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**City of Seaside
Consolidated Plan
5-Year Period
(2010-2015)**

Prepared by the City of Seaside
City Manager's Office
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**CITY OF SEASIDE
SEASIDE, CALIFORNIA
CONSOLIDATED PLAN 2010-2015
EXECUTIVE SUMMARY**

The City of Seaside, overlooking Monterey Bay in the Central Coast region of California, is located on the Monterey Peninsula, a major tourist area. A growing commercial and residential community, it is one of the most diverse city on the Monterey Peninsula. The City was home to the former U.S. Army base Fort Ord until its closure in 1993, now home to the California State University-Monterey Bay.

The City of Seaside's Consolidated Plan is a planning document that identifies housing and non-housing needs of the community, long and short-term strategies the City will follow in carrying out its Community Development Block Grant Program and an action plan that provides measurable standards that will act as the basis for assessing the City's performance.

Purpose and Overview

Through formal and informal surveys, a variety of agencies, organizations and individuals were solicited to develop data and provide ideas on needs and strategies for this Consolidated Plan. Non-profit agencies played a key role in providing information and recommendations in the development of this plan. Public comments were received through a series of public meetings. To ensure maximum participation, copies of the draft annual Consolidated Plan were available for review by organizations and individuals. These groups were invited to submit oral or written comments to be included in the final Consolidated Plan.

This Five-Year Consolidated Plan is a revised edition of the previously approved Five-Year Consolidated Plan for 2010-2015. The Plan will:

- 1) identify housing needs and problems areas
- 2) analyze market conditions and resources
- 3) set priorities and adopt strategies for addressing the needs
- 4) allocate resources through the adoption of the 2010/11 CDBG Budget and 2010/11 Action Plan, which identifies the housing and redevelopment program funds, activities and goals established for the fiscal year

Action Plan

The Seaside Consolidated Plan presents an essential picture for housing and community development programs, including a One-Year Action Plan for spending \$700,205 in Community Development Block Grant funds and \$880,000 in local redevelopment funds. These funds will be spent primarily on housing, community development and economic development activities primarily benefiting low and moderate-income (low/mod) persons.

Citizen Participation

A citizen participation plan has been adopted to provide citizens, public agencies and interested parties and organizations with the opportunity to participate in the planning and implementation of the Consolidated Plan. Staff held a meeting with service agencies and interested persons for input and concerns on housing and community development needs prior to the preparation of the Consolidated Plan. Concerns identified by the agencies included emergency housing for the homeless and related supportive services, housing needs of the elderly, and mediation services for tenants and landlords. A display ad was published in the Monterey County Herald, a newspaper of general circulation, on February 10, 2010, announcing the availability 2010/11 CDBG grant funds. On February 22, 2010 a public meeting was held to receive public input on the proposed use of funds. The 30-day public comment period for review of the draft Consolidation Plan and 2010/11 Action Plan was noticed in the Monterey County Herald on March 11, 2010. Copies were made available for public review in four accessible locations on April 15, 2010. The Seaside City Council held a public hearing on April 1, April 15 and May 6, 2010 to review the proposed 2010/11 CDBG Action Plan Budget. The final Consolidated Plan and Action Plan was adopted on May 6, 2010.

COMMUNITY PROFILE

The City of Seaside was incorporated in 1954. The ten square-mile City is one of the seven cities on the Monterey Peninsula. According to the Census 2000 Data, Seaside has a total population of 31,696*. The Seaside's community profile consist of the following ethnicities: White (alone) 49.2%; African American (alone) 12.6%; Hispanic origin (all races) 34.5%; Asian (alone) 10.1%; Native Hawaiian/Pacific Islander (alone) 1.3%; Native Americans and Alaskan Native (alone) 1.1%; Other- One Race 18.4% and all other Two or More Races 7.3%.

Census Data for 2000 reflects the median household income for Seaside increased by 44% to \$41,393, compared to \$48,305 countywide during the same period. Approximately 18% of all households in Seaside had incomes below the poverty level.

*U.S. Census Bureau released corrected population count of 33,097 on April 4, 2003. All data extrapolations reflect the original estimate from Census Data 2000.

HOUSING AND COMMUNITY DEVELOPMENT NEEDS

Conditions

Tourism and agriculture industries are the two top employers in Monterey County. The unemployment rate in Seaside as part of the Monterey Statistical Area during January 2010 was 16.7%, compared to California unemployment rate of 12.5% and U.S. unemployment rate of 9.7% in February 2010. The drop in the number of jobs is mainly attributed to seasonal declines in the tourism and food processing industries. The City is still rebounding from the closure of Ft. Ord in 1993 with a limited amount of increased economic development and new housing. Local efforts are focused safer neighborhoods and a more robust and vital community.

Housing Needs

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. To address housing quality/condition problems, the city plans to offer housing repair loans and grants to help low-income homeowners to assist with maintenance and repair problems.

Market Conditions

The City had 11,005 year-round housing units in 2000. This amount has not significantly changed in the intervening years. The total number of occupied units was 9,833 units with 1,172 units vacant. Of the occupied units, 44% were owner occupied and 56% were rental occupied.

Although the sale price of single-family homes in the region has dramatically decreased recently, homes generally cost less in Seaside than in neighboring communities. In January 2010, the median sale price of a single-family home in Seaside was \$311,000. Median sale prices for other Monterey Peninsula localities ranged from \$393,000 (Marina) to \$985,000 (Pebble Beach).

Affordable Housing Needs

The City of Seaside has some of the lowest housing costs on the Monterey Peninsula. According to the Census 2000, of the 9,833 occupied units, 4,204 units were homeowners and 38.2% were identified as having one or more housing problems. Of the 5,404 renters, 48.2% were 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. The Redevelopment Agency of the City of Seaside provides housing rehabilitation programs for owners and affordable housing purchase programs for renters.

Homeless Needs

There were approximately 1,402 homeless persons reported in Monterey County during the 2007 "Homeless Census and Survey" sponsored by the Monterey County Coalition of Homeless Providers, an organization representing several non-profit agencies committed to working together to reduce homelessness within the county. Of these, 674 were counted on the Monterey Peninsula. Approximately 384 of the county total were counted in homeless shelters. There were 206 emergency bed shelters, 198 transitional bed shelters and 83 beds in permanent supportive housing available to serve the homeless in the county.

Public and Assisted Housing Needs

There are two types of assisted housing in Seaside -- Section 8 Housing and privately developed housing. As of April 2005, the Housing Authority of the County of Monterey (HACM) reported 188 Section 8 tenants in the City and 201 families on the waiting list. Multi-family housing units built with HUD assistance are Hannon Apartments, Del Monte Manor Apartments, and Villa Del Monte. Hannon Apartments consist of 133 units; 11 households receive Section 8 Vouchers. HACM reports Del Monte Manor has 192 units with 14 units under Section 8 contract. Villa Del Monte is an 80-unit project for the elderly residents. HACM reports 43 Villa Del Monte residents receive Section 8 Housing Choice Vouchers.

Barriers to Affordable Housing

Most development has already taken place within residential districts, leaving only scattered isolated parcels throughout the city. Barriers to affordable housing in the City of Seaside are identified as 1) market constraints, 2) development cost and 3) land use control. The City's 2009-2014 Housing Element identifies constraints and solutions to encourage the development of more affordable housing. The Housing Element is attached and incorporated in this Consolidated Plan by reference. In an effort to reduce the barriers to affordable housing, the City plans to initiate partnerships with both non-profit and for-profit developers to address the affordable housing needs of the community.

Fair Housing

There are no court orders, consent decrees, or HUD-imposed sanctions that affect the provisions of fair housing laws in Seaside. No cases of redlining or other outright or perceived discrimination in housing have been reported. To educate the general public on fair housing laws and practices, the city published and distributed brochures and HUD brochures directed to housing consumers on how to recognize and document discriminatory housing practices, and their rights under the fair housing laws. The City provides funds to the Conflict Resolution and Mediation Center to assist residents with tenant/landlord issues.

Lead-Based Paint

The federal government banned the use of lead-based paint in residential construction in 1979. Because the majority of housing units in Seaside were constructed before 1980, a high probability exists that lead-based paints were applied to these units. Monterey County Health Department reports seventy cases of elevated blood leads in Monterey County. The main cause of lead poisoning is related to cultural practice of using clay pots for cooking and not lead-based paint. Thirty-one cases were identified as Seaside residents. The City utilizes the Housing Rehab Program to inform residents receiving housing repair loans about lead based paint issues.

Community Development Needs

Because Seaside has a significant unemployment rate, economic development needs are highest for job creation to revitalize the local economy. There are several proposed economic development projects scheduled within the Five-Year Consolidated Plan period. These projects include retail, hotels, businesses, restaurants and the expansion of existing commercial facilities. These focus on both the former Fort Ord area and the traditional downtown core.

Coordination

The City of Seaside coordinates with other housing and support service agencies to ensure that available resources are fully utilized and leveraged. Applicants for funds administered by the City and its Redevelopment Agency are encouraged to combine federal, state, and private resources with City resources. The City's progress toward meeting its Consolidated Plan goals are monitored on an on-going basis with annual reports distributed to the City Council after the appropriate public review. In addition, financial and program audits are conducted annually. During the budget process, each proposed project is evaluated for compliance with program requirements and goals.

HOUSING AND COMMUNITY DEVELOPMENT STRATEGIC PLAN

Overall Goals

It is the goal of the City to preserve and maintain its existing housing stock, remove blight in the community, and provide economic development opportunities for low and moderate-income persons.

Development of Priorities and Strategies

Priority 1: First-Time Homebuyers – The City of Seaside has adopted a policy of encouraging homeownership for first-time homebuyers. The Redevelopment Agency's Down Payment Assistance Program will continue to give low/mod-income buyers an opportunity to purchase affordable housing.

Priority 2: Very Low and Low-Income Homeowners – To address housing rehabilitation needs, the City of Seaside and its Redevelopment Agency will continue to offer Housing Rehabilitation Loans, Emergency Repair Loans and Grants for minor “fix up” repairs to low-income Seaside homeowners.

Priority 3: Homeless and Persons at Risk of Homelessness – The City will cooperate with Monterey County and non-profit agencies offering emergency shelter, assistance and supportive services to individuals and families that are homeless or at risk of homelessness.

Priority 4: Very Low and Low-Income Non-Homeless Special Needs Households – Since the City of Seaside is not a direct service provider, it will provide assistance to non-profit agencies undertaking the responsibility of providing supportive services.

Priority 5: Very Low and Low-Income Renter Households – The City will offer tenant and landlord mediation assistance, opportunities to purchase affordable housing and Down Payment Assistance Loans.

Housing Strategy

The City's Housing Strategy includes increasing the supply of affordable housing; reducing the housing cost burdens for low-income households, providing home purchase opportunities for low-income families to own their first home; improving the living environment; and increasing housing choices for large families and persons with disabilities. The strategy for alleviating homelessness includes financial and technical assistance to support the work of homeless service providers. The priority for non-homeless persons with special needs is supportive housing or housing linked to supportive services for the frail elderly, persons with HIV/AIDS, and other persons with special needs.

Non-Housing Community Development Strategy

The strategy for non-housing community development activities include making public facilities and infrastructure improvements primarily in low/mod-income areas. The strategy for economic development activities include a Commercial Facade program to revitalize the business district area, acquisition of land in the core commercial areas and other redevelopment activities to encourage businesses to invest in the future of the City of Seaside.

Anti-Poverty Strategy

It is the City's policy that the current push for economic development activities is consistent with its housing strategy and goal to improve the quality of life for its residents. The City contracts with non-profit social and business organizations that provide social and employment services in the community. The City operates a teen volunteer program. The VIP Program (Volunteers in Practice) offers Seaside youths from the Youth and Education Program an opportunity to obtain valuable training. The teen volunteers are placed in positions at the Oldemeyer Center, Recreation Department, and Youth Center. Once trained, the selection of recreation leaders is made from this group. The City's proposed economic development projects could provide up to 1,370 new employment opportunities for all income levels with emphasis on employing low/mod-income residents.

Housing and Community Development Resources

Aside from the City of Seaside and the Seaside Redevelopment Agency, various state and public agencies and non-profit entities provide services to the community. The primary federal resources include CDBG and Section 8 public housing. Local resources include the Redevelopment Agency's Low and Moderate Income Housing "Set-aside" Fund.

Managing Coordination of the Consolidated Plan

The City Manager's Office is responsible for the development of the Consolidated Plan and activities. A variety of private organizations are involved in developing the plan components including input from state and federal agencies, public service providers, and other interested parties. The City has made efforts to enhance coordination with housing providers by making personal contacts and consulting them on housing and housing-related issues.

ONE-YEAR ACTION PLAN Fiscal Year 2010/11

Description of Key Projects and Locations

Seaside's One-Year Action Plan outlines the proposed use of \$ 700,205 CDBG funds and \$880,000 Seaside Redevelopment Agency tax increment funds. Except for the housing and economic development activities, the City of Seaside is the lead agency for these projects. Those programs to be funded are:

1. First Time Homebuyers Program	\$420,000
2. Housing Rehabilitation Loan Program	250,000
3. Emergency Home Repair Program	50,000
4. Housing Programs Administration	100,000
5. Code Enforcement	100,000
6. Commercial Facade Improvement Program	60,000
7. West Broadway Infrastructure Design	104,025
8. Section 108 Loan Payment (Principal & Interest)	285,180
9. Community Human Services	34,000
10. Conflict Resolution	10,000
11. Police Community Relations Program	46,000
12. CDBG Administration	121,000
	\$1,580,205

Housing Goals

Housing goals for the first year include:

- 10 Down Payment Assistance loans to first-time homebuyers.
- 3 major housing rehabilitation loans to very low and low/mod income homeowners.
- 10 emergency repair grants and loans to low-income homeowners.
- Construction of 6 single-family affordable housing residences for purchase or rental by low-income Seaside households.

1. Introduction

The United States Department of Housing and Urban Development (HUD) administers a variety of programs designed to assist in the development of viable urban communities by providing decent housing and a suitable living environment, as well as expanding economic opportunities, principally for low- and moderate-income persons. The primary means to this end is to extend and strengthen partnerships among all levels of government and the private sector, including for-profit and non-profit organizations, in the production and operation of affordable housing.

HUD requires that all jurisdictions receiving formula grants through the Community Development Block Grant (CDBG) Program, HOME Investment Partnership (HOME) Program and Emergency Shelter Grant (ESG) Program prepare a Consolidated Plan. As Seaside receives CDBG funds, the City is therefore subject to the Consolidated Plan requirement.

The Consolidated Plan identifies a Five-Year Strategy that the City will follow in carrying out HUD programs and includes an Action Plan that provides measurable standards that will act as the basis for the Consolidated Annual Performance and Evaluation Report which assesses the City's performance. Finally, the Consolidated Plan serves as the application for Federal funds under the CDBG program.

Documents and Reports

The following reports and documentation were utilized in the development of the 2010-2015 Consolidated Plan.

1. 2000 HUD Census Data
2. Monterey County Homeless Census and Survey
3. The City of Seaside Housing Element for 2009 to 2014
4. State of California Department of Finance
5. 2007 Continuum of Care Report

Managing and Coordinating the Consolidated Plan Process

Lead Agency

The City Manager's office has the responsibility of administering the Community Development Block Program (CDBG) for the City of Seaside and coordinates and manages the Consolidated Plan process.

A wide variety of sources have been utilized in the preparation of the Five-Year Consolidated Plan, which covers the fiscal years 2010-2015. Every effort has been made to contact individuals and organizations who are presumed to be knowledgeable of the housing and other social needs within the city of Seaside. At the direction of the U.S. Department of Housing and Urban Development (HUD), a major contributor to this report has been the 2000 HUD Census Data, which is the latest census data available. Public comment has also played an important role in the compilation of the report along with all comments from public meetings and hearings documented within the report. Sources of data include:

6. Directory of Community and Human Services for Monterey County
7. Monterey County Association Realtors (MCA)
8. Association of Monterey Bay Area Governments (AMBAG)
9. Housing Authority of the County of Monterey 5-Year and Annual Plan

Housing needs in the City of Seaside can be reasonably determined through analysis of data obtained from the above reports.

Informal Surveys

Local organizations provided data regarding relevant issues relating to housing and supportive services available to meet the needs of Seaside residents. The Housing Authority was consulted during the Consolidated Plan development process and provided pertinent data concerning its overview of the need for supportive services for low-income citizens within the agency's jurisdiction.

The City of Seaside provides grants to certain non-profit social service agencies. City staff conducts informal reviews as to the appropriateness of the level of funding each subrecipient is receiving, compared to the needs of the community, and relative to any identified new or increased service needs that fall within the realm of that subrecipient.

Public Meetings

A community meeting was held on February 22, 2010 in the Seaside City Hall Council Chambers. The purpose of this meeting was to hear from agencies, organizations and interested individuals on the subject of housing needs in the Seaside area. Over 20 agencies, organizations and individuals were invited to this meeting. A public notice was published in the Monterey County Herald, a local newspaper of general circulation, 10 days prior to the meeting. All comments were considered in the development of the Consolidated Plan.

Public Hearings

The draft Consolidated Plan was made available for review at the City Clerk's Office, Seaside Fire Department, the Oldemeyer Center, and the Seaside Public Library. Notices of availability of the document, initial public meetings, and subsequent hearings were published in the Monterey County Herald. The 30-day public comment period started on March 15, 2010 as specified in HUD regulations and concluded April 15, 2010 when the City council approved the document. Copies of the 10-day notice were mailed to interested parties and organizations. Full compliance was made with all requirements of the City's approved Citizen Participation Plan.

