



## CITY OF SEASIDE

Consolidated Annual Performance and Evaluation Report (CAPER)  
For the Community Development Block Grant Program (CDBG)  
Fiscal Year 2021-2022 (Program Year 2021)

DRAFT RELEASED FOR PUBLIC COMMENT  
August 29, 2022

**Prepared by:**  
Community Development Department  
440 Harcourt Ave, Seaside, CA 93955  
(831) 899-6726 | [CDBG@ci.seaside.ca.us](mailto:CDBG@ci.seaside.ca.us)

## Table of Contents

Executive Summary .....	3
CR-05 - Goals and Outcomes .....	4
CR-10 - Racial and Ethnic composition of families assisted .....	8
CR-15 - Resources and Investments 91.520(a) .....	9
CR-20 - Affordable Housing 91.520(b).....	11
CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c).....	14
CR-30 - Public Housing 91.220(h); 91.320(j) .....	16
CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j).....	16
CR-40 - Monitoring 91.220 and 91.230 .....	20
CR-45 - CDBG 91.520(c) .....	22

### Exhibits:

DRAFT

## Executive Summary

The City of Seaside (City) is a recipient of federal entitlement grant funding from the U.S. Department of Housing and Urban Development (HUD) for the Community Development Block Grants (CDBG). As a recipient of these funds, the City is required (pursuant 24 CFR 91.520) to prepare a Consolidated Annual Performance Evaluation Report (CAPER) annually to evaluate the City's overall progress and performance in meeting the following priority activities identified within its five-year Consolidated Plan and the Annual Action Plan:

- Access to community and social services;
- Improve accessibility to persons with disabilities;
- Provide quality facilities and infrastructure;
- Promote beautification;
- Assist microbusinesses; and
- Prevent, prepare for, and respond to the coronavirus pandemic.

Despite the unprecedented challenges that the coronavirus pandemic presented in Program Year 2021 (PY2021), the City of Seaside and its partners remained steadfast in the face of all challenges and made diligent efforts to effectively administer CDBG programs and activities in order to lessen the impacts of COVID-19 and to assist at-risk and low- and moderate-income (LMI) Seaside residents.

This document represents the City of Seaside's PY2021 CAPER related to the City's CDBG Program. The CAPER provides HUD, the public, and the City an opportunity to review Seaside's housing and community development accomplishments for PY2021, with a special focus on those activities funded by the CDBG program.

## CR-05 - Goals and Outcomes

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

*This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.*

In PY2021, consistent with the strategic goals and priorities in the 2020-2024 Consolidated Plan and the 2021-22 Annual Action Plan (AAP), the City carefully evaluated and determined its community and housing needs, and partnered with local non-profits to carry out various projects and activities. Data in Table 1 below highlights key accomplishments during the program year and reflects the progress towards the Consolidated Strategic Plan goals. Highlights include:

#### **Strategic Goal 1: Access to community and social services**

To ensure access to much needed community and social services, the City collaborated with experienced local non-profits to undertake various programs benefiting a diverse clientele. A summary of the activities and outcomes is provided below:

- 200 LMI persons received access to free music, dance, and arts classes through the Palenke Arts Program.
- 31 LMI high school students received leadership, life skills and job preparation training, and served as mentor/tutors at 5 school sites through the Community Partnership for Youth's High School Leadership/Life Skills/Job Preparation program.
- 69 7<sup>th</sup> and 8<sup>th</sup> grade girls received self-confidence and self-esteem improvement coaching through the Girls, Inc. of the Central Coast.
- 102 LMI students received after school tutoring and meals through the Greater Victory Temple.
- 182 LMI seniors received free legal services through the Legal Services for Seniors.
- 150 LMI homebound elderly (over 75 years old) persons received meals through the Meals on Wheels of the Monterey Peninsula.
- 58 LMI students received after school tutoring and access to technology and enrichment activities through the The Village Project.
- 46 LMI persons received fair housing and tenant-landlord services through the Eden Council for Hope and Opportunity.

