolled in CoC's funded programs, 25% have earned income. Homeless clients are referred to the Employment Development Department and the Workforce Investment Act One Stop Centers. The Homeless Veteran Reintegration Program provides employment services to homeless veterans.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

In Monterey County, there are a total of 675 transitional housing beds. Of these, 424 are for households with children and 251 are for households without children. There are 14 facilities in all, each of which serves a particular subpopulation, as indicated below. In 2010, 74% of Monterey residents moved from transitional to permanent housing, an outcome which exceeds HUD's goal of 65% moving to permanent housing within 12 months. The Continuum of Care plans to increase this percentage in future years as follows: 76% in 12 months, 85% in 5 years, and 90% in 10 years.

- 1) Community Human Services: Elm House – single females
- 2) Community Human Services: Safe Passage – single males and females (transitional age youth 18–21)
- 3) Housing Authority: Pueblo de Mar – families in recovery
- 4) Interim Inc.: Hayes Housing/MCHOME – single males and females with mental illness
- 5) Interim Inc.: Shelter Cove – single males and females with mental illness
- 6) Interim Inc.: Soledad House – single males and females with mental illness
- 7) Interim Inc.: Sunflower Gardens – single males and females with mental illness
- 8) Pajaro Rescue Mission: Crisis Teen Challenge – single males
- 9) Shelter Outreach Plus: Homeward Bound – families (for single & dual parents) with children
- 10) Shelter Outreach Plus: Men in Transition – single males
- 11) The Salvation Army: Casa de las Palmas – families with children
- 12) Veteran's Transition Center: Coming Home Program – Veterans: males, females, families with children
- 13) Victory Mission: Lake Street Hotel – single men
- 14) Victory Mission: Victory Mission – single men

**Seaside is in the process of creating a new year-round shelter in HUD Qualified Census tract 137 (scheduled to open 2020)**

The County's Lead Me Home plan includes several policies that are particularly aimed at the chronically homeless. One goal of the plan is to implement a Housing First program, which is a nationally recognized approach for addressing homelessness evolved from the recognition of the vital role of housing in a person's life. Under Housing First, the goal is to help people regain housing as quickly as possible, without numerous prerequisites such as employment, sobriety, or acceptance of services. Chronically homeless or disabled individuals especially need their housing linked with services in order for services to have a long-term positive effect on their lives. This is known as permanent supportive housing, and it provides people with the range of services and supports they need to maintain residential stability, realize health and wellness, and achieve maximum self-sufficiency. These facilities help people access permanent housing in conjunction with services to address the issues that have contributed to their homelessness, including health or behavioral health treatment and education or job training to enhance their employability and earning potential.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

Many non-homeless individuals need supportive housing and services to enable them to live independently and to avoid homelessness or institutionalization, including those persons returning from mental health and physical health institutions. As previously discussed in the Needs Assessment section of this Plan, these subpopulations include, but are not limited to, the elderly, persons with physical, mental, or developmental disabilities, persons with HIV/AIDS, victims of domestic violence, children leaving group homes or aging out of foster care, farmworkers, and substance abusers. This section provides a brief summary of the facilities and services available to these subpopulations, as noted in the previous section (MA-30 Homeless Facilities and Services). This is not meant to be a comprehensive list of all the services, facilities, programs, or agencies that serve these subpopulations in Seaside and Monterey County. Additionally, many of the agencies noted below serve homeless persons as discussed in the previous section (MA-30 Homeless Facilities and Services).

### **Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

Many seniors, even homeowners, face financial challenges due to limited incomes. Senior households, especially those on limited incomes, need affordable housing. Seniors also face housing challenges related to physical disabilities. Many of the disabilities are age related, including declining mobility and self-care issues that interfere with their ability to remain independent. Seniors have a variety of housing options, including:

- Independent living – seniors reside in their home or apartment with little support or care
- Assisted living facilities – senior maintains a level of independence, residing in an apartment, and receives varied levels of support and assistance such as light housekeeping, meals, transportation, and/or medication
- Residential care facilities – typically a smaller licensed facility, often with 6 or fewer residents, that provides services similar to those provided by assisted living facilities
- Intermediate care or skilled nursing facilities – a licensed facility that provides a higher, continuous level of professional care Although a variety of housing options are available to seniors, and all housing options are available in Seaside, facilities providing supportive services and a higher level of care are expensive. Most affordable senior housing is classified as independent living and does not provide supportive services. Lower-income seniors cannot afford to take advantage of many of the housing options and consequently remain in independent living situations struggling with self-care issues. The Monterey County Department of Social Services provides a Senior Information, Referral and Assistance hotline, which is initial point of contact for people seeking information about senior services. The program specializes in information related to the needs of seniors and people with disabilities.

### **Persons with Disabilities**

There are a variety of disabilities, including sensory, physical, mental, and developmental.

- Disabilities can result in mobility, self-care, and employment limitations. The majority of disabled persons have income significantly lower than that of the non-disabled population and require housing assistance. While it is difficult to determine how many of the disabled require supportive housing services, it can be assumed that those with mobility and/or self-care limitations have special needs and require in-home supportive services and special housing accommodations. The Monterey County Commission on Disabilities provides guidance to the County Board of Supervisors regarding matters related to equal access to employment, public services, communications, and public accommodations for people with disabilities. The commission operates out of the Equal Opportunities Office, which is a primary resource for disabled persons in Monterey County, including Seaside.
- Persons with mental health disabilities range from those who can live and work within the community to those with severe mental illness who require special housing accommodations, constant medical attention, and supportive services. Monterey County System of Care provides a variety of services to the mentally ill. The System of Care identifies housing as a constant struggle for the severely mentally ill. Mental health clients are typically low income; in addition, their illnesses have resulted in rental histories or credit histories that do not meet typical rent requirements and limit their housing options. According to California Department of Social Services (DSS) licensing data, there are 29 adult residential facilities, and three social rehabilitation facilities in Monterey County. These facilities are regulated by the DSS, Community Care Licensing Division.

### **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

The CoC's Coordinator and the Coalition of Homeless Services Providers (CHSP) recently completed a 10-Year Strategy to End Homelessness, which involved extensive collaboration with the City of Seaside. The City coordinates homeless prevention strategies with the CoC and CHSP. A key element of this strategy is connecting those discharged from public institutions to assistance from agencies addressing housing, health, social services, employment, education and youth needs. Much of this coordination revolves around a referral system between Monterey County departments that oversee such institutions.

Programs that provide supportive services for persons with developmental disabilities include the following:

- Gateway Center of Monterey County provides a variety of residential settings in Monterey County for people with developmental disabilities.
- San Andreas Regional Center is a community-based, private nonprofit corporation that is funded by the State of California to provide case management and referral services to people with developmental disabilities.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

The City of Seaside utilizes public services CDBG funding for a variety of supportive needs to at-risk youth by tutoring and counseling programs, seniors by legal assistance and meal delivery and tenant-landlord fair housing programs. The City offers a variety of recreational programs are offered for all ages throughout the year at the Oldemeyer Center, including offering fresh fruits and vegetables on Tuesday's "market day".

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

The City of Seaside utilizes public services CDBG funding for a variety of supportive needs to at-risk youth by tutoring and counseling programs, seniors by legal assistance and meal delivery and tenant-landlord fair housing programs. The City offers a variety of recreational programs are offered for all ages throughout the year at the Oldemeyer Center, including offering fresh fruits and vegetables on Tuesday's "market day".

As a result of the COVID-19 pandemic, we anticipate that the programs will ultimately continue with a social distancing component added.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

There is currently an inadequate supply of water on the Monterey Peninsula for new development to occur. While the City has rights to a certain amount of water in the next five years, it does not currently have access to that water due to the cease and desist order. To facilitate development of the remaining RHNA of 166 units, the City is working with other jurisdictions and agencies to maintain and augment the existing water supply.

#### **Timeframe and Objectives:**

Support efforts by the MPWMD to expand the water supply with new water sources being earmarked for development.

Continue to work to have the MPWMD and MCWD reverse its policy decision of prohibiting the transfer of water credits from one property to another.

Continue to work with MPWMD and MCWD to develop water conservation methods (e.g., low flow fixtures, instant hot water heaters, cisterns/rain gardens) to augment water for new development projects.

Seek to provide water for affordable housing within larger, mixed use developments and larger residential subdivisions and provide water as an incentive for development which includes additional affordable housing as a density bonus request.

Upon adoption of the Housing Element, provide a copy of the Element to MPWMD and MCWD for greater awareness of affordable housing priorities and collaboration, in compliance with AB 1087. pursue various strategies to secure water for Seaside's future development:

- o Private water;
- o In-Lieu Storage and Recovery Program;
- o Diverting potable water used at the Bayonet and Black Horse Golf Course;
- o Pure Water Monterey; and
- o California American Water Desalination Project.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

This section of the Plan describes Seaside’s economic development asset needs, whereas the Needs Assessment section of this Plan, specifically NA-50 (Non-Housing Community Development Needs), describes the city’s needs for public facilities, improvements, and services.

Seaside is located on the Monterey Peninsula. It is an ocean-side community overlooking Monterey Bay on the Central Coast of California, approximately 115 miles south of San Francisco. Founded in 1887 and incorporated in 1954, the 10-square-mile community continues to grow. The city is primarily a residential community with a tourist- and service-oriented economy.

The Great Recession of 2007–2009 dramatically changed the trajectory of the global economy, prompting regions everywhere to reassess their strengths, weaknesses, opportunities, and challenges.

The city experienced much of the worst of the housing downturn and ensuing financial crisis from the Great Recession. Seaside is experiencing the lingering effects of that economic and housing downturn. Between the three years ending in 2009 and the three years ending in 2012, the city’s median income declined by more than \$12,000 a year to \$51,659, slightly lower than the national median income. The national decline in median income during that time was \$3,180. During the budget preparation process in 2014, Seaside was in a state of crisis, facing a projected budget deficit of \$2.4 million. To balance its budget, the City had to make substantial cuts. California’s elimination of redevelopment agencies in 2012, which helped fund low-income housing, has also strained the city’s recovery. The City's budget situation has improved and a part-time Housing Program manager position added to staffing in 2019, which will positively impact programs moving into this Consolidated Plan.

The tables in this section contain prepopulated data from HUD using the 2011-2015 ACS for workers and 2015 Longitudinal Employer-Household Dynamics for Jobs.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	458	6	5	0	-5

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Arts, Entertainment, Accommodations	3,122	1,293	31	30	-1
Construction	400	197	4	5	1
Education and Health Care Services	1,800	576	18	13	-5
Finance, Insurance, and Real Estate	486	129	5	3	-2
Information	170	32	2	1	-1
Manufacturing	388	102	4	2	-2
Other Services	561	654	6	15	9
Professional, Scientific, Management Services	733	73	7	2	-5
Public Administration	0	0	0	0	0
Retail Trade	1,384	1,199	14	28	14
Transportation and Warehousing	204	24	2	1	-1
Wholesale Trade	279	40	3	1	-2
Total	9,985	4,325	--	--	--

**Table 40 - Business Activity**

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	16,260
Civilian Employed Population 16 years and over	14,635
Unemployment Rate	10.05
Unemployment Rate for Ages 16-24	19.34
Unemployment Rate for Ages 25-65	6.63

**Table 41 - Labor Force**

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	2,380
Farming, fisheries and forestry occupations	370
Service	2,990
Sales and office	3,170
Construction, extraction, maintenance and repair	1,135
Production, transportation and material moving	520

**Table 42 – Occupations by Sector**

Data Source: 2011-2015 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	11,485	79%
30-59 Minutes	2,520	17%
60 or More Minutes	530	4%
<b>Total</b>	<b>14,535</b>	<b>100%</b>

**Table 43 - Travel Time**

Data Source: 2011-2015 ACS

## Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,005	225	1,045
High school graduate (includes equivalency)	2,730	370	925
Some college or Associate's degree	3,720	400	1,025

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	2,785	195	665

**Table 44 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs.	25–34 yrs.	35–44 yrs.	45–65 yrs.	65+ yrs.
Less than 9th grade	50	585	905	810	465
9th to 12th grade, no diploma	520	455	850	665	360
High school graduate, GED, or alternative	1,180	1,200	965	1,885	725
Some college, no degree	1,895	1,465	1,085	1,390	780
Associate's degree	130	525	320	725	250
Bachelor's degree	150	1,220	680	1,010	265
Graduate or professional degree	24	325	330	545	260

**Table 45 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	18,293
High school graduate (includes equivalency)	22,829
Some college or Associate's degree	35,278
Bachelor's degree	45,763
Graduate or professional degree	62,256

**Table 46 – Median Earnings in the Past 12 Months**

Data Source: 2011-2015 ACS

### Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The tables indicate the major employment sectors as hospitality (arts, entertainment and accommodations) and retail.

