



CITY OF SEASIDE

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

2026-2027 ANNUAL ACTION PLAN

Public Comment Period: April 1– April 30, 2026

Submit Comments to CDBG@ci.seaside.ca.us

Prepared by:

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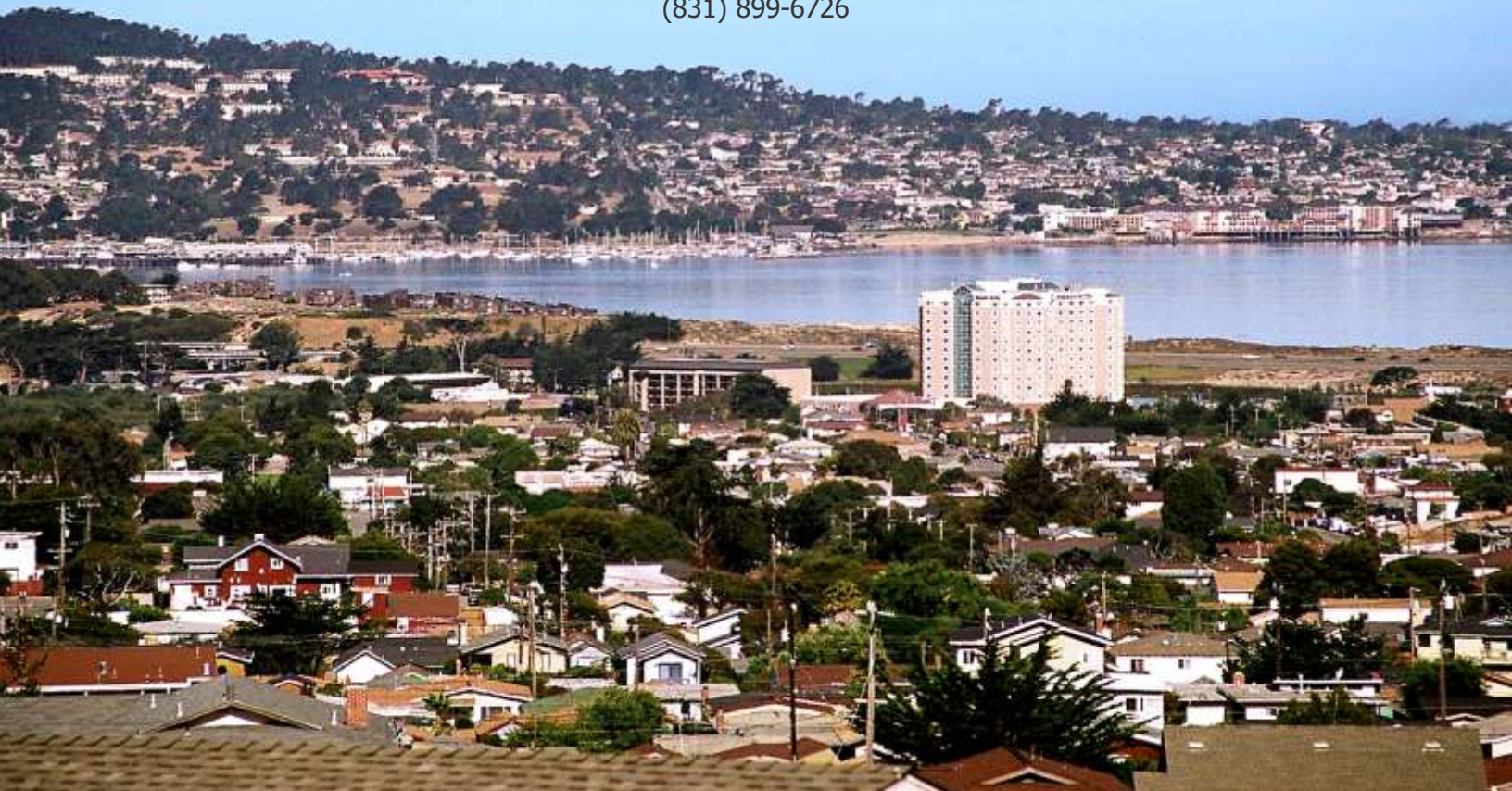


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Executive Summary

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

1. Introduction

The City of Seaside is a recipient of federal Community Development Block Grant (CDBG) funds and is designated as an Entitlement City by the U.S. Department of Housing and Urban Development (HUD). In accordance with HUD regulations, the City has prepared the Fiscal Year 2026–2027 Annual Action Plan (FY 2026–2027 Action Plan), which outlines the use of CDBG and other resources to address local housing and community development needs. The FY 2026–2027 Action Plan covers the period of July 1, 2026 through June 30, 2027 and represents the second year of the City’s 2025–2029 Consolidated Plan. Preparation and submission of this Action Plan satisfies federal requirements to receive CDBG funding for FY 2026–2027.

The FY 2026–2027 Action Plan describes the projects and activities the City proposes to undertake using CDBG funds, as well as other federal and non-federal resources. These activities are designed to address priority needs identified in the Consolidated Plan, including public services, public facility and infrastructure improvements, and program administration.

For FY 2026–2027, the City anticipates receiving approximately \$275,000 in CDBG entitlement funds from HUD. In addition, the City has approximately \$256,750 in program income and \$49,250 in prior year CDBG funds available, resulting in total available resources of approximately \$581,000.

The City administers its CDBG program through a two-year funding cycle. The FY 2026–2028 cycle represents the second and third program years of the 2025–2029 Consolidated Plan. A Notice of Funding Availability (NOFA) was issued on November 10, 2025, and published in the Monterey County Weekly on November 11, 2025, to solicit applications for FY 2026–2027 and FY 2027–2028 funding. A pre-proposal conference was held on December 10, 2025, to assist applicants with program requirements and eligibility.

In response to the NOFA, the City received nine (9) public service applications and four (4) public facility and infrastructure applications. Following staff review, the Homeless Commission conducted public meetings to evaluate applications and develop funding recommendations. On March 19, 2026, the City Council approved funding allocations for FY 2026–2027 as summarized below:

Public Facilities and Infrastructure			
1	Boys and Girls Club	Clubhouse Re-Roof Project	\$150,000
2	Community Human Services	Elm House Family Improvements	\$40,000
3	City of Seaside, Engineering Department	ADA Curb Ramps	\$250,000
4	Meals on Wheels of Monterey Peninsula	Community Kitchen Improvements	\$40,000
Subtotal			\$480,000
Public Services (capped at 15%)			
1	Meals On Wheels of Monterey Peninsula	Home delivered meals program	\$12,000

2	The Village Project, Inc.	Youth Services	\$12,000
3	Girls Inc of Central Coast	Youth services	\$8,232
4	Legal Services for Seniors	Legal services for seniors	\$8,215
5	CASA of Monterey County	Advocacy for Foster Youth	\$8,149
6	Gathering for Women Monterey	Case management	\$7,866
7	Greater Victory Temple	After school tutoring program	\$7,866
8	Eden Council for Hope and Opportunity	Fair housing services	\$7,817
9	International School of Monterey	Mental Health Services	\$7,617
Subtotal			\$79,762
CDBG Program Planning and Administration (capped at 20%)			
1	City of Seaside	CDBG Planning and Administration	\$21,238
Grant Total			\$581,000

CONTINGENCY PLAN

If actual CDBG funding levels differ from estimated amounts, the City will adjust allocations as follows:

- Public service funding adjustments will be applied proportionally among the seven score-proportional programs, while maintaining the fixed annual allocations of \$12,000 for the two highest-ranked programs.
- Adjustments to public facilities and infrastructure projects will be applied proportionally among the Boys & Girls Club Clubhouse Re-Roof Project, Elm House Improvements, and Seaside Community Kitchen Improvements, as needed, while maintaining project eligibility and feasibility.
- Program planning and administration funding will be adjusted proportionally, as necessary, while remaining within HUD's 20 percent administrative cap.