#### **Strategic Goal 2: Improve accessibility to persons with disabilities**

The City of Seaside commenced the implementation of the Ellis Park improvement project. This project is on track for completion and closeout in PY2022.

#### **Strategic Goal 3: Provide quality facilities and infrastructure**

In PY2021, the City of Seaside funded the following capital improvement projects:

- Boys and Girls Clubhouse - Gymnasium and Kitchen Improvements (*project completed*). In PY2021, 365 LMI persons benefited from this project. It is anticipated that around 300 LMI persons will benefit from these improvements per year in the coming years.
- Community Human Services - Genesis House Facility Improvements (*project completed*). In PY2021, 295 LMI persons benefited from this project. It is anticipated that around 300 LMI persons will

benefit from these improvements per year in the coming years. This subrecipient also completed the 2020 flooring carryover project during PY2021.

**Strategic Goal 4: Promote beautification**

The City of Seaside did not fund any projects in support of this goal in PY2021. However, the City anticipated that the Veterans Transition Center (VTC) would begin the implementation of the previously funded housing rehabilitation project on the former Fort Ord to provide housing for homeless Seaside veterans. This project did not commence in PY2021 because VTC was hampered by additional planned funding not being allocated due to COVID-19 impacting funding prioritization from other capital funding partners including the County of Monterey. This project is on track for completion in PY2022.

**Strategic Goal 5: Prevent, prepare for, and respond to the coronavirus pandemic**

The City of Seaside did not fund any projects in support of this goal in PY2021. However, the City continued implementation of previously funded coronavirus response activities in PY2021, including the following:

- COVID-19 Immunization Clinics: Originally funded in PY2020, this activity was not completed in PY2021 and has been carried over to PY2022. In PY2021, 1,024 LMI Seaside residents received COVID-19 immunizations through Central Coastal VNA and Hospice Inc. COVID-19 clinics were set up in various community centers and hard-to-reach areas to ensure improve access to this service. This activity is anticipated to be completed in PY2022.
- COVID-19 Outreach: Originally funded in PY2020, this activity was not completed in PY2021 and has been carried over to PY2022. The City’s Fire Department is spearheading the City’s COVID-19 outreach efforts. This activity is anticipated to be completed in PY2022.

**Strategic Goal 6: Program Planning and Administration**

The City’s CDBG staff provided assistance with the administration and oversight of the CDBG and CDBG-CV projects and activities.

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

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

Table 1 provides numeric detail on activities completed in PY2021, and progress made toward meeting the Consolidated Strategic Plan goals and objectives:

Goal	Category	Source / Amount	Indicator	Unit of Measure	5-Year Strategic Plan			2021/2022 Program Year (Year 2)		
					Expected	Actual	Percent Complete	Expected	Actual	Percent Complete
Access to Community and Social Services	Non-Homeless Special Needs Non-Housing Community Development Other	CDBG(2021): \$71,500	Public service activities other than Low/Moderate Income Housing Benefit Public service activities for Low/Moderate Income Housing Benefit	Persons Assisted	5,000	1,503	30.06%	776	838	107.9%
Improve accessibility to persons with disabilities	Non-Homeless Special Needs Non-Housing Community Development	CDBG(2020): \$112,487 CDBG(2021): \$266,045	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1,800	0	0%	845	0	0%
Provide Quality Facilities and Infrastructure	Non-Homeless Special Needs Non-Housing Community Development	CDBG(2020): \$26,913 CDBG(2021): \$50,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1,800	1,595	88.61%	475	660	138.94%
Promote Beautification	Non-Housing Community Development Homeless	CDBG(2019): \$43,974.33 CDBG(2020): \$40,000	Homelessness Prevention	Persons Assisted	15	0	0%	15	0	0%
COVID-19 Preparation, Prevention, and Response	COVID-19	CDBG-CV(2020): \$223,046.51	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	20,000	14,879	74.39%	3,350	1,024	30.56%
Program Planning and Administration	CDBG Program Administration	CDBG(2021): \$95,000 CDBG-CV(2020): \$8,288.90	Other	Other	5	2	40%	1	1	100%