### Describe the workforce and infrastructure needs of the business community:

The employment needs are heavily tourism related, so infrastructure that is safe and accessible is crucial. Advances in technology are important as communication via social media and on-line business transactions are increasingly important.

The Economic Development Element of the Seaside General Plan identifies the following key areas of improvement that could attract and retain businesses:

- • Infrastructure improvements
- • Street Lighting improvements
- • Commercial development/site acquisition
- • Commercial façade improvement
- • Water availability
- • Highway access
- • Broadband infrastructure
- • Access to capital
- • More qualified workforce

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

The City has created a valuable partnership with CalCoastal SBDC for small business outreach activities. The West Broadway Urban Village infrastructure project completed in 2018 has revitalized the downtown area. Development of the former Fort Ord will present opportunities for hiring local workers, particularly those currently in low income and participants in apprenticeship programs.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

The current available workforce consists of many residents with less than a high school education. Many residents have backgrounds in hospitality or entry-level retail and may not have the technical expertise or language skills for higher level construction or retail management positions. There is currently high

levels of employment in positions that are not considered “living wage”. A long-term need is to develop a workforce that has a higher level of skills so that the City can attract businesses that offer positions that pay a living wage.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

Monterey County offers a wide range of workforce development services, organizations, and programs, including recruitment, training, and incentive programs that jointly support local businesses and individuals seeking employment. Workforce development and employee assistance resources include:

- **Monterey County Workforce Investment Board** – Serves as a vehicle to mobilize and integrate private and public partners to effectively educate, train, and place individuals with the necessary resources and skills to fulfill employer needs. The board offers a comprehensive workforce investment system through the larger America’s Job Center of California network.
- **Central Coast Career Readiness Consortium (CCCRC)** – A program of the Monterey County Business Council, the consortium trains and awards people a credential that helps individuals gain skills. It verifies core employability skills that are valuable across all businesses and industries. The credential offers individuals, employers, and educators a standardized approach to recognizing the universal value of these skills to job success.
- **Community College Economic and Workforce Development Network** – The Economic and Workforce Development (EWD) Network is part of the California Community Colleges. EWD offers industry-specific workforce services that are coordinated through a system of sector specialists which align community college and other workforce development resources with the needs of industry sectors and occupational clusters through a regional focus.
- **Office for Employment Training** – The Office’s Job Center helps place job seekers using America’s Job Center of California at no cost to the individual or companies.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDs)?**

No

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

HUD Qualified Census tract 137 is also an Opportunity Zone. Qualified Opportunity Zones were created by the 2017 Tax Cuts and Jobs Act. These zones are designed to spur economic development and job creation in distressed communities throughout the country and U.S. possessions by providing tax benefits to investors who invest eligible capital into these communities. Taxpayers may defer tax on eligible capital gains by making an appropriate investment in a Qualified Opportunity Fund and meeting other requirements.

The City is working on a General Plan Update as well as updating the Housing Element. The Campus Town Specific Plan should be approved in 2020.

**Discussion**

The 2020 COVID-19 pandemic impacted many retail and hospitality workers. The City has also created a C\_JOBS commission to examine opportunities for economic development. Seaside will work proactively to recover from the economic impacts of this worldwide event.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

Households experiencing any one of four severe housing problems—(1) overcrowding; (2) substandard housing; (3) cost burden (paying more than 30% of household income for housing costs); and (4) severe cost burden (spending over 50% of household income for housing costs)—are concentrated in several areas of Seaside.

The City of Seaside does not generally allocate funds on a geographic basis; instead, funds are allocated to organizations that provide low-income households with housing and supportive services.

As such, the City allocates investment of resources on a citywide basis. Resources targeted to new construction of affordable housing are allocated on a citywide basis. Resources targeted to special needs populations are also allocated on a citywide basis where needs are identified and/or where resources could be coordinated with existing facilities and services. Activities such as infrastructure improvements or microenterprise assistance are targeted to older, low-income neighborhoods most in need of assistance, including HUD Qualified Tract 137.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

A concentration is defined as a census block group with a greater percentage than that group's overall percentage in Monterey County. A high concentration is defined as a census block group with two times the group's overall percentage representation in the county.

The definition of HUD of a Low-Mod Income (LMI) area is tracts that contain 51% LMI residents. Several tracts in Seaside are considered LMI areas. These tracts are on the western edge of the city, clustered around Fremont Boulevard.

### **What are the characteristics of the market in these areas/neighborhoods?**

A majority of the homes in Seaside were built before 1980. Census tract 137 and 141 have high levels of concentration of severe housing problems.

### **Are there any community assets in these areas/neighborhoods?**

Community assets generally include facilities such as schools, libraries, community centers, parks, and access to commercial establishments such as grocery stores, general merchandise stores, and pharmacy retailers, among others are nearby. Community assets are disbursed throughout the city. Seaside has a County library branch located southwest of the Census Tracts 137 and 141.07. The city has 86 acres of open spaces, including 24 neighborhood parks and a large regional park.

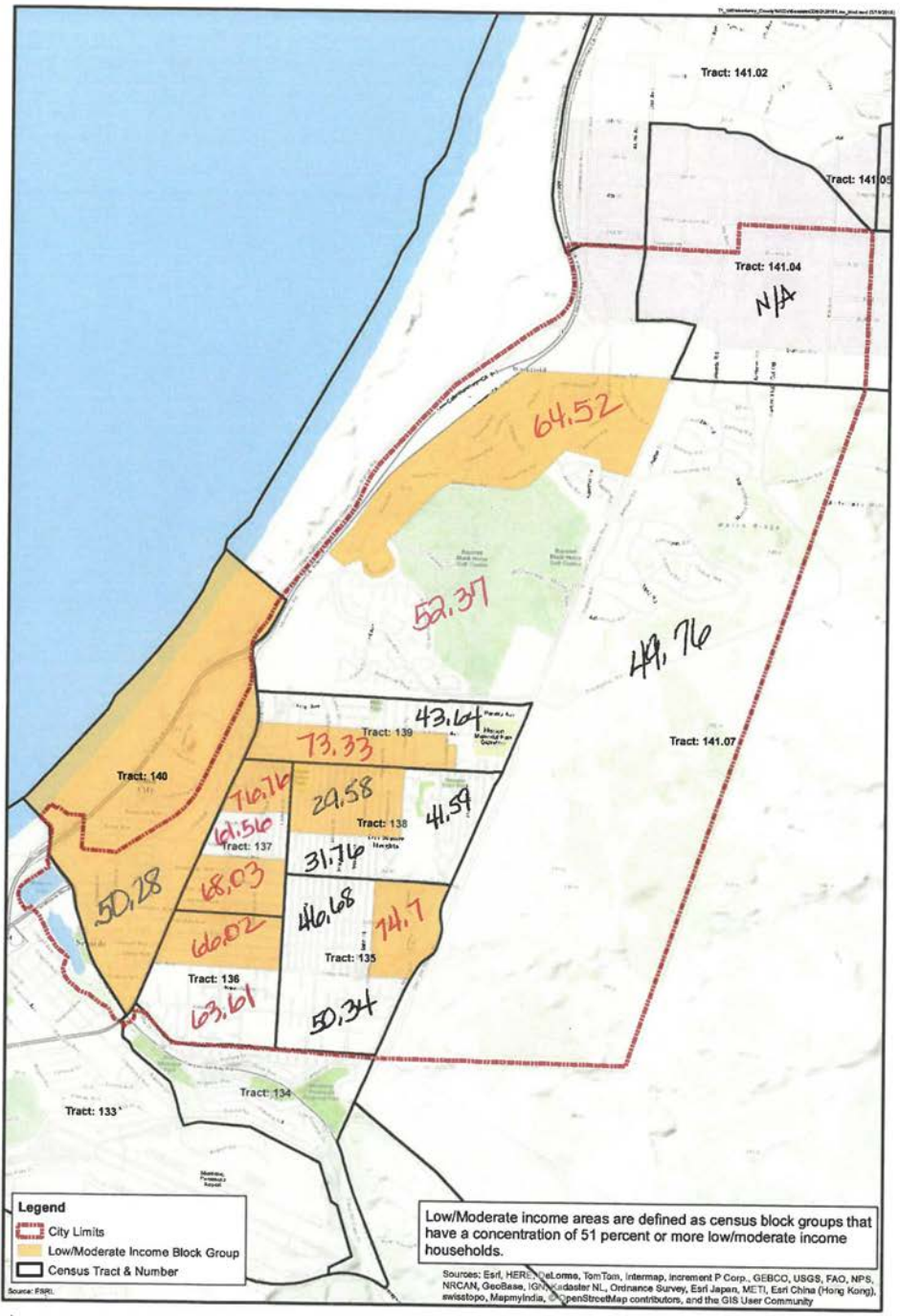
Census Tract 137 has no schools and one post office located within its boundaries. While no parks are located in this tract, it is in close proximity to two parks and a senior center, a youth education center, and a swim center. Within the area is a nonprofit center to address community health issues, especially as related to drug and alcohol use. Within a quarter of a mile of the tract is a medical facility for low-income patients and within a half a mile is nonprofit community center that provides various services for children, youth, and adults in need. The tract has a few convenience stores, including small markets specializing in Hispanic foods.

Within Census Tract 141.07 are three elementary schools, one middle school, and one high school. The tract also contains two community parks. No grocery stores or convenience stores are located in the tract. Non-profits conduct after-school programs at school facilities.

### **Are there other strategic opportunities in any of these areas?**

In late 2019 the Ascent project was approved by the City Council to bring over 100 housing units to a former Redevelopment Agency parcel at Terrance and Broadway (Census Tract 137) 20% of the units are to be low income. Plans for this project are available online at <http://www.ci.seaside.ca.us/DocumentCenter/View/10000/19-1008-Ascent-Entitlement-Package-22x34>

Census tract 137 is not only a HUD Qualified Census tract, it is also an Opportunity Zone. Qualified Opportunity Zones were created by the 2017 Tax Cuts and Jobs Act. These zones are designed to spur economic development and job creation in distressed communities throughout the country and U.S. possessions by providing tax benefits to investors who invest eligible capital into these communities. Taxpayers may defer tax on eligible capital gains by making an appropriate investment in a Qualified Opportunity Fund and meeting other requirements.



low/mod % in census tracts  
 Released 5/20/2019  
 HUD eligible -> over 51% Lm

Figure 6  
 Areas of Low and Moderate Income Concentration  
 PMC

Seaside Low-Mod Tracts 2019

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

The Central Coast Broadband Consortium is a 10-year old broadly based, ad hoc group of local governments and agencies, economic development, education and health organizations, community groups and private businesses.

It is dedicated to improving broadband availability, access and adoption in Monterey, Santa Cruz and San Benito Counties, and has a long history of broadband development projects implemented by our members and as a group.

The top priority of the CCBC is providing resources and incentives to telecommunications service providers, including local government agencies, to build broadband infrastructure and extend it throughout Monterey, San Benito and Santa Cruz counties.

The main effort of the CCBC's CASF-funded project will be to create a database of existing broadband resources and assets, including accessible conduit, rights of way and wireless sites, and to work with local agencies to develop model policies that support broadband deployment.

### **Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

Competition will increase as technology advances. In October of 2019, the City of Seaside adopted a policy for the regulation of small wireless facilities and other infrastructure deployments in the public rights of way in resolution 19-97. Urgency Ordinances 1072 in late 2019 and 1075 in early 2020 added Chapter 17.55 of the Seaside Municipal Code to establish regulations for small wireless facilities pursuant to applicable Federal and State Laws.

MPUSD has started a Park-N-Learn program for students and families. Free WiFi Internet will be available Monday - Friday 8 AM - 4:30 PM in three convenient locations. Stay in your vehicle and access the free WiFi safely! (Don't forget to charge your device beforehand!)

MONTEREY PENINSULA UNIFIED SCHOOL DISTRICT | DISTANCE LEARNING

# PARK-N-LEARN

FREE WI-FI SPOT  
8:00AM - 4:30PM

## LOCATIONS

TARGET PARKING LOT | SAND CITY  
DR. MLK SCHOOL OF THE ARTS | SEASIDE  
LUCKY'S PARKING LOT | MARINA



MPUSD Park-N-Learn Free Wi Fi

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

Climate change is anticipated to amplify existing hazards, including coastal flooding and gradual sea level rise. The two primary causes of sea level rise are thermal expansion of the oceans caused by ocean warming and loss of land-based ice due to increased melting of glaciers and ice sheets; both impacted by global climate change. Coastal flooding is a temporary condition caused by storms and high tides. In the short term, the primary concern is coastal flooding. However, over the longer-term, sea level rise will compound the effects from coast flooding, as storms will occur over higher sea levels.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

The draft General Plan update indicates that scenario models indicate that the Monterey Bay may see between 16 and 63 inches of sea level rise by the end of this century. Sea level rise in the region is expected to match global projections, which will also potentially exacerbate coastal flooding impacts from storm surges and big-wave storms, and lead to greater loss of land.