Environmental Process

Approval of the Consolidated Plan is an administrative action; thus, it is categorically exempt from the National Environments Protection Act (NEPA) and California Environmental Quality Act (CEQA). CDBG funded programs or projects are evaluated to determine if they met HUD's environmental requirements pursuant to HUD directive 24 CFR 5834 prior to the release of funding.

Problem Areas Encountered During the Consolidated Plan development Process

The primary problem encountered in preparation of the Five-Year Consolidated Plan was the lack of current data. HUD has authorized submittal of Consolidated Plans based on the 2000 Census Data and other reliable sources. The City has relied heavily upon the input of non-profit subrecipient organizations who deal specifically with the identified groups in obtaining data regarding special needs subgroups and available housing and supportive services resources for frail elderly, physically and mentally handicapped.

Monitoring Standards and Procedures

During the budget development process, each proposed project or service is evaluated for conformance with HUD guidelines and Federal regulations.

The City requires periodic progress reports from agencies receiving federal and/or local funding. Contracts with non-profit or public agencies specify the scope of services and quantifiable goals for service delivery.

The City of Seaside is required to monitor progress towards Consolidated Plan goals on an ongoing basis. Annual reports will be made to the City Council and forwarded to HUD. A public hearing is generally held in October to review the consolidated Annual Performance Evaluation Report System (CAPERS) and related documents to provide an opportunity for citizen participation. Financial and program audits are conducted annually by an independent accounting firm.

Housing Market Analysis

Included in the Consolidated Plan is an analysis of the general characteristics of the housing market which includes the supply and demand for housing, the condition and cost of available housing for various categories of persons, and the concentration of racial ethnic persons and low income persons within the community. The Consolidated Plan also includes an analysis of public and assisted housing, an inventory of facilities available and the services provided to the homeless and those threatened with homelessness, an analysis of the barriers to affordable housing, and a statement of the institutional structure and intergovernmental coordination related to the provision of affordable housing.

Housing and Homeless Needs Assessment

The Consolidated Plan includes an assessment of the housing needs of lower income families, renters and owners, elderly persons, large families, and persons with special needs and disabilities, including HIV/AIDS and other diseases. Further, the Consolidated Plan assesses the occurrence and impact of an unreasonable cost burden relating to housing, overcrowding and substandard housing. The Consolidated Plan also analyses the disproportionate of needs for housing assistance among racial and ethnic groups.

Priority Needs-Objectives-Strategies

This section of the Consolidated Plan includes a priority needs table, prioritized needs of the community, objectives to be met, and a discussion of resources (both financial and non-financial) available for meeting the need.

Action Plan

The 2010/11 Annual Action Plan prioritizes community needs and describes programs to be implemented to meet the priority needs. The Plan also identifies the lead agency's responsibilities, monitoring standards and procedures for selecting programs and projects to meet the identified community needs.

Citizen Participation Plan

Included in the Consolidated Plan is the City's approved Citizen Participation Plan (CPP). This Plan describes the City's policies and procedures to facilitate citizen input into the preparation of the Consolidated Plan. The CPP, which is included in Appendix A, sets forth the procedures to provide citizens, public agencies and interested parties with the opportunity to take part in the planning and implementation of the Consolidated Plan and the evaluation of the CDBG Program at all stages. Citizen involvement was encouraged through publication of display ads prior to the start of the program to give interested persons an opportunity to discuss their housing and community development needs.

City staff has made all efforts to locate housing related providers to create a mailing list that directly reaches interested persons. Names are added as the persons, groups or agencies are found. On January 15, 2010 a notice was published announcing the 2010/11 grant and requesting public input. On February 22, 2010, the City held a meeting with social services providers and other interested parties.

2. Analysis of Housing and Community Development Needs

2.1 General Characteristics – Community Profile

Although residential redevelopment has improved the quality of life for many people, Seaside has also embarked on an active and successful economic development program, which includes such projects as the City Center Revitalization Project, the Auto Mall expansion/renovation, various hotel developments and several new restaurants and retail facilities.

During the depression years of the 1930s, families migrated to Seaside in search of inexpensive housing. Lots were un-staked and streets unpaved. Without street and other improvements, little sound development took place. During World War II, Fort Ord was established and thousands of soldiers and workers descended on the area. Substandard construction occurred without plans, codes or ordinances. By the early 1950s, Seaside had become an unincorporated urban center without the benefits of urban control and services. A group of Seaside residents initiated incorporation proceedings, and, on October 13, 1954, Seaside was officially certified as a general law city.

Recognizing the need for federal help, Seaside adopted an urban renewal program in 1957. By 1976, redevelopment activities had remade over one-third of the City. Substandard houses were demolished, moved, or rehabilitated. Miles of streets were paved and curbs, gutters and sidewalks constructed. In addition to the construction of scattered low income housing, redevelopment offered homeownership opportunities for low-income households. Seaside became a successful model for redevelopment programs meeting the needs of low-income households.

In 1966, Seaside annexed 4,000 acres of Fort Ord to the north and east of the original incorporated area. Since the closure of Fort Ord in 1993, portions of land have been released to the City, other local jurisdictions, and homeless social service providers under the McKinney Act. The City adopted a General Plan amendment and a new zoning district requiring that all non-military developments be processed under the City's land use regulations.

2.1.1 General Market and Inventory

The Seaside housing stock has benefited from redevelopment. The 66-acre Noche Buena Project caused the rehabilitation of 241 units and the construction of 121 new ones. The 240-acre Del Monte Heights Project caused the rehabilitation of 259 units and construction of 827 new units. The 143-acre Hannon Project caused razing of more than 400 units, rehabilitation of 600 units, and construction of about 340 new units. The result of these projects was the elimination of blighted areas and significant improvement of the City's housing stock. The City's no interest/low interest housing rehabilitation loans have accounted for the upgrade of about 342 units since the program's inception in 1976.

2.1.2 Growth Trends

Monterey Peninsula growth rates are generally slower than those of the other Monterey County cities. Census 2000 data indicated a Seaside population of 31,696. This represents a decrease of 18.5% in population from the 1990 total of 38,901.

Because Seaside proper is largely built out, it is clear that no significant population growth will occur without a future change in housing density. The Association of Monterey Bay Area Governments (AMBAG) has projected that Seaside proper would grow to a population of 36,328 by the year 2007, less the 2007 institutional population of 5,194 for an adjusted total population of 31,434.

Between 2000 and 2005, housing construction activity increased substantially in Seaside. This increase in development activity can be attributed to new housing in the former Fort Ord.

Although sales price of single-family houses has decreased during the last five years, homes still cost less in Seaside than in other neighboring communities. According to statistics compiled by Monterey County Association of Realtors for January 2010, the median price for a single family Seaside residence was \$311,000.

Table 2-1
Sale Price of Single-Family Homes on the Monterey Peninsula

City /Location	2010 Single-Family Residences Median Price
Carmel	\$ 725,000
Carmel Valley	\$ 725,000
Marina	\$393,000
Monterey	\$ 367,500
Pebble Beach	\$ 985,000
Pacific Grove	\$ 700,500
Seaside	\$ 311,000

Historically, the City of Seaside provides the lowest rental rate and residential purchase price on the Peninsula. Since the 1960s and 70s, Seaside has accommodated a disproportionate share of low-income persons and households. As a result, the City has a deficit of moderate and above moderate-income households. Seaside is the only city in the County to have met its very low and low-income housing objectives.

2.1.3 Physical Condition of Housing Stock

Although Seaside's housing stock was built prior to 1968, the Census 2000 Data reported that 48.2% of all renter-occupied and 38.2% of all owner-occupied units reported at least one housing problem. As shown on the following tables, lower income households have the highest percentage of housing problems:

Seaside Low-Income Homeowners

According to Census Data 2000, of the 286 extremely low-income (<30% MFI) owners 73.8% have a cost burden of over 30% and 65.7% have a cost burden of over 50%. Of the 336 very low-income (<50% MFI) owners 50.3% have a cost burden of over 30% and 31.3% have a cost burden of over 50%. Of the 782 low-income (<80% MFI) owners 55.9% have a cost burden of over 30% and 35.3% have a cost burden of over 50%.

Table 2-1-3a
Homeowner Units With Housing Problems

Ethnicity	Income Levels			
	<30% MFI	<50% MFI	<80% MFI	Total H.H.
White (non-Hispanic)	56.9%	47.6%	44.9%	2004
African American	85.9%	63.6%	51.8%	789
Native American/Alaskan Native (non-Hispanic)	---	---	55.6%	26
Asian (non-Hispanic)	100%	15.4%	83.1%	544
Hawaiian Native/ Pacific Islander (non-Hispanic)	---	---	---	45
Hispanic Origin (All Races)	100%	88.9%	83.2%	617
All Other Races (non-Hispanic)	*			179
Total House Owners				4,204

Census 2000 SOCDS Chas Data

*Data not available

Seaside Low-Income Renters

According to Census Date 2000, of the 626 extremely low-income (<30% FMI) renter 76.5% have a cost burden of over 30% and 63.7% have a cost burden of over 50%. Of the 790 very low-income (<50% MFI) renters i68.4% have a cost burden of over 30% and 27% have a cost burden of over 50%. Of the 1,445 low-income (<80% MFI) renters 62.7% have a cost burden of over 30% and 41.6% have a cost burden of over 50%.

Table 2-1-3b
Rental Units With Housing Problems

Ethnicity	Income Levels			
	<30% MFI	<50% MFI	<80% MFI	Total H.H.
White (non-Hispanic)	59.9%	49.5%	45.8%	2,534
African American	86.5%	89%	73.2%	591
Native American/Alaskan Native (non-Hispanic)	---	---	71.4%	38
Asian (non-Hispanic)	100%	79.1%	50.6%	397
Hawaiian Native/ Pacific Islander (non-Hispanic)	---	---	83.3%	32
Hispanic Origin (all races)	96.5%	93.2%	83.9%	1,584
All Other Races (non-Hispanic)	*			228
Total Renters				5,404

Definitions:

Any housing problems: cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities.

Other housing problems: overcrowding (1.01 or more persons per room) and/or without complete kitchen or plumbing facilities.

Elderly households: 1 or 2 person household, either person 62 year old or older.

Renter: Data does not include renters living on boats, RVs or vans. This excludes approximately 25,000 households nationwide.

Cost Burden: Cost burden is the fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

MFI: Median Family Income

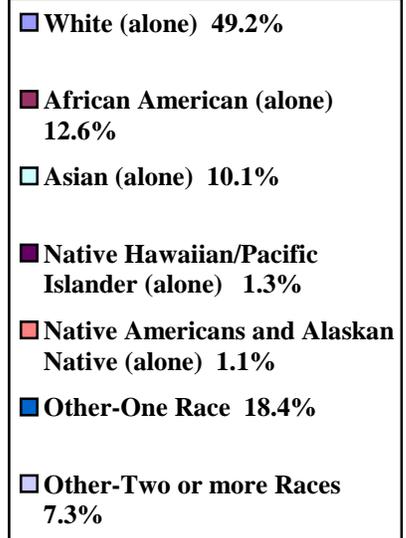
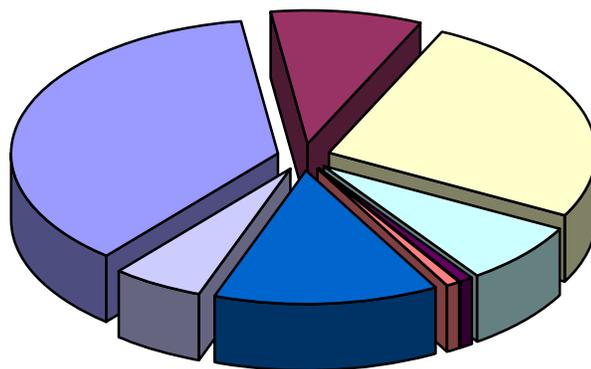
2.1.4 Demographics/Low-Income and Racial/Ethnic Concentrations

The following charts reflect the racial composition of each census tract in the City, as tabulated in the Census 2000 Data.

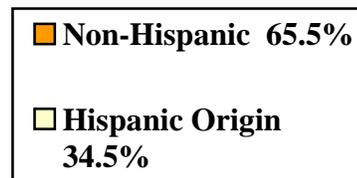
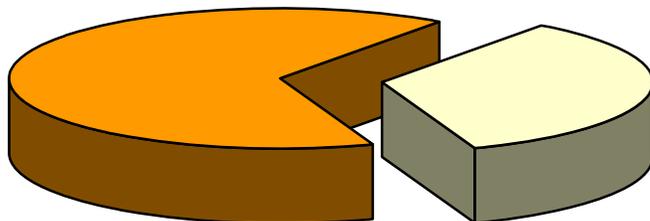
**Table 2-1-4a
City of Seaside
Ethnic Populations**

POPULATION	TOTAL	PERCENT
White	15,599	49.2%
Black or African American	3,997	12.6%
American Indian and Alaska Native	331	1.1%
Asian	3,197	10.1%
Native Hawaiian and Other Pacific Islander	410	1.3%
Other – One Race	5,834	18.4%
Other – Two or more Race	2,328	7.3%
TOTAL POPULATION	31,696	100%
Hispanic origin or Latino origin	10,929	34.5%

Ethnic Groups within the City of Seaside



Hispanic Origin for All Races within the city of Seaside



**Table 2-1-4b
HUD Data Census 2000 Data
Racial/Ethnic Concentration by Census Tract
City of Seaside**

Census Tract #	White Alone		Black or African American Alone		American Indian/Alaska Native Alone		Asian Alone		Native Hawaiian & other Pacific Islander Alone		Other- One Race Alone		Other – Two or more Races		Total Population	Hispanic origin or Latino origin	
	Pop.	Pct.	Pop.	Pct.	Pop.	Pct.	Pop.	Pct.	Pop.	Pct.	Pop.	Pct.	Pop.	Pct.		Pop.	Pct.
135	2,275	45.1%	953	18.9%	67	1.3%	566	11.2%	94	1.9%	671	13.3%	416	8.3%	5,042	1,207	23.9%
136	2,402	53.1%	246	5.4%	47	1.0%	340	7.5%	53	1.2%	1,127	24.9%	309	6.8%	4,524	2,216	49.0%
137	2,002	37.6%	402	7.5%	78	1.5%	485	9.1%	61	1.1%	1,993	37.4%	310	5.8%	5,331	3,528	66.2%
138	1,699	28.9%	1,615	27.4%	46	0.8%	1,073	18.2%	100	1.7%	834	14.2%	522	8.9%	5,889	1,580	26.8%
139	1,467	53.1%	250	9.0%	27	1.0%	261	9.4%	36	1.3%	476	17.2%	248	9.0%	2,765	833	30.1%
140	1,345	52.6%	141	5.5%	38	1.5%	223	8.7%	28	1.1%	599	23.4%	182	7.1%	2,295	1,058	41.4%
Subtotal	11,190	42.9%	3,607	13.8%	303	1.2%	2,948	11.3%	372	1.4%	5,700	21.8%	1,987	7.6%	25,846	10,422	40.3%
* 141	4,409	75.3%	390	.06%	28	-----	249	.04%	38	-----	134	.02%	341	.05%	5,850	507	.08%
TOTAL	15,599	49.2%	3,997	12.6%	331	1.1%	3,197	10.1%	410	1.3%	5,834	18.4%	2,328	7.3%	31,696	10,929	34.5%

*Former Fort Ord area
U.S. Census Bureau 2000

Area of Racial/Ethnic Concentration is a condition that exists when the population count of an identifiable minority in a census tract equals or exceeds 30 percent of the total population.

**Table 2-1-4c
Ethnic Characteristics Owner/Renter Households**

White Households

Medium	59%	<ul style="list-style-type: none"> ➤ Over all average household size: 2.87 ➤ Census Tract Concentrations: 136,139,140,141 ➤ Average size of household:
Low	22%	
Very Low	11%	
Extremely Low	8%	
Renters	58%	
Owners	42%	<u>3.10</u> Renter <u>2.56</u> Owner

Black/African American Households

Medium	58%	<ul style="list-style-type: none"> ➤ Over all average household size: 2.88 ➤ Census Tract Concentrations: highest % in 138 ➤ Average size of household:
Low	17%	
Very Low	11%	
Extremely Low	14%	
Renters	45%	
Owners	55%	<u>2.89</u> Renter <u>2.88</u> Owner

American Indian/Alaska Native Households

Medium	31%	<ul style="list-style-type: none"> ➤ Over all average household size: 3.22 ➤ Census Tract Concentrations: highest in 137 ➤ Average size of household:
Low	50%	
Very Low	13%	
Extremely Low	6%	
Renters	59%	
Owners	41%	<u>3.22</u> Renter <u>3.23</u> Owner

Asian Households

Medium	69%	<ul style="list-style-type: none"> ➤ Average household size: 3.31 ➤ Census Tract Concentrations: highest in 138 ➤ Average size of household:
Low	17%	
Very Low	11%	
Extremely Low	3%	
Renters	42%	
Owners	58%	<u>3.40</u> Renter <u>3.24</u> Owner

Native Hawaiian & Other Pacific Islanders Households

Medium	69%	<ul style="list-style-type: none"> ➤ Average household size: 4.15 ➤ Census Tract Concentrations: highest in 135 ➤ Average size of household:
Low	31%	
Very Low	--	
Extremely Low	--	
Renters	45%	
Owners	55%	<u>4.11</u> Renter <u>4.19</u> Owner

All Other Races Households

Medium	60%	<ul style="list-style-type: none"> ➤ Average household size: 4.2 ➤ Census Tract Concentrations: highest in 137 & 139 ➤ Average size of household:
Low	28%	
Very Low	11%	
Extremely Low	1%	
Renters	69%	
Owners	31%	<u>4.2</u> Renter <u>4.2</u> Owner

Hispanic Origin (All Races) Households

Medium	42%	<ul style="list-style-type: none"> ➤ Average household size: 4.74 ➤ Census Tract Concentrations: 137 ➤ Average size of household:
Low	31%	
Very Low	15%	
Extremely Low	12%	
Renters	71%	
Owners	29%	<u>4.69</u> Renter <u>4.86</u> Owner

2.1.5 Income

The average household income in Seaside for 2000 was estimated at \$41,393. This compared to the County average of \$48,305 as determined by the State Department of Housing and Community Development (DHCD). According to Census 2000 Data, 25.6% of all households earn less than \$25,000 annually while 39.5% earn more than \$50,000.