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

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

During PY2021, the City of Seaside focused on addressing the following priorities of the of the 2020-2024 Consolidated Plan:

- Access to community and social services
- Improve accessibility to persons with disabilities
- Provide quality facilities and infrastructure
- Promote beautification
- Assist microbusinesses
- Prevent, prepare for, and respond to the coronavirus pandemic

The City of Seaside’s primary objective is to use its CDBG funds to several target groups as identified in the 2020-2024 Consolidated Plan, which are:

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

Under the six objectives listed above, during PY2021 the City was able to accomplish the following:

<b>Activity Category and Matrix Code</b>	<b>Number of Beneficiaries</b>
Youth Centers (03D)	365
Neighborhood Facilities (03E)	295
Senior Services (05A)	150
Legal Services (05C)	182
Youth Services (05D)	460
Fair Housing Activities (05J)	46
Health Services (05M)	1,024
<b>TOTAL</b>	<b>2,522</b>

## CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	<b>CDBG</b>
White	1411
Black or African American	289
Asian	146
American Indian or American Native	39
Native Hawaiian or Other Pacific Islander	44
Amer. Indian/White	1
Asian/White	4
Black/White	17
Amer. Indian/Black	0
Other	571
<b>Total</b>	<b>2,522</b>
Hispanic	1,180
Not Hispanic	1,342

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

### Narrative

Table 2 above shows the race and ethnic distribution of persons who received assistance or services through the CDBG program during the 2021 program year. The City strives to make all of its programs and activities available to eligible low- and moderate-income residents regardless of sex, race, religious background, or disability. All of the CDBG-funded public service programs, including senior services, youth services, and housing counseling, are available to residents citywide. Projects that focus on facility or infrastructure improvements are generally limited to the CDBG target area or group to help make sure they benefit as many low- and moderate-income residents as possible.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	378,038	175,765
Other	Program Income	104,507	74,915

Table 3 - Resources Made Available

### Narrative

During PY2021, which began on July 1, 2021 and ended on June 30, 2022, the City of Seaside received \$378,038 in CDBG allocation and \$104,507 in program income.

The City also carried forward the following projects from PY2019 and PY2020 into PY2021. While some of these projects were completed in PY2021, others are on track for completion in PY2022.

- Veterans Transition Center, duplex renovations, carried forward balance \$43,974 from PY2019. This project did not commence in PY2021 and is on track for completion in PY2022.
- Veterans Transition Center, duplex renovations, carried forward balance \$40,000 from PY2020. This project did not commence in PY2021 and is on track for completion in PY2022.
- Community Human Services, Genesis House Flooring upgrades, carried forward balance \$26,913 from PY2020. This project was completed in PY2021.
- City of Seaside Engineering, Ellis Park improvements, carried forward balance \$112,487 from PY2020. The City commenced the implementation of this project in PY2021, and is on track for completion in PY2022.
- COVID-19 vaccination clinics and outreach: The City continued its coronavirus response services (COVID-19 clinics and outreach) using the carryover balance of \$223,046.51 from PY2020. These activities are on track for completion in PY2022.
- Microenterprise Assistance carried forward balance \$14,486. No activity was undertaken in support of this activity. The City intends to reprogram these funds through a substantial amendment in PY2022.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	100	100	In PY2021, The City of Seaside utilized CDBG funds for LMC activities throughout the City

Table 4 – Identify the geographic distribution and location of investments

## **Narrative**

Funds expended during PY2021 were primarily used for Low-and Moderate-Income Clientele (LMC) activities serving Low-and Moderate-Income persons residing within and throughout the City of Seaside.

The City of Seaside commenced the phased improvement of the Ellis Park in PY2021. Once completed, this project will target local target area. This project is on track for completion and closeout in PY2022.