These adjustments ensure consistency with City Council direction while maintaining compliance with HUD regulations and program requirements.

2. Summarize the objectives and outcomes identified in the Plan

The five-year CDBG program objectives identified in the 2025-2029 Consolidated Plan are summarized below. FY26-27 objectives and outcomes are described in the "Annual Goals and Objectives" section of this document.

- Access to community services (youth, senior services, and homelessness as priorities)
- Provide quality facilities and infrastructure
- Improve accessibility for people with disabilities
- Preserve and improve existing housing stock

The main target groups identified in the 2025-2029 Consolidated Plan include:

- Extremely low-income and very low-income households
- Seniors

- Youth, primarily aged 16-17
- Persons needing ADA accessibility

3. Evaluation of past performance

Each year, the City is required to submit a Consolidated Annual Performance and Evaluation Report (CAPER) to HUD, which summarizes CDBG-funded activities, expenditures, and beneficiaries served. The City has consistently submitted these reports in a timely manner, and HUD has accepted them without issue. The CAPER serves as the primary tool for evaluating program performance, and the City uses this information to assess outcomes and make adjustments, as needed, to better address community needs. In addition, all CDBG-funded activities are subject to ongoing monitoring to ensure compliance with HUD requirements.

Year-end totals for FY 2025–2026 are not yet available; therefore, FY 2024-2025 serves as the most recent complete program year for evaluating past performance.

The City of Seaside demonstrated strong past performance in administering its CDBG program during Program Year 2024. Of the \$594,380 in available funds, approximately \$584,656 was expended, reflecting timely use of funds and effective financial management. All public service and capital improvement activities were completed or are substantially complete, with no significant delays affecting overall program delivery.

CDBG-funded activities achieved or exceeded performance targets and served a total of approximately 5,908 low- and moderate-income persons during the program year. Public service activities exceeded annual goals (448 persons served compared to a goal of 410), while public facility and infrastructure improvements significantly surpassed projected outcomes. Major accomplishments included ADA curb ramp improvements benefiting 3,671 persons, Boys and Girls Club Clubhouse improvements benefiting 404 persons, and Community Human Services facility projects serving over 1,300 individuals.

The City maintained effective program oversight through regular reporting and monitoring of subrecipients. Monitoring activities conducted during the program year resulted in no findings or significant concerns, demonstrating compliance with HUD requirements and strong administrative capacity.

Overall, the City has a proven track record of effectively implementing CDBG-funded activities, achieving measurable outcomes, and aligning investments with Consolidated Plan priorities. This performance supports the City's capacity to successfully carry out the FY 2026–2027 Annual Action Plan.

The FY 2026–2027 Action Plan is expected to benefit a substantial number of low- and moderate-income residents through the provision of essential public services and strategic public facility and infrastructure improvements. Funded activities will prioritize vulnerable populations, including seniors, youth, persons experiencing homelessness, and individuals with disabilities. Based on prior program performance, the City anticipates continued strong outcomes, including expanded access to community services, improved public infrastructure accessibility, and enhanced

community facilities. The City will continue to monitor performance and expenditures to ensure compliance with HUD requirements and to achieve the goals and objectives identified in the 2025–2029 Consolidated Plan.

4. Summary of Citizen Participation Process and consultation process

The City of Seaside conducted a comprehensive citizen participation and consultation process for the FY 2026-2027 Annual Action Plan, building upon outreach completed for the 2025-2029 Consolidated Plan. The process emphasized participation by low- and moderate-income residents, minority populations, service providers, and other stakeholders.

Outreach for the Consolidated Plan included a Virtual Kick-Off Meeting (September 10, 2024) and two in-person community forums (September 26-27, 2024), which were advertised through the City’s website, newsletter, email distribution lists, and posted flyers in English and Spanish. The City also conducted a Community Needs Survey (August–November 2024), stakeholder interviews with 15 agencies, and a stakeholder survey to gather additional input.

The 2025-2029 Consolidated Plan was available for a 30-day public review period (May 22-June 20, 2025), with public hearings held on June 5 and June 24, 2025, prior to adoption.

For the FY 2026-2027 Annual Action Plan, a draft was made available for a 30-day public review period from April 1 through April 30, 2026. A public notice (English and Spanish) was published in the Monterey County Weekly and posted on the City’s website. All comments received will be considered and summarized in the final document submitted to HUD.

The City administers its CDBG program on a two-year funding cycle and continues to use community input to guide funding priorities and program implementation.

5. Summary of public comments

This section will be completed once the 30-day public review period has concluded.

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

This section will be completed once the 30-day public review period has concluded.

7. Summary

The FY 2026–2027 Annual Action Plan outlines the City of Seaside’s strategy for utilizing CDBG and related resources to address priority community development needs identified in the 2025–2029 Consolidated Plan. The Plan prioritizes public services, public facility and infrastructure improvements, and accessibility enhancements for low- and moderate-income populations, including seniors, youth, persons experiencing homelessness, and individuals with disabilities.

The City has demonstrated strong past performance in administering CDBG funds, with effective program delivery, high expenditure rates, and measurable outcomes benefiting the community. Through a comprehensive citizen participation and consultation process, the City incorporated

input from residents, stakeholders, and service providers to inform funding priorities and project selection.

Overall, the FY 2026–2027 Action Plan reflects the City’s continued commitment to addressing local needs, maintaining compliance with HUD requirements, and achieving the goals and objectives of the Consolidated Plan.

DRAFT

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role	Name	Department/Agency
Grantee	City of Seaside	Community Development

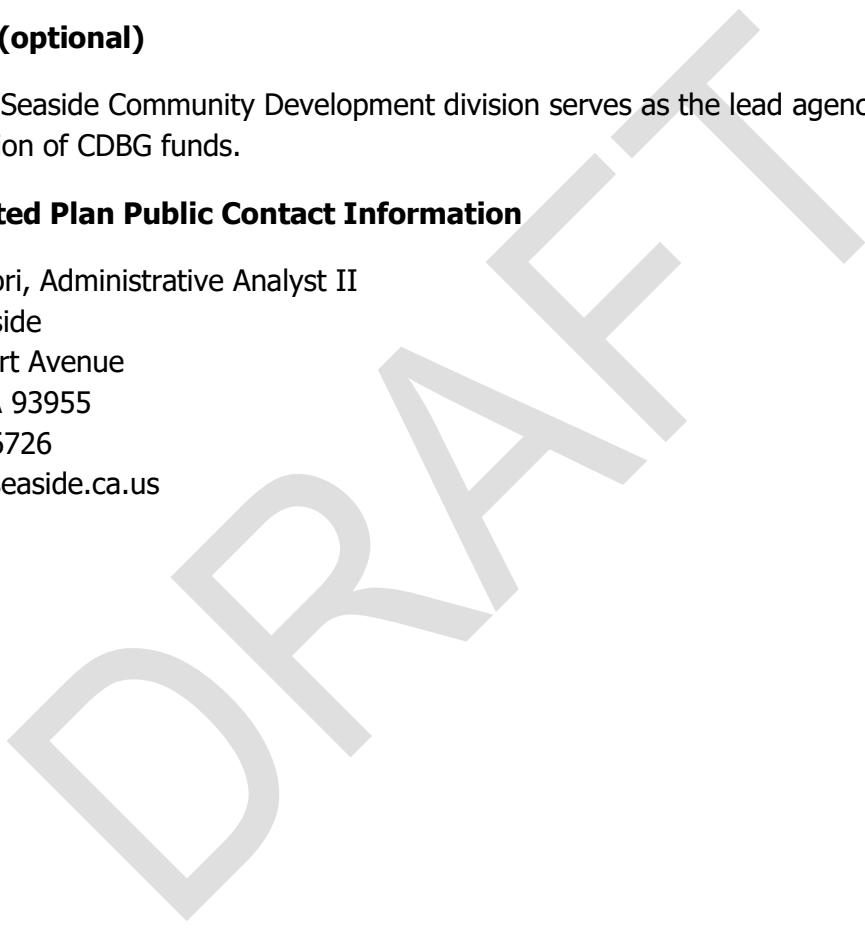
Table 1 – Responsible Agencies

Narrative (optional)

The City of Seaside Community Development division serves as the lead agency for the administration of CDBG funds.