Miles of transportation infrastructure, beaches, recreation areas, and homes and businesses may be at risk to damage from sea level rise and coastal flooding.

# Strategic Plan

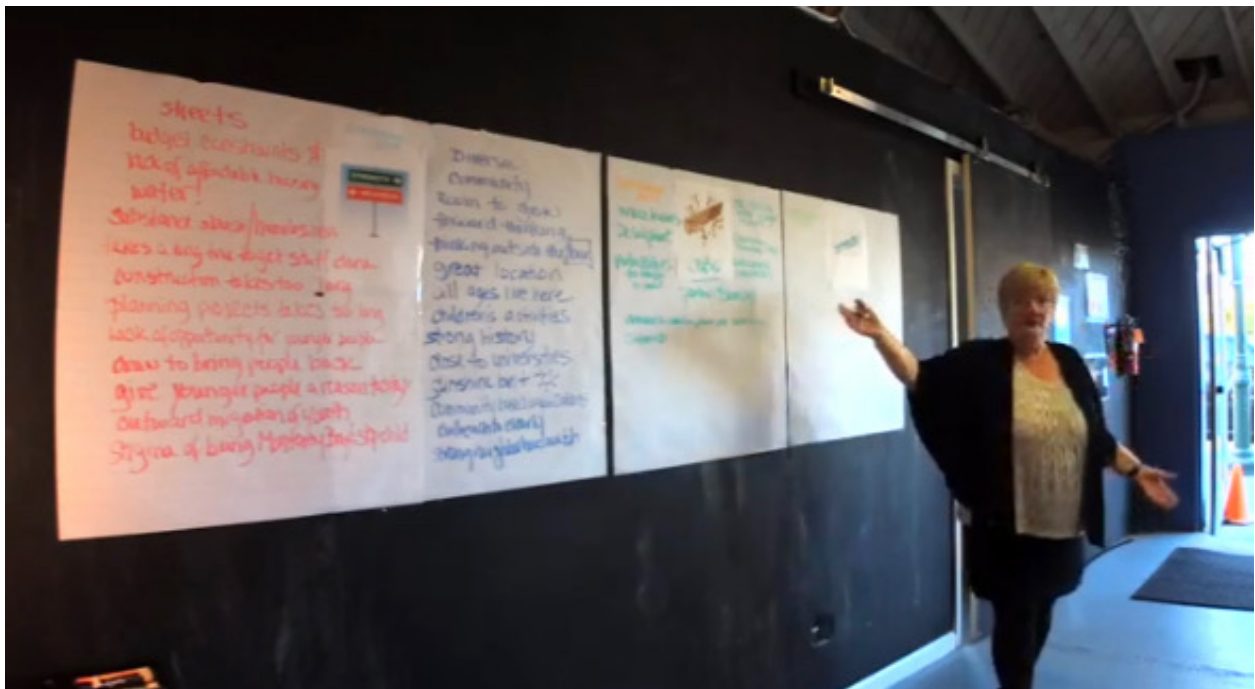
## SP-05 Overview

### Strategic Plan Overview

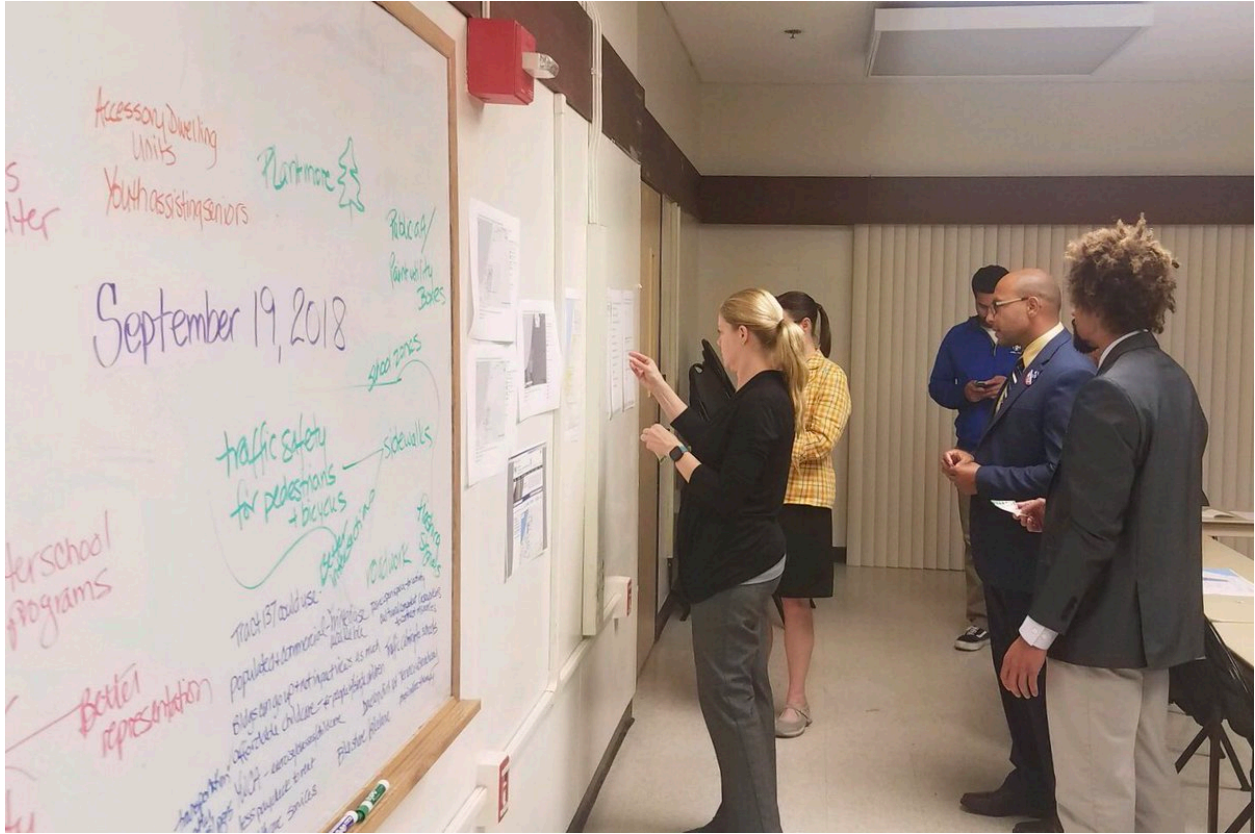
The community priority needs recommended by the CDAC on October 16, 2019:

- Access to community services (youth and senior services are priority services)
- Provide quality infrastructure
- Improve accessibility for persons with disabilities
- Promote beautification (CDAC preferred not to use the term “blight”)
- Assist microbusinesses

Over the next five years, the City of Seaside anticipates funding projects related to all of these needs, although available funding resources, community-based organization partnerships, and market conditions may ultimately limit the City’s ability to fund some project types.



SWOT analysis at Community Needs Session Sept 2019



2018 Community Needs Session kicks off CON Plan 2020

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

Table 47 - Geographic Priority Areas

1	<b>Area Name:</b>	City of Seaside
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Commercial
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	City Limits
	<b>Include specific housing and commercial characteristics of this target area.</b>	Mixed uses
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The City of Seaside is located in a HUD Difficult Development Area
	<b>Identify the needs in this target area.</b>	A variety of needs for the low/mod population
	<b>What are the opportunities for improvement in this target area?</b>	Many opportunities as brainstormed at the 2019 Community Needs Workshop
<b>Are there barriers to improvement in this target area?</b>	Economic Challenges with low income residents and smaller businesses.	
2	<b>Area Name:</b>	Qualified Census Tract 137
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	

<b>Identify the neighborhood boundaries for this target area.</b>	This HUD Qualified Census tract is bordered on the north by LaSalle, south by Sonoma, east by Noche Buena and west by Fremont Blvd.
<b>Include specific housing and commercial characteristics of this target area.</b>	Mixed uses including shopping centers and residential areas
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	HUD qualified and citizens confirmed needs with dot voting
<b>Identify the needs in this target area.</b>	Economic improvement, accessibility, services for youth and elderly
<b>What are the opportunities for improvement in this target area?</b>	Assistance for microbusinesses, accessibility improvements, youth and senior services
<b>Are there barriers to improvement in this target area?</b>	Infrastructure improvements needed. Services for multilingual population

**General Allocation Priorities**

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Seaside allocates funds on a geographic basis in eligible Census Block Groups and low income areas. At the direction of the CDAC and with the consent of the City Council, CDBG funds are directed to the low-income residential areas of the City. Public services that primarily serve low-income residential areas or that operate from facilities located in low-income residential areas are given a higher rank in the selection process. Public facilities that are located in low-income residential areas are targeted for improvements, specifically ones that target low-income households. During the five-year planning period, an emphasis will be placed on accessibility infrastructure in low-income areas.

Please note that the entire City is considered a Difficult Development Area, has a significant low-income population-including Qualified Census tract 137, and a significant population living within areas that are predominantly low-income, per HUD data. Please see attachments for further detail. Services and projects that are city-wide may not technically be targeted to low-income households but the effect is to positively impact low-income households.



## 2018 and 2019 Small DDAs & QCTs

Seaside, CA  Select a State  Select a County

Map Options : Clear | Reset | Full Screen

- QCT Legend: — Tract Outline ■ LIHTC Project ■ 2019 Qualified Census Tracts
- SADDA Legend (%): — FMR Boundary — SADDA Boundary ■ 2019 Small DDA

[Click here for the overview](#)

### Map Options

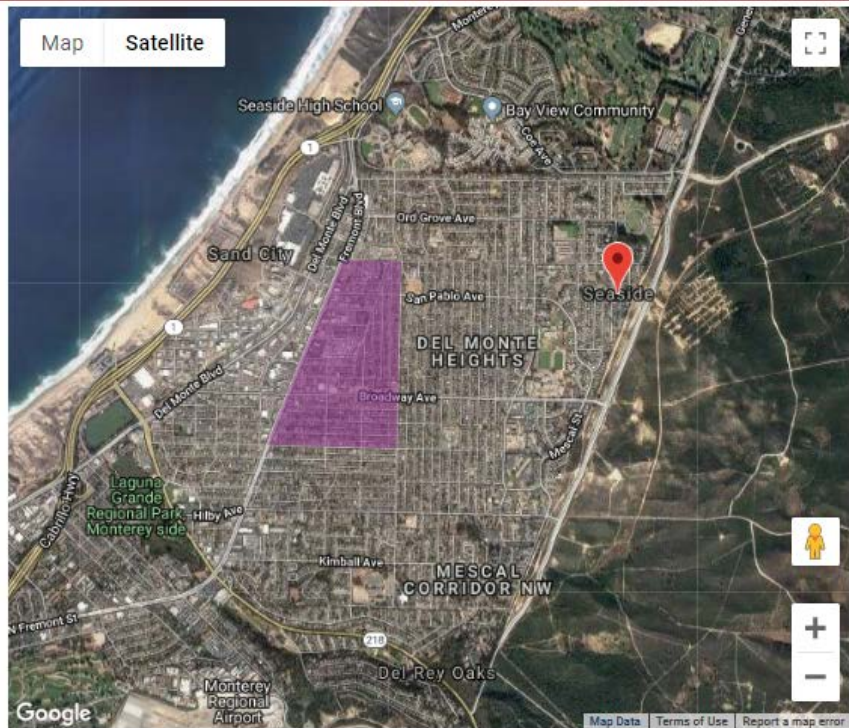
1.4 Current Zoom Level

- Show Difficult Development Areas (Zoom 7+)
- Color QCT Qualified Tracts (Zoom 7+)
- Show Tracts Outline (Zoom 11+)
- Show FMR Outlines (Zoom 4+)
- Show LIHTC Projects (Zoom 11+)

[Click here for full screen map](#)

### Select Year

- 2019
- 2018



**Qualified Census Tract 137**



## 2018 and 2019 Small DDAs & QCTs

**Map Options :** [Clear](#) | [Reset](#) | [Full Screen](#)

**QCT Legend:**
— Tract Outline
 LIHTC Project
 2019 Qualified Census Tracts

**SADDA Legend (%):**
 FMR Boundary
— SADDA Boundary
 2019 Small DDA

[Click here for the overview](#)

**Map Options**

14 Current Zoom Level

Show Difficult Development Areas (Zoom 7+)

Color QCT Qualified Tracts (Zoom 7+)

Show Tracts Outline (Zoom 11+)

Show FMR Outlines (Zoom 4+)