DHCD sets the income limits for very low and low and moderate-income households. The following annual income limits are established for a family of four in Monterey County effective January 1, 2005:

- Extremely low income (30% of median) Not to Exceed \$18,250
- Very low income (50% of median) Not to Exceed \$30,400
- Low & Moderate income (80% of median) Not to Exceed \$48,650

State legislation recognized the need for localities having a relatively high proportion of lower income households to avoid further impaction (Government Code Section 65584). Almost 44% of households in Seaside had incomes below 80% of the Monterey County median income. Approximately 18% of Seaside households live with incomes below the poverty level. Out of 31,696 households, 4,209 or 13.28% of the population are receiving public assistance. A proportionately large part of the welfare department's Aid to Families with Dependent Children is spent in Seaside according to the Monterey County Department of Social Services.

Table 2-1-5a
Households Receiving Public Assistance on the Monterey Peninsula

Households Receiving			
City	Total Households	Public Assistance	% of Population
Carmel	4,081	188	4.61
Del Rey Oaks	1,650	16	.97
Marina	21,014	2,518	11.98
Monterey	29,674	1,063	3.58
Pacific Grove	15,522	363	2.34
Sand City	261	18	6.9
Seaside	31,696	4,209	13.28

Source: Department of Social Services, Monterey County, January, 2005 Key Indicators Report

Of the seven Census Blocks, three census tracts contain a concentration of over 50% low/moderate income persons. These are Census Tracts 136 Block 1, Census Tract 137 Blocks 1 and 2, and Census Tract 140 Blocks 1 and 2.

**Table 2-1-5b
Census 2000 Data
HUD Data
Low & Moderate Income Block Group Data
City of Seaside**

CENSUS TRACT	Block Group 1			Block Group 2			Block Group 3			Block Group Totals		
	Block 1 Population	Low/Mod Population	Low/Mod Percentage	Block 2 Population	Low/Mod Population	Low/Mod Percentage	Block 3 Population	Low/Mod Population	Low/Mod Percentage	Total Population	Low/Mod Population	Low/Mod Percentage
013500	3,655	1,807	49.4%	1,387	432	31.1%				5,042	2,239	44.4%
013600	2,745	1,446	52.6%	1,779	686	38.5%				4,524	2,132	47.1%
013700	3,244	2,080	64.1%	2,087	1,368	66.5%				5,331	3,448	64.7%
013800	1,352	456	33.3%	2,755	1,239	44.9%	1,782	868	48.7%	5,889	2,563	43.5%
013900	1,469	620	42.2%	1,296	637	46.4%				2,765	1,257	45.5%
014000	2,079	1,118	43.7%	182	119	65.3%	34	22	64.7%	2,295	1,259	54.8%
* 014103	5,820	2,874	49.1%							5,850	2,874	49.1%
Total Population										31,696	15,772	49.8%

* Former Fort Ord area

Low/Mod Income = Incomes from 0 to 80% of Median Family Income as established by HUD guidelines and annual updates for the county.

2.1.6 Employment

Employment statistics for January 2005, released by the State Employment Development Department for the Salinas (Monterey) Metro Area reflected an unemployment rate of 7.6% for Seaside residents, compared to 11.9% for the County.

**Table 2-1-6
Labor Force & Unemployment Rate – January 2005
Monterey Peninsula Area**

Area Name	Labor Force	Number of Employed Persons	Number of Unemployed Persons	Rate
City of Carmel-by-the-Sea	2,100	2,100	0	2.2%
Carmel Valley	2,900	2,800	100	3.9%
City of Del Rey Oaks	1,000	1,000	0	2.97%
City of Marina	11,400	10,100	1,300	11.3%
City of Monterey	15,700	14,900	800	5.3%
City of Pacific Grove	9,400	9,000	400	4.3%
City of Seaside	14,800	13,700	1,100	7.2%
Monterey County	199,300	175,500	23,800	11.9%

Service occupations represent the largest employment sector at 34.5%, followed by sales and office occupations at 23.7%. Employment in the food service, accommodation, recreation, art & entertainment, fields account for the largest industry employing 3,095.

Analysis of unemployment trends shows Seaside and Marina having a consistently higher unemployment rate than the Monterey Peninsula as a whole. The very long term goals for the City now focus on job generating economic development projects. As the military transfer of Fort Ord land to Seaside, the City plans to encourage development of projects that will result in the influx of private capital for economic development. This will create a needed tax base and new jobs to for more citizens, especially the low and very low-income levels.

2.2 Public and Private Institutionals

Available Funding Resource

Development of affordable housing requires a concerted effort and the cooperation and financial support of the private sector, non-profit housing sponsors, local governments and State and Federal housing agencies. It is nearly impossible to develop affordable housing without some form of subsidy because of the high cost of raw land or developed sites. In most cases, a variety of financing mechanisms must be combined to produce housing that is affordable to low and moderate-income homeowners and renters. Federal, State and local resources that may be utilized in support of affordable housing, during the Five-Year Consolidated Plan, are briefly summarized in this section.

Public Institutions

City of Seaside

The City Manager's Office is responsible for administering the Consolidated Plan based on priorities and funding allocations approved by the City Council and identified in the Five-Year Consolidated Plan. The department will be staffed by a Redevelopment Director, two Project Managers, and a Senior Administrative Secretary under the direction of the City Manager. The City of Seaside administers numerous housing and community service programs directly or through funds issued to non-profit subrecipients. The programs are evaluated annually prior to City Council approval. New programs are developed through staff research and public input, and effective programs are continued and enhanced.

Other City departments that may coordinate projects and programs with the City Manager's Office include Resource Management Services (including planning, building, redevelopment and public works) and Code Enforcement under the Police Department. Resource Management Services is also responsible for long-range planning including development of the City's General Plan, Housing Element, and Neighborhood Plans, among others.

The City plans to rely on its Redevelopment Agency to carry out the bulk of its affordable housing program. Also involved will be the Housing Authority of the County of Monterey and area non-profits. The City has also worked with private developers in the past to build affordable housing projects and will continue to seek effective public/private partnership opportunities.

The City of Seaside intends to continue its cooperative relationships with the Housing Authority, CHISPA, Interim and other housing and supportive service agencies to develop additional affordable housing opportunities for lower income households and special needs populations identified as priorities in the Five-Year Consolidated Plan.

Redevelopment Revenues

Cities and counties with revenues from redevelopment project areas are required by state law to set aside 20% of revenues for housing for low- and moderate-income families and individuals. Applications for specific projects are submitted in conjunction with the Housing Program budget allocation process. The City of Seaside's primary focus for redevelopment set-aside funding is new affordable housing development, land acquisition and Down Payment Assistance Loan and Housing Rehabilitation Loan Programs.

Community Development Block Grants

The City of Seaside receives annual Community Development Block Grant (CDBG) allocations from the U.S. Department of Housing and Urban Development for projects and programs benefiting low- and moderate-income households. Applications for funding are submitted annually and are generally restricted to projects within the geographical boundaries of the jurisdiction. The City uses CDBG allocations for public facility improvements, Section 108 Loan repayments, Code Enforcement, public services and community policing activities. Funds may not be used for future projects involving federal labor standards or relocation because of excessive costs due to federal regulations in these areas. Eligible Uses: acquisition, rehabilitation, new construction, and limited public services.

Inclusionary Housing/Ordinance Housing

The City of Seaside has developed an Inclusionary Housing Ordinance requiring private developers to provide affordable housing units in developments. State law requires jurisdictions to give incentives to developers that provide 25% affordable units within a development. Incentives can include density bonuses, fee waivers, project fast tracking, and other financial incentives.

To further its housing objectives, the City of Seaside has established relationships or current contracts with the following public agencies:

Housing Authority of the County of Monterey (HACM)

The Housing Authority's mission statement is to "provide, administer, and encourage quality affordable housing and related services." HACM's mission is consistent with the City of Seaside's priority to assist very low- and low-income renter households, homeless persons and persons at-risk of homelessness.

The Housing Authority of the County of Monterey ("HACM") was created under the authority of the State of California's Health and Safety Code, by Resolution adopted by the Monterey County Board of Supervisors on March 21, 1941. Since that time the HACM has been operating under the California Health and Safety Code as a public, nonprofit agency, autonomous from the County of Monterey, with a seven-member board of Commissioners appointed by the Monterey County Board of Supervisors.

The Housing Authority owns or manages approximately 1,500 residential units available to a wide variety of populations including low-income families, elderly, handicapped and farm workers. HACM administers the HUD-funded Section 8 Housing Choice Voucher program to almost 4,000 very low-income households throughout Monterey County, which provides monthly rent subsidies for these households totaling more than \$25 million per year paid directly to private landlords. We have a staff of development professionals with experience in construction, maintenance, property management, finance, urban planning, and development. Our project funding experience includes securing and administering grants and loans from Housing and Urban Development, Housing Revenue Bonds, low-income housing tax credits, conventional, USDA Rural Housing, State CHFA, State OMS, HOME, DBG and many others. We also manage a \$1.5 million dollar annual capital improvement budget for our Public Housing Stock.

HACM also operates a variety of housing and housing related programs throughout Monterey County, and provides a variety of housing related services to low and very low-income residents of Monterey County. In addition to on-going programs and new development projects, HACM

is actively involved in a variety of collaborative efforts to address regional issues such as homelessness, welfare reform and the advocacy for and development of affordable housing throughout the County of Monterey.

Association of Monterey Bay Area Governments Planning Agency is responsible for developing the Regional Housing Needs Plan and fair share housing allocations for various income groups.

Monterey Peninsula Water Management District Water Resource Agency, for the entire Monterey Peninsula, controls allocations of water between jurisdictions and issues permits for new water hookups for housing.

Community Housing Trust

A countywide agency was initially developed by the Ft. Ord Reuse Authority (FORA) to raise funds from the private sector to help develop more affordable housing. The City of Seaside was the first city to contribute to the new agency. The City pledged \$100,000 contingent on contributions from other cities. The \$25,000 seed money given to the trust by the City of Seaside in 2005 may be an effective method of gaining support from other agencies for future affordable housing projects.

California Department of Housing and Community Development – State Housing Agency is responsible for review and approval of local Housing Element and source of funding for HOME and other programs in support of affordable housing.

U.S. Department of Housing and Urban Development (HUD) – Federal Housing Agency is responsible for administration of Federal housing programs. This is the source of CDBG, HOME and other federal housing finance programs.

Private Industry

Lending Institutions

Various local lenders provide primary financing for first-time homebuyers participating in the Down Payment Assistance Program.

Title Companies

Title companies assist greatly in providing services under the City's housing programs including discounted title insurance and technical escrow assistance when necessary.

2.2.1 Public and Assisted Housing

Housing Authority of the Monterey County (HACM)

The Housing Authority of Monterey County does not have any public housing in Seaside. HACM administers the Federal Section 8 certificate/Vouchers Rental Assistance Program for low-income families and individuals within the County. One hundred and eighty-eight (188) Section 8 certificate/vouchers subsidize rental units for low-income Seaside residents. The waiting period for qualified applicants is generally one or more years. The total served includes 171 small households and 17 large households of 5 or more.

The HACM administers a Section 8 Homeownership program pursuant to Section 8(y) of the federal Housing Act of 1937, as implemented by the CFR. The Housing Authority's homeownership program is voluntary and provides participants a broad range of choices in

housing. This program can provide an incentive for families to move from homelessness and from welfare-to-work and through the FSSP program into homeownership utilizing a continuum of housing assistance and counseling.

The Family Self-Sufficiency Program (FSSP)

Promotes the coordination of public housing and Section 8 rental assistance with other public and private resources. The goal of this program is to assist low-income families to achieve economic independence and self-sufficiency.

Table 2-2-1
Tenant Households in the
Section 8 Housing Choice Voucher Program in Seaside

Family Size	No.	White	Hispanic Origin	Black	Asian	Am-Indian Alaska	Unknown
Elderly	73	36	18	10	8	1	
Non-Elderly	115	28	45	30	8	4	
Total	188	64	63	40	16	5	
Waiting List	201	43	78	63	11	3	3

Privately Developed Low Income Housing

Hannon Assembled Apartments: Hannon Assembled Apartments consist of 133 low-income rental units ranging from one to five bedrooms. There are between 7 to 41 townhouse style apartments per cluster located at 10 sites throughout the City. The project was originally financed through the Federal Section 236 Program. The new management firm of Islas Development acquired ownership in June 2004. The agency has opted out of the HUD Section 236 Program resulting in 122 households paying low-income tax credit rents. The Housing Authority of the Monterey County (HAMC) reports 11 households receive enhanced Section 8 vouchers.

Del Monte Manor: Del Monte Manor consists of 192 rental low-income units ranging from studios to three bedroom apartments. The complex is managed by a private non-profit organization, Del Monte Manor, Inc. The project was financed through the Federal Section 235 (HUD-insured 221-d-4) Program. The Housing Authority of the Monterey County (HAMC) reports 14 households receive Section 8 Housing Choice vouchers.

Villa Del Monte: Villa Del Monte consists of 80 rental low-income units ranging from studios to one-bedroom apartments. The Housing Authority of the Monterey County (HAMC) reports 43 households receive Section 8 Housing Choice vouchers.

2.3 Homeless Facilities Located in the City of Seaside

Shelter Outreach Plus - Women and Children Shelter - 785 Hamilton Street

The primary purveyor of services to the homeless in Seaside is Shelter Outreach Plus. This organization pioneered the programs that resulted in Seaside's Emergency Shelter for the Homeless Ordinance. It runs a shelter for the homeless, and operates a variety of peninsula-wide programs for the homeless and very low-income persons.

Shelter Outreach Plus holds a permit to provide temporary emergency shelter for homeless women and women with children. The facility has the capacity to shelter up to 16 people for a maximum stay of sixty days. It also has a full program to take people from emergency housing through transition and, ultimately, to self-sufficiency. It also provides shelter for homeless men with its I HELP (Interfaith Homeless Emergency Lodging Program) Program. Using several church facilities, men are transported to these facilities on a rotating basis.

Community Human Services - Genesis House - 1152 Sonoma Avenue

Genesis House, operated by the Community Human Services, is the only public residential drug-treatment facility on the Monterey Peninsula. It houses up to 36 adults with 6 children for a total of 42 beds. 32 beds are used by homeless persons.

Salvation Army - Casa de las Palmas – 535 Palm Avenue

Casa de las Palmas, located just blocks from the beach in downtown Seaside, is a transitional living center operated by The Salvation Army. The purpose of this unique service is to create a place for a struggling family to build up the resources to transition to total self-sufficiency. With nine available units and four full-time caseworkers involved in every step of the transitional process, guests of Casa de las Palmas stand a great chance of finding complete success. Under this Consolidated Plan, a second phase of Casa de las Palmas is proposed for development to include 6 additional rental units on a separate but nearby site.

Location Map of Homeless Facilities in the City of Seaside



**Table 2-3-1
Homeless Service Providers and Facilities Within the County**

EMERGENCY SHELTER					
Provider Name	Facility Name	Family Units	Family Beds	Individual Beds	Total Beds
Pajaro Rescue Mission	Rescue Mission			40	40
Salvation Army	Step 2, Emg Hsg		10		10
Shelter Outreach Plus	Welcome House			18	18
	Lexington Court		12		12
	Natividad Family		39	1	40
	I-HELP – Peninsula			24	24
	I-HELP - Salinas			24	24
Victory Mission	Victory Mission			52	52
YWCA	Lawson House		14	3	17
Catholic Charities					
Interim, Inc.					
John XXIII AIDS Ministry					
Salvation Army					
SUBTOTAL			75	206	281
Under Development					
TRANSITIONAL HOUSING					
Provider Name	Facility Name	Family Units	Family Beds	Individual Beds	Total Beds
Current Inventory					
Community Human Services	Genesis House			36	36
Housing Authority	Pueblo Del Mar	54	216		216
Interim, In.	Bridge House			12	12
	Shelter Cove			36	36
John XXIII AIDS Ministry	Casa Esperanza			5	5
Salvation Army	Casa de las Palmas	9	54		54
Shelter Outreach Plus	Homeward Bound	27	108		108
	Lexington Court	6	20		20
	Men in Transition			18	18
Sun Street Centers	Transitional Housing			21	21
	Residential Housing			18	18
Veterans Transition Center	Coming Home	6	14	52	66
SUBTOTAL		102	412	198	610
Under Development					
Community Human Services	Safe Passage			27	27
PERMANENT SUPPORTIVE HOUSING					
Provider Name	Facility Name	Family Units	Family Beds	Individual Beds	Total Beds
Current Inventory					
Interim, Inc.	Acacia House			6	6
	Casa de Paloma			6	6
	California Street			8	8
	Sandy Shores			28	28
	Soledad House			8	8
John XXIII AIDS Ministry	Safe Shelter	2	12		12
	New Horizons	2	8	8	16
	Safe Haven	1	4	15	19
	Welcome Home	1	4	4	8
SUBTOTAL		6	28	83	111
Under Development					
Interim, Inc.	Lupine Gardens			20	20
John XXIII AIDS Ministry	Casa de Paz			12	12
SUBTOTAL				32	32
GRAND TOTAL					1,061

2.3.1 Inventory of Supportive Housing for Non-Homeless Persons with Special Needs

Gateway Industries-1663 Catalina Street, Sand City

Gateway Industries provides vocational training, housing, and employment to developmentally disabled workers to assist them in achieving their vocational potential, which in turn provides quality services to the community. The work performed at businesses by the residents of Gateway Industries is a good training ground for the participants.