Consolidated Plan Public Contact Information

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

1. Introduction

The City of Seaside coordinates with a broad network of public agencies, nonprofit organizations, housing providers, and regional partners in the development and implementation of its housing and community development programs. Key partners include the Coalition of Homeless Services Providers (CHSP), Monterey County's designated Continuum of Care (CoC), the Housing Authority of the County of Monterey, and a range of local and regional service providers. These partnerships support the City's efforts to align CDBG-funded activities with identified community needs and regional strategies.

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

The City maintains ongoing coordination with public and assisted housing providers, private and governmental health and mental health agencies, and social service organizations. Collaboration occurs through participation in regional planning efforts, including the Consolidated Plan, Housing Element implementation, and the Continuum of Care's regional homelessness strategy.

During the development of the Consolidated Plan and Annual Action Plan, the City consulted with a variety of stakeholders, including local governments, nonprofit service providers, faith-based organizations, and agencies serving low- and moderate-income populations. These consultations focused on housing needs, service gaps, and strategies to improve access to services for vulnerable populations, including seniors, youth, persons with disabilities, and individuals experiencing or at risk of homelessness.

To facilitate consultation, the City utilized multiple outreach methods, including stakeholder surveys, individual consultations, community meetings, public hearings, and written comment opportunities.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City works closely with CHSP, the lead agency for the Monterey and San Benito Counties Continuum of Care, to address the needs of homeless individuals and families, including chronically homeless persons, families with children, veterans, and unaccompanied youth. Coordination efforts focus on aligning local strategies with the CoC's regional approach to homelessness prevention, outreach, and housing placement.

The City supports efforts to connect individuals discharged from public institutions to housing and supportive services, including healthcare, mental health services, substance abuse treatment, employment assistance, and other resources necessary to achieve housing stability. The City relies on partnerships with CHSP, Monterey County, and nonprofit service providers to deliver these services.

In addition, the City has established a Homeless Commission to provide policy direction and funding recommendations related to homeless services and housing programs. The Commission works with City staff and community partners to identify priority needs, evaluate funding applications, and support the implementation of programs that expand access to shelter, case management, and supportive services.

The City has also partnered with CHSP, Community Human Services, and Gathering for Women to support Casa De Noche Buena, a low-barrier emergency shelter located within the City. The facility provides temporary shelter, meals, and case management services to homeless individuals, including women and families with children, and plays a key role in the local homeless response system.

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

The City of Seaside does not receive Emergency Solutions Grant (ESG) funds directly from HUD. ESG-funded activities, including HMIS administration, performance standards, and homelessness program oversight, are administered by the County of Monterey in coordination with the Continuum of Care. The City coordinates with these entities as needed and relies on County and nonprofit partners to provide ESG-funded services within the jurisdiction.

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

The City of Seaside consulted with public agencies, housing providers, social service organizations, and community stakeholders in the development of the Consolidated Plan and Annual Action Plan. Consultation activities included interviews, surveys, and meetings, which informed key sections of the Plan, including the Housing Needs Assessment, Homeless Strategy, Market Analysis, and Non-Homeless Special Needs. Participating entities included the Housing Authority, affordable housing developers, and service providers serving seniors, youth, persons with disabilities, and individuals experiencing or at risk of homelessness.

Consultation identified priority needs including increased access to affordable housing, expanded services for special needs populations, continued investment in homeless services,

and improved coordination among service providers. The City will continue to coordinate with these partners to align resources and ensure CDBG funds are effectively targeted to community needs.

**Table 2 – Agencies, groups, organizations who participated
Identify any Agency Types not consulted and provide rationale for not consulting**

1	Agency/Group/Organization	HOUSING AUTHORITY OF THE COUNTY OF MONTEREY
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) contributed data and narrative during an interview which informed sections of the Consolidated Plan.
2	Agency/Group/Organization	City of Seaside Homeless Commission
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) contributed data and narrative during an interview which informed sections of the Consolidated Plan.
3	Agency/Group/Organization	City of Seaside Parks & Recreation Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) contributed data and narrative during an interview which informed sections of the Consolidated Plan.
4	Agency/Group/Organization	City of Seaside Public Works Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) contributed data and narrative during an interview which informed sections of the Consolidated Plan.
5	Agency/Group/Organization	Meals on Wheels of the Monterey Peninsula
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meals on Wheels of the Monterey Peninsula (MOWMP) was consulted to understand the needs of homebound elderly frail seniors in Seaside. The City will strive to work with MOW to make meal delivery programs available for homebound Seaside residents. Representative(s) contributed data and narrative during an interview which informed sections of the Consolidated Plan.
6	Agency/Group/Organization	Eden Housing for Council for Hope and Opportunity (ECHO)
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Eden Housing Council for Hope and Opportunity (ECHO) was consulted to understand the needs for fair housing in Seaside. The City will strive to work with ECHO to make fair housing programs available. Representative(s) contributed data and narrative during an interview which informed sections of the Consolidated Plan.
7	Agency/Group/Organization	ACTION COUNCIL OF MONTEREY COUNTY "GIRLS INC."
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Girls, Inc. was consulted to understand the needs of children and youth in Seaside. The City will strive to work with Girls, Inc. to make after-school enrichment programs available for children and youth. Representative(s) contributed data and narrative during an interview which informed sections of the Consolidated Plan.
8	Agency/Group/Organization	Court Appointed Special Advocates (CASA) of Monterey County
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence Services - Victims Child Welfare Agency Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CASA was consulted to understand the needs of foster youth and advocacy in Seaside. This included an estimate of the number of persons in need of services. The City will strive to work with CASA to make facilities and programs available for persons experiencing these special needs. Representative(s) contributed data and narrative during an interview which informed sections of the Consolidated Plan.

9	Agency/Group/Organization	The Village Project, Inc.
	Agency/Group/Organization Type	Services-Children Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) contributed data and narrative during an interview which informed sections of the Consolidated Plan.
10	Agency/Group/Organization	Boys and Girls Club of Monterey County
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Boys and Girls Club was consulted to understand the needs of children and youth in Seaside. This included an estimate of the number of youth in need of services. The City will strive to work with the Boys and Girls Club to make programs available for children and youth. Representative(s) contributed data and narrative during an interview which informed sections of the Consolidated Plan.
11	Agency/Group/Organization	Gathering for Women
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) contributed data and narrative during an interview which informed sections of the Consolidated Plan. In FY2020-21, Gathering for Women and Community Human Services opened Casa De Noche Buena, a shelter in HUD Qualified Census Tract 137.