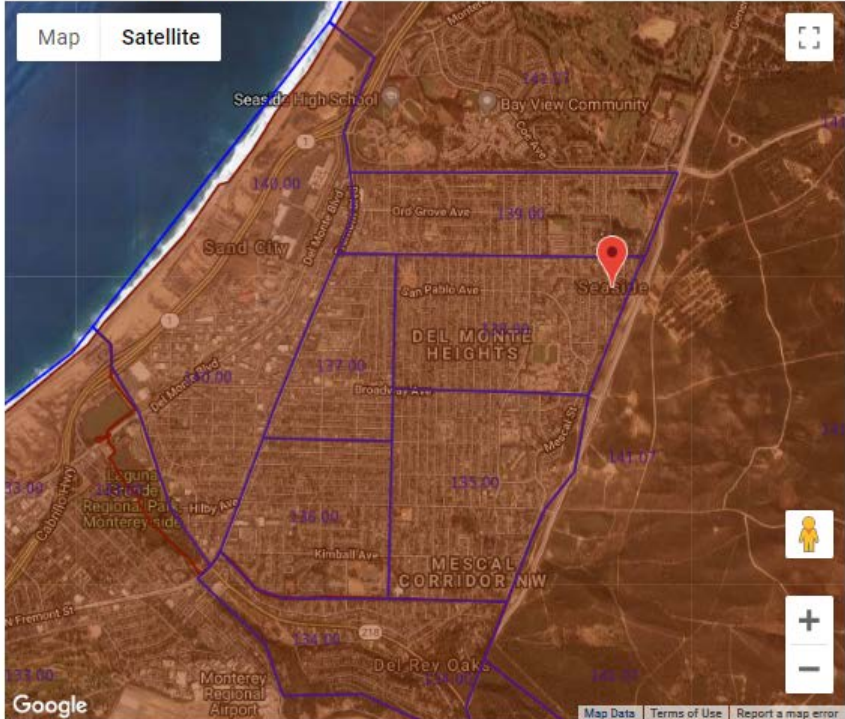
Show LIHTC Projects (Zoom 11+)

[Click here for full screen map](#)

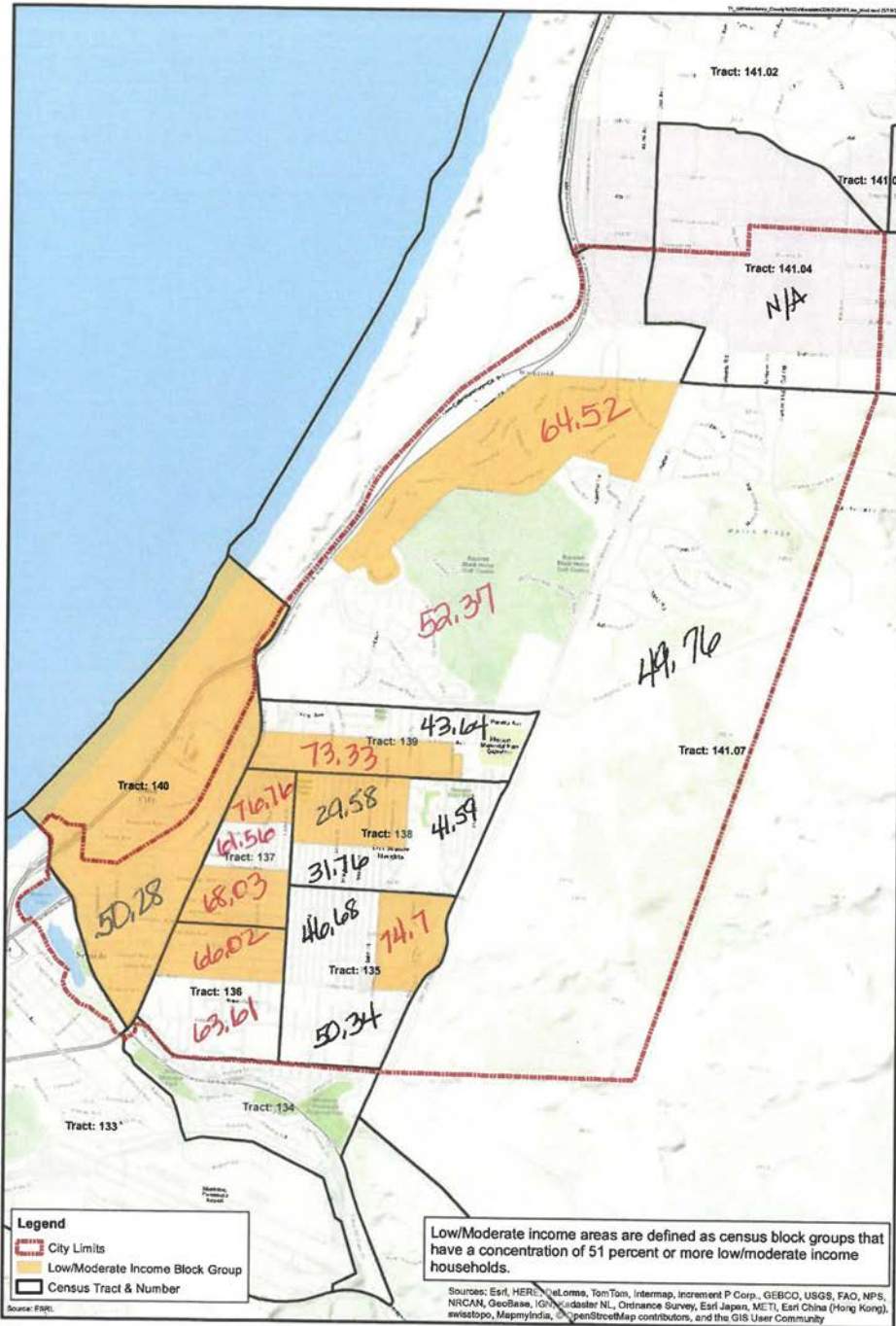
**Select Year**

2019

2018



**Difficult Development Area (all of Seaside)**



low/mod % in census tracts  
 Released 5/20/2019  
 HUD eligible -> over 51% Lm

Figure 6  
 Areas of Low and Moderate Income Concentration  
 PMC

Seaside Low-Mod Tracts 2019

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 48 – Priority Needs Summary

<b>1</b>	<b>Priority Need Name</b>	Access to community services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	City of Seaside Qualified Census Tract 137
	<b>Associated Goals</b>	Access to Community and Social Services

	<b>Description</b>	Public services benefit low income persons. The needs assessment and public process determined that the types of services identified are those where there is greatest need, the highest impact, and the best fit for CDBG funding. The populations were similarly identified. These services and populations represent a long-term commitment of the City to serve the neediest and to address the needs of youth, elderly and families with children. The City has become more active in working with tenant-landlord issues, homeless needs and outreach. Applications for funding for public services activities has routinely been at least double the available funds to allocate.
	<b>Basis for Relative Priority</b>	Seaside has a demonstrated need for public services. Applicants for funding represented activities ranging from a variety of youth services including at risk and foster children through adult education, homeless needs for adults, tenant-landlord counseling, legal services and meal delivery for seniors. All programs serve important functions and the CDAC acknowledged that youth and senior services are priorities.
2	<b>Priority Need Name</b>	Improve accessibility
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Persons with Physical Disabilities Non-housing Community Development
	<b>Geographic Areas Affected</b>	City of Seaside Qualified Census Tract 137
	<b>Associated Goals</b>	Improve accessibility to persons with disabilities

	<p><b>Description</b></p> <p>The City's motto is Include, Innovate, inspire...and accessibility for those with disabilities is necessary to include everyone in daily life activities. The activities that have taken place during the previous Consolidated Plan saw many parks improve accessibility and the City received positive feedback to continue these efforts. Preference to be given to public parks and facilities that serve youth and seniors. Facilities may be city-owned or owned by a non-profit community-based organization. ADA accessibility for persons with disabilities in some cases and can assist the City in the possibility of obtaining additional funding from other sources for other portions of upgrades. Many public facilities and parks in low-income areas need repair or improvement. The provision of quality public spaces and facilities is a high priority for the City. CDBG can assure that adequate funds are available for the areas of the City most in need</p>								
	<p><b>Basis for Relative Priority</b></p> <p>Many public facilities and parks in low-income areas need repair or improvement. The provision of quality public spaces and facilities is a high priority for the City. CDBG can assure that adequate funds are available for the areas of the City most in need.</p>								
<p><b>3</b></p>	<table border="1"> <tr> <td data-bbox="423 873 911 972"> <p><b>Priority Need Name</b></p> </td> <td data-bbox="911 873 1448 972"> <p>Provide quality facilities and infrastructure</p> </td> </tr> <tr> <td data-bbox="423 972 911 1031"> <p><b>Priority Level</b></p> </td> <td data-bbox="911 972 1448 1031"> <p>High</p> </td> </tr> <tr> <td data-bbox="423 1031 911 1738"> <p><b>Population</b></p> </td> <td data-bbox="911 1031 1448 1738"> <p>Extremely Low  Low  Large Families  Families with Children  Elderly  Public Housing Residents  Chronic Homelessness  Individuals  Families with Children  Mentally Ill  Chronic Substance Abuse  veterans  Persons with HIV/AIDS  Victims of Domestic Violence  Unaccompanied Youth  Persons with Physical Disabilities  Non-housing Community Development</p> </td> </tr> <tr> <td data-bbox="423 1738 911 1875"> <p><b>Geographic Areas Affected</b></p> </td> <td data-bbox="911 1738 1448 1875"> <p>City of Seaside  Qualified Census Tract 137</p> </td> </tr> </table>	<p><b>Priority Need Name</b></p>	<p>Provide quality facilities and infrastructure</p>	<p><b>Priority Level</b></p>	<p>High</p>	<p><b>Population</b></p>	<p>Extremely Low  Low  Large Families  Families with Children  Elderly  Public Housing Residents  Chronic Homelessness  Individuals  Families with Children  Mentally Ill  Chronic Substance Abuse  veterans  Persons with HIV/AIDS  Victims of Domestic Violence  Unaccompanied Youth  Persons with Physical Disabilities  Non-housing Community Development</p>	<p><b>Geographic Areas Affected</b></p>	<p>City of Seaside  Qualified Census Tract 137</p>
<p><b>Priority Need Name</b></p>	<p>Provide quality facilities and infrastructure</p>								
<p><b>Priority Level</b></p>	<p>High</p>								
<p><b>Population</b></p>	<p>Extremely Low  Low  Large Families  Families with Children  Elderly  Public Housing Residents  Chronic Homelessness  Individuals  Families with Children  Mentally Ill  Chronic Substance Abuse  veterans  Persons with HIV/AIDS  Victims of Domestic Violence  Unaccompanied Youth  Persons with Physical Disabilities  Non-housing Community Development</p>								
<p><b>Geographic Areas Affected</b></p>	<p>City of Seaside  Qualified Census Tract 137</p>								

	<b>Associated Goals</b>	Provide Quality Facilities and Infrastructure
	<b>Description</b>	Aging infrastructure along with accessibility and energy efficiency upgrades needed in many areas of the city are a particular need and challenge for improvement as funding is limited. Outreach sessions consistently indicate a need for improvement. The CDBG program identifies publicly-owned facilities and infrastructure such as, streets, playgrounds, and underground utilities, and buildings owned by non-profits that are open to the general public, as Public Facilities and Improvements
	<b>Basis for Relative Priority</b>	<p>Much of the basic infrastructure in low-income areas is sub-standard or in need of repair or improvement. The provision of basic infrastructure such as sewer, roadways, sidewalk, curb and gutter are a high priority for the City.</p> <p>Local infrastructure that does not meet the needs of local business or that is does not meet current standards was identified as a significant impediment to economic activity.</p> <p>CDBG can assure that adequate funds are available for the areas of the City most in need.</p>
4	<b>Priority Need Name</b>	Promote Beautification
	<b>Priority Level</b>	Low
	<b>Population</b>	<p>Extremely Low</p> <p>Low</p> <p>Large Families</p> <p>Families with Children</p> <p>Elderly</p> <p>Public Housing Residents</p> <p>Chronic Homelessness</p>
	<b>Geographic Areas Affected</b>	<p>City of Seaside</p> <p>Qualified Census Tract 137</p>
	<b>Associated Goals</b>	Promote Beautification
	<b>Description</b>	The Community Development Advisory Committee preferred the term "promote beautification" over "remove blight" as it is a more positive approach. Community outreach efforts indicate that the community wants parks, streets, neighborhoods and homes to look better and encourages ideas and approaches to achieve this goal. This category could include homeless encampment cleanup.