Central Coast HIV/AIDS Services – P.O. Box 1931 – Monterey

Central Coast HIV/AIDS Services provides Seaside persons living with AIDS or HIV housing opportunities and financial assistance. Additional services include spiritual/emotional counseling, workshops, support groups, retreats, resource library, referrals, newsletter, home visits, education, inter-faith networking, etc. A support group for mothers of persons affected by HIV/AIDS is also available.

INTERIM, INC. – P.O. Box 3222 – Monterey

Interim, Inc. provides low-income housing for adults with psychiatric disabilities. It also provides residential treatment, social rehabilitation and supported employment and education services. Programs include a short term crisis program, one short term transitional program (exclusively for individuals dually diagnosed with both psychiatric disabilities and a substance abuse disorder), one long term transitional program, a community housing program, a supported employment and education services program, and two client-run social support groups. The agency has 149 treatment and housing beds operated out of 17 facilities in Monterey County. The short term transitional and crisis programs are state licensed. Spanish language interpretation is available.

2.3.2 Nature and Extent of Homelessness

The Homeless Census & Survey conducted in 2007 estimated approximately 1402 homeless persons were on the streets of Monterey County. At any given time, between 100 and 200 of these may be found in Seaside. It is Seaside's policy that communities should accept responsibility for the homeless in a proportional manner similar to the fair share allocation of low-income housing.

The Coalition of Homeless Service Providers Coalition has been formed to coordinate services provided by various providers of homeless services. The Coalition applies for grants and financial aids from federal, state and other agencies. Permanent and transitional housing for the homeless and persons with special needs are in operation at the former Ford Ord per the McKinney Act. As a result of the additional space afforded by the closure of Fort Ord, 1,061 beds are now available to homeless individuals and families.

2.4 Barriers to Affordable Housing

While the City does not maintain ordinances or policies which present barriers to affordable housing, the following issues have been identified in the City's Housing Element as factors to address when assessing affordable housing needs.

2.4.1 Governmental Constraints

Land Use Controls and Zoning Ordinance Provisions

Analysis was undertaken to determine whether maximum densities were achieved in the City over the past years. Minimum lot sizes for single-family units are typical with the exception of the 5,000 square foot lot. This smaller lot size allows an increase in density for detached units not commonly found in other communities. Combined with the maximum lot coverage of 65 % (30-40% allowed in most communities), larger homes can be built on smaller lots, encouraging development of by-passed parcels. Flexibility is again allowed in the alternative standards for the rear yard (to a minimum of 10 feet) and side, yards for substandard legal lots (3 foot minimum on one side).

Parking Requirements

Requirements for single family uses (generally 2 covered spaces per unit) are considered typical. Additional parking for attached units is necessary because narrower streets and reduced street parking often occur in these types of development.

The minimum floor area requirements again reflect substandard housing development in Seaside in the pre-1950s era. The relatively small square footages guarantee that affordable housing can be built without sacrificing minimum standards for overcrowding, light and air. The minimum open space requirement of 300 square feet per unit can easily be met in combined front and rear yard setbacks.

Zoning Requirements

Seaside evolved from historical development patterns, which created many small lots and substandard housing areas. The flexibility in the zoning ordinance reflects the need to allow residential development on small and/or in-fill parcels while protecting neighborhood quality. While zoning standards for single-family construction demonstrate flexibility, those for multi-family appear to be more typical of suburban residential development. This is partially due to poor experience with large multi-family projects in the past in Seaside and the desire to encourage single-family ownership and neighborhood pride.

Possible standards that could constrain multi-family development are requirements for additional parking for 3-bedroom units and open space. A typical parking standard for multi-family development is 1.5 spaces per unit. The zoning ordinance requires two spaces for each unit with three or more bedrooms. This standard reflects larger families with more vehicles. Open space requirement for multi-family of 250 usable square feet per unit would require approximately 1/2 acre of developed open space for each 87 units. In combination, additional parking for 3 + bedroom units and open space requirements could limit the number of units constructed on each site below the maximum allowed by the zoning ordinance.

Two features of the ordinance tend to offset these factors. The parking requirement for multi-family units of two or less bedrooms is two spaces for each three units; a more typical requirement in multi-family developments is three spaces for each two units. This "savings" in parking reduces the overall land requirement in most developments. The ordinance also allows very liberal height maximums, with up to 72 feet or six stories permitted in the High Density Multi-family district. Increased height allows building intensification and permits greater site allocation to parking and open space.

Other features of the zoning ordinance permit flexibility and alternative standards for residential development:

The Planned Unit Development (PUD) Districts permit flexibility in design and the waiver of certain development standards in exchange for exemplary design. The Planning Commission may modify requirements for lot width, setbacks and building height under provisions of a PUD.

The Mixed Use Districts permit residential development in conjunction with certain office and/or commercial uses. The underlying zone district must be either retail commercial or professional office. It has been used successfully to combine apartments with retail and offices along major thoroughfares and is a return to the mixed land use of older downtown areas.

Design Flexibility of Substandard Lots provides relief from established zoning requirements for single-family units on substandard lots. The standards allow variations and depth to the building face and maximize use of remaining open space on the property. This provision of the zoning ordinance has been used on several occasions to foster development on lots which otherwise could not be developed.

The Accessory Residential Unit Ordinance implements state law by providing guidelines for provision of second units on single-family lots while preserving the existing residential character of the neighborhood. The accessory unit may not exceed 640 square feet in size and generally becomes a rental unit or extended family unit for the primary structure.

The City of Seaside provides design flexibility to encourage in-fill development and provide opportunities for development which otherwise might not occur. This is particularly true for single-family units. The standards for multi-family construction are more traditional but do not unnecessarily constrain development.

Permit Processing

The City encourages all developers to meet with planning staff prior to the formal submittal of an application as a means to facilitate timely processing. Approximately 60 days is required from initial application to Planning Commission hearing. City Council hearings are typically scheduled for the next available meeting, which may vary from two to three weeks after the Planning Commission hearing. Processing of building plans is typically completed within 6-8 weeks.

Fees and Other Exactions

The City of Seaside assesses a wide range of fees for services ranging from applications for zoning to building permit fees. The municipal code requires that fees and charges be reviewed and adjusted each fiscal year. In keeping with State law requirements, the fees charged cannot exceed the actual costs of providing such services.

Total fees assessed a typical single-family home of 1,500 square feet are estimated at \$1,600 and include plan check, inspection, energy enforcement surcharge, sewer hookup inspection and certificate of occupancy. These fees are considered normal and reasonable for the Monterey Peninsula area. While the City generally does not waive development fees as a means to expedite housing to very low and low-income groups, an exception is being considered for projects involving the homeless and special needs households. It may also be possible to offset some of the costs through the use of monies in the Redevelopment Agency's Low/Mod-Income Set-Aside fund.

On and Off-Site Improvements

Standard off-site improvements required by the City for development of property include curb, gutters, sidewalk and street improvements. Extension of necessary utilities is also required. On-site improvements include off-street parking, landscaping, walls, sewerage and water systems. The City does not require any improvements other than those that are deemed necessary to maintain the public health, safety, and welfare in order to reduce housing costs.

Because the City is largely built-out and infrastructure is in place, the City does not assess major infrastructure buy-in fees. The lack of such fees, which can amount to \$10,000 to \$15,000 per residential lot or more in some jurisdictions, offers competitive advantage for new housing construction in Seaside proper.

Land use and development regulations are intended to be necessary and fair. Permit fees have been kept relatively low and currently reflect the mean value for cost recovery. Seaside's policies are neither excessive, exclusionary nor discriminatory. As such, no strategy is required to remove or ameliorate the effects of negative policies. There have been no court orders or HUD-imposed sanctions that affect the revision of assisted housing or fair housing remedies.

Conclusions

Compared to most cities in California, Seaside presents few barriers' to affordable housing and encourages and processes applications for affordable housing in a timely and efficient manner. It is recommended that the City continue to monitor its standards and procedures to remove unnecessary barriers to affordable housing construction.

2.4.2 Non-Governmental Constraints

Non-governmental constraints are those generated by the private sector and beyond the control of local government. A few of the impacts of non-governmental constraints can be mitigated to a minimal extent by local governmental actions, but usually the effects are very localized and have little influence on the total housing need within the jurisdiction or market area include availability and cost of financing, price of land, construction cost and, as always, availability of water.

Availability and Cost of Financing

The availability of financing sources for purchase of homes is generally available at reasonable interest rates. To mitigate the impact of interest rates, Seaside offers Down Payment Assistance Loans to first time homebuyers.

Price of Land

According to the California Building Association, the cost of land represents an ever-increasing proportion of total housing development cost. The price of land, however, is usually taken as the finished cost per lot, which includes off-site improvements and development fees. This improved lot cost represents an average of 30% of the cost of new homes in California. In the City of Seaside, improved lot costs represent an estimated 40% of the cost of a new home.

Cost of Construction

Rising costs of labor and materials have contributed to non-governmental constraints on housing development. These costs were a substantial part of the increased housing costs.

Local Governments can utilize CDBG funds to write down the cost of construction, the preferred method being the financing of infrastructure improvements. The City can take additional positive steps to reduce the impact of rising construction costs on housing prices.

Effective mitigation measures are: **1) Land:** Allow smaller lots through the Density Bonus Ordinance or Planned Unit Development process, **2) Improvements:** Consider alternative, less costly improvements, **3) Fees:** Reduce or waive fees, grant fee credits for off-site improvements, **4) Labor:** Encourage non-profit housing, **5) Administration:** Non-profit agency, consider density bonus incentives.

Utilization of self-help and non-profit entities can provide a substantial savings in the cost of developing new housing. The City will partnership with affordable housing developers to minimize the cost of affordable housing development.

3. Housing and Homeless Needs Assessment

3.1 Low/Mod-Income Households

This section includes an assessment of the housing needs of various income levels for persons within the City of Seaside, as well as an assessment of the needs of the homeless and those threatened with homelessness.

Housing needs are analyzed for extremely low, low, and moderate income households in the City. The assessment analyzes the needs of all ethnic/racial groups, the homeless, elderly, physically/mentally disabled, large families, and female-headed households.

Table 3.1
Low to Medium Income Households

Households	Total Households	Percentage of Total	Extremely Low Income <30%*	Very Low Income <50%*	Low Income <80%*	Medium Income 81%>*
White	4,538	47%	8%	11%	22%	59%
Black	1,380	15%	14%	11%	17%	58%
Hispanic	2,201	23%	12%	15%	31%	42%
Native American	64	1%	6%	13%	50%	31%
Asian	941	10%	3%	11%	17%	69%
Pacific Islanders	77	1%	-	-	31%	69%
Other Races	407	4%	1%	11%	28%	60%
All Households	9,608	100%	9%	12%	23%	56%

Source: SOCDs/SF3/CDBG (Census 2000) American Fact Finder shows 9,833 households.

* Median Family Income

Definitions:

Any housing problems: Cost burden greater than 30% of income and/or overcrowding (1.01 or more persons per room) and/or without complete kitchen or plumbing facilities.

* Median Family Income

The AMBAG Regional Housing Needs Determination 2007-2014 indicates a total housing need for all income groups of 598 for Seaside as follows:

Very Low Income	22%	134 units
Low Income	17%	101 units
Moderate Income	19%	113 units
Above Moderate Income	42%	250 units

The Census 2000 Data indicates that 5,807 individuals are living below the poverty threshold. Poverty levels are defined as 20% of median income by the Housing Authority of the Monterey Peninsula.

The Census 2000 Data poverty figures yield the following data:

**Table 3-1a
Poverty Status**

Ethnicity	# of Person in Poverty	% of Total in Poverty
Black African American (alone)	559	10%
American Indian/Alaskan Native (alone)	71	1%
Native Hawaiian/Pacific Islander (alone)	14	Less than 1%
White (alone)	1533	26%
Asian (alone)	282	5%
Other one Race	1,145	20%
Two or more Races	204	4%
Hispanic Origin	1,999	34%
TOTAL	5,807	100%

Census 2000 Data/American Fact Finder

Of the 31,696 Seaside residents, 5,807 individuals or 18% of the population are identified as living at or below the poverty level.

3.2 Renters/Owners

Table 3-2a
Rental Units Affordable to Households
Based on Below 80% Median Family Income (MFI) Adjusted Income

	0 - 1 Bedroom			2 Bedroom			3 or more Bedroom		
	0-30%	0-50%	0-80%	0-30%	0-50%	0-80%	0-30%	0-50%	0-80%
Occupied	118	153	723	447	123	745	950	135	381
Vacant	0	15	0	0	0	14	0	0	8

Census 2000 Data, SOCDs CHAS Data

The Rent 0-30% - Represents units with a current gross rent (rent and utilities) that are affordable to households with incomes at or below 30% of HUD Area Median Family Income. Affordable is defined as gross rent less than or equal to 30% of a household's gross income.

Extremely low income renters in 0 – 1 bedroom units:

56% are occupied by households earning less than 30% of the MFI; 70% of the units were built prior to 1970 and 66% have some housing problems.

Extremely low income renters in 2 bedroom units:

10% are occupied by households earning less than 30% of the MFI; 70% of the units were built prior to 1970 and 8% have some housing problems.

Extremely low income renters in 3+ bedroom units:

5% are occupied by households earning less than 30% of the MFI; 83% of the units were built prior to 1970 and 4% have some housing problems.

The Rent 31-50% - Represents units with a current gross rent that are affordable to households with incomes greater than 30% and less than or equal to 50% of HUD Area Median Family Income.

Very low-income renters in 0 and 1 bedroom units:

65% are occupied by households earning less than 50% of the MFI; 91% of the units were built prior to 1970 and 53% have some housing problems.

Very low-income renters in 2 bedroom units:

62% are occupied by households earning less than 50% of the MFI; 61% of the units were built prior to 1970 and 51% have some housing problems.

Very low-income renters in 3+ bedroom units:

19% are occupied by households earning less than 71% of the MFI; 53% of the units were built prior to 1970 and 51% have some housing problems.

The Rent 51-80% - Represents units with a current gross rent that are affordable to households with incomes greater than 50% and less than or equal to 80% of HUD Area Median Family Income.

Low-income renters in 0-1 bedroom units:

65% are occupied by households earning less than 80% of the MFI; 59% of the units were built prior to 1970 and 81% have some housing problems.

Low –income renters in 2 bedroom units:

54% are occupied by households earning less than 80% of the MFI; 49% of the units were built prior to 1970 and 63% have some housing problems.

Low-income renters in 3+ bedroom units:

47% are occupied by households earning less than 80% of the MFI; 74% of the units were built prior to 1970 and 48% have some housing problems.

Table 3-2b

Housing Market Analysis City of Seaside

Housing Stock Inventory	Vacancy Rate	0 & 1 Bedroom	2 Bedrooms	3+ Bedrooms	Total
Affordability Mismatch					
Occupied Units: Renter		1,645	1,860	2,005	5,510
Occupied Units: Owner		466	1,035	2,822	4,323
Vacant Units: For Rent	2.9%				
Vacant Units: For Sale	1.5%				
Total Units Occupied & Vacant		2,156	3,304	5,545	11,005
*Rents: Applicable FMRs (in \$\$)		*901	*1,035	*1,462	
Rent Affordable at 30% of 50% of MFI (in \$)		*570	*683	*790	

*Statistics for the Salinas/Seaside area as quoted by U.S. Department of HUD 2/05. FMR = Fair Market Rents

3.3 Elderly Persons

Table 3.3
City of Seaside Age Distribution

Age	Population	%	Age	Population	%
Under 5	3,059	9.7%	35-44	4,776	15.1%
5-9	2,887	9.1%	45-54	3,198	10.1%
10-14	2,339	7.4%	55-59	973	3.1%
15-19	2,237	7.1%	60-64	841	2.7%
20-24	2,561	8.1%	65-74	1,642	5.2%
25-34	6,141	19.4%	75 & Up	1,042	3.3%
Total Population: 31,696					

Census 2000 Data

The data indicates that Seaside is a working class community with retirement age individuals (65+) representing 3.3% of the population. The majority of Seaside citizens are either young children or working class adults age 25-54. However, the number of elderly persons in Seaside is increasing. As the City's population continues to age, demand for housing for this age group will also increase.