12	Agency/Group/Organization	Monterey County Health Department
	Agency/Group/Organization Type	Services-Health Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) contributed data and narrative during an interview which informed sections of the Consolidated Plan.
13	Agency/Group/Organization	INTERIM, INC.
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) contributed data and narrative during an interview which informed sections of the Consolidated Plan.
14	Agency/Group/Organization	YWCA Monterey County
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) contributed data and narrative during an interview which informed sections of the Consolidated Plan.
15	Agency/Group/Organization	Community Housing Improvement Systems and Planning Association, Inc (CHISPA Housing)
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) contributed data and narrative during an interview which informed sections of the Consolidated Plan.
16	Agency/Group/Organization	MidPen Housing
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) contributed data and narrative during an interview which informed sections of the Consolidated Plan.
17	Agency/Group/Organization	LEGAL SERVICES FOR SENIORS
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) contributed data and narrative during an interview which informed sections of the Consolidated Plan.
18	Agency/Group/Organization	Mangold Property Management
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) contributed data and narrative during an interview which informed sections of the Consolidated Plan.
19	Agency/Group/Organization	Civil Rights Office of Monterey County
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) contributed data and narrative during an interview which informed sections of the Consolidated Plan.
20	Agency/Group/Organization	Monterey County Hospitality Association
	Agency/Group/Organization Type	Regional organization Business Leaders
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) contributed data and narrative during an interview which informed sections of the Consolidated Plan.
21	Agency/Group/Organization	Special Kids Connect
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representative(s) contributed data and narrative during an interview which informed sections of the Consolidated Plan.
22	Agency/Group/Organization	AT&T
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers
	What section of the Plan was addressed by Consultation?	Housing Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City reached out to AT&T for consultation on broadband service needs but did not hear back. AT&T is one of the top broadband service providers in the City, offering fiber. According to the Federal Communication Commission's National Map, fiber availability is limited throughout the City, with many areas having no fiber availability. AT&T has an Access Program that provides low-cost home internet service to eligible households whose household income is 200% or less than the federal poverty guideline or who participate in government programs such as Supplemental Nutrition Assistance Program (SNAP) or National School Lunch program (NSLP), or who have a household member receiving SSI. The cost is \$30/month. All additional interviewed stakeholders were asked about broadband needs in the City.
23	Agency/Group/Organization	T-Mobile
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers
	What section of the Plan was addressed by Consultation?	Housing Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City reached out to T-Mobile for consultation on broadband service needs but did not hear back. T-Mobile is one of the top Internet providers in the City of Seaside, offering 5G Home Internet. According to the Federal Communication Commission's National Map, fixed wireless home-Internet connectivity has limited availability throughout the City. All additional interviewed stakeholders were asked about broadband needs in the City.
24	Agency/Group/Organization	EARTHLINK
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers
	What section of the Plan was addressed by Consultation?	Housing Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City reached out to EarthLink for consultation on broadband service needs but did not hear back. EarthLink is one of the top Internet providers in the City of Seaside, offering fiber. According to the Federal Communication Commission's National Map, fiber availability is limited throughout the City, with many areas having no fiber availability. All additional interviewed stakeholders were asked about broadband needs in the City.
25	Agency/Group/Organization	CITY OF SEASIDE
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management
	What section of the Plan was addressed by Consultation?	City of Seaside 2040 General Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The 2040 General Plan overlaps with the Seaside Strategic Plan in MA-65 Hazard Mitigation for flood prone areas, public land or water resources, and emergency management.
26	Agency/Group/Organization	CITY OF SEASIDE
	Agency/Group/Organization Type	Housing Planning organization
	What section of the Plan was addressed by Consultation?	City of Seaside 2023-2031 Housing Element
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The 2023-2031 Housing Element overlaps with the Seaside Strategic Plan in SP-55 Barriers to Affordable Housing.

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

No agency types were excluded from engagement.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Leadership Council	The "Lead Me Home" 5-Year Plan to End Homelessness Goals overlaps with the Seaside Strategic Plan in the SP-40 Institutional Delivery Structure and the goal of Access to Social Services.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

No agency types were excluded from consultation. The City made a good faith effort to engage a broad range of stakeholders, including outreach to broadband providers. While some providers did not respond, broadband needs were assessed through stakeholder input and secondary data sources.

The City also considered regional planning efforts, including the Continuum of Care’s “Lead Me Home” Plan to End Homelessness, which aligns with the City’s goals related to service delivery, homelessness response, and coordination of resources.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The City of Seaside implemented a comprehensive citizen participation process to support the development of the FY 2026–2027 Annual Action Plan, building upon outreach conducted for the 2025–2029 Consolidated Plan. The process included a community survey, public meetings, stakeholder consultations, and public hearings, and was designed to encourage participation from low- and moderate-income residents, minority populations, non-English speaking persons, persons with disabilities, and residents of public and assisted housing.

Outreach efforts utilized multiple communication methods, including the City website, social media platforms, email distribution lists, published notices in the Monterey County Weekly, flyers posted in public facilities, and the City e-newsletter. A Community Needs Assessment survey was available from August 5, 2024 through November 19, 2024, and received over 100 responses. In addition, the City conducted stakeholder interviews with representatives from local organizations to further inform community needs and priorities.

For the FY 2026–2028 CDBG funding cycle, the City issued a Notice of Funding Availability (NOFA) on November 10, 2025, which was also published in the Monterey County Weekly. A pre-proposal conference was held on December 10, 2025, to provide guidance on program requirements and eligibility. These efforts ensured that eligible applicants, including nonprofit service providers and public agencies, had the opportunity to participate in the funding process.

A draft FY 2026–2027 Annual Action Plan was made available for a 30-day public review and comment period from April 1 through April 30, 2026. A public notice (in English and Spanish) was published in the Monterey County Weekly and posted on the City's website to inform the public of the review period and upcoming public hearing. The City will consider all comments received and include a summary of comments and responses in the final document submitted to HUD.

Input received through surveys, public meetings, stakeholder engagement, and the funding application process was used to inform goal-setting, funding priorities, and project selection for the FY 2026–2027 Action Plan. The City will continue to implement its Citizen Participation Plan to ensure ongoing opportunities for community involvement in the administration of CDBG funds.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of Comments Not Accepted and Reasons	URL (if applicable)
1	Internet Outreach	Non-targeted/broad community	City social media platforms (Seaside Creates) shared information on CDBG programs, survey, and community meetings.	N/A	N/A	https://www.facebook.com/SeasideCreates/
2	Public Meeting (Virtual Kick-Off)	Non-targeted/broad community	Virtual meeting held September 10, 2024 introducing the Consolidated Plan process.	General input on community needs.	N/A	Zoom link
3	Community Needs Survey	Non-English (Spanish); broad community	Survey open August 5 – November 19, 2024; 100+ responses received.	Identified needs related to housing, services, and infrastructure.	N/A	SurveyMonkey links
4	Public Meeting (Community Forum)	LMI persons; minorities; persons with disabilities;	~20 attendees on September 26, 2024.	Breakout discussions informed priorities and needs.	N/A	N/A

		broad community				
5	Public Meeting (Community Forum)	LMI persons; minorities; persons with disabilities; broad community	~20 attendees on September 27, 2024.	Breakout discussions informed priorities and needs.	N/A	N/A
6	Stakeholder Interviews/Survey	Service providers; agencies	20 stakeholder interviews conducted.	Identified service gaps and coordination needs.	N/A	N/A
7	Newspaper Ad (ConPlan)	Broad community; minorities; non-English; persons with disabilities	Notice published May 22, 2025 for 30-day public review and hearings.	One public comment received.	N/A	Monterey County Weekly
8	Public Hearing	Broad community	Public hearing held June 5, 2025.	Comments entered into record.	N/A	YouTube link
9	Public Hearing	Broad community	Public hearing held June 24, 2025.	Comments entered into record.	N/A	YouTube link
10	NOFA Publication	Nonprofits; public agencies; broad community	Notice of Funding Availability issued November 10, 2025 and published November 11, 2025.	Applications submitted for public services and infrastructure projects.	N/A	Monterey County Weekly