## **Leveraging**

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

The CDBG program has no matching requirement. Applicants for funding are asked to provide financial information in their application to indicate capacity to carry out the activity/project. On occasion, there are projects utilizing a variety of funding sources such as the Veterans Transition Center utilizing a combination of funding for their regional project. The City is actively pursuing grants and awards for projects not otherwise funded with CDBG monies. For instance, the Ellis Park improvement project, in addition to CDBG funds, will use over \$300,000 in Prop 68 State Grant and the City's General Fund monies.

## CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

Table 6 – Number of Households Supported

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

The City of Seaside did not obtain any other grant funding sources for housing activities in 2021-2022.

The Community and Economic Development Services staff is charged with the continuing responsibility to forge new partnerships with other public agencies at the federal, state, and local level as well as with private housing developers and nonprofit organizations. Additionally, the City works closely with a diverse group of nonprofit organizations to provide CDBG public service subrecipient funding.

Some of the currently underway housing initiatives and projects are as follows:

### ***Accessory Dwelling Units (ADU) Efforts***

The City of Seaside encourages the development of Accessory Dwelling Units (ADUs) in existing residential neighborhoods. Building ADUs is seen as a way to increase the City's housing supply, aid in addressing the current housing crisis, and assist existing homeowners by providing an avenue for additional rental income.

To encourage ADU development, the City Council has removed some ADU building permit fees, streamlined the plan check process and set aside a water allocation to be provided exclusively to ADU applicants. From January 2020 to August 2021, forty-two (42) property owners have applied for building permits to create new or legalize existing ADUs. Forty (40) applicants have been approved for water allocations for their new ADU projects, and five (5) ADU building permits have been finalized and received occupancy certificates.

### ***Campus Town***

The Campus Town project would allow for the development of 1,485 housing units, 250 hotel rooms, 150,000 square feet (sf) of Retail, Dining, and Entertainment, and 50,000 SF of Office, Flex, Makerspace (collaborative workspace) and Light Industrial, as well as park/recreational areas (including approximately nine acres of public open space and 3.3 acres of private open space), roadways, parking and supporting infrastructure, on approximately 122.23 acres generally located south of the California State University, Monterey Bay campus. Of the 1,485 housing units, 297 will be designated as affordable housing units. The project is proceeding through the planning process and may break ground in early 2022.

### ***Ascent***

The Ascent project will be the first new multi-family housing project to be built in Seaside in over 20 years, and will include a significant amount of affordable housing. Seaside City Council approved the project in November of 2019. The project is a ten building workforce rental housing development consisting of 106 one bedroom, two bedroom, three bedroom units and townhouses along Olympia Ave and Broadway Ave, with 16 of those being affordable units. The project is also proposing 4,000 square feet of retail space, a shared vehicular court and green space areas for residents. This development will accelerate the City's improvements for the Downtown district and realize the City priorities of growing upward, increasing our affordable housing supply and becoming more transit and pedestrian-friendly. The developer recently submitted project plans for permit approval. The project should break ground by fall of 2021.

### **Parker Flats Apartments**

The Parker Flats Apartments project consists of the rehabilitation and renovation of two (2) existing former military nursing barracks on the former Fort Ord to create a total of forty (40) two-bedroom multi-family residential units. The Developer will restrict eight (8) rental housing units to occupancy by low-income households for a period of thirty (30) years. The project has been approved by City Council and is in the process of developing plans for submission for planning approval.

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

There continues to be a need for housing units for extremely low-, very low- and low- income households. In response, the City will continue to explore opportunities with regional public service providers, local nonprofit housing developers, and neighboring jurisdictions for the development of new housing units in the region.

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

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

**Table 7 – Number of Households Served**

**Narrative Information**

Allocations to public services serve primarily low to moderate-income individuals and families.

Seaside is not currently a participant in HOME funding.