Units suitable for the elderly can be constructed using the mixed land use ordinance, the accessory residential unit ordinance, zoning ordinance amendments to convert single-family areas to duplex areas, and General Plan policy, which proposes higher density development in designated areas.

Rising housing costs can create particular hardships for the elderly on fixed incomes. It is expected there will be an increased number of elderly in need of assisted housing. The Housing Authority of Monterey County reported that 73 elderly households received Section 8 Housing Choice Voucher certificates in Seaside.

Elderly /Frail Elderly

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

ELDERLY 1 & 2 member households – RENTERS

<30 of MFI	
% with any housing problem	52.1%
% cost burden greater than 30% of their income	52.1%
% cost burden greater than 50% of their income	30.1%
<50 of MFI	
% with any housing problem	78.1%
% cost burden greater than 30% of their income	78.1%
% cost burden greater than 50% of their income	28.1%
<80 of MFI	
% with any housing problem	64.3%
% cost burden greater than 30% of their income	64.3%
% cost burden greater than 50% of their income	14.3%

ELDERLY 1 & 2 member households – OWNERS

<30 of MFI	
% with any housing problem	69.4%
% cost burden greater than 30% of their income	69.4%
% cost burden greater than 50% of their income	57%
<50 of MFI	
% with any housing problem	7.5%
% cost burden greater than 30% of their income	7.5%
% cost burden greater than 50% of their income	0.5%
<80 of MFI	
% with any housing problem	35%
% cost burden greater than 30% of their income	35%
% cost burden greater than 50% of their income	30.6%

3.4 Large Households

The Census 2000 Data revealed that 20% of the City's total households consist of five or more persons, 63% being owner-occupied and 37% renter-occupied. The consensus of planners and providers is that there is an unmet need in Seaside for large units containing three or more bedrooms.

Over-crowding is an indication of substandard living conditions. The Census identifies a unit as "over-crowded" when occupancy exceeds 1.01 persons per room, excluding bathroom, kitchen and halls. Using this definition, there are 712 over-crowded units in Seaside. More than 40% of those units are owner-occupied. The high costs of home ownership are forcing households to live in smaller units. The remaining 427 overcrowded units are rental units.

LARGE RELATED 5 or more member households – RENTERS

<30 of MFI	
% with any housing problem	100%
% cost burden greater than 30% of their income	100%
% cost burden greater than 50% of their income	87.7%
<50 of MFI	
% with any housing problem	87.5%
% cost burden greater than 30% of their income	81.9%
% cost burden greater than 50% of their income	15.3%
<80 of MFI	
% with any housing problem	85.2%
% cost burden greater than 30% of their income	34.2%
% cost burden greater than 50% of their income	2.4%

LARGE RELATED 5 or more member households – OWNERS

<30 of MFI	
% with any housing problem	100%
% cost burden greater than 30% of their income	85.71%
% cost burden greater than 50% of their income	51.4%
<50 of MFI	
% with any housing problem	89.5%
% cost burden greater than 30% of their income	79.1%
% cost burden greater than 50% of their income	37.2%
<80 of MFI	
% with any housing problem	54.8%
% cost burden greater than 30% of their income	11.8%
% cost burden greater than 50% of their income	-----

3.5 Persons with Special Needs and Disabilities, Including HIV/AIDS and Other Diseases

3.5.1 Physically Disabled

Disabled persons have special needs that may require modifications to the dwelling unit. Many landlords are unwilling to modify units to suit their needs, which forces the disabled to seek government assistance to secure appropriate housing. State regulations require minimum adaptations for the safety and welfare of the physically disabled tenants and visitors for new apartment units. The regulations are designed to ensure accessibility and livability to the disabled in newly constructed apartments with 5 or more units.

Presently, persons with large under-utilized lots are allowed to apply for accessory residential units without regard to age or relationship to the property owner. Without regards to age restriction, they are treated as second unit rentals on the property. Additional housing could be made available for disabled persons if all accessory residential units were required to be built to disability accessibility specifications or be required to be retrofitted on sale.

3.5.2 Mentally Disabled

According to epidemiological studies, cited in the 2003 California Mental Health Master Plan, 6% of California's population suffers from schizophrenia, bi-polar disorder, or major depression. In Monterey County, approximately 2,800 adults and children suffer from serious mental illness or serious emotional disturbance with extreme functional impairment. Of this number, it is projected that about 10,000 individuals need services at any given time.

The 2002 Homeless Census Count estimates that the point-in-time daily number of homeless people in Monterey county has increased from a range of 1,157 to 2,917 individuals in 1999 to a range of 2,681 – 3,461 in 2002. The report concludes that at least 25% of the homeless can be presumed to have some level of psychiatric disability.

In 2002, Interim, Inc. conducted a housing survey with 309 individuals with psychiatric problems throughout Monterey County. The survey reflected the following:

- 52% want to move from their current housing.
- 28% must move, due to time limits.
- 88% are "extremely low-income" with income levels below \$12,000 per year.
- 66% have income levels below \$9,600 per year (\$800 per month).
- 41% were paying more than \$400 per month for housing.
- 29% were paying more than \$600 per month for housing.
- 48% of respondents lived in Salinas. Of those wanting to move, most preferred Salinas or Monterey.
- 11% of all respondents had been homeless within the last year.

3.5.3 Female-Headed Households

According to the Census, there were 904 female-headed households with one or more persons under 18 years of age, or about 12% of the City's total households. Although there are no exact correlations between female heads of households and income levels, it is assumed that many of these households may be of lower income due to the presence of children, only one income-earning adult in the family, and the discrepancy between male and female salary levels. In households with young mothers, a lack of education and training could inhibit securing a decent paying job. The City supports proposals for construction of child care centers within the City, to help single mothers gain more flexibility in seeking employment.

3.5.4 Persons with HIV/AIDS

According 2004 data from Monterey County AIDS Project (MCAP), there were 145 reported individuals living with HIV 378 AIDS cases. Seaside had 19 cases of individuals living with HIV and 58 cases with AIDS. Special needs of this group include:

1. Short term rental assistance program. Such a program is currently in place with a Housing Opportunities for People with AIDS (HOPWA) Grant. This grant is issued through the Housing Authority of the Monterey Peninsula and is administered by John XXIII. The HOPWA Program is all-inclusive and provides outreach, prevention, emergency shelter, transitional housing and permanent housing. The housing include the Safe Haven Project, New Horizons and Casa de Paz (in development).
2. Transitional housing to meet the needs of persons who must be rehabilitated or have no place to go after a rehabilitation program and prior to finding a job. (Some funding is available through the McKinney Act programs and Health and Human Services).
3. Supportive services to include: drug rehabilitation, education, job training, medical referrals, referrals to housing and social services.

Table 3-5-4

HOPWA Performance *Countywide	Needs	Current	Gap
Tenant-based Rental Assistance	52	25	27
Short-term Rent, Mortgage & Utility payments	---	180	0
Facility-based Programs	---	1	---
Units in facilities supported w/ operating costs	10	---	10
Units in facilities developed w/ capital funds and placed in service during the program year	10	---	10
Units in facilities being developed w/ capital funding but not yet opened (Show units of housing planned)	10	---	10
Stewardship (developed with HOPWA but no current operation or other costs). Units of housing subject to 3-10 year use agreements	6	2	4
Adjustment for duplication of households (i.e. , moving between types of housing)			
Subtotal unduplicated number of households/units of housing assisted	0	0	0
Supportive Services	---	250	---
Supportive Services in conjunction w/ housing activities (for households above in HOPWA or leveraged other units)			
Housing Placement assistance			
Housing Information Services	82	64	18
Permanent Housing Placement Services	75	52	23

3.6 Cost Burden

Cost burden is the extent to which gross housing costs, including utility costs, exceed 30 percent of gross income, based on data published by The U.S. Census Bureau. Severe cost burden is the extent to which gross housing costs, including utility costs, exceed 50 percent of gross income, based on data published by the U.S. Census Bureau.

As in other communities in California, housing overpayment is not uncommon in Seaside. Housing overpayment is generally defined as paying more than 30% of income toward housing expenses. However, to the extent that overpayment is disproportionately concentrated among the most vulnerable members of Seaside, maintaining a reasonable level of housing cost burden is an important contributor to quality of life.

Among Seaside rental households, 34% (1,873) were paying more than they could afford for housing. According to census Data 2000, 36% of owners and 30% of renters report a cost burden from overpayment.

3.7 Overcrowding

Another housing related factor is the incidence of overcrowding. The Census data show that the highest rate of overcrowding is in the large related renter households. Overcrowding is an indicator of housing affordability. Unit overcrowding is caused by the combined effect of low earnings and comparatively high housing cost in a community, and reflects the inability of households to buy or rent housing that provides reasonable privacy for their residents. An overcrowded household is defined as one with more than one person per room, excluding bathrooms, kitchens, hallways, and porches. A severely overcrowded household is defined as one with more than 1.5 persons per habitable room.

Census 2000 Data indicates 19% of all residents lived in an overcrowded condition, with the majority of these residents characterized as living in severely overcrowded conditions. Among renters, the over-crowding proportion increased from 19% in 1990 to 25% in 2000 while the proportion of homeowners living in these conditions increased from 8% to 11%. Of the 1,393 renters who lived in overcrowded conditions, 262 (19%) earned incomes below the poverty level. Additionally, 55 of the 494 homeowners (11%) who lived in overcrowded conditions had incomes below the poverty level. Overcrowding appears to be a serious problem for rental households in Seaside.

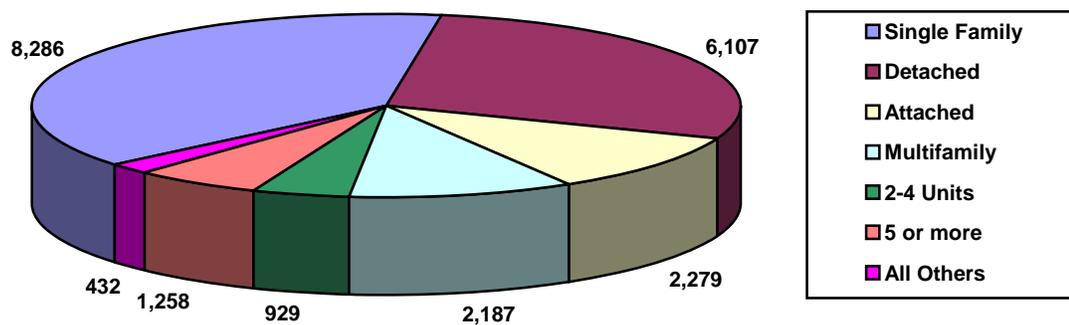
3.8 Substandard Housing

Seaside's major residential development activity occurred during the late 1950s and urban renewal and redevelopment efforts in the 1960s and 1970s, which brought about the removal of many substandard units built prior to 1950. In recent years, land values have risen to the point that private developers have begun to replace older dilapidated structures with new units.

3.8.1 Housing Stock

According to the Census 2000 Data, Seaside’s housing stock decreased by 2.1% over the past decade to 11,005 units. The only category of housing units that increased was single-family units. The increase is attributed to the production of attached single-family units. Multi-family units decreased by 8% with much of the loss absorbed by the decline in smaller structures with fewer than five units. A major new development project, the Seaside Highlands, which started construction in 2001, will increase the housing stock in phases.

**Table 3-8-1
Housing Stock Growth**



Total Units = 11,005

Source: Census 2000 Data

3.8.2 Housing Age and Condition

Maintaining the quality of housing in the community is an important goal for Seaside. Like any other asset, housing is subject to a gradual deterioration over time. If not repaired or maintained, housing deterioration can depress neighboring property values, discourage reinvestment, and eventually impact the quality of life of a neighborhood. Therefore, maintaining and improving the quality of housing stock is an important goal for Seaside.

Seaside is a fairly mature community; over 70% of its housing stock is more than 30 years old. Typically, housing over 30 years of age is likely to have rehabilitation needs that may include new plumbing, roof repairs, and other repairs. The Census Bureau provides limited estimates of substandard housing, such as incomplete plumbing and kitchen facilities.

**Table 3-8-2
Housing Age**

Year Built	Number	Percent
1990 to March 2000	329	3.0%
1980 to 1989	872	7.9%
1970 to 1979	2,016	18.3%
1960 to 1969	3,999	36.3%
Pre-1960	3,789	34.4%

Source: US Census 2000 and Department of Finance, January 2002

3.9 Racial/Ethnic Need

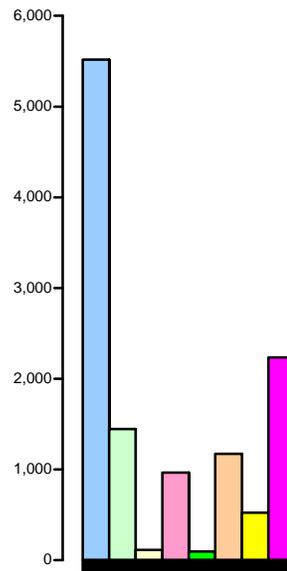
The City of Seaside is ethnically diverse and enjoys a wide range of cultures. The percentages of Seaside ethnic households was estimated by the Census 2000 Data as follows:

**Table 3-9
Ethnic Household Data**

Households	Total Households	% of Total
White (Alone)	5,518	56%
Black/African American (Alone)	1,446	15%
Native American Indian (Alone)	113	1%
Asian (Alone)	966	10%
Native Hawaiian/Other Islanders (Alone)	96	Less than 1%
Other One Race (Alone)	1,172	12%
Other Two Races	522	5%
All Households	9,833	100%
Hispanic origin/Latino (All Races)	2,236	23%

U.S. Census Data 2000/SFI

Number of Households



3.91 Affirmatively Furthering Fair Housing and Equal Opportunity (FHEO)

The City has an adopted goal of providing fair and equal housing opportunities for all persons, regardless of age, sex, family size, race, creed, color, or national origin. In addition, the City pursues a policy to assure that all persons in Seaside receive equal housing opportunities. The City has a commitment to fair housing. In addition, the City implements fair housing services by contracting with the Conflict Resolution and Mediation Center.

3.10 Homeless

A report by the Institute for the Study of Homelessness and Poverty in August 2004 indicates a mid-range of 3,071 homeless individuals and families in Monterey County. This figure represents approximately .07% of the total population.

A point-in-time Homeless Census count for 2002 conducted by Applied Survey Research enumerated more specific information on the homeless. A street count on February 27 and 28, 2002 found 1,737 individuals and families throughout the county, not including the sheltered homeless. Of these 80% were on their own and 20% were in families. The majority of the individuals were men, 27% were women and 4% were youths. Within the homeless families, 32% were men, 31% were women, and 37% were children under the age of 18.

To address the needs of the homeless, the City of Seaside was one of the first cities in the state to adopt an ordinance to regulate temporary emergency shelters. Several decades ago, Seaside issued a permit for a 16-bed shelter for women and children that operates today under the management of Shelter Outreach Plus.