	<b>Basis for Relative Priority</b>	There is definitely top of mind awareness of a sense for beautification in the community, as the transformation of the Broadway business district and the volunteer efforts of the SeaStars has revitalized the community. The City has introduced a See-Click-Fix app to address spot issues and over the next five years, there is likely to be more organized efforts for facade or homeless encampment cleanup efforts, which could raise the priority level for CDBG funding in this list.
5	<b>Priority Need Name</b>	Assist Microbusinesses
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Non-housing Community Development
	<b>Geographic Areas Affected</b>	Qualified Census Tract 137
	<b>Associated Goals</b>	Microenterprise Assistance
	<b>Description</b>	Businesses in Seaside's HUD qualified census tract 137 with 5 or fewer employees including the owner can utilize CDBG assistance.
	<b>Basis for Relative Priority</b>	The City of Seaside has a HUD qualified census tract 137 which is also an Opportunity Zone. CDBG funds can be used to help businesses of five persons or less (including the owner) in this targeted area. This strategy was used successfully during the last Consolidated Plan utilizing a team effort with California State University of Monterey Bay students and small business consulting service the City provides through use of the regional SBDC. It is anticipated that City staffing availability will be appropriate to pursue this activity again during the course of the Consolidated Plan.

### Narrative (Optional)

On October 16, 2019, the Community Development Advisory Committee reviewed the results from the Community Needs workshop held on September 18, 2019 and determined the top community needs to be included in this Consolidated Plan.

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City of Seaside does not operate a TBRA program.
TBRA for Non-Homeless Special Needs	The City of Seaside does not operate a TBRA program
New Unit Production	<p>The primary market factor influencing new affordable housing production is the availability of public funds and subsidies. With the dissolution of the Seaside Redevelopment Agency, funds for affordable housing were drastically reduced, eliminating the primary source for new unit production. Without this public funding source, new units construction is severely constrained.</p> <p>However, the Ascent project at Broadway and Terrace will utilize former Redevelopment Property and the Campus Town Project using former Fort Ord property to be turned over to the City should bring many new units to the City during this Consolidated Plan.</p>
Rehabilitation	<p>As with New Unit Production, rehabilitation of affordable housing units has become challenging due to the dissolution of the Seaside Redevelopment Agency. However, Rehabilitation may be more feasible than New Unit Production because costs are lower. The cost of private financing affects small-scale single-family or multi-family rehabilitation decisions; when interest rates are low, property owners may prefer traditional financing that has few strings attached. The value of homes, and specifically the number of homeowners owing more on their homes than they are worth, limited the pool of owners who could receive a rehab loan during the previous Consolidated Plan. Rental property owners' willingness to accept the affordability restrictions of CDBG and other federal financing sources is also a factor in participation in a program.</p>
Acquisition, including preservation	<p>Land in Seaside is expensive relative to the rest of the State, but more affordable than our closest neighboring areas. This factor, combined with limited public subsidies, makes acquisition challenging. The availability of housing to acquire and convert is a primary factor in Seaside. Construction costs for rehabilitation and the availability of private and/or tax credit financing are also factors.</p>

Table 49 – Influence of Market Conditions

## SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

### Introduction

The City anticipates that the annual allocation of CDBG funds will continue to be reduced yearly. The City also plans to receive slightly over \$100,000 per year in program income from lease of land occupied by Embassy Suites.

HUD has indicated that the City will receive \$199,874 in CDBG-CV funds to address the COVID-19 pandemic.

The City does not anticipate any other program income as it is not regular enough to provide a reasonable annual estimate.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	339,767	103,600	0	443,367	1,197,468	since there have been systematic reductions in federal allocations, the projection of future funding was calculated at 95% of the year preceding. The City also plans to receive program income from lease land occupied by Embassy Suites.
Other	public - federal	Public Services Other	199,874	0	0	199,874	0	CARES Act funding to address COVID-19

Table 50 - Anticipated Resources

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

No additional resources have been identified. The CDBG program has no matching requirement.

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

As of the writing of this Consolidated Plan, we do not anticipate that publicly owned lands or properties would be used to acquire lands to achieve CDBG goals. The City could consider upgrading existing public facilities and infrastructure.

**Discussion**

Faced with reduced resources, the City has made the choice to focus CDBG resources where the need is greatest. The community-identified areas of need are infrastructure and facilities improvements in low-income areas, including street and park accessibility improvements, and providing essential public services for youth and seniors. Activities such as the development of affordable housing and rental housing subsidy are beyond the scope of available resources. The City of Seaside paid off a Section 108 Loan during the last Consolidated Plan and has no Section 108 funds outstanding.

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CITY OF SEASIDE	Government	Economic Development Homelessness Non-homeless special needs Planning neighborhood improvements public facilities	Jurisdiction
Housing Authority of County of Monterey	PHA	Public Housing Rental	Region
MONTEREY COUNTY	Government	Homelessness Non-homeless special needs Planning public services	
Boys and Girls Club of Monterey County	Non-profit organizations	neighborhood improvements public facilities public services	Region
Community Human Services	Non-profit organizations	Homelessness Non-homeless special needs neighborhood improvements public facilities public services	Region
Community Partnership for Youth	Non-profit organizations	public services	Jurisdiction
The Village Project, Inc.	Non-profit organizations	public services	Jurisdiction
Girls, Inc. of the Central Coast	Non-profit organizations	public services	Region
Legal Services for Seniors	Non-profit organizations	public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Greater Victory Temple Church of God in Christ	Community/Faith-based organization	public services	Jurisdiction
Veterans Transition Center	Regional organization	Homelessness neighborhood improvements public facilities	Region
Meals on Wheels of the Monterey Peninsula	Non-profit organizations	public services	Region
Monterey Peninsula Unified School District	Public institution	Non-homeless special needs public facilities	
EDEN COUNCIL FOR HOPE AND OPPORTUNITY	Regional organization	Non-homeless special needs public services	

**Table 51 - Institutional Delivery Structure**

### Assess of Strengths and Gaps in the Institutional Delivery System

There are more applicants for CDBG funding than there are funds available to distribute. Public services funding is distributed to fund youth, seniors and fair housing services. Major projects will improve accessibility, address blight while helping homeless veterans, create and refurbish classrooms for adult students and safety and energy efficient improvements to facilities used for recovery and youth.

### Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance			
Rental Assistance	X		
Utilities Assistance			
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	X
Child Care	X		

Education	X		
Employment and Employment Training	X		
Healthcare	X	X	X
HIV/AIDS	X		X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
<b>Other</b>			

**Table 52 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

Much as is the case with affordable housing, the City of Seaside’s limited resources prevent it from engaging in significant efforts to assist the homeless and chronically homeless, and to prevent homelessness, other than through its partnership with the Coalition and other agencies and organizations.

However, the services the City selected to fund with its annual CDBG funds do address poverty and substance abuse, which are key issues for the homeless, chronically homeless, and prevention of homelessness. In particular, Legal Services for Seniors provides services to prevent the displacement of seniors from their homes by means of eviction and foreclosure.

The City will continue to support the Coalition of Homeless Services Providers work in the preparation and implementation of the “Lead Me Home - 10 Year Plan to End Homelessness” including goals and objectives that lead to coordinated homeless prevention strategies including those specific to persons being discharged from publicly funded institutions and systems of care or receiving assistance from public and private agencies that address housing, health, social services, employment, education, or youth needs.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The City addresses the needs of special needs populations through its CDBG Public Services program. These services can include (but are not limited to) senior services, emergency food assistance, mental health counseling, substance abuse treatment, youth services, and HIV/AIDS testing and case management. The City has gaps in the areas of direct services to persons with disabilities and supportive housing for special needs groups.

The City is also utilizing HEAP funding to open a homeless shelter on Olympia Avenue expected to become operational during the Consolidated Plan.

City staff also participates regularly with three entities that shoulder planning for the Continuum of Care to address homelessness. These are: (1) the lead governmental agency: Monterey County Department of Social Services (DSS); and two unique local collaborative efforts: (2) the Coalition of Homeless Services Providers (Homeless Coalition) and (3) Leadership Council (CoC Governing Body). These committees are directly responsible for program and funding decisions that affect the residents of the County of Monterey and City of Seaside. Continued participation is necessary to ensure that needed resources are available to eligible City residents in need of shelter and housing.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

As identified above, the City has needs for transitional and permanent supportive housing for homeless persons, and affordable housing for families in general. The dissolution of the redevelopment agency has severely constrained the City's ability to address these gaps directly. The City continues to collaborate with the entities listed below to address its housing needs:

- Housing Authority of Monterey County
- Monterey County Department of Social Services
- Coalition of Homeless Services Providers (Homeless Coalition)
- Leadership Council (CoC Governing Body)
- Legal Services for Seniors
- Community Human Services
- Eden Council for Hope and Opportunity

In addition to the City CDBG staff, the CDAC assures the quality of community related programs and services to Seaside residents, including low income and the homeless. The CDAC provides residents with a gateway to connect to all housing services being provided by the City, and state, and federal government agencies, as well as private and charitable agencies, and helps to facilitate the development of programs to empower communities to strengthen families and neighborhoods.

The City of Seaside updated the Housing Element as part of the comprehensive General Plan update. The California HCD-reviewed Draft Housing Element received a Finding of Substantial Compliance from HCD in December 2017, pending adoption of the Housing Element. However, adoption of the General Plan has been delayed due to the environmental clearance process, subsequently delaying the adoption of the Housing Element. In February 2019, Seaside initiated a process to pursue adoption of the Seaside Housing Element independent of the overall General Plan process, the Housing Element was approved by the City Council in December 2019 and submitted to HCD.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Access to Community and Social Services	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development Public Services	City of Seaside Qualified Census Tract 137	Access to community services	CDBG: \$300,000	Public service activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted  Public service activities for Low/Moderate Income Housing Benefit: 120 Households Assisted
2	Improve accessibility to persons with disabilities	2020	2024	Non-Homeless Special Needs Non-Housing Community Development	City of Seaside Qualified Census Tract 137	Improve accessibility	CDBG: \$500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1800 Persons Assisted
3	Provide Quality Facilities and Infrastructure	2020	2024	Non-Homeless Special Needs Non-Housing Community Development	City of Seaside Qualified Census Tract 137	Provide quality facilities and infrastructure	CDBG: \$100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1800 Persons Assisted
4	Microenterprise Assistance	2020	2024	Non-Housing Community Development	Qualified Census Tract 137	Assist Microbusinesses	CDBG: \$75,000	Businesses assisted: 10 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Promote Beautification	2020	2024	Homeless Non-Housing Community Development	City of Seaside	Promote Beautification	CDBG: \$50,000	Housing for Homeless added: 15 Household Housing Unit

Table 53 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Access to Community and Social Services
	<b>Goal Description</b>	Improve access to social services. Coordinate homeless services with regional efforts- the Monterey County Department of Social Services (DSS); the Coalition of Homeless Service Providers (Homeless Coalition); and the Leadership Council (CoC Governing Body). Other community services include but are not limited to youth services, senior services and tenant-landlord assistance.
2	<b>Goal Name</b>	Improve accessibility to persons with disabilities
	<b>Goal Description</b>	Improve the accessibility of public facilities and remove barriers to accessibility throughout the community, including infrastructure and public improvements.
3	<b>Goal Name</b>	Provide Quality Facilities and Infrastructure
	<b>Goal Description</b>	The HUD Exchange website indicates that the CDBG program identifies publicly-owned facilities and infrastructure such as, streets, playgrounds, and underground utilities, and buildings owned by non-profits that are open to the general public, as Public Facilities and Improvements. Updates for energy efficiency and safety are included in community priorities for projects.

4	<b>Goal Name</b>	Microenterprise Assistance
	<b>Goal Description</b>	Assist businesses with 5 or fewer employees including the owner in HUD qualified census tract 137
5	<b>Goal Name</b>	Promote Beautification
	<b>Goal Description</b>	Promotion of beautification can also be considered more traditionally as eliminating blight. This includes abandoned structures on the former Fort Ord. The Veterans Transition Center plans to renovate abandoned duplexes into housing for homeless Seaside Veterans. Homeless encampment cleanup or cleanup of vacant/vacated property may also be included in this category.

**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 91.315(b)(2)**

All of the Consolidated Plan goals are targeted for low income households and most of the Social Services beneficiaries are extremely low-income households.

The City is not anticipated to provide affordable housing through HUD funds during the time of this Consolidated Plan. Affordable housing may be provided by inclusionary units as part of the Ascent and Campus Town Projects. The Veterans Transition Center is anticipated to provide 15 homeless Veterans renovated blighted duplex units on the former Fort Ord

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

The Housing Authority of the County of Monterey (HACM) is not required to increase the number of accessible units by a Section 504 Voluntary Compliance Agreement. HACM does provide reasonable accommodation and modifications for its disabled program participants so that they have equal access to housing and programs. HACM also participates as a board member in the Housing Alliance for Persons with Disabilities to further the development of accessible units in the community.

### **Activities to Increase Resident Involvements**

HACM encourages public housing residents to participate in policy, procedure, and program implementation and development through its Resident Advisory Board. HACM also distributes a newsletter to all residents, which contains relevant news, information on training and employment opportunities, and other community resources available to public housing residents. Public housing residents also participate in the development of the five-year and annual plans. The Resident Services Division distributes a survey to prioritize resident needs and schedule short- and long-term improvements.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

No

### **Plan to remove the ‘troubled’ designation**

Not applicable. HACM is not identified as troubled.