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

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

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

The City has established a Homeless Commission to devise strategies and priority actions to expand homeless services and provide supportive housing opportunities to elderly persons, disabled veterans, and other persons with special needs. Some of the specific strategies the City's Homeless Commission and City staff have implemented include:

- Collaborative engagement with homeless persons during outreach efforts and campaigns to assess needs
- Participation in local and County meetings in which some homeless individuals attend for opportunities to advocate for needs if accessibility is possible

During PY2021, the City continued its partnership with the Community Human Services and Veterans Transition Center, which provide transitional and permanent housing to homeless. Additionally, the City's full-time Family & Community Support Practitioner seeks out homeless individuals and families to provide outreach services, which include connecting clients with immediate resources such as mental health services, general health services, substance abuse services, income services, identification documents and other documents necessary to help homeless persons meet the ultimate goal of finding shelter and housing.

The City also intends to strengthen its collaboration with the Coalition of Homeless Services Providers (CHSP), which is the primary nonprofit organization for homeless support in Monterey and San Benito Counties. CHSP is a coalition of 11 service provider agencies for homeless persons, persons with AIDS/HIV, and other persons with special needs. The Coalition is the County's designated Continuum of Care (CoC) Coordinator.

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

During PY2021, the City focused on and implemented the following actions and initiatives. These efforts were not sponsored by CDBG funds.

- Provision of hotel vouchers for emergency shelter access as appropriate and available
- Established temporary encampments/safe parking sites, and shelter during Pandemic
- Collaborative engagement with County and City leaders, and the Coalition of Homeless Service Providers to assess, plan, and advocate for resources and funding that support preventive measures for LMI individuals and families

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

During PY2021, the City focused on and implemented the following actions and initiatives. These efforts were not sponsored by CDBG funds:

- Linked individuals and families to County benefits including rental assistance, and Cash-Aid to pay landlords and avoid eviction
- Connected individuals discharged from publicly funded institutions to shelters, and obtain hotel vouchers
- Collaborative engagement with County and City leaders, and the Coalition of Homeless Service Providers to assess, plan, and advocate for resources and funding that support preventive measures for LMI individuals and families

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

During PY2021, the City focused on and implemented the following actions and initiatives. These efforts were not sponsored by CDBG funds.

- Provide referrals and linkages to community and County housing programs to receive case management support in navigating housing resources and programs
- Collaborative engagement with County and City leaders, and the Coalition of Homeless Service Providers to assess, plan, and advocate for resources and funding that support preventive measures for LMI individuals and families

Additionally, in response to the COVID-19 global pandemic and the ensuing economic decline, the City sought funding from the County of Monterey to help Seaside residents and families at risk of becoming homeless and being evicted. On March 5, 2021, City of Seaside was awarded \$575,000 from Monterey County and United Way's SB91 Emergency Rental Assistance Program (ERAP). This funding was used for the City of Seaside's Residential Rent and Utility Assistance Program which assisted hundreds of Seaside residents in maintaining rental housing and essential utilities during the COVID-19 pandemic. The program assists Seaside residents who are facing housing instability because of loss or reduction in

income due to the COVID-19 crisis, whose annual income is less than 80% of Area Median Income (AMI), and who are behind on rent or utility payments.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

The City does not own any public housing and the 2024 Consolidated Plan does not include plans to construct or operate public housing. However, there are several subsidized housing units scattered throughout the City, which are managed by the Housing Authority of Monterey County (HAMC) as well as other non-profit organizations. During PY2021, HAMC had 186 families/individuals that were participants in the Housing Choice Voucher Program residing/leasing in the City of Seaside.

HAMC is the primary public organization for affordable housing and supportive services in the area and manages the Section 8 Housing and Family Self-Sufficiency Programs. Both programs are essential to meeting the City of Seaside's low-income housing needs. The Housing Authority collaborates with a broad spectrum of community non-profits, city and county agencies as well as state organizations to address affordable housing and housing shortage issues.