11	Pre-Proposal Conference	Applicants; service providers; agencies	Meeting held December 10, 2025 to provide guidance on eligibility and requirements.	Questions addressed regarding program requirements and application process.	N/A	N/A
12	Public Review Period (Action Plan)	Broad community; minorities; non-English; persons with disabilities	Draft FY 2026–2027 Action Plan available April 1 – April 30, 2026.	Comments to be summarized in final document.	N/A	City website
13	Newspaper Ad (Action Plan)	Broad community; minorities; non-English; persons with disabilities	Public notice published in Monterey County Weekly announcing 30-day review period and public hearing.	N/A	N/A	Monterey County Weekly
14	Public Hearing (Action Plan)	Broad community	City Council public hearing to consider FY 2026–2027 Action Plan.	Comments to be incorporated into final Action Plan.	N/A	City website / YouTube

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

For FY 2026-2027, the City of Seaside anticipates receiving approximately \$275,000 in Community Development Block Grant (CDBG) entitlement funds from the U.S. Department of Housing and Urban Development (HUD). In addition, the City expects to have approximately \$256,750 in program income and \$49,250 in prior year resources available. Total CDBG resources for FY 2026-2027 are estimated at approximately \$581,000. These funds will be used to support eligible activities that address priority needs identified in the 2025-2029 Consolidated Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$275,000	\$256,750	\$49,250	\$581,000	-	Prior Year Resources (\$49,250) represents CDBG funds

Table 5 - Expected Resources – Priority Table

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

The CDBG program does not require a local match. However, the City encourages applicants to leverage additional funding sources to maximize project impact. Applicants are required to demonstrate financial capacity and identify other funding sources, where

applicable, as part of the application process.

CDBG funds are used to complement other federal, state, local, and private resources. In some cases, projects are supported through multiple funding sources to expand service delivery and project scope. The City will continue to pursue additional grant opportunities and partnerships to supplement CDBG funding and address unmet community needs.

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

The City does not anticipate the use or disposition of publicly owned land specifically for CDBG-funded acquisition activities. However, publicly owned infrastructure and facilities, including streets, sidewalks, and parks, may be improved using CDBG funds to address accessibility and neighborhood improvement needs.

In addition, the City continues to support broader development efforts that contribute to community development goals. For example, the Campus Town project, located on the former Fort Ord site, includes planned residential, commercial, and recreational uses that will expand housing opportunities and community amenities. The City is also working with applicants on projects that include affordable housing components, such as the proposed development at Parker Flats Cutoff Road, which includes designated low-income units.

Discussion

Given limited resources, the City prioritizes CDBG funding for activities that address the most critical community needs identified through the Consolidated Plan and citizen participation process. Priority uses include public facility and infrastructure improvements in low-income areas, particularly accessibility improvements, and essential public services for vulnerable populations, including seniors and youth.

Due to funding constraints, activities such as new affordable housing development or rental assistance programs are limited. The City will continue to coordinate with regional partners and pursue alternative funding sources to support these needs where feasible.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Access to Community Services	2026	2027	Non-Homeless Special Needs Non-Housing Community Development Public Services	City of Seaside (2025-2029)	Access to community services	CDBG: \$79,762	Public service activities other than Low/Moderate Income Housing Benefit: 1,069 Persons Assisted
2	Improve Accessibility for People with Disabilities	2026	2027	Non-Homeless Special Needs Non-Housing Community Development	City of Seaside (2025-2029)	Improve accessibility for people with disabilities	CDBG: \$250,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3,000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Provide Quality Facilities and Infrastructure	2026	2027	Non-Homeless Special Needs Non-Housing Community Development	City of Seaside (2025-2029)	Provide quality facilities and infrastructure	CDBG: \$230,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 900 Persons Assisted
4	Preserve and Improve Existing Housing Stock	2026	2027	Affordable Housing	City of Seaside (2025-2029)	Preserve and improve existing housing stock	CDBG: \$0	Homeowner Housing Rehabilitated: 0 Household Housing Unit
5	Program Planning and Administration	2026	2027	Program Planning and Administration	City of Seaside (2025-2029)	Program planning and administration	CDBG: \$21,238	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Access to Community Services
	Goal Description	Improve access to social services. Community services include but are not limited to youth services, senior services, and tenant-landlord assistance.
2	Goal Name	Improve Accessibility for People with Disabilities
	Goal Description	Improve the accessibility of public facilities and remove barriers to accessibility throughout the community, including infrastructure and public improvements.

3	Goal Name	Provide Quality Facilities and Infrastructure
	Goal Description	HUD identifies Public Facilities and Improvements for the CDBG Program as publicly owned facilities and infrastructure, such streets, playgrounds, and underground utilities, and buildings owned by nonprofits that are open to the general public. Upgrades to energy efficiency and safety are included as community priorities for projects.
4	Goal Name	Preserve and Improve Existing Housing Stock
	Goal Description	Assist extremely low- to low-income homeowner households with emergency repairs or mobility access changes in their homes.
5	Goal Name	Program Planning and Administration
	Goal Description	Program Planning and Administration

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Projects

AP-35 Projects – 91.220(d)

Introduction

As part of the FY 2026–2027 Annual Action Plan, the City of Seaside City Council approved CDBG-funded projects on March 19, 2026, following a competitive application process and funding recommendations developed through the City’s citizen participation process. The selected projects are consistent with the priorities and goals identified in the 2025–2029 Consolidated Plan and are designed to benefit low- and moderate-income residents.

Projects

#	Project Name
1	2026 Boys and Girls Club – Seaside Clubhouse Re-Roof Project
2	2026 Community Human Services- Elm House Family Improvements
3	2026 Meals on Wheels of Monterey Peninsula – Seaside Community Kitchen Improvements
4	2026 City of Seaside – Public Works Department – ADA Curb Ramps
5	2026 Public Services
6	2026 CDBG Planning and Administration

Table 7 - Project Information

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

Due to limited CDBG resources, the City is unable to address all identified community needs. Requests for funding, particularly for public services and public facility and infrastructure improvements, significantly exceed available funding. As a result, the City prioritizes activities that address the most critical needs identified through the Consolidated Plan and citizen participation process.

Priority is given to public facility and infrastructure improvements in low-income areas, including accessibility improvements such as ADA curb ramps, and to essential public services that support vulnerable populations, including seniors, youth, and individuals experiencing or at risk of homelessness.

Funding constraints limit the City’s ability to support activities such as new affordable housing development or rental assistance programs. The City will continue to coordinate with regional partners and pursue alternative funding sources to address these unmet needs where feasible.