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

There is currently an inadequate supply of water on the Monterey Peninsula for new development to occur. While the City has rights to a certain amount of water in the next five years, it does not currently have access to that water due to the cease and desist order. To facilitate development of the remaining RHNA of 166 units, the City is working with other jurisdictions and agencies to maintain and augment the existing water supply.

#### **Timeframe and Objectives:**

Support efforts by the MPWMD to expand the water supply with new water sources being earmarked for development.

Continue to work to have the MPWMD and MCWD reverse its policy decision of prohibiting the transfer of water credits from one property to another.

Continue to work with MPWMD and MCWD to develop water conservation methods (e.g., low flow fixtures, instant hot water heaters, cisterns/rain gardens) to augment water for new development projects.

Seek to provide water for affordable housing within larger, mixed use developments and larger residential subdivisions and provide water as an incentive for development which includes additional affordable housing as a density bonus request.

Upon adoption of the Housing Element, provide a copy of the Element to MPWMD and MCWD for greater awareness of affordable housing priorities and collaboration, in compliance with AB 1087. to pursue various strategies to secure water for Seaside's future development:

- o Private water;
- o In-Lieu Storage and Recovery Program;
- o Diverting potable water used at the Bayonet and Black Horse Golf Course;
- o Pure Water Monterey; and
- o California American Water Desalination Project.

## **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The submission of Seaside's Housing Element to HCD in December 2019 qualified the City for application for additional HCD programs and grants. The City is working on a pilot program to promote the building of Accessory Dwelling Units (ADUs) and provide affordable housing.

## **SP-60 Homelessness Strategy – 91.215(d)**

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

The City of Seaside supports the Monterey and San Benito Counties 10-Year Plan to End Homelessness, called “Lead Me Home”. This is a comprehensive dual county plan to eliminate chronic homelessness by bringing together public services, community and faith-based organizations, safety net services, and the private sector.

The City will support the following region-wide outreach Action Steps, as outlined in the Lead Me Home Plan:

- Develop referral agreements between outreach workers and other housing and service providers that designates priority access to housing and treatments slots for clients engaged by outreach workers.
- Develop a centralized information and referral system, perhaps linked to 2-1-1 and/or SAMS Guide, to be used by outreach workers and to provide easy access to referrals and other services.
- Utilize HMIS to provide a single point of entry for homeless services and case management coordination and link housing resources and availability.
- Improve system-wide capacity to streamline referrals and improve service coordination by developing case management tools and common policies and procedures in core areas (such as client eligibility determination and documentation).
- As appropriate, offer satellite services, including targeted outreach, housing resources, transportation, and benefits assistance in appropriate locations throughout the County, including Cities where services are currently unavailable.

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

The City has increased levels of support in homeless transitional and permanent housing programs and advocate for the allocation of additional funding through CDBG, HEAP and Emergency Food and Shelter Programs. Plans are underway to open a facility in HUD qualified Census Tract 137 during the period covered in this Consolidated Plan. In addition, the City will support the following Strategies outlined in the Lead Me Home Plan:

- Create a Comprehensive Housing Pipeline;
- Focus Housing Development on Target Populations, particularly Permanent Supportive Housing for chronically homeless individuals;
- Identify New Funding Sources to Create Affordable Permanent Supportive Housing, including a Social Impact Bond and Housing Trust Fund; and

- Improve System-Level Interim Housing Outcomes, efficiently using the existing affordable housing supply.

**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.**

Homeless individuals and homeless families, who have immediate and transitional shelter needs, have been given a relative priority of high because there is a shortage of shelter facilities for these groups and because the number of homeless has been increasing in recent years, with this trend expected to continue. Homeless persons who are victims of domestic violence were assigned a high priority because existing facilities for this group are overcrowded and because more counseling services and training opportunities are needed by them.

The City has instituted a Safe Parking program as well as supporting construction of a new shelter in Census Tract 137 in a formerly vacant County owned building.

The City will support the creation of additional beds for chronically homeless persons through two primary strategies: (1) having the CoC apply for additional new Shelter Plus Care funding that will target the chronically homeless; and (2) increasing the number of beds for the chronically homeless by modifying existing Shelter Plus Care programs that do not specifically target chronically homeless persons. This second strategy would be achieved by providing chronically homeless persons with a priority when filling vacancies in non-targeted Shelter Plus Care programs as they occur.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

The City will support projects and programs and also rank proposed improvements and programs that prevent homelessness higher than others. In addition, the City will support the following Strategies outlined in the Lead Me Home Plan:

- Integrate Services at the System Level;
- Enhance and Integrate Services at the Client Level;
- Improve Access to Mainstream Benefits;
- Launch Employment First (job training that focuses on on-the-job training);

- Strengthen Job Development Capacity and Increase On-Site Support Following Job Placement;
- Pursue Economic Development Opportunities that Will Create New Jobs for Homeless or Formerly Homeless Persons;
- Plan for Stability Prior to Release from Incarceration;
- Implement Alternatives to Arrest and Incarceration;
- Create Universal Healthcare Discharge Policies; and
- Transition Aged-out Foster Youth to Housing and Income Stability.

[https://www.montereycountyweekly.com/blogs/news\\_blog/proposed-homeless-shelters-in-seaside-and-salinas-are-awarded-funding/article\\_d8493350-8323-11e9-9fc3-f7c4d0af954d.html](https://www.montereycountyweekly.com/blogs/news_blog/proposed-homeless-shelters-in-seaside-and-salinas-are-awarded-funding/article_d8493350-8323-11e9-9fc3-f7c4d0af954d.html)

## Proposed homeless shelters in Seaside and Salinas are awarded funding as decision-makers allocate monies.

Pam Marino  
May 30, 2019



A former Monterey County health building at 1292 Olympia Ave. in Seaside is the site of proposed homeless shelter run by Community Human Services and Gathering for Women.

Nic Coury

### Homeless Shelter Plans Move Forward

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The City will work together with the County Public Health Department to monitor incidences of elevated lead levels in the blood of residents. The City's Building and Code Enforcement division will respond to calls regarding lead-based paint, and may require landlords to fix chipping paint.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

Actions will be taken based on incidents reported by the County and as encountered by the City's Code Enforcement Team.

### **How are the actions listed above integrated into housing policies and procedures?**

The City distributes a brochure, available in English and Spanish, entitled "Protect Your Family from Lead in Your Home" published by the US Environmental Protection Agency. In addition, all rehabilitation contracts include provisions for work necessary to eliminate any existing lead-based paint hazards on applicable surfaces.



---

# Protect Your Family From Lead in Your Home

---



September 2013

## Lead Paint information

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The City has always been concerned about poverty and recognizes the need of its citizens to live in sound and sanitary housing in safe and decent neighborhoods. Its first three redevelopment project areas, Noche Buena, Del Monte Heights, and Hannon Areas, were exclusively residential projects providing decent housing in an urban environment. The subsequent project areas were for economic development growth, which led to the creation of the Gateway Auto Center, Laguna Grande Shopping Center, Seaside Auto Center Expansion, and City Center Revitalization Redevelopment Project, which in turn created jobs and improved the City's tax base.

The City's General Plan includes a proactive program for economic development. It is the City's policy that the current emphasis on economic development is consistent with and is an integral part of its housing strategy to improve the quality of life for its residents.

In November 2012, the City adopted an Economic Opportunity Plan. The Economic Opportunity Plan is a guide to how the City of Seaside will achieve its goal of creating and maintaining a diverse, stable, and sustainable economic base. The Economic Opportunity Plan establishes a skeletal framework that will be supplemented over time as plans, programs, and market studies are prepared and adopted.

Key components of the Economic Opportunity Plan include policies and procedures, including specific criteria for evaluating solicited and unsolicited proposals, the identification of key opportunity sites including "next steps" recommendations. In 2015, a long-range property management plan for the disposition of former Redevelopment Agency-owned property was approved as well as a Small Business Support Program which includes the marketing of Seaside's community's amenities, assets, and includes partnering with the regional SBDC for small business consulting outreach and events.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?**

The Economic Opportunity Plan is complementary to this affordable housing plan. The support of existing housing and the creation of new housing is part and parcel of creating a viable community. Encouraging entrepreneurship and small business helps build community and creates jobs.

**City of Seaside  
PROCLAMATION**



**"Small Business Month"  
May 2019**

**WHEREAS** *small businesses are the engines of job creation in the United States and this fact comes to life in the City of Seaside, California; and*

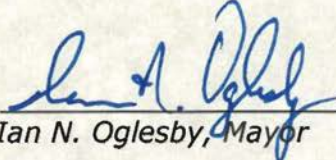
**WHEREAS** *small businesses represent a community at work; and often times their value and the role they play in our communities is overlooked; and*

**WHEREAS** *in the City of Seaside, our small businesses over the years have provided jobs, paid taxes, and contributed to local charitable and community efforts; and*

**WHEREAS** *owners of small businesses deserve recognition, gratitude and*

**WHEREAS** *the City of Seaside recognizes that small businesses in Seaside are a core component of our local economy and pays tribute to their determination and spirit; and*

**NOW, THEREFORE, I, The Honorable Ian N. Oglesby, Mayor of the City of Seaside, California, do hereby proclaim May, 2019 as Small Business Month encouraging residents to recognize Seaside's small businesses for the contributions they make in providing jobs, generating revenue, and for the unique cultural and social element they bring to our community.**

  
\_\_\_\_\_  
Ian N. Oglesby, Mayor

May 2, 2019

**Small Business recognition**



**SBDC workshop in Seaside**

## **SP-80 Monitoring – 91.230**

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

The CDAC receives quarterly reports on CDBG funding activities. Public Notices for all HUD Plans and reports (CON Plan, Annual Action Plan and Consolidated Annual Performance Evaluation Report) are published in the Monterey County Weekly in both English and Spanish and the @SeasideCreates social media accounts on Twitter and Facebook. Monitoring activities by the CDAC include presentations if requested on the subrecipient programs and how they have utilized CDBG funding. All subrecipients submit their applications and reimbursement requests via City Data Services data management so desk reviews are easily facilitated and required documents are accessible.

## Expected Resources

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

#### Introduction

The City anticipates that the annual allocation of CDBG funds will continue to be reduced yearly. The City also plans to receive slightly over \$100,000 per year in program income from lease of land occupied by Embassy Suites.

HUD has indicated that the City will receive \$199,874 in CDBG-CV funds to address the COVID-19 pandemic.

The City does not anticipate any other program income as it is not regular enough to provide a reasonable annual estimate.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	339,767	103,600	0	443,367	1,197,468	since there have been systematic reductions in federal allocations, the projection of future funding was calculated at 95% of the year preceding. The City also plans to receive program income from lease land occupied by Embassy Suites.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Public Services Other	199,874	0	0	199,874	0	CARES Act funding to address COVID-19

Table 54 - 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**

No additional resources have been identified. The CDBG program has no matching requirement.

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

As of the writing of this Consolidated Plan, we do not anticipate that publicly owned lands or properties would be used to acquire lands to achieve CDBG goals. The City could consider upgrading existing public facilities and infrastructure.

**Discussion**

Faced with reduced resources, the City has made the choice to focus CDBG resources where the need is greatest. The community-identified areas of need are infrastructure and facilities improvements in low-income areas, including street and park accessibility improvements, and providing essential public services for youth and seniors. Activities such as the development of affordable housing and rental housing subsidy are beyond the scope of available resources. The City of Seaside paid off a Section 108 Loan during the last Consolidated Plan and has no Section 108 funds outstanding.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Access to Community and Social Services	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development Public Services	City of Seaside Qualified Census Tract 137	Access to community services	CDBG: \$71,292	Public service activities other than Low/Moderate Income Housing Benefit: 1285 Persons Assisted  Public service activities for Low/Moderate Income Housing Benefit: 40 Households Assisted
3	Improve accessibility to persons with disabilities	2020	2024	Non-Homeless Special Needs Non-Housing Community Development	City of Seaside	Improve accessibility	CDBG: \$106,145	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 845 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Provide Quality Facilities and Infrastructure	2020	2024	Non-Homeless Special Needs Non-Housing Community Development	City of Seaside	Provide quality facilities and infrastructure	CDBG: \$162,786	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
5	Promote Beautification	2020	2024	Homeless Non-Housing Community Development	City of Seaside	Provide quality facilities and infrastructure Promote Beautification	CDBG: \$40,000	Homelessness Prevention: 18 Persons Assisted

Table 55 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Access to Community and Social Services
	<b>Goal Description</b>	
3	<b>Goal Name</b>	Improve accessibility to persons with disabilities
	<b>Goal Description</b>	The City of Seaside will be starting phased project to improve accessibility at Ellis Park.