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

HACM has taken the lead in developing innovative models to enable the homeless and other low-income families to achieve economic independence and self-sufficiency. Their multi-faceted plan to improve the operation of public housing units and assist clients toward self-sufficiency is detailed in their periodically updated Five Year Action Plan. HACM converted all public housing units countywide to Project-Based Rental Assistance.

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

HUD has not designated the Housing Authority of Monterey County (HAMC) as "troubled".

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

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

The City has undertaken a number of actions to reduce potential barriers and constraints to affordable housing and housing for special needs populations. These actions include identifying funds in support of affordable housing development and offering fee reductions, regulatory incentives, density incentives,

and the operation of a home rehabilitation and repair program, as well as several other options. Details of these actions can be found in the City's 2015–2023 Housing Element. The Housing Element includes a thorough analysis of governmental and regulatory barriers to affordable housing. The City has been aggressive in pursuing affordable housing development opportunities and has mitigated regulatory barriers as effectively as possible.

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

As part of the Consolidated Plan, the City identified several obstacles to meeting needs that are particularly difficult to achieve in the City. Below are some of the actions the City is taking to overcome the obstacles:

- Increase development, preservation, and rehabilitation of affordable housing for low-income and special needs households.
- Provide assistance for the homeless and those at risk of becoming homeless through collaborations with other agencies.
- Provided assistance to low-income and special needs households.
- Provided public facilities improvements to strengthen neighborhood revitalization.
- Cooperate with, and provide assistance to, for-profit and non-profit developers to facilitate construction of housing units through new housing development.
- Provided rental and utility assistance to hundreds of LMI Seaside households through the Rental Assistance Program, which is funded through Monterey County and United Way's SB91 Emergency Rental Assistance Program (ERAP).

The City also continued to address the lack of funding for the needs identified in the Consolidated Plan by rigorously managing HUD CPD funds through a citizen engagement process, monitoring, and providing technical assistance to subrecipients, while also pursuing new funding sources.

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

The City did not conduct any activities for which lead-based paint clearance was necessary in 2021.

However, the City does conduct a visual assessment to identify lead-based paint hazards when necessary and contracts with certified lead-based paint inspectors as required by state law. The brochure published by the US Environmental Protection Agency entitled "Protect Your Family from Lead in Your Home" is linked on the City website and is available at the Seaside Creates office at 656 Broadway. This brochure is also available at the Seaside Library. The brochure and others are available on the US EPA website <https://www.epa.gov/lead/documents-and-outreach-materials>.

The City encourages contractors for CDBG project to use Section 3 contractors and/or employees. All subrecipients undertaking construction projects are encouraged to specifically invite Disadvantaged Business Enterprises (including women-owned) to bid.

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

During the program year, the City worked with the following organizations that focus on increasing self-sufficiency among lower-income populations:

- 200 LMI persons received access to free music, dance, and arts classes through the Palenke Arts Program.
- 31 LMI high school students received leadership, life skills and job preparation training, and served as mentor/tutors at 5 school sites through the Community Partnership for Youth's High School Leadership/Life Skills/Job Preparation program.
- 69 7<sup>th</sup> and 8<sup>th</sup> grade girls received self-confidence and self-esteem improvement coaching through the Girls, Inc. of the Central Coast.
- 102 LMI students received after school tutoring and meals through the Greater Victory Temple.
- 182 LMI seniors received free legal services through the Legal Services for Seniors.
- 150 LMI homebound elderly (over 75 years old) persons received meals through the Meals on Wheels of the Monterey Peninsula.
- 58 LMI students received after school tutoring and access to technology and enrichment activities through the The Village Project.
- 46 LMI persons received fair housing and tenant-landlord services through the Eden Council for Hope and Opportunity.
- 117 LMI Seaside residents received COVID-19 immunizations through Central Coastal VNA and Hospice Inc. COVID-19 clinics were set up in various community centers and hard-to-reach areas to ensure improve access to this service. This activity is anticipated to be completed in PY2022.