AP-38 Project Summary

Project Summary Information

1	Project Name	Boys and Girls Club – Clubhouse Re-Roof Project
	Target Area	City of Seaside
	Goals Supported	Provide Quality Facilities and Infrastructure
	Needs Addressed	Provide quality facilities and infrastructure
	Funding	CDBG: \$150,000
	Description	<p>The project is located at the Boys & Girls Club Seaside Clubhouse at 1332 La Salle Avenue, within an LMI-qualified census tract. The facility serves approximately 500 youth annually, of which an estimated 89.8% are low- and moderate-income (LMI), and also supports community organizations and partner agencies.</p> <p>CDBG funds will be used to rehabilitate and restore critical roofing systems to preserve the structural integrity and functionality of the facility. Improvements will prevent ongoing water intrusion and deterioration, protect key program areas (gymnasium, classrooms, kitchen, and community spaces), and ensure uninterrupted delivery of youth development, recreation, and nutrition services.</p> <p>The project supports continued provision of approximately 40,000 meals annually and sustained access to after-school, summer, and community-based programming for LMI youth and families.</p> <p>Matrix Code: 03D – Youth Centers National Objective: LMC Outcome: Suitable Living Environment Outcome Indicator: Availability/Accessibility</p>
	Target Date	6/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 500 persons annually, primarily low- and moderate-income youth and families (approximately 450 LMI persons).
	Location Description	The project is located at the Seaside Clubhouse at 1332 La Salle Avenue, Seaside, CA, within a developed residential neighborhood. The facility is centrally located, accessible by public transit, and serves as a community hub for youth programming and shared services delivered by partner organizations.
	Planned Activities	CDBG funds will be used for the rehabilitation and improvement of the Clubhouse roofing system, including removal and temporary storage of existing solar panels, replacement of the deteriorated gymnasium roof, and reinstallation of solar panels. A commercial netting system will be permanently installed to protect the roof and equipment. Additional work includes restoration of existing metal roofing systems over classrooms, activity areas, and offices, including rust treatment, flashing replacement, selective panel replacement, and application of protective coatings to extend the useful life of the facility.
2	Project Name	Community Human Services- Elm House Family Improvements
	Target Area	City of Seaside
	Goals Supported	Provide Quality Facilities and Infrastructure
	Needs Addressed	The project addresses deterioration of the existing roof at Elm House, including ongoing water intrusion that threatens building integrity, resident safety, and continuity of recovery housing services.
	Funding	CDBG: \$40,000

<p>Description</p>	<p>The project is located at Elm House, a sober living environment in the City of Seaside that provides transitional, substance-free housing for individuals recovering from substance use disorders. The program primarily serves low- and moderate-income (LMI) individuals transitioning from treatment to independent living.</p> <p>CDBG funds will be used to rehabilitate the existing roof system to address active leaks and deterioration. Improvements will preserve the structural integrity of the facility, protect residential living areas, and ensure continued safe and stable housing for residents.</p> <p>The project will support uninterrupted operation of recovery housing services and access to supportive services, including outpatient treatment, employment assistance, and case management, promoting long-term housing stability and self-sufficiency.</p> <p>Matrix Code: 03C – Homeless Facilities National Objective: LMC (Limited Clientele – presumed benefit) Outcome: Suitable Living Environment Outcome Indicator: Availability/Accessibility</p>
<p>Target Date</p>	<p>6/30/2027</p>
<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>Approximately 200 low- and moderate-income persons annually, consisting of individuals in recovery residing in transitional sober living housing.</p>
<p>Location Description</p>	<p>The project is located at 1001 Elm Avenue, Seaside, CA 93955, within a residential neighborhood. The facility operates as a sober living environment serving eligible Seaside residents and is located near community services, transit, and employment resources</p>

	Planned Activities	<p>The project will address deterioration of the existing roof at Elm House, where ongoing water intrusion has resulted in damage to interior spaces and poses risks to the structural integrity of the facility. CDBG funds will be used to complete roof rehabilitation or replacement to eliminate leaks, prevent further deterioration, and protect residential living areas.</p> <p>The improvements are necessary to maintain compliance with applicable health and safety standards and to ensure the continued safe and habitable operation of the facility. Completion of this work will stabilize the structure, reduce the risk of future damage, and support uninterrupted occupancy and service delivery for residents.</p>
3	Project Name	Meals on Wheels of Monterey Peninsula – Seaside Community Kitchen Improvements
	Target Area	Citywide (serving eligible low- and moderate-income residents of the City of Seaside)
	Goals Supported	Access to community services (senior services priority) Provide quality facilities and infrastructure
	Needs Addressed	Increased demand for senior nutrition services Food insecurity among low-income seniors and adults with disabilities Need for improved public facility infrastructure to support service delivery
	Funding	\$40,000

<p>Description</p>	<p>CDBG funds will be used to support public facility improvements at a nonprofit-owned community kitchen operated by Meals on Wheels of the Monterey Peninsula. The project includes the purchase and installation of commercial kitchen equipment to improve food safety, operational efficiency, and meal production capacity. These improvements will support the ongoing delivery of home-delivered meals to low- and moderate-income seniors and adults with disabilities residing in the City of Seaside.</p> <p>The project will support continued and expanded meal production, ensuring consistent access to nutritious meals and supporting independent living for eligible residents.</p> <p>Matrix Code: 03E – Neighborhood Facilities National Objective: LMC (Limited Clientele – presumed benefit) Outcome: Suitable Living Environment Outcome Indicator: Availability/Accessibility</p>
<p>Target Date</p>	<p>6/30/2027</p>
<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>Approximately 200 low- and moderate-income individuals annually, primarily seniors (age 60+) and adults with disabilities who are homebound and unable to prepare meals independently.</p>
<p>Location Description</p>	<p>The project is located at 1020 Auto Parkway, Seaside, CA, within the City of Seaside. The facility is a nonprofit-owned commercial kitchen that will serve as a centralized meal production site for eligible Seaside residents.</p>

	Planned Activities	<p>CDBG funds will be used for the purchase and permanent installation of commercial kitchen equipment, including ovens, refrigeration units, food preparation stations, and sanitation systems, at a nonprofit-owned facility. These capital improvements will be affixed to the building and will function as integral components of the facility. The improvements will enhance food safety, increase production capacity, and ensure reliable and efficient kitchen operations.</p> <p>The installed equipment is expected to have a useful life of at least 10–15 years and will support long-term service delivery to eligible beneficiaries.</p>
4	Project Name	City of Seaside – ADA Curb Ramp Improvements (2026)
	Target Area	City of Seaside
	Goals Supported	Improve accessibility to persons with disabilities
	Needs Addressed	The project addresses ADA accessibility deficiencies and barriers to safe pedestrian mobility identified in the City’s ADA Transition Plan and field assessments, particularly in LMI areas.
	Funding	CDBG: 250,000
	Description	<p>This project will reconstruct and install ADA-compliant curb ramps at existing intersections to improve accessibility and pedestrian safety. Improvements will enhance mobility, remove architectural barriers, and provide safer, barrier-free access to public infrastructure and services.</p> <p>Matrix Code: 03L – Sidewalks National Objective: (LMC) under 24 CFR 570.208(a)(2)(ii) Outcome: Suitable Living Environment Outcome Indicator: Availability/Accessibility</p>
	Target Date	6/30/2027

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>Approximately 3,671 residents will benefit annually, including low- and moderate-income persons, seniors, and individuals with disabilities who rely on safe and accessible pedestrian infrastructure.</p>
<p>Location Description</p>	<p>The project will be implemented at multiple intersections throughout the City of Seaside within Monterey County, California. Improvements will occur along arterial, collector, and local streets, including but not limited to Military Avenue, Ord Grove Avenue, Fremont Boulevard, San Pablo Avenue, Kimball Avenue, Terrace Street, San Lucas Street, Noche Buena Street, La Salle Avenue, Sonoma Avenue, Elm Avenue, Amador Avenue, and Calaveras Street.</p> <p>All work will occur within existing, previously disturbed public street rights-of-way in developed urban areas. Project locations provide access to residential neighborhoods, schools, parks, transit stops, commercial corridors, and community facilities. The full set of locations is documented in the City’s ADA curb ramp plans and Environmental Review Record.</p>
<p>Planned Activities</p>	<p>CDBG funds will be used for the demolition and removal of noncompliant curb ramps and the permanent installation of ADA-compliant curb ramps and associated pedestrian improvements. Work includes installation of detectable warning surfaces (truncated domes), sidewalk and curb reconstruction, minor grading, pavement restoration, and related improvements necessary to meet current accessibility standards.</p> <p>Approximately 65 curb ramps will be constructed or upgraded during FY 2026–2027 as part of a multi-year effort addressing approximately 155 curb ramp locations citywide. Improvements are limited to existing public rights-of-way and will not increase capacity or alter land use.</p>
<p>5</p>	<p>Project Name</p> <p>Public Services</p>
<p>Target Area</p>	<p>City of Seaside</p>
<p>Goals Supported</p>	<p>Access to Community and Social Services</p>