4	<b>Goal Name</b>	Provide Quality Facilities and Infrastructure
	<b>Goal Description</b>	<p>The CDBG program identifies publicly-owned facilities and infrastructure such as, streets, playgrounds, and underground utilities, and buildings owned by non-profits that are open to the general public, as Public Facilities and Improvements.</p> <p>During 2020-2021 upgrades are scheduled for the Boys and Girls clubhouse, residential substance treatment center, Genesis House, rehabilitation of a modular classroom and creation of an outdoor classroom at the Monterey Adult School (located in Seaside)</p>
5	<b>Goal Name</b>	Promote Beautification
	<b>Goal Description</b>	The Veterans Transition Center plans to rehab abandoned duplexes on the former Fort Ord to provide housing for homeless Seaside veterans.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

A joint committee of the Homeless Commission and the Community Development Advisory Committee met at a special meeting on March 11, 2020 to make recommendations to City Council for projects for 2020-2022 cycle. Due to the COVID-19 Pandemic, a waiver was applied for an extension to the process. On May 21, 2020, the City Council provided direction to staff for projects and activities to include in the Annual Action Plan.

#### Projects

#	Project Name
1	Boys and Girls Club Facility improvements
2	Community Human Services-Genesis House facility upgrades
3	MPUSD-Garden Based Classroom
4	MPUSD portable classroom rehabilitation
5	Veterans Transition Center-Transitional Housing HVAC Replacement / Housing Renovations
6	Public Services
7	General Administration of Seaside CDBG program
8	CDBG-CV Food and Mask Distribution
9	CDBG-CV Program Administration
10	Ellis Park Accessibility Improvements

Table 56 - Project Information

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

Public services funding requests far exceeded the available funding. The joint committee recommended all ten applicants move forward, splitting the funds equally so all would receive approximately \$6,000. The City Council held a spirited discussion and determined a better solution would be to fund the eight applicants currently receiving funding, and fund them with the percentage of available funds available totaling their requests. No applicant can receive less than \$5,000, and with less recipients splitting the funds, the larger requests would get an award closer meeting their needs.

Project allocations were adjusted from the committee recommendation as well. Council determined the City's Ellis Park accessibility improvements should be funded in phases, with the bulk of the funding in year 2 (the recommendation was for some projects requested for year 2 be moved into year 1 so that the lone project in year 2 was Ellis Park, Council put the year 2 projects back in year 2. Both the Joint

Committee and the Council determined that the Meals on Wheels project application for flooring for the entire Senior Center located in Pacific Grove would not serve Seaside Residents. (note: The Meals on Wheels program is based out of the kitchen of that facility and was approved for public services funding for the Seaside residents served by the program).

# AP-38 Project Summary

## Project Summary Information



1	<b>Project Name</b>	Boys and Girls Club Facility improvements
	<b>Target Area</b>	City of Seaside
	<b>Goals Supported</b>	Provide Quality Facilities and Infrastructure
	<b>Needs Addressed</b>	Provide quality facilities and infrastructure
	<b>Funding</b>	CDBG: \$70,000
	<b>Description</b>	Capital improvements to the gymnasium gym include converting 2 staff locker rooms into 2 single use rest rooms, re-stripping and re-coating 7000 square feet of gym floor space, replacing padded wall panels around the perimeter of the gym, purchasing and installing 2 new multi-sport scoreboards.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	325 low/moderate income youth regularly use the Boys and Girls Club.
	<b>Location Description</b>	1332 LaSalle Avenue, Seaside, CA
	<b>Planned Activities</b>	
2	<b>Project Name</b>	Community Human Services-Genesis House facility upgrades
	<b>Target Area</b>	City of Seaside Qualified Census Tract 137
	<b>Goals Supported</b>	Provide Quality Facilities and Infrastructure
	<b>Needs Addressed</b>	Provide quality facilities and infrastructure
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	Upgrades to the Genesis House residential treatment facility.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	130 persons will benefit per year. Genesis House is a state-licensed, residential substance abuse treatment program for adults 18 years of age and older. The co-ed program offers 28 beds for stays of 3 to 6 months. The perinatal program offers 8 beds for stays of 6 to 10 months. Children ages 0 to 5 may live with their mothers in treatment. Genesis House is accredited by CARF International.
	<b>Location Description</b>	Genesis House is located in three adjacent buildings at 1152 Sonoma Avenue in Seaside, CA 93955. It is located on the border of Census Block Group 1, 0136 and Census Block Group 2, 0137.

	<b>Planned Activities</b>	Facility upgrades to Genesis House residential substance abuse treatment facility with 36-bed capacity for men and women. Flooring upgrades for safety and energy efficiency.
<b>3</b>	<b>Project Name</b>	MPUSD-Garden Based Classroom
	<b>Target Area</b>	City of Seaside
	<b>Goals Supported</b>	Provide Quality Facilities and Infrastructure
	<b>Needs Addressed</b>	Provide quality facilities and infrastructure
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Construct a garden based classroom at Monterey Adult School, LaSalle Avenue
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Many of the 60 adult students have not succeeded in traditional classroom settings. The garden classroom will provide a hands-on, project-based format for our students to find academic success in a setting that applies to real life. It will allow them to make real world connections, and prepare for careers that need qualified staff. It allows for students who have had a marginalized educational experience to gain confidence and skills needed for economic mobility.
	<b>Location Description</b>	1295 LaSalle Avenue, Seaside.
	<b>Planned Activities</b>	Construction of a garden based classroom.
<b>4</b>	<b>Project Name</b>	MPUSD portable classroom rehabilitation
	<b>Target Area</b>	City of Seaside
	<b>Goals Supported</b>	Provide Quality Facilities and Infrastructure
	<b>Needs Addressed</b>	Provide quality facilities and infrastructure
	<b>Funding</b>	CDBG: \$42,786
	<b>Description</b>	Rehabilitation of a modular classroom at the Monterey Adult School
	<b>Target Date</b>	6/30/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The rehabilitation of the construction classroom portable will allow Monterey Adult School to provide classes/programs for 60 low and moderate-income persons to enter the construction trades. It will allow for partnerships with the construction union to create pre-apprenticeship and apprenticeship opportunities, along with stackable certifications and/or adult basic education in different construction trades that allow an individual to receive training and increase economic mobility within a shorter timeline.
	<b>Location Description</b>	1295 LaSalle Avenue
	<b>Planned Activities</b>	
5	<b>Project Name</b>	Veterans Transition Center-Transitional Housing HVAC Replacement / Housing Renovations
	<b>Target Area</b>	
	<b>Goals Supported</b>	Improve accessibility to persons with disabilities Provide Quality Facilities and Infrastructure Promote Beautification
	<b>Needs Addressed</b>	Improve accessibility Provide quality facilities and infrastructure Promote Beautification
	<b>Funding</b>	CDBG: \$40,000
	<b>Description</b>	Renovation of duplexes to house homeless veterans and families
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	14-18 homeless veterans and their families will utilize these transitional units each year.
	<b>Location Description</b>	former Fort Ord military housing duplexes (in blighted area Hayes Circle) VTC is HUD and HHS deed restricted to only serve Veterans and the homeless.
<b>Planned Activities</b>	Renovation of abandoned duplexes on former Fort Ord lands including modern upgrades for energy efficiency in HVAC systems. The third phase of a project started in conjunction with City & County of Monterey and Home Depot.	
6	<b>Project Name</b>	Public Services

	<b>Target Area</b>	City of Seaside Qualified Census Tract 137
	<b>Goals Supported</b>	Access to Community and Social Services
	<b>Needs Addressed</b>	Access to community services
	<b>Funding</b>	CDBG: \$71,291
	<b>Description</b>	Public Services activities for Seaside's CDBG program. These activities are capped at 15% of the available grant and program income. Public Services activities approved by the City Council to be included in the Annual Action Plan include participation by: Community Partnership for Youth, ECHO Fair Housing, Girls, Inc of the Central Coast, Greater Victory Temple Community Program, Legal Services for Seniors, Meals on Wheels of the Monterey Peninsula, Palenke Arts and the Village Project
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 1285 persons and 40 very-low, low and moderate income level households are expected to benefit from the proposed activities.
	<b>Location Description</b>	These activities will be located throughout the City of Seaside.
	<b>Planned Activities</b>	City Council directed that activities will include after school programs including tutoring, self-esteem, mentoring younger students, community meals/after school, legal services for seniors, meals on wheels for homebound and tenant/landlord fair housing services. Organizations include, Palenke Arts, Community Partnership for Youth, ECHO fair housing, Girls Inc. of the Central Coast, Greater Victory Temple, Legal Services for Seniors, Meals on Wheels and the Village Project.
7	<b>Project Name</b>	General Administration of Seaside CDBG program
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$95,055
	<b>Description</b>	General administration costs to administer the CDBG program. Includes staffing, legal notices, supplies (including outreach meetings and public review documents), data management services and reimbursable overhead costs. Capped per HUD at 20% of Grant and Program income.
	<b>Target Date</b>	6/30/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not applicable
	<b>Location Description</b>	City of Seaside
	<b>Planned Activities</b>	Administration of CDBG program including citizen participation activities.
8	<b>Project Name</b>	CDBG-CV Food and Mask Distribution
	<b>Target Area</b>	City of Seaside Qualified Census Tract 137
	<b>Goals Supported</b>	Access to Community and Social Services
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG-CV: \$197,874
	<b>Description</b>	The City will coordinate food and mask distribution for Seaside residents financially impacted by COVID-19. The City plans to coordinate with the Food Bank of Monterey County as a provider of the food. The City will administer the project.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Seaside's residents work primarily in the hospitality, retail and service industries and have been particularly hard hit financially by the COVID-19 pandemic. We anticipate a minimum of 300 low income families will utilize food distribution events using these funds
	<b>Location Description</b>	City Hall, 400 Harcourt, Seaside, CA 93955.
	<b>Planned Activities</b>	Food and mask distribution to families financially impacted by COVID-19
9	<b>Project Name</b>	CDBG-CV Program Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG-CV: \$2,000
	<b>Description</b>	Administration of the CDBG-CV program
	<b>Target Date</b>	6/30/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Administration of the special CDBG-CV funds. The City is purposely minimizing the reimbursement for these activities to allow more funds to be used for the food and mask distribution project
<b>10</b>	<b>Project Name</b>	Ellis Park Accessibility Improvements
	<b>Target Area</b>	City of Seaside Qualified Census Tract 137
	<b>Goals Supported</b>	Improve accessibility to persons with disabilities Provide Quality Facilities and Infrastructure
	<b>Needs Addressed</b>	Improve accessibility Provide quality facilities and infrastructure
	<b>Funding</b>	CDBG: \$85,857
	<b>Description</b>	Accessibility improvements to Seaside's Ellis park. The City will manage this project and will be utilizing CDBG funding to start in 2020 and continue in 2021
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Census data indicates that 845 Seaside mobility impaired residents can benefit from installation of wheelchair and ramp facilities at Ellis Park.
	<b>Location Description</b>	Ellis Park, Seaside.
	<b>Planned Activities</b>	

## **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 assistance will be directed to low/moderate needs throughout the City of Seaside. Should projects be proposed in HUD Qualified Census Tract 137, they will receive higher priority?

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
City of Seaside	100
Qualified Census Tract 137	

**Table 57 - Geographic Distribution**

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

All of Seaside is considered a difficult development area by HUD, and Census Tract 137 is an Opportunity Zone and a Qualified Census Tract.

### **Discussion**

The City received requests for twice as much funding for public services projects as funding available. The COVID-19 shelter in place emergency has forced all applicants to adjust their programs and created a need for food distribution that will be addressed by the city's CDBG-CV project.

## Affordable Housing

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

#### Introduction

Although Seaside's CDBG program has limited funding, a portion of the funds has been utilized by the Veterans Transition Center for the previous two years and will continue this year to rehabilitate blighted abandoned housing units on the former Fort Ord to become transitional housing for Seaside veterans.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	15
Non-Homeless	0
Special-Needs	0
Total	15

**Table 58 - One Year Goals for Affordable Housing by Support Requirement**

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

**Table 59 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

The Veterans Transition Center is continuing with the rehabilitation of units on the former Fort Ord for transitional Veterans Housing. This year's activities will include HVAC upgrades.

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

### **Introduction**

The primary public organization for affordable housing and supportive services in the City is the Housing Authority of the County of Monterey (HACM), a public housing authority whose mission is to develop and operate affordable housing and implement supportive programs. The Housing Authority manages a Section 8 Housing Choice Voucher (HCV) program and Family Self Sufficiency programs. Both programs are essential in meeting Seaside's housing needs.

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

As of June 30, 2016, HACM has converted all public housing units countywide into Project-Based Rental Assistance. The City will coordinate with the Leadership Council to implement the "Lead Me Home" 10 Year Plan to End Homelessness.