Additionally, on March 5, 2021, City of Seaside was awarded \$575,000 from Monterey County and United Way's SB91 Emergency Rental Assistance Program (ERAP). This funding was used for the City of Seaside's Residential Rent and Utility Assistance Program and assisted hundreds of Seaside residents in maintaining rental housing and essential utilities during the COVID-19 pandemic. The program assisted Seaside residents who were facing housing instability because of loss or reduction in income due to the COVID-19 crisis, whose annual income was less than 80% of Area Median Income (AMI), and who were behind on rent or utility payments.

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

City staff works throughout the year to increase institutional structure, both within the City and throughout our partner agencies. This is accomplished through providing technical assistance on federal grant management requirements, such as growing their knowledge of Davis-Bacon requirements, financial management and other grant management procedures. Staff maintains contact with partner agencies throughout the year, offering referrals for funding and training opportunities where appropriate. All policies and procedures related to internal grant management procedures are reviewed and updated when areas of opportunity for efficiency and collaboration are identified.

The City continues to participate with other local jurisdictions in sharing information and resources regarding CDBG and other housing programs. In PY2021, the City collaborated with multiple public service organizations to identify and address the needs and concerns of City residents.

During PY2021, the City also revived its the Community Development Advisory Committee (CDAC). CDAC provides advice and recommendations to the City Council on all policy issues relating to the Consolidated Plan, the Annual Action Plan, the CDBG Program. CDAC also plays an integral role in the in the continuous monitoring and oversight on the use of CDBG funds. During PY2021, CDAC met several times to review and discuss new applications, receive agency presentations, and recommend funding allocations to the City Council.

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

The City benefits from a strong jurisdiction and region-wide network of housing and community development partners, such as Coalition of Homeless Services Providers (CHSP) which is the lead agency and collaborative applicant for CA-506 Monterey/San Benito Counties Continuum of Care (CoC). To improve intergovernmental and private sector cooperation, the City participated with other local jurisdictions and developers in sharing information and resources.

The City is exploring options to produce affordable housing through activities that provide rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units. This includes housing for homeless, non-homeless, and special needs households. The Finance Department coordinates loan monitoring of the recipients of CDBG home improvement loans issued in previous years. These loans were monitored for compliance in the program (residency, insurance, etc).

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

A regional Analysis of Impediments (AI) to Fair Housing Choice was completed in 2019. The AI recommended policies and actions to respond to the fair housing impediments identified in the document. The document states that the primary impediments to fair housing choice are access to affordable housing and knowledge of fair housing services. The City has implemented the following in response to the impediments identified in the AI:

- City staff continues to contract with a fair housing provider to conduct outreach and education regarding fair housing for home seekers, landlords, property manager, real estate agents, and lenders. In PY 2020, the City supported the Eden Council for Hope and Opportunity (ECHO) through CDBG funding. ECHO provides fair housing, tenant and landlord counseling, dispute resolution services, and rental mediation activities.
- The City displays fair housing materials at City Hall, and copies of these materials are free to the public. Fair housing information is sent free of charge to those who request it. In addition, the

City promotes fair housing awareness in its housing programs and works with housing providers in the city to ensure the fair and equitable treatment of persons and households seeking housing in Seaside.

- The City will periodically review the Zoning Ordinance to ensure regulations are consistent with fair housing laws and do not constrain housing production. If particular zoning requirements impede fair housing or production, the City will amend the regulations.
- The City will continue to support the Housing Authority of Monterey County to ensure adequate outreach to minority, limited English proficiency, and special needs populations regarding the availability of public housing and Section 8 vouchers.
- The City will continue to plan for higher residential and employment densities where appropriate to maximize linkages between employers and affordable housing.
- The City will continue to work with local transit agencies to facilitate safe and efficient routes for the various forms of public transit.

The City has always been concerned about poverty and has recognized the need of its citizens to live in safe and sanitary housing in decent neighborhoods. The City's first three redevelopment projects, Noche Buena, Del Monte Heights, and Hannon redevelopment projects, were exclusively residential projects providing decent housing in an urban environment.