**Table 3-10a
Homeless Census Count 2002 Sheltered Homeless**

Shelter Name	Agency	Housing Type	Total Count	CCD	Region	Single Adult Men	Single Adult Women	Single Boys	Single Girls	Single Unknown	Family Adult Men	Family Adult Women	Youth in Families	Family Unknown	Family Units	Family Total
Genesis House	CHS	T	35	Monterey	Monterey Peninsula	14	8				2	9	2		3	13
Crisis Resolution Home	CHS	E	1	Monterey	Monterey Peninsula				1							0
Safe Haven	John XXIII AIDS Ministry	P	13	Various	Monterey Peninsula	5	2				3	3			3	6
Catholic Charities	Catholic Charities	E	3	Monterey	Monterey Peninsula						1	1	1		1	3
Pueblo del Mar	Sun Street Centers	T	123	Monterey	Monterey Peninsula		1				7	39	76		41	122
Veterans Transition Center	Veterans Transition Center	T	55	Monterey	Monterey Peninsula	24	4				8	8	11		6	27
Hamilton House	Shelter Outreach Plus	T	15	Monterey	Monterey Peninsula		7					3	5			8
I-HELP Monterey	Shelter Outreach Plus	E	24	Monterey	Monterey Peninsula	24										0
Homeward Bound	Shelter Outreach Plus	T	69	Monterey	Monterey Peninsula						2	20	47		20	89
Sea Lam inn, San Cas	Interim	E	2	Monterey	Monterey Peninsula	1	1									0
McHOME	Interim	T	12	Monterey	Monterey Peninsula	8	4									0
Sandy Shores	Interim	P	23	Monterey	Monterey Peninsula	13	10									0
Shelter Cove	Interim	P	33	Monterey	Monterey Peninsula	23	10									0
Bridge House	Interim	T	12	Monterey	Monterey Peninsula	4	8									0
Hayes Housing (CNC)	Interim	T	5	Monterey	Monterey Peninsula	5										0
Sand Castle Inn	Salvation Army	E	5	Monterey	Monterey Peninsula							2	3		2	5
Casa de las Palmas	Salvation Army	T	11	Monterey	Monterey Peninsula							3	8		3	11
SHELTERED TOTALS			441			121	55	0	1	0	23	88	153	0	79	264

E – Emergency T-Transitional P-Permanent

**Table 3-10b
Homeless Census Count 2002 Unsheltered Homeless**

Census Tract	AREA NAME	TOTAL COUNT	CCD	Single Adult Men	Single Adult Women	Single Boys	Single Girls	Single Unknown	Family Adult Men	Family Adult Women	Youth in Families	Family Unknown
Census Tract 135	Seaside	6	Seaside-Monterey	6								
Census Tract 136	Seaside	10	Seaside-Monterey	8	1	1						
Census Tract 137	Seaside	3	Seaside-Monterey	3								
Census Tract 138	Seaside	10	Seaside-Monterey	8					1	1		
Census Tract 139	Seaside	0	Seaside-Monterey	0								
Census Tract 140	Sand City-Seaside	107	Seaside-Monterey	95	12							
Census Tract 1141.01	Fort Ord	0	Seaside-Monterey	0								
Census Tract 1141.02	Fort Ord	4	Seaside-Monterey	1		1	1	1				
Census Tract 141.03	Fort Ord	0	Seaside-Monterey	0								
Census Tract 142	Marina, city	2	Seaside-Monterey	2								
Census Tract 143.01	Marina, coast	24	Seaside-Monterey	9	2			7				6
Census Tract 143.02	Marina	2	Seaside-Monterey	1				1				
TOTAL COUNT		168		133	15	2	1	9	1	1	0	6

**Table 3-10c
Homeless and Special Needs Population**

		Estimated Need	Current Inventory	Unmet Need / Gap	Relative Priority
Individuals					
	Emergency Shelter	728	164	564	H
Beds / Units	Transitional Housing	747	193	554	H
	Permanent Housing	660	78	582	H
	Total	2,135	435	1700	
	Job Training	1,430	220	1,210	H
	Case Management	2,135	627	1,508	M
Estimated	Substance Abuse Treatment	1,281	186	1,095	H
Supportive	Mental Health Care	961	118	843	H
Services	Housing Placement	534	123	411	M
Slots	Life Skills Training	1,601	594	1,007	H
	Other (Food)	1,922	1,683	239	M
	Chronic Substance Abusers	641	183	458	H
	Seriously Mentally III	256	66	190	H
Estimated	Dually - Diagnosed	641	42	599	H
Sub-	Veterans	598	58	540	H
populations	Persons with HIV/AIDS	390	37	353	H
	Victims of Domestic Violence	107	19	88	M
	Youth	150	8	142	H
	Other (Farm workers)	600	36	564	M

Persons in Families with Children

	Emergency Shelter	253	73	180	M
Beds / Units	Transitional Housing	413	410	3	L
	Permanent Housing	160	6	154	H
	Total	825	489	336	
	Job Training	221	165	56	M
	Case Management	315	294	21	L
Estimated	Substance Abuse Treatment	189	130	59	L
Supportive	Mental Health Care	100	10	90	M
Services	Housing Placement	158	150	8	M
Slots	Life Skills Training	340	286	54	M
	Other (Childcare)	408	247	161	H
	Chronic Substance Abusers	396	278	118	L
	Seriously Mentally III	40	5	35	L
Estimated	Dually - Diagnosed	100	0	100	H
Sub-	Veterans	127	24	103	M
populations	Persons with HIV / AIDS	60	8	52	H
	Victims of Domestic Violence	337	262	75	L
	Youth	N/A	N/A	N/A	N/A
	Other (Farm workers)	200	10	190	M

**Table 3-10d
Special Needs of the Non-Homeless**

Sub-Populations	Priority Need High, Medium, Low, No Such Need	Estimated Priority Units	Estimated Dollars to Address
Elderly	H	624	3,120,000
Frail Elderly	H	57	285,000
Severe Mental Illness	M	52	260,000
Developmentally Disabled	M	40	200,000
Physically Disabled	M	98	290,000
Persons <i>with</i> Alcohol/Other Drug Addictions	M	14	70,000
Persons <i>with</i> HIV/AIDS	M	55	275,000
Other (Specify)			
Total			\$4,500,000

Table 3-10e

Continuum of Care Homeless Population and Subpopulations Chart																				
Part 1: Homeless Population				Sheltered		Un-sheltered	Total		Jurisdiction Data Quality (N) Enumerations											
		Emergency	Transitional																	
Homeless Individuals		305	110	1,711		2,126														
2. Homeless Families with Children		85	85	149		319														
	2a. Persons in Homeless with Children Families	258	273	806		1,337														
Total (lines 1 + 2a)		563	383	2,517		3,463														
Part 2: Homeless Subpopulations				Sheltered		Un-sheltered	Total		Data Quality (E) Estimates											
1. Chronically Homeless				35	550	585														
2. Severely Mentally Ill				59	0	59														
3. Chronic Substance Abuse				121	0	121														
4. Veterans				9	0	9														
5. Persons with HIV/AIDS				8	0	8														
6. Victims of Domestic Violence				49	0	49														
7. Youth (Under 18 years of age)				213	0	213														
Part 3: Homeless Needs Table: Individuals																				
				5-Year Quantities													Priority H,M,L	Plan to Fund? Y N	Fund Source: CDBG, HOME, HOPWA, ESG or Other	
		Needs	Currently Available	Gap	Year 1		Year 2		Year 3		Year 4		Year 5		Total					
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete				Goal
Beds	Emergency Shelters	856	206	650	0	0	0	0	0	0	0	0	0	0	0	0		H	N	
	Transitional Housing	805	198	607	100	0	120	0	120	0	132	0	135	0	607	0		H	Y	RDA
	Permanent Supportive Housing	635	83	552	0	0	0	0	0	0	0	0	0	0	0	0		H	N	
	Total	2296	487	1809	0	0	0	0	0	0	0	0	0	0	0	0				
Chronically Homeless																				

Part 4: Homeless Needs Table: Families		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H.M.L.	Plan to Fund? Y N	Fund Source: CDBG, HOME, HOPWA, ESG or Other
					Year 1		Year 2		Year 3		Year 4		Year 5		Goal	Actual	% of Goal			
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete						
Beds	Emergency Shelters	325	75	250	0	0	0	0	0	0	0	0	0	0	0	0		H	N	
	Transitional Housing	667	412	255	0	0	0	0	0	0	0	0	0	0	0	0		H	N	
	Permanent Supportive Housing	123	28	95	0	0	0	0	0	0	0	0	0	0	0	0		H	N	
	Total	1115	515	600	0	0	0	0	0	0	0	0	0	0	0	0				
Chronically Homeless																				

Completing Part 1: Homeless Population. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The counts must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Completing Part 2: Homeless Subpopulations. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The numbers must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Sheltered Homeless. Count adults, children and youth residing in shelters for the homeless. “Shelters” include all emergency shelters and transitional shelters for the homeless, including domestic violence shelters, residential programs for runaway/homeless youth, and any hotel/motel/apartment voucher arrangements paid by a public/private agency because the person or family is homeless. Do not count: (1) persons who are living doubled up in conventional housing; (2) formerly homeless persons who are residing in Section 8 SRO, Shelter Plus Care, SHP permanent housing or other permanent housing units; (3) children or youth, who because of their own or a parent’s homelessness or abandonment, now reside temporarily and for a short anticipated duration in hospitals, residential treatment facilities, emergency foster care, detention facilities and the like; and (4) adults living in mental health facilities, chemical dependency facilities, or criminal justice facilities.

Unsheltered Homeless. Count adults, children and youth sleeping in places not meant for human habitation. Places not meant for human habitation include street, parks, alleys, parking ramps, parts of the highway system, transportation depots and other parts of transportation systems (e.g. subway tunnels, railroad car), all night commercial establishments (e.g. movie theaters, laundromats, restaurants), abandoned buildings, building roofs or stairwells, chicken coops and other farm outbuildings, caves, campgrounds, vehicles, and other similar places.

3.11 Lead Based Paint

Several Federal agencies have determined that lead based paint represents a significant environmental health hazard to young children. Studies have determined that there is a direct correlation between the age of a residential structure and its likelihood of containing lead based paint.

The Federal government banned the use of lead based paint in residential construction in 1979. A report to Congress determined that the likelihood of lead based paint existing in a housing unit is:

Year Built	Percent w /LBP
Pre-1940	90% (+ 10%)
1940-1959	80% (+ 10%)
1960-1979	62% (+ 10%)

Year Built	Total Units
Pre-1940	301
1940-1959	4,362
1960-1979	4,460
TOTAL	9,123

Adjusting the raw data for the probability of lead based paint in older houses results in 6,526 units where lead based hazards could exist:

Pre-1940	301 x 90% = 271
1940-1959	4,362 x 80% = 3,490
1960-1979	4,460 x 62% = 2,765

Further adjustment for the probability of lead based paint in very low and other low-income households results in 3,198 units where such hazards could exist:

Pre-1940	107 x 90% = 96
1940-1959	2,240 x 80% = 1,792
1960-1979	2,113 x 62% = 1,310

Staff conferred with Donna Staunton, Monterey County Public Health Officer, and was informed that main cause of lead poisoning in Monterey County comes from cooking and serving in clay pots.

3.12 Housing Needs

Lower-income Households

With the exception of the Asian and Pacific Islanders populations, a higher percentage of ethnic households are low-income and therefore more likely to have unmet housing needs than the general population as a whole. According to the Census 2000 data, the two largest ethnic groups in Seaside, African American and Hispanic origin households are more likely to have lower incomes and to experience housing problems (cost burden, substandard housing conditions, overcrowding, etc.)

Extremely Low-income (<0-30% of MFI)		
Renter:	% of ex low	% with housing problems
African American	18%	86%
Elderly	48%	62%
Hispanic Origin	14%	96.5%
Elderly	100%	50%
Total General Population	11%	79%
Owners:	% of ex low	% with housing problems
African American	10%	85%
Elderly	18%	86%
Hispanic Origin	6%	100%
Elderly	6%	100%
Total General Population	6%	76%
Very Low-Income (<31%-50% of MFI)		
Renter	% of very low	% with housing problems
African American	18%	89%
Elderly	48%	62%
Hispanic Origin	14%	96.5%
Elderly	100%	50%
Total General Population	11%	79%
Owners	% of very low	% with housing problems
African American	10%	85%
Elderly	41%	88%
Hispanic Origin	16%	93%
Elderly	N/A	N/A
Total General Population	14%	71%
Low-Income (<51-80% of MFI)		
Renter	% of low	% with housing problems
African American	21%	73%
Elderly	N/A	N/A
Hispanic Origin	31%	83%
Elderly	N/A	N/A
Total General Population	26%	62%
Owners	% of low	% with housing problems
African American	14%	51%
Elderly	N/A	N/A
Hispanic Origin	16%	93%
Elderly	N/A	N/A
Total General Population	18%	59%

4. Priority Needs, Objectives and Strategies (5-Year Strategy)

4.1 Priority Needs Table

Tables 2A and 2B prioritize needs for housing, the homeless, public facilities, infrastructure, public services, accessibility, historic preservation, and economic development over the 2010-2015 planning period. Funds needed to address these needs are also estimated.

4.2 Prioritized Needs

The basis for assigning needs prioritized in the HUD table is described in this section for each category of need, including relative priority where required. Priorities were preliminarily assigned by staff after review of the Housing and Homeless Needs Assessment and Housing Market Analysis contained in Sections 2 and 3. Priorities were finalized as needs were verified by estimating the number of units to be assisted and the relative magnitude of dollars required over the 5-year planning period to address the needs.

Priority Housing Needs

Housing needs were prioritized by income group based primarily on tenancy, cost burden and housing availability and affordability. Housing for small renter households with incomes less than 50% of the median will be met primarily by assisted housing and/or Section 8 certificates. As a result, the number of units to be assisted reflects an increase in Section 8 certificates and priorities assigned are high for 0-30 % of income and lower as income increases.

Housing for large renter households is recognized as a high priority due to the large number of low-income ethnic households with high per household populations. There is a shortage of affordable 3-4 bedroom rental units, both in public and private housing projects. As a result, priority is high for households with incomes of less than 50% of the median. Those large households with greater than 50% of the median income can generally afford larger units to accommodate all members of the household.

The need for elderly renter assistance is assigned a high to median priority in all income categories due to the relatively fixed incomes of the elderly who rent rather than own their units. There is an identified medium priority for limited rehabilitation of rental units occupied by the elderly. Owner needs fall primarily into two categories--those households in need of assistance for purchasing a home and those in need of rehabilitation and maintenance. A high priority is assigned to the 51-80 % income group with a cost burden greater than 30%, as it is this group who is most sensitive to rising housing costs, who can otherwise afford associated housing costs, and who can most readily benefit from first-time homebuyer's, self-help, and other homebuyer's assistance programs. Owner occupied units with physical defects are also assigned a high priority, as these households most often benefit from housing rehabilitation and neighborhood improvement programs.

Priority Homeless Needs

Priorities were assigned based on input from service providers. The highest priorities were assigned to the provision of emergency shelters for both homeless families and individuals. High priority was also assigned to families in need of outreach assessment, transitional shelters and permanent housing.

Priority Community Development Needs

In terms of infrastructure improvements, priorities are assigned to those elements, which fall into the broad category of general neighborhood street improvements. These include street and sidewalk infrastructure needs and are based on an inventory of capital improvement needs compiled over the past several years by the City Public Works Department.

Public service needs are generally met by non-profit organizations funded by several public and private sources. High priority is assigned to crime prevention and gang suppression, neighborhood revitalization, crime awareness, youth services, substance abuse services, fair housing counseling, tenant/landlord counseling, and other public services.

Accessibility needs are assigned a high priority based on an inventory of disability accessibility needs compiled by the City.

Historic preservation needs for residential uses are given a low priority based on the historic significance of several residential structures in the downtown area and the potential need to assist in preservation. Non-residential historic preservation is given a low priority.

Economic development needs are highest for commercial-industrial rehabilitation and other economic development needs, particularly as they relate to development and redevelopment financing and activities within the City's several project areas.

Code enforcement needs as a component of rehabilitation and redevelopment is given a high priority to assist the City in eliminating blight in low-income concentrations of the City for other community development needs as in lead based paint hazards.

Planning is given a medium priority based on the identified need for specific planning for neighborhood improvements in several low-income areas of the City and the on-going Consolidated Plan process.

4.3 Objectives

The Five-Year Strategic Plan is based on an evaluation of past experience, available programs providers to implement the goals, and available land and water to locate new affordable construction. There are several ways in which Seaside residents can be assisted in meeting their housing needs. One approach is the City's Housing Rehabilitation Program for rehabilitation and repair of substandard houses. This program has been in operation since urban renewal days. Another approach to meet Seaside's affordable housing objective is to provide Down Payment Assistance Loans to low/mod-income Seaside buyers.

4.3.1 Housing Rehabilitation Program

This program offers deferred payment no or low-interest loans from Redevelopment grants to very low-income homeowners or 3% interest loans to low and moderate-income homeowners, with a maximum ceiling of \$60,000. This program is also offered to owner-investors if they agree to lease the units with the Housing Authority of Monterey County under the Section 8 Program. Based on past experience, Seaside expects to process a minimum of three major rehab loans a year for the next five years for owner-occupants.

This program will be utilized citywide. Targeted areas are toward Census Tracts 135, 136, 137, 138 and 140. Characteristics of these census tracts reflect high concentrations of low-income persons and racial/ethnic groups as described in Section 2. First priority will be given to areas that were not included in a redevelopment plan. Second priority will be those areas that were redeveloped but now need some "sprucing up."

4.3.2 Down Payment Assistance Loan Program for First-Time Low/Moderate Income Homebuyers

This program assists first-time low and moderate income home buyers to reduce the monthly mortgage payment and other housing costs. The City will give priority to households purchasing homes in the San Pablo affordable housing development as well as other potential affordable housing projects.

4.3.3 Section 8 Rental Housing Programs

The Housing Authority of Monterey County administers the Section 8 Housing Program for the entire county. According to the Housing Authority, there were 188 Seaside households that received Section 8 vouchers or certificates. The Hannon Assembled Apartments receives 85 Section 8 certificates and the Del Monte Manor Apartments receives 97 Section 8 certificates directly from HUD.

Seaside has the largest share of Section 8 recipients on the Monterey Peninsula. As in the past, Seaside will continue to support the Housing Authority for an increase of Section 8 Housing to accommodate those households within the City on the waiting list for rental assistance.

It is anticipated that Section 8 housing programs will be implemented citywide, but primarily in Census Tracts 135, 136, 137, 138 and 140.

4.3.4 New Construction

New construction of assisted housing in Seaside is limited by two major factors. First, water resources are extremely limited. Second, major development has already taken place within residential districts, leaving only scattered isolated parcels throughout the City. Redevelopment of deteriorating areas could, however, provide additional housing for households of all income levels. The City will study the feasibility of acquiring lots for development of in-fill housing affordable to low and moderate-income households. The City will partner with affordable housing developers to expand the availability of affordable housing.

4.3.5 Actions to Expand/Preserve Housing for Very Low and Low Income Households

The potential for expansion of residential units in Seaside is limited due to the fact that the City is nearly built out and has little remaining vacant land available for development. The City has modified its Zoning Ordinance to allow construction of mixed-use projects (commercial and residential). The City intends to continue these programs, which often result in the construction of housing for very low and low and/or moderate-income households. The City intends to conserve existing very low and low and moderate income housing units through continued promotion and maintenance of existing rehab, home improvement, and Section 8 programs, as funds are available. The City has adopted an affordable housing inclusionary ordinance to require developers to build affordable housing in the former Fort Ord area.