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

The Family Self Sufficiency Program is designed to help families become financially independent of cash aid assistance by obtaining employment. Successful participating families are rewarded with a savings account that is established by HACM. Additionally, the HACM's commitment to the program participants is solidified by the HACM partnering and collaborating with a variety of local service providers that are equally interested in helping families reach their goal of self-sufficiency. Services may include career counseling, financial literacy, parenting skills and homeownership preparation.

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

HACM is not identified as "troubled."

### **Discussion**

The Housing Authority of Monterey County, the cities of Salinas, Monterey and Seaside and the County of Monterey prepared an Analysis of Impediments approved in 2019.

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

### **Introduction**

The City of Seaside works with regional homeless assistance coordination to reduce homelessness. The lead agency is the Monterey County Department of Social Services (DSS). Two local collaborative efforts are the Coalition of Homeless Services Providers (Homeless Coalition) and Leadership Council (CoC governing body). These organizations are directly responsible for funding and program decisions for Monterey County and the City of Seaside.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City will closely coordinate with Monterey County and the Leadership Council CoC to reach out to homeless persons. As described in the "Lead Me Home" 10 Year Plan to End Homelessness, these entities will: collaborate to develop referral agreement between outreach workers and other housing and service providers and designate priority access to housing and treatment slots for clients engaged by outreach workers, develop a centralized information and referral system, streamline referrals and improve service coordination, partner hospitals with existing services to establish respite care centers and detoxification facilities, enhance coordination with mainstream benefits programs. In these efforts, the City will act as an information and referral resource for participating housing and homeless service providers to facilitate agreements and partnerships.

The Greater Victory Temple indicated to the City Council on April 5, 2018 that they have a program in conjunction with the One Starfish program for unsheltered persons to provide meals to the community at their location and emergency shelter. The City has also instituted a Safe Parking Program.

Seaside participated in Analysis of Impediments outreach efforts through an MOU with the Cities of Salinas and Monterey, Monterey County and the Housing Authority of Monterey County to further find out the needs of the entire community and is currently exploring HEAP funding possibilities to address homeless concerns and open a shelter.

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

Seaside is working with Gathering for Women and Community Human Services to open a shelter in HUD Qualified Census Tract 137 within the next year. The majority of the funding will be through HEAP.

**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**

Transitional housing services are available in Seaside through the Salvation Army. This agency has not applied for CDBG funding for the current cycle.

The Veterans Transition Center is rehabilitating duplexes for transitional veterans' housing.

**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.**

The City will support projects and programs and give proposed programs and improvements that prevent homelessness higher priority. In addition, the City will promote these strategies outlined in the "Lead Me Home" plan: integration of services at the system level; enhancement and integration of services at the client level; improving access to mainstream benefits; launch Employment First (job training); strengthen job development capacity and on-site support; economic development opportunities that will create new jobs for homeless or formerly homeless persons; plan for stability prior to release from incarceration; implement alternatives to arrest and incarceration; create universal healthcare discharge policies and transition aged-out foster youth to housing and income stability.

## **Discussion**

Many seniors, even homeowners, face financial challenges due to limited incomes. Senior households, especially those on limited incomes, need affordable housing. Seniors also face housing challenges related to physical disabilities. Many of the disabilities are age related, including declining mobility and self-care issues that interfere with their ability to remain independent. Seniors have a variety of housing options, including:

- Independent living – seniors reside in their home or apartment with little support or care
- Assisted living facilities – senior maintains a level of independence, residing in an apartment, and receives varied levels of support and assistance such as light housekeeping, meals, transportation, and/or medication
- Residential care facilities – typically a smaller licensed facility, often with 6 or fewer residents,

that provides services similar to those provided by assisted living facilities

- Intermediate care or skilled nursing facilities – a licensed facility that provides a higher, continuous level of professional care

Although a variety of housing options are available to seniors, and all housing options are available in Seaside, facilities providing supportive services and a higher level of care are expensive. Most affordable senior housing is classified as independent living and does not provide supportive services. Lower-income seniors cannot afford to take advantage of many of the housing options and consequently remain in independent living situations struggling with self-care issues. The Monterey County Department of Social Services provides a Senior Information, Referral and Assistance hotline, which is initial point of contact for people seeking information about senior services. The program specializes in information related to the needs of seniors and people with disabilities. Legal Services for Seniors provides a variety of low cost legal assistance.

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

### **Introduction:**

The City's General Plan Housing Element was updated in 2019 and systemically analyzes and addresses barriers to affordable housing. These include governmental, non-governmental, and environmental constraints. That analysis leads to policies and programs to address these constraints. Please find more detailed information on affordable housing in the City's Housing Element on the City of Seaside website and at [www.seaside2040.com](http://www.seaside2040.com).

The City is currently in the process of a full General Plan update and has completed the Monterey County Joint Analysis of Impediments approved in spring 2019.

### **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**

In order to produce affordable housing, the City has an inclusionary housing ordinance. The ordinance requires that for all new developments, at least 20 percent of new units constructed must be restricted for occupancy by moderate, low or very low-income households. For further information, refer to Chapter 17.31, Affordable Housing Requirements, of the Seaside Code of Ordinances at the following on the City of Seaside website.

To expedite project facilitation and provide internal support to project applicants, the City has also established a planning permit review process. When required, permit review takes place before any necessary building permits or business licenses are applied for and are intended to ensure that new development is compatible with surrounding neighborhoods and planned future development.

### **Discussion:**

The state mandated emergency shelter ordinance was approved by the City Council in early 2018. The City of Seaside's approved an updated Housing Element in December 2019. Five agencies in Monterey County, including Seaside completed a joint Analysis of Impediments approved in 2019.

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

### **Introduction:**

This section describes the City's actions to address underserved needs, maintain affordable housing, reduce lead-based paint hazards, reduce poverty, develop institutional structure, and enhance public-private coordination.

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

Use CDBG funds targeted to public facilities and infrastructure to make ADA accessibility improvements. Use CDBG funds targeted to public services to support organizations that assisted underserved populations.

During the program year, the City will work with several organizations that focus on increasing self-sufficiency among lower-income populations. These organizations included the Legal Services for Seniors, which provides a legal service pertaining to housing, health, and finances for elderly residents; drug rehabilitation provided by Community Human Services. Services to help youth start off on the right path include Community Partnership for Youth, Boys and Girls Club of Monterey County, The Village Project, Girls, Inc. and ECHO fair housing services. CDBG funded projects include Section 3 policies to help reduce the number of poverty level families.

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

Housing programs have been limited as a result of a lack of resources and staffing available to the City. The city does not plan to revive façade improvement programs for homeowners or small businesses in the plan year. The City plans to support the "Lead Me Home" Plan in its efforts to build an affordable housing pipeline and coordination with HACM in rehabilitating and upgrading affordable housing units.

The Coalition's participation in HUD's Homeless Assistance Programs will pay for the development, rehabilitation, or leasing of housing for homeless persons and also for supportive services for those persons. In addition to applying for funding for the previously listed emergency and transitional housing, most all of which offer supportive services, the Coalition also assisted numerous non-profit and other agencies in applying for funding through the Homeless Assistance portion of HUD's program to provide supportive and self-sufficiency services.

These supportive and self-sufficiency services include educational and vocational services which focus on social, living, interpersonal, study and job skills. Linkage to other services and services providers is also provided. In many of the housing projects, Monterey County Behavioral Health provides case coordination and representative payees. Additional services provided in some facilities include reintegration, full case management, life skills, and substance abuse counseling.

The City is actively encouraging the building of Accessory Dwelling Units as a means of increasing the housing stock in an affordable manner.

The City of Seaside will continue to support public and non-profit agencies in utilizing programs that assist homeless persons to make the transition to permanent housing and independent living through maintaining these existing supportive services, New development on the former Fort Ord lands will have a 20% affordable housing requirement per the Fort Ord Reuse Plan. supportive housing, and affordable housing units.

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

The City will mitigate lead-based paint through public facilities improvements, and educate participants on the hazards of lead-based paint. In addition, all rehabilitation contracts for public facilities or other rehabilitation projects funded through the City include provisions for work necessary to eliminate any existing lead-based paint hazards on applicable surfaces. If lead hazards are discovered in a residential or a commercial building, the agency responsible for abatement would be the Monterey Bay Air Resources District.

Brochures bringing awareness to the lead-based paint danger are available at the Seaside Creates satellite office and on the City Website.

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

Public services help the recipients of services save funds that may have been spent otherwise (such as food for homebound seniors, legal services, tutoring or childcare for youth, tenant-landlord assistance, etc.).

The City plans to use the CDBG-CV funds for food & face mask distribution as unemployment in hospitality and retail sectors skyrocketed during shelter in place. This will help citizens use their limited funds for other needs.

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

Continue to use CDBG Administration funds to implement the Consolidated Plan and Annual Action Plans, address the Analysis of Impediments to Fair Housing, complete annual CAPER reports, and comply with HUD regulations.

Continue to support institutions that provide housing and services for low income populations with CDBG Public Services funds, and by providing other forms of support available to the City.

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

The City will continue to support regional planning efforts such as the Leadership Council CoC and the “Lead Me Home” 10 Year Strategy to End Homelessness as well as joining forces with the other CDBG recipient agencies in Monterey County for an analysis of impediments. During the April 5, 2018 City Council meeting, the NAACP and Legal Services for Seniors indicated that they currently provide tenant-landlord assistance in Seaside. ECHO Housing has applied for CDBG funding to institute a presence in Seaside for their tenant-landlord and fair housing services.

**Discussion:**

The 2020-2022 application cycle increased the number of applicants for funding and the variety of projects and services offered to be provided. The requests far exceeded the funding levels expected.

## Program Specific Requirements

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

#### Introduction:

The City of Seaside CDBG program is focused on low/moderate income persons and the large response to the Notice of Funding Availability serves to illustrate the need for funding to serve this population.

#### 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	32,212
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>32,212</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	199,874
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.	100.00%

#### Discussion:

This Annual Action Plan is for the Fiscal Year beginning July 1, 2020 through June 30, 2021. The City of Seaside has a two-year subrecipient application process and this is the first year of that two-year cycle. The City anticipates that CDBG funds will be used for Low and Moderate-income persons. In addition to the regular Program Income from Embassy Suites land lease rental, unanticipated payments on

Annual Action Plan 175  
2020

outstanding deferred CDBG funded loans totaling \$32,211.67 were received during 2019-2020 and will be programmed in this Annual Action Plan.

Due to the COVID-19 pandemic CDBG-CV funds awarded for this urgent need activity total \$199,874 and will be utilized by the City of Seaside for food distribution which may include facemasks as directed by City Council on 5/21/2020.

## Appendix x - Alternate/Local Data Sources

<b>1</b>	<p><b>Data Source Name</b></p> <p>Monterey County AI to Fair Housing Choice</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Collaborating Entities: City of Salinas (Lead Agency), City of Monterey, City of Seaside, Monterey Urban County, Housing Authority of Monterey County</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>The Collaborating Entities have established a commitment towards providing equal housing opportunities for their residents. Through the federally funded programs such as the Community Development Block Grant (CDBG), HOME Investment Partnership, and Emergency Solutions Grant programs, and other state and local programs, the Collaborating Entities work to provide a decent living environment for all. Pursuant to CDBG regulations [24 CFR Subtitle A §91.225(a)(1)], to receive CDBG funds, a jurisdiction must certify that it “actively furthers fair housing choice” through the following:</p> <ul style="list-style-type: none"> <li>• Completion of an Analysis of Impediments to Fair Housing Choice (AI);</li> <li>• Actions to eliminate identified impediments; and</li> <li>• Maintenance of fair housing records.</li> </ul> <p>The Analysis of Impediments to Fair Housing Choice (commonly known as the “AI”), presents a demographic profile of the Collaborating Entities, assesses the extent of fair housing issues among specific groups, and evaluates the availability of a range of housing choices for all residents. This report also analyzes the conditions in the private market and public sector that may limit the range of housing choices or impede a person’s access to housing.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>An Analysis of Impediments is required by HUD in advance of preparation of this Consolidated Plan.</p>

	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>The report covers the entitlement jurisdictions of Monterey, Salinas, and Seaside, as well as the Monterey Urban County Entitlement Area, which is comprised of the cities of Del Rey Oaks, Gonzales, Greenfield, Sand City (participating cities), and the unincorporated areas of Monterey County. The Housing Authority County of Monterey (HACM) is also a collaborating entity in this study. For the purposes of public housing and other HACM-administered programs, this report covers the entire service areas of HACM.</p> <p>The cities of Carmel, King, Marina, Pacific Grove, and Soledad did not participate in this effort and do not receive entitlement funds from HUD. Therefore, the report does not cover these localities.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>Data was collected for the report from late 2017 through 2018. All entities collaborating with the report approved the completed document during the spring of 2019.</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>This report is complete and has been adopted by all participating agencies.</p>