Needs Addressed	Access to essential community services for low- and moderate-income (LMI) populations, including seniors, youth, persons experiencing homelessness, and individuals with special needs
Funding	CDBG: \$79,762 (within 15% Public Services cap)
Description	<p>Public Services activities funded through the City's CDBG program support a range of essential services for low- and moderate-income residents. These activities are capped at 15% of the total CDBG allocation and program income. All activities meet the Low- and Moderate-Income Limited Clientele (LMC) national objective, and subrecipients are responsible for documenting income eligibility and beneficiary data. The following programs were approved by City Council for FY 2026–2027 funding:</p> <ul style="list-style-type: none"> • \$12,000 – Meals on Wheels of Monterey Peninsula (Home-delivered meals program) • \$12,000 – The Village Project, Inc. (Youth services) • \$8,232 – Girls Inc. of the Central Coast (Youth services) • \$8,215 – Legal Services for Seniors (Legal services) • \$8,149 – CASA of Monterey County (Advocacy for foster youth) • \$7,866 – Gathering for Women Monterey (Case management services) • \$7,866 – Greater Victory Temple (After-school tutoring program) • \$7,817 – Eden Council for Hope and Opportunity (Fair housing services) • \$7,617 – International School of Monterey (Mental health services) <p>Matrix Code: 05 – Public Services National Objective: LMC – Low/Moderate Income Limited Clientele Outcome: Suitable Living Environment Outcome Indicator: Availability/Accessibility</p>
Target Date	6/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	An estimated 800–900 low- and moderate-income persons annually, including seniors, youth, persons experiencing homelessness, foster youth, and individuals with mental health or housing needs.
	Location Description	Services will be provided at various locations throughout the City of Seaside and, where applicable, through mobile or home-based service delivery to eligible residents.
	Planned Activities	Planned activities include home-delivered meals for seniors and homebound individuals, youth development and after-school programs, legal assistance for seniors, foster youth advocacy, fair housing services, mental health services, and case management for individuals experiencing homelessness.
6	Project Name	General Administration of Seaside CDBG program
	Target Area	City of Seaside
	Goals Supported	Ensure effective program delivery and compliance
	Needs Addressed	Administration and oversight necessary to implement CDBG-funded activities in accordance with HUD requirements
	Funding	CDBG: \$21,238
	Description	Funds will be used for general administration and planning activities necessary to operate the City of Seaside’s CDBG program in compliance with HUD regulations. Eligible costs include program management, staff time, environmental review, reporting (e.g., CAPER, IDIS), monitoring of subrecipients, preparation of required plans and notices, citizen participation activities, and related administrative expenses. This activity is classified under Matrix Code 21A – General Program Administration.
	Target Date	6/30/2027

Estimate the number and type of families that will benefit from the proposed activities	Not applicable (administrative activity)
Location Description	City of Seaside
Planned Activities	Administration and oversight of the CDBG program, including planning, environmental compliance (NEPA), financial management, IDIS reporting, subrecipient monitoring, public outreach, and citizen participation activities necessary to ensure timely and compliant program implementation.

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AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

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

Geographic Distribution

Target Area	Percentage of Funds
City of Seaside	100

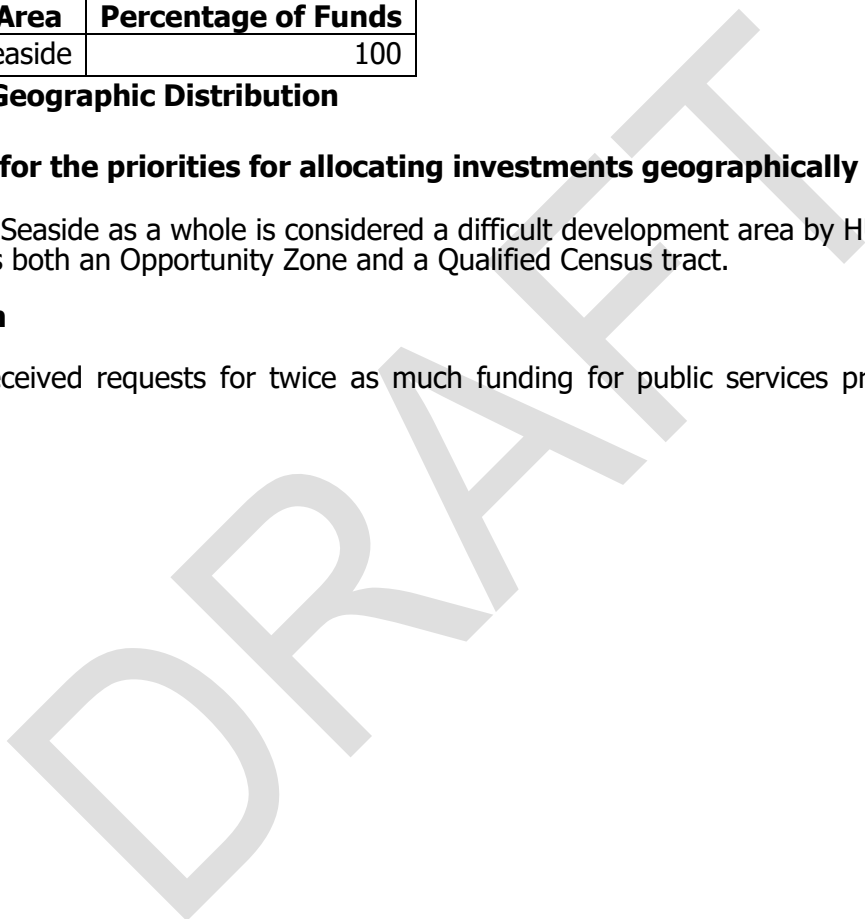
Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Seaside as a whole is considered a difficult development area by HUD, and Census Tract 137 is both an Opportunity Zone and a Qualified Census tract.

Discussion

The City received requests for twice as much funding for public services projects as funding available.



Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Seaside advances affordable housing through implementation of its 2023–2031 Housing Element, General Plan, and ongoing coordination with federal, state, regional, and local partners. The City’s Community and Economic Development Department focuses on facilitating housing production, reducing regulatory constraints, and supporting housing stability for low- and moderate-income (LMI) households.

Due to limited CDBG resources, land availability constraints, and infrastructure limitations (including water supply), the City does not use CDBG funds for direct housing production. Instead, the City prioritizes regulatory implementation, development facilitation, and strategic partnerships to expand affordable housing opportunities.

Housing Production and Progress

Consistent with the 2025 Housing Element Annual Progress Report, the City processed residential development activity across multiple stages:

- 93 residential applications received, representing 94 units
- 68 permits issued, representing 70 units
- 36 permits finalized, representing 134 units (certificates of occupancy issued)

Of the finalized units, the majority were associated with projects approved in prior years, reflecting continued buildout of the City’s development pipeline.