4.3.6 Dispersal of Section 8 Applications to the Targeted Population within the City

Recognizing that the homeless, the extremely low income, and persons with disabilities often lack transportation services to Salinas to file for housing for Section 8 programs, the City will work with the Housing Authority of the County Monterey to establish an outreach office in Seaside or on the Monterey Peninsula. The City would consider either an independent office or an established non-profit organization to facilitate the dispersal of applications to the homeless and persons in imminent danger of becoming homeless. Completed applications can then be forwarded to the HACM for evaluation and processing.

4.3.7 Economic Independence

In support of the Family Self-Sufficiency Program (FSSP), the City will commit to help facilitate the networking process with private enterprises to provide job training assistance and economic development projects for FSSP participants. The City proposed economic development may assist our 1000 people to obtain new employment in the City.

4.3.8 Preservation of Affordable Housing

The City shall work closely with low-income housing project managers and owners to encourage them to maintain their Section 8 contracts beyond the expected termination dates.

4.3.9 Preservation of Homeless Shelter Facilities

The City will cooperate with homeless service providers to provide financial (when available) and technical assistance in maintaining the quality and soundness of existing shelter facilities through such programs as Emergency Shelter Grants and Continuum of Care Programs.

4.3.10 Use of Other State and Federal Programs and Funding Sources

The City shall cooperate with provider agencies applying for Federal and State funds. Depending on funding availability, the City proposes to continue to grant financial assistance to non-profit organizations providing neighborhood housing services, supportive services to the homeless, the physically and/or mentally impaired older adults, the mentally ill, and households with abused children.

Considering the variations in the scope of many non-profit organizations, it is assumed that implementation of all of their missions will occur citywide.

To assure compliance with Federal/State regulations, the City requires documentation from non-profit organizations that received funding assistance.

4.3.11 Development Review Process

The City will streamline the development review process as needed to eliminate unnecessary waiting and delays in order to reduce time to secure permits and begin construction. The City has instituted a major streamlining program that has reduced the document processing time by up to six weeks.

4.3.12 Accessibility

The City will install curbs cuts on sidewalks in major thoroughfares for handicap access. The City shall improve the quality of housing for low-income individuals with disabilities as defined by the Americans With Disabilities Act (ADA). The City will give priority to disabled homeowners for rehabilitation to accommodate their disabilities.

4.3.13 Land Use and Zoning Policy

The City will continue the innovative use of zoning ordinance provisions to encourage new construction.

These programs shall include, but not be limited to:

- Mixed Land Use Development
- Accessory Residential Units
- Design Flexibility Criteria for Substandard Lots Provision of Manufactured Housing

The City will also take the following steps:

- Review its zoning ordinance to identify those obstacles to the timely development of housing.
- Review its development standards in order to identify those areas that could result in impediments to the development of new housing opportunities within the City.
- Amend its density bonus provisions to include density bonus and incentives for the provision of low and lower-income housing and/or senior housing in keeping with the latest provisions of California Government Code Section 65915.

4.3.14 Neighborhood Clean-up

The City will continue its efforts to support neighborhood clean-up through such programs as the Neighborhood Improvement Program Commission. The City will support service clubs and civic organizations in their clean-up efforts, consider implementation of the real property certification program and Property Maintenance Ordinance, RDA funds will be utilized to reduce blighting influences and increase property values.

4.3.15 Tenant/Landlord Disputes

The City will continue to sponsor mediation services for tenant/landlord disputes on matters including, but not limited to, discrimination, rent, maintenance, repair, and eviction.

4.3.16 Fair Housing

The City will continue to provide an information dissemination service to educate and inform the public on fair housing referral and availability. The City published a brochure to identify fair housing programs, rights, illegal practices, and agencies that are available to assist in resolving housing discrimination issues. The brochure is available at City Hall, the library, the post office and Oldemeyer Center. In addition, the City will post information notices on fair housing opportunities as they become available at the above locations as well as in the local newspaper

4.3.17 Lead Based Paint Hazards

The City will take the following actions to begin the process of reducing the potential health hazards to children due to lead-based paint hazards:

1. The building inspector and the housing rehabilitation counselor will become more informed about lead-based paint issues.
2. The City will coordinate the incidence of lead-based paint poisoning with the Monterey County Health Department's epidemiology division.

4.3.18 Economic Development

The City will continue promoting economic development programs, including property acquisition, commercial facade improvements and activities to supporting commercial and retail businesses to the area.

4.3.19 Crime Awareness

The City will take active steps to increase crime awareness in the community and reduce the incidence of crime in neighborhoods. These activities include but are not limited to neighborhood watch programs, additional police support, drug and gang suppression activities and crime prevention education programs.

4.4 Anti-Poverty Strategy

The City has always been concerned about poverty. The City early on recognized the need of its citizens to live in a decent, safe and sanitary housing in good neighborhoods. The City's first three redevelopment projects were exclusively residential and provided good housing in an urban environment. The fourth and fifth projects were economically oriented and created the Gateway Auto Center and the Laguna Grande Shopping Center, which in turn created jobs and improved the City's tax base.

Nevertheless, the City is a bedroom community and needs more jobs. The update of the City's General Plan includes a proactive program for economic development. It is the City's policy that the current push for economic development is consistent with, and an integral part of its housing strategy and goal to improve the quality of life for its residents.

4.5 Institutional Structure

People resources are the most important factor in implementing the housing programs. In Seaside, the institutional structure comprises two categories of organization - public institutions and non-profit organizations. These organizations are essentially special interest groups but their importance is that in the aggregate, the potential exists for addressing the issues of affordable housing in all areas.

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

The primary non-profit housing organizations are:

1. Monterey County Housing Council - The Council's purpose is to gather information and solutions to housing problems. Its activities are divided into the areas of education, action and services. The Council created the concept of the "I Can" Program, a shelter program for single men that "floats" nightly among the church facilities on the Monterey Peninsula.
2. Community Human Services - Focuses public and private resources on supporting individuals struggling with substance and mental health problems. CHS provided long-term residential treatment facilities.
3. Central Coast HIV/AIDS Services - Provides support services to those persons identified as having AIDS or being HIV -positive. Persons with AIDS/HIV are a HUD designated special needs group and this provider addresses their needs.
4. Shelter Outreach Plus - This is the only organization providing temporary emergency shelter for the homeless within the City. It also provides support services such as counseling, hot meals and government food subsidy programs. The organization has a three-unit family shelter and a 16-person shelter for women and children. The organization meets Seaside's needs for shelters and support services.
5. The Salvation Army - The Salvation Army provides a diverse program of supporting services for families, a Frail Elderly Day Care Center, a food distribution program, and a proposal for a 9-unit, 36-beds transitional housing for families on a 20,000-sq. ft. lot recently acquired by the Seaside Redevelopment Agency.
6. Interim, Inc. - Provides residential treatment, social rehabilitation supported employment and education services to adults with psychiatric disabilities. Programs include short-term crisis programs, transitional programs, and community housing programs, supported employment and education services.

**Table 4.5a
Housing Needs Assessment**

Housing Needs Table		Grantee:		City of Seaside																
Housing Needs - Comprehensive Housing Affordability Strategy (CHAS) Data Housing Problems		Current Percentage of Households	Current Number of Households	3 - 5 Year Quantities												Percentage of Goal	Priority Need	Plan to Fund?	Fund Source	
				Year 1		Year 2		Year 3		Year 4		Year 5		Cumulative						
				Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual					
Household Income <= 30% of the Median Family Income	Renter	Elderly	Number of Households	100.0%	73															
		With Any Housing Problems	52.1%	38	3	4	5	6	6	6	24			H	Y	RDA				
		Cost Burden > 30%	52.1%	38	3	4	5	6	7	25				H	Y	RDA				
		Cost Burden > 50%	30.1%	22	4	4	5	6	5	24				H	Y	RDA				
		Small Related	Number of Households	100.0%	274															
		With Any Housing Problems	76.3%	209	18	18	18	18	19	91				H	Y	RDA				
		Cost Burden > 30%	69.3%	189	18	18	18	18	19	91				H	Y	RDA				
		Cost Burden > 50%	63.5%	132	17	17	19	19	20	92				H	Y	RDA				
		Large Related	Number of Households	100.0%	114															
		With Any Housing Problems	100.0%	114	7	7	8	8	8	38				H	Y	RDA				
		Cost Burden > 30%	100.0%	114	7	7	8	8	8	38				H	Y	RDA				
		Cost Burden > 50%	87.7%	100	7	7	8	8	8	38				H	Y	RDA				
	All Other Households	Number of Households	100.0%	165																
	With Any Housing Problems	83.0%	136	11	11	11	11	11	55				M	Y	RDA					
	Cost Burden > 30%	83.0%	136	11	11	11	11	11	55				M	Y	RDA					
	Cost Burden > 50%	62.4%	102	11	11	11	11	11	55				M	Y	RDA					
	Home Owner	Elderly	Number of Households	100.0%	121															
	With Any Housing Problems	69.4%	83	7	8	8	8	10	41				H	Y	RDA					
	Cost Burden > 30%	69.4%	83	7	7	8	8	10	40				H	Y	RDA					
	Cost Burden > 50%	57.0%	68	7	7	8	8	10	40				H	Y	RDA					
	Small Related	Number of Households	100.0%	67																
	With Any Housing Problems	94.0%	62	4	4	4	5	5	22				H	Y	RDA					
	Cost Burden > 30%	94.0%	62	4	4	4	5	5	22				H	Y	RDA					
	Cost Burden > 50%	94.0%	62	4	4	4	5	5	22				H	Y	RDA					
Large Related	Number of Households	100.0%	46																	
With Any Housing Problems	100.0%	46	1	2	4	4	5	16				H	Y	RDA						
Cost Burden > 30%	82.6%	38	1	3	3	3	5	15				H	Y	RDA						
Cost Burden > 50%	73.9%	33	1	3	3	3	5	15				H	Y	RDA						
All Other Households	Number of Households	100.0%	52																	
With Any Housing Problems	50.0%	26	3	3	3	4	5	18				M	Y	RDA						
Cost Burden > 30%	50.0%	26	2	3	3	4	5	17				M	Y	RDA						
Cost Burden > 50%	42.3%	22	2	3	3	4	5	17				M	Y	RDA						

Housing Needs Table		Grantee:		City of Seaside																	
Housing Needs - Comprehensive Housing Affordability Strategy (CHAS) Data Housing Problems		Current Percentage of Households	Current Number of Households	3 - 5 Year Quantities												Percentage of Goal	Priority Need	Plan to Fund?	Fund Source		
				Year 1		Year 2		Year 3		Year 4		Year 5		Cumulative							
				Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual						
Household Income > 30% and <= 50% of the Median Family Income	Renter	Elderly	Number of Households	100.0%	64																
			With Any Housing Problems	78.1%	49	3		4		4		5		11		27			H	Y	RDA
			Cost Burden > 30%	78.1%	49	3		4		4		5		10		26			H	Y	RDA
			Cost Burden > 50%	28.1%	17	3		4		4		5		10		26			H	Y	RDA
	Small Related	Number of Households	100.0%	421																	
		With Any Housing Problems	56.8%	239	27		28		29		29		28		141			H	Y	RDA	
		Cost Burden > 30%	52.0%	218	26		28		29		29		28		140			H	Y	RDA	
		Cost Burden > 50%	23.3%	97	26		28		29		29		28		140			H	Y	RDA	
	Large Related	Number of Households	100.0%	144																	
		With Any Housing Problems	87.5%	126	8		9		9		10		12		48			H	Y	RDA	
		Cost Burden > 30%	81.9%	117	8		9		9		10		12		48			H	Y	RDA	
		Cost Burden > 50%	15.3%	22	8		9		9		10		12		48			H	Y	RDA	
	All Other Households	Number of Households	100.0%	161																	
		With Any Housing Problems	95.0%	152	9		10		11		11		12		53			M	Y	RDA	
		Cost Burden > 30%	95.0%	52	9		10		11		11		13		54			M	Y	RDA	
		Cost Burden > 50%	46.6%	75	9		10		11		11		13		54			M	Y	RDA	
	Home Owner	Elderly	Number of Households	100.0%	171																
			With Any Housing Problems	17.5%	29	10		10		11		11		15		57			H	Y	RDA
			Cost Burden > 30%	17.5%	29	10		10		11		11		15		57			H	Y	RDA
			Cost Burden > 50%	10.5%	17	10		10		11		11		15		57			H	Y	RDA
Small Related		Number of Households	100.0%	73																	
		With Any Housing Problems	94.5%	68	4		4		5		5		6		24			H	Y	RDA	
		Cost Burden > 30%	83.6%	61	4		4		5		5		6		24			H	Y	RDA	
		Cost Burden > 50%	45.2%	32	4		5		5		6		6		26			H	Y	RDA	
Large Related		Number of Households	100.0%	70																	
		With Any Housing Problems	100.0%	70	3		4		5		6		6		24			H	Y	RDA	
		Cost Burden > 30%	85.7%	59	3		4		5		6		6		24			H	Y	RDA	
		Cost Burden > 50%	51.4%	35	4		4		5		6		6		25			H	Y	RDA	
All Other Households		Number of Households	100.0%	22																	
		With Any Housing Problems	81.8%	18	1		1		1		2		2		7			M	Y	RDA	
		Cost Burden > 30%	81.8%	18	1		1		1		2		2		7			M	Y	RDA	
		Cost Burden > 50%	81.8%	18	1		1		1		2		3		8			M	Y	RDA	

Housing Needs Table		Grantee:		City of Seaside																
Housing Needs - Comprehensive Housing Affordability Strategy (CHAS) Data Housing Problems		Current Percentage of Households	Current Number of Households	3 - 5 Year Quantities												Percentage of Goal	Priority Need	Plan to Fund?	Fund Source	
				Year 1		Year 2		Year 3		Year 4		Year 5		Cumulative						
				Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual					
Household Income > 50% and <= 80% of the Median Family Income	Renter	Elderly	Number of Households	100.0%	28															
			With Any Housing Problems	64.3%	18	1	1	1	3	4	10			H	Y	RDA				
			Cost Burden > 30%	64.3%	18	1	1	1	3	3	9			H	Y	RDA				
			Cost Burden > 50%	14.3%	4	1	1	1	3	3	9			H	Y	RDA				
		Small Related	Number of Households	100.0%	771															
			With Any Housing Problems	47.6%	367	41	51	55	55	55	257			H	Y	RDA				
			Cost Burden > 30%	37.0%	285	41	51	55	55	55	257			H	Y	RDA				
			Cost Burden > 50%	3.6%	27	41	51	55	55	55	257			H	Y	RDA				
		Large Related	Number of Households	100.0%	418															
			With Any Housing Problems	85.2%	356	25	26	27	30	31	139			H	Y	RDA				
			Cost Burden > 30%	34.2%	142	25	26	27	30	31	139			H	Y	RDA				
			Cost Burden > 50%	2.4%	10	25	26	27	31	31	140			H	Y	RDA				
	All Other Households	Number of Households	100.0%	228																
		With Any Housing Problems	72.4%	165	15	15	15	15	16	76			M	Y	RDA					
		Cost Burden > 30%	68.0%	155	15	15	15	15	16	76			M	Y	RDA					
		Cost Burden > 50%	14.9%	33	15	15	15	15	16	76			M	Y	RDA					
	Home Owner	Elderly	Number of Households	100.0%	317															
			With Any Housing Problems	35.0%	110	19	20	20	22	23	104			H	Y	RDA				
			Cost Burden > 30%	35.0%	110	19	20	20	23	23	105			H	Y	RDA				
			Cost Burden > 50%	30.6%	97	19	20	20	23	26	108			H	Y	RDA				
		Small Related	Number of Households	100.0%	202															
			With Any Housing Problems	72.3%	46	12	13	13	14	15	67			H	Y	RDA				
			Cost Burden > 30%	66.3%	133	12	13	13	14	15	67			H	Y	RDA				
			Cost Burden > 50%	33.2%	67	12	13	13	14	16	68			H	Y	RDA				
Large Related		Number of Households	100.0%	172																
		With Any Housing Problems	89.5%	153	10	10	11	12	13	56			H	Y	RDA					
		Cost Burden > 30%	79.1%	136	10	10	11	12	14	57			H	Y	RDA					
		Cost Burden > 50%	37.2%	63	10	10	12	13	14	59			H	Y	RDA					
All Other Households	Number of Households	100.0%	91																	
	With Any Housing Problems	61.5%	55	6	6	6	6	6	30			M	Y	RDA						
	Cost Burden > 30%	61.5%	55	6	6	6	6	6	30			M	Y	RDA						
	Cost Burden > 50%	52.7%	47	6	6	6	6	7	31			M	Y	RDA						

Table 4.5b
COMMUNITY DEVELOPMENT NEEDS

PRIORITY COMMUNITY DEVELOPMENT NEEDS	Priority Need Level High, Medium, Low, No Such Need	Estimated Priority Units	Estimated Dollars to Address
PUBLIC FACILITY NEEDS			
Neighborhood Facilities	H		854,000
Parks and/or Recreation Facilities	H		569,000
Health Facilities	L		22,000
Parking Facilities	N		
Solid Waste Disposal Improvements	L		56,000
Asbestos Removal	L		11,000
Non-Residential Historic Preservation	N		
Other Public Facility Needs	H		1,139,000
INFRASTRUCTURE			
Water/Sewer Improvements	L		113,000
Street Improvements	H		170,000
Sidewalks	H		569,000
Sewer Improvements	L		113,000
Flood Drain Improvements	L		170,000
Other Infrastructure Needs	L		28,000
PUBLIC SERVICE NEEDS			
Handicapped Services	H		56,900
Transportation Services	L		11,000
Substance Abuse Services	H		56,000
Employment Training	M		56,000
Health Services	H		113,900
Other Public Service Needs	H		113,900
Crime Awareness	H		284,000
Other Anti-Crime Programs	H		284,000
YOUTH PROGRAMS			
Youth Centers	H		113,900
Child Care Centers	M		56,900
Youth Services	H		170,000
Child Care Services	M		56,900
Other Youth Programs	M		56,900

COMMUNITY DEVELOPMENT NEEDS con't

SENIOR PROGRAMS			
Senior Centers	M		56,900
Senior Services	H		113,900
Other Senior Programs	H		113,900
ECONOMIC DEVELOPMENT			
Rehab; Publicly- or Privately - Owned	H		569,500
Commercial Industrial			
CI Infrastructure Development	M		341,700
Other Commercial Industrial Improvements	M		113,900
Micro-Enterprise Assistance	M		284,000
ED Technical Assistance	M		28,400
Other Economic Development	H		2,278,600
PLANNING			
-			
Planning	M		68,000
TOTAL ESTIMATED DOLLARS NEEDED:			\$9,112,000

Applicant's Name: City of Seaside, California

Table A
Summary of Specific Housing Objectives

Priority Category: Housing

Specific Objective Number H-1

Use the Seaside Redevelopment Agency Housing Funds to rehabilitate 25 housing units owned and occupied by very low and low and moderate-income households by June 30, 2015. Annual Goal: 3 very low and 2 low and moderate-income households.