### **CR-40 - Monitoring 91.220 and 91.230**

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

The City follows monitoring procedures for subrecipients, which includes in-house review of quarterly progress reports and expenditures, and an annual desk or on-site visit to ensure compliance with federal regulations. The monitoring system encourages uniform reporting to achieve consistent information on beneficiaries. Technical assistance is provided throughout the program year on an as-needed basis.

Additionally, the City follows HUD-approved procurement guidelines and tracks both Section 3 and MBE/WBE participation in all federally funded public contracts. The City also regularly contracts with minority business owners for its small home repair grants program. The City also participates in regional planning efforts, including the regional Assessment of Fair Housing in partnership with the other jurisdictions of Monterey County.

In PY2021, City staff met with the subrecipient staff responsible for each activity prior to the beginning of the program year. All subrecipients were informed of the obligations to collect the required information on income, household composition, and race and ethnicity. The City also provided information on subrecipient agreement policies, data collection, and financial management. The City recommended that each subrecipient and the facilities project sponsors read the "Playing by the Rules"

guide produced by HUD. Staff provided guidance and assistance to public service providers in the form of improving the collection of data on persons served and documenting services provided. Staff has implemented tracking of grant budgets and expenditures within City accounting systems that mirror IDIS and are regularly reconciled to IDIS.

During PY2021, staff examined each subrecipient's quarterly progress toward performance targets. Public services subrecipients are set up in the reporting software to report their service population quarterly. Each subrecipient agreement contains provisions for reductions to or suspensions of payments in the event that targets are not being met (without valid reason) or when past performance issues have not been resolved. The City has placed emphasis on its subrecipients gathering complete and accurate information on the persons and/or households they serve, and regularly reporting on progress.

Due to the COVID-19 pandemic, onsite visits have not yet been conducted, but they will be completed once the public health crisis has subsided. At this point, no findings or corrective actions were issued. Formal monitoring to include both desk reviews and onsite visits for PY2021 are anticipated to take place in PY2022.

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

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

The 2021 CAPER was made available for public review and comment for at least a 15-day period, from August 29, 2022, through September 15, 2022. It was posted on the City website at [www.ci.seaside.ca.us/CDBG](http://www.ci.seaside.ca.us/CDBG) and available at the following locations:

- Seaside City Hall located at 440 Harcourt Ave, Seaside, CA 93955
- Seaside Public Library located at 550 Harcourt Ave, Seaside, CA 93955
- Seaside Fire Station located at 1635 Broadway Ave, Seaside, CA 93955
- Oldemeyer Community Center located 986 Hilby Ave, Seaside, CA 93955
- Community Development Department located at 656 Broadway Ave, Seaside, CA 93955

A notice (in English and Spanish) was published in the Monterey County Weekly and the Monterey Herald newspaper. The public contact and nonprofit agencies email lists created during the development of the Consolidated Plan were notified of the publication of the Draft CAPER.

On August 11, 2022, the Community Development Advisory Committee (CDAC) held a public hearing to receive a preliminary report on the PY2021 accomplishments.

On September 15, 2022, the Seaside City Council held a public hearing on the CAPER and to receive any additional public comment. Public Comment at the City Council Meeting consisted of the following comments: **TBD**

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

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

PY2021 was one of new insights, significant adjustments, skill building, and organizational improvements for the City and its subrecipients. Despite the disruption of the COVID pandemic and its devastating impact on our communities, the City and its subrecipients continued to serve Seaside residents through innovative programming and activities.

Both the City and its partners learned to effectively handle a totally unexpected situation that directly impacted our ability to deliver programs. While some subrecipients were able to pivot their approach to virtual platforms to deliver their programs, others continued their activities in-person while following CDC guidelines. Both the City and its partners have clearly improved the capacity to deliver programs in an alternative format that made it possible to reach Seaside residents. We now have the confidence of knowing we can face a crisis and take appropriate steps to manage and grow from the experience.

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

No.

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

Not applicable.