Key housing developments include:

- Sea Grove Apartments: 106 units completed, including 16 deed-restricted affordable units
- Parker Flats Project: 60 manufactured units approved, with an Affordable Housing Agreement in progress to designate 9 units for low-income households
- Ascent Project: 106 units proposed, including 16 affordable units
- Campus Town Project: Planned mixed-use development including approximately 297 affordable units
- Fort Ord redevelopment areas: Continued opportunity for residential infill and adaptive reuse

Housing Element Programs and Policies

Accessory Dwelling Units (ADUs)

The City promotes ADU development as a key strategy to increase housing supply and provide

smaller, more affordable housing options. The City supports ADU production through:

- Reduced or eliminated permit fees
- Streamlined plan check and approval processes
- Dedicated water allocations for ADU development

Zoning and Land Use Implementation

The City is advancing Housing Element programs through zoning and regulatory updates, including:

- Increased allowable residential densities
- Mixed-use and infill development provisions
- Objective development standards
- Streamlined permitting consistent with State housing law

Inclusionary Housing and Affordability Requirements

The City requires affordable housing set-asides in new residential developments, supporting the production of deed-restricted affordable units.

Development Facilitation

The City supports housing production through:

- Density bonus implementation
- Public-private partnerships
- Coordination with regional housing agencies
- Infrastructure and water allocation planning

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

Table 9 - One Year Goals for Affordable Housing by Support Requirement

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

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

There remains a significant need for housing affordable to extremely low-, very low-, and low-income households. Consistent with the Housing Element and General Plan, the City will continue to:

- Remove regulatory constraints to housing development
- Facilitate infill and higher-density residential development
- Expand ADU production
- Support inclusionary housing requirements
- Coordinate with nonprofit developers, regional partners, and the private sector

Given limited federal resources, the City will continue to rely on policy implementation, development incentives, and strategic partnerships to increase housing supply and improve affordability outcomes.

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Authority of the County of Monterey (HACM) is the primary provider of assisted housing in Seaside. HACM administers the Housing Choice Voucher (HCV) Program and specialized voucher programs (VASH, Mainstream, Emergency Housing Vouchers, and Family Unification Program). HACM does not operate traditional public housing, having transitioned to voucher-based assistance.

HACM currently administers approximately 300+ vouchers in Seaside. Demand remains high, with a substantial waiting list reflecting ongoing affordability challenges.

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

During FY 2026–2027, the City will continue to coordinate with HACM and regional partners to:

- Expand access to tenant-based and project-based rental assistance
- Support implementation of regional housing and homelessness strategies, including the Continuum of Care (CoC) framework
- Promote housing stability for extremely low-income households through referrals and coordination with service providers.

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

HACM administers the Family Self-Sufficiency (FSS) Program, which supports participants in achieving economic independence through employment, financial literacy, and supportive services. Participants may build escrow savings accounts tied to earned income increases. The

City supports these efforts through coordination with workforce, education, and social service providers.

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

HACM is not designated as a troubled Public Housing Authority.

Discussion

The HCV program remains a critical tool for addressing housing affordability needs in Seaside, particularly for extremely low-income households. The City will continue to strengthen coordination with HACM to expand housing opportunities and align with Housing Element and fair housing goals.

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

Introduction

The City of Seaside coordinates with the Monterey County Continuum of Care (CoC), led by the Coalition of Homeless Services Providers (CHSP), and the County Department of Social Services to address homelessness and special needs populations. The City also utilizes its Homeless Commission to guide local priorities and funding recommendations.

According to the 2024 Point-in-Time Count, approximately 219 individuals experience homelessness in Seaside, with about 64% unsheltered.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

During FY 2026–2027, the City of Seaside will implement a coordinated, regional approach to reducing homelessness in partnership with the Monterey County Continuum of Care (CoC), led by the Coalition of Homeless Services Providers (CHSP), and guided by local priorities identified through the Homeless Commission.

The City’s one-year goals are to: (1) expand access to emergency shelter and supportive services, (2) strengthen coordinated outreach and service delivery, (3) support transitions to permanent housing, and (4) prevent homelessness among at-risk households.

Consistent with AP-38 activities, the City will support the ongoing operation of Casa De Noche Buena through CDBG-funded case management services, ensuring continued availability of low-barrier emergency shelter for women and families. The City will also fund public service programs that directly support homelessness prevention and housing stability, including case management, fair housing and tenant protection services, legal assistance for seniors, youth support services, and home-delivered meals for low-income seniors and persons with

disabilities.

Through coordination with CoC partners, the City will support outreach, assessment, and referral efforts targeting unsheltered individuals, utilizing the coordinated entry system to connect individuals to appropriate housing and services. The City will also align its efforts with regional strategies identified in the “Lead Me Home” plan, including improved service coordination, access to mainstream benefits, and workforce and healthcare linkages.

Overall, the City will prioritize high-impact, service-oriented investments that reduce the duration of homelessness, improve housing placement outcomes, and prevent returns to homelessness for low- and moderate-income residents..

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

The City of Seaside coordinates with the Monterey County Continuum of Care (CoC) to conduct outreach to unsheltered individuals through encampment engagement, mobile response, and service provider coordination. Individuals are assessed through the CoC’s coordinated entry system to determine needs and prioritize access to housing and supportive services. City-supported programs, including CDBG-funded case management, provide direct connections to shelter, healthcare, and income support services. These efforts aim to reduce the length and recurrence of homelessness by ensuring timely engagement and service linkage.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Seaside supports emergency shelter and transitional housing through partnerships with regional service providers and targeted CDBG investments. Casa De Noche Buena, a low-barrier emergency shelter located in a HUD Qualified Census Tract, provides temporary shelter, meals, and comprehensive case management for up to 38 women and families with children, with stays ranging from 90 days up to six months based on individual needs.

In FY 2026–2027, the City will continue to support Casa De Noche Buena through CDBG funding for both public services (case management) to ensure safe, uninterrupted operations. These investments help stabilize vulnerable households and support transitions to permanent housing.

Additional transitional housing services are available through regional providers, including the Salvation Army, and are accessed through the Continuum of Care (CoC) coordinated entry system to ensure appropriate placement and service matching.

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

and preventing individuals and families who were recently homeless from becoming homeless again

The City of Seaside supports a coordinated system of care through the Monterey County Continuum of Care (CoC) to assist homeless individuals and families—particularly chronically homeless persons, families with children, veterans, and youth—in transitioning to permanent housing. Through coordinated entry, individuals are assessed and prioritized for appropriate housing interventions, including emergency shelter, transitional housing, permanent supportive housing, and rapid rehousing.

CDBG-funded programs support this system by providing case management and facility improvements at Casa De Noche Buena, a low-barrier shelter serving women and families, which offers temporary housing, meals, and wrap-around services designed to facilitate successful exits to permanent housing. These services help reduce the length of time individuals experience homelessness and support long-term housing stability.

Additional supportive services, including residential treatment programs such as Genesis House, provide critical stabilization, recovery support, and pathways to independent living. Collectively, these coordinated efforts improve access to housing, strengthen service delivery, and reduce returns to homelessness.

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

The City of Seaside prioritizes homelessness prevention for extremely low- and low-income individuals and families through targeted CDBG-funded public service programs and regional coordination. In FY 2026–2027, the City will fund services that address key risk factors for homelessness, including housing instability, lack of access to services, and economic vulnerability.

Funded activities include fair housing and tenant protection services (Eden Council for Hope and Opportunity), legal assistance for seniors (Legal Services for Seniors), case management for homeless and at-risk individuals (Gathering for Women), youth and family support programs (e.g., Girls Inc., The Village