Specific Objective Number H-2

Use the Seaside Redevelopment Agency Housing Funds to supplement the down payment of 60 first time homebuyer households in purchasing a single-family house by June 30, 2015. Annual Goal: 12 low and moderate-income households.

Specific Objective Number H-3

Use the Seaside Redevelopment Agency Housing Funds to assist 70 very low and low and moderate-income households through loan and/or grant to correct housing deficiencies that are emergency in nature. Annual Goal: 10 very low-income households and 4 low and moderate-income households.

Specific Objective Number H-4

Utilize Redevelopment Agency Funds to build affordable housing units for low/mod income first-time homebuyers. The City will partner with local affordable housing developers to build 130 new affordable and work force housing units City-wide. The City adopted an Inclusionary Housing Ordinance for new housing development. The City of Seaside provided \$25,000 in seed money to the Housing Trust Fund of Monterey County. The City has pledged to give a total of \$100,000 to the trust as a way to support and encourage other cities to contribute.

Table B
Summary of Specific Community Development Objectives

Priority Category: Community Development

Specific Objective Number CD-1

Use the Seaside Redevelopment Agency tax increment funds to financially assist 40 small businesses to upgrade and beautify the outside appearance of their commercial buildings by June 30, 2015. Annual Goal: 8 small businesses.

Specific Objective Number CD-2

Use CDBG funds to support the Police Community Relations Program. The program offers crime awareness, crime prevention and neighborhood revitalization activities.

Specific Objective Number CD-3

The City will use CDBG funds to complete public works improvements and rehabilitation of public facilities primarily in low-income areas, in particular, the West Broadway area.

Specific Objective Number CD-4

The City will use CDBG funds for mediation services for resolving landlord/tenant conflicts, neighborhood conflicts, fair housing issues, and other dispute services.

Specific Objective Number CD-5

The City will use CDBG funding to support its Code Enforcement to alleviate blight in low-income area.

Specific Objective Number CD-6

The City will use CDBG funding to support ADA improvements at parks and other public locations and facilities.

Specific Objective Number CD-7

The City will utilize Redevelopment Agency Funds to encourage commercial and retail businesses to the area. The new businesses are estimated to employ up to 1,350 new jobs. Many of these jobs will employ low/mod-income employees.

Table C
Summary of Specific Special Populations Objectives

Priority Category: Homeless

Specific Objective Number S-1

The City will cooperate with homeless services providers in applying for state and federal funds.

Specific Objective Number S-2

Depending on funding availability, the City will continue to grant financial assistance to homeless service providers and providers of services to persons with special needs.

Specific Objective Number S-3

The City will work with the Housing Authority of Monterey County to establish an outreach office in Seaside or on the Monterey Peninsula to facilitate dispersal of applications to the homeless and persons in imminent danger of becoming homeless.

Specific Objective Number S-4

The City will install curb cuts on sidewalks in major thoroughfares, primarily in low-income areas, for handicap access.

Table D
Summary of Specific Homeless Populations Objectives

Priority Category: Homeless Population

Specific Objective Number HO-1

Funding: RACS and CDBG funds to assist 160 homeless individuals through a non-profit homes service provider by June 20, 2015. Annual Goal: 32

Specific Objective Number HO-2

The City will cooperate with homeless services providers in applying for state and federal funds.

Specific Objective Number HO-3

The City will work with the Housing Authority of Monterey County to establish an outreach office in Seaside or on the Monterey Peninsula to facilitate dispersal of applications to the homeless and persons in imminent danger of becoming homeless.

Specific Objective Number HO-4

The City will cooperate with and provide financial and technical assistance to homeless shelter providers to help maintain the quality and soundness of existing facilities within the City.

Table E
Summary of Specific Special Needs Population Objectives

Priority Category: Special Needs Population

Specific Objective Number SN-1

Depending on funding availability provide grants to non-profit agencies that serve special needs population.

Specific Objective Number SN-2

The City shall install curb cuts on sidewalks in major thoroughfares for handicap access.

APPENDIX A
Citizen Participation Plan

CITIZEN PARTICIPATION PLAN



COMMUNITY DEVELOPMENT

BLOCK GRANT PROGRAM

INTRODUCTION

The U.S. Department of Housing and Urban Development (HUD) introduced a new consolidated process that replaces planning and application requirements with a single application submission for four formula grant programs: Community Development Block Grants (CDBG), HOME Investment Partnerships (HOME), Emergency Shelter Grant (ESG) and Housing Opportunities for Persons with AIDS (HOPWA). Prior to this consolidated process, planning and application processes for each of these four formula programs were distinct and separate from each other. The CDBG Program, for instance, required the submission and/or preparation of a Comprehensive Housing Affordability Strategy Plan (CHAS), a Non-Housing Community Development Plan, and a Final Statement of Objectives and Use of Funds, as well as a separate performance report for the CHAS and the CDBG Program.

The new process consolidates the CHAS and the non-housing Community Development Plan into one plan, called the "Consolidated Plan", and eliminates the submission of the Final Statement of Objectives and Use of Funds. Performance reports for the CHAS and the CDBG Program have also been consolidated into one report. In order to submit a Consolidated Plan, HUD requires participating jurisdictions to develop and follow a detailed Citizen Participation Plan that will encourage citizens, particularly persons of very low and low income, public agencies, and other interested parties involvement in the implementation and other aspects of the formula programs. The City of Seaside, as a recipient of Participation Plan that sets forth the procedures to provide citizens, public agencies and HUD CDBG funds, has prepared a Citizen interested parties with the opportunity to take part in the planning and implementation of the Consolidated Plan, and the evaluation of the CDBG Program at all stages.

THE CITIZEN PARTICIPATION PLAN

This Plan is designed to provide processes through which residents can take part in planning, adopting, implementing, and evaluating the CDBG Consolidated Plan, Amendments to the Consolidated Plan, and the CDBG Performance Report.

To provide continuous and ample opportunities for citizens and interested parties to get involved in the process, the Seaside City Council has adopted this Citizen Participation Plan that establishes the procedures for the planning, implementation and assessment of the City's CDBG Program. This Plan may be amended from time to time by the Seaside City Council only after the citizens have been provided the opportunity to review and comment on the proposed amendment or amendments.

The City shall provide for the continuity of citizen participation throughout all stages of the CDBG Program. This includes citizen involvement in the development of this Citizen Participation Plan.

CITIZEN INVOLVEMENT

The City of Seaside shall encourage citizens to participate in the initial development and subsequent adoption and implementation of the Consolidated Plan, any amendments thereto, and the performance report. This could be done through publication of relevant CDBG information in easily readable type in the nonlegal section of "The Herald" and/or other newspapers of general circulation. Other actions to encourage citizen participation are providing notices through press releases, direct mailing of notices to social service agencies, neighboring local governments, and neighborhood organizations or associations, dissemination of the notices to radio and television stations in the form of public service announcements, and other means that will widely publicize the information on the CDBG Program.

PUBLIC HEARINGS

The City must hold at least two public hearings per year to obtain citizens' views on the Consolidated Plan, any amendment thereto and the CDBG performance report. At least one of these meetings must be held before the Consolidated Plan is approved and submitted to HUD. The hearings must address the housing and community development needs, the development of proposed CDBG activities, and the assessment of program performance.

Notice of all CDBG-related meetings will be advertised in local papers, posted in public places, and through direct invitation. The City staff will exert every effort to publicize the meeting to encourage public participation through press releases, public service announcements, direct mailing, and other means

Adequate advance notice, at least ten (10) days before the meeting, will be given to citizens and interested parties of each CDBG-related meeting, with sufficient information published about the subject of the meeting to allow interested citizens to make informed comments.

Public hearings will be held in the City Hall Council Chambers, which is an accessible facility. Unless otherwise modified, the hearings will be held during the regularly scheduled meetings of the Seaside City Council, during the first and third Thursday of each month, at 7:00 P.M.

Any person wishing to attend the meeting and will require assistance in order to attend may call (831) 899-6729 in advance of the meeting to make the necessary arrangements. The City will also provide necessary interpreters, if requested, for non-English speaking residents who wish to participate and be heard at the hearing.

PLAN PREPARATION, IMPLEMENTATION & PROGRAM ASSESSMENT

Before the adoption of the Consolidated Plan and any amendments thereto, the City will make available to citizens, public agencies, and other interested parties information that includes the amount of assistance the City expects to receive, the range of activities that may be undertaken, including the amount that will benefit persons of very low and low-income, and the plans to minimize displacement of persons and to assist any persons displaced.

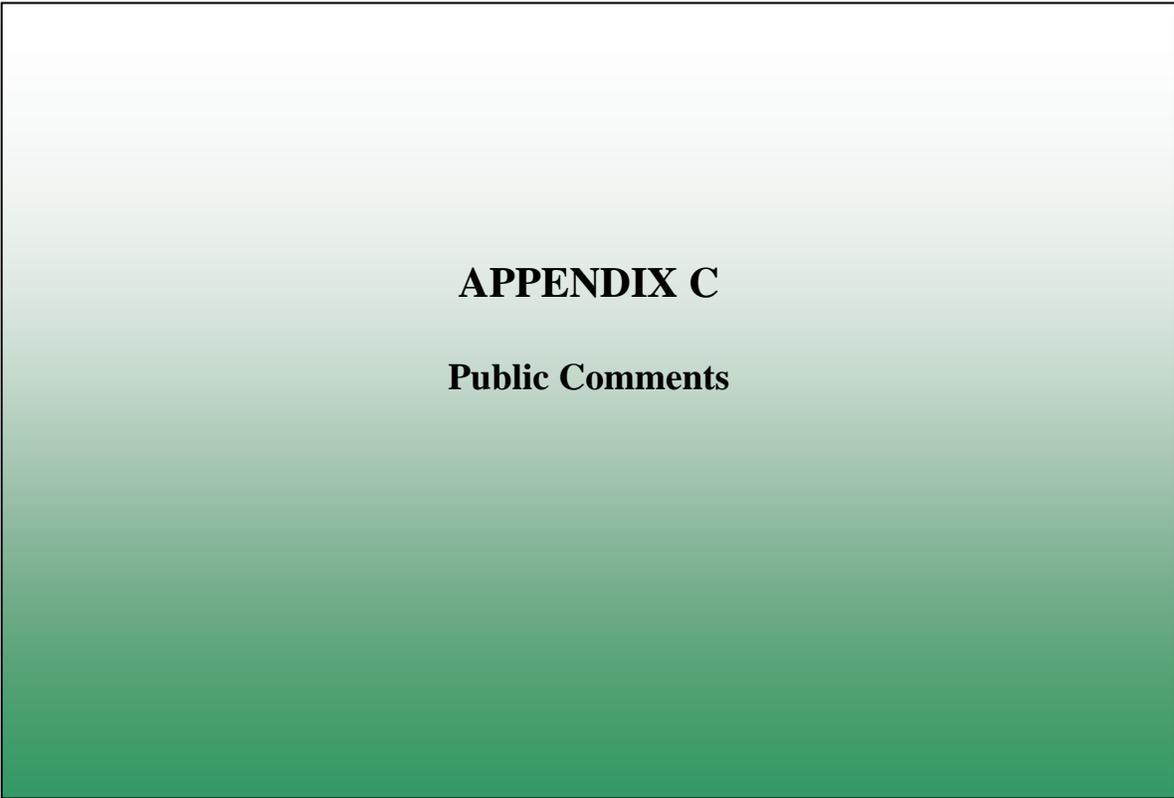
The summary of the proposed Consolidated Plan describing its contents and purpose will be published for comment in "The Herald" and/or other newspapers of general circulation, and by making copies of the proposed complete plan available for public review at the Seaside Library, Seaside City Hall, Seaside Multi-Use Center and the Seaside Redevelopment Agency Offices. Copies of the proposed Consolidated Plan may be provided to interested persons and organizations at no cost.

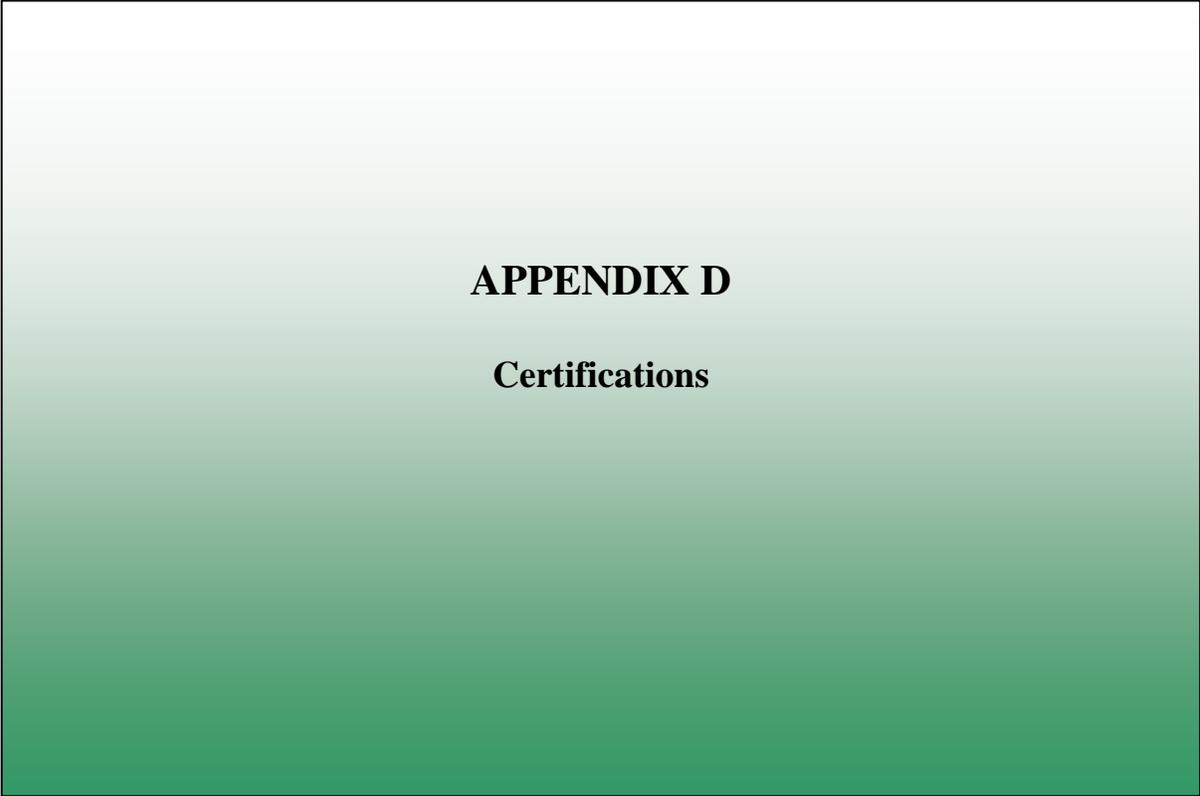
The City will provide interested citizens, agencies and other parties no less than 30 days from the publication date of such solicitation for comment or proposal, to receive comments or proposals on the Consolidated Plan, amendments, or report before submission to HUD. Views of citizens received in writing or orally will be considered at the public hearing in preparing the final Consolidated Plan, amendment to the Consolidated Plan, or the CDBG Performance Report. A summary of these comments or views and a summary of any comments or views not accepted and the reason therefore, shall be attached to the final Consolidated Plan, amendment to the plan or performance report.

APPENDIX B

Public Notices

- **Public Announcement of Funding Availability – January 24, 2010**
 - No comments received
- **Public Meeting – February 22, 2010**
 - See attached
- **City Council Hearings – April 1 & 15 and May 6, 2010**





APPENDIX E

Action Plan 2010/2011

See Attached

APPENDIX F

Housing Element 2009-2014

See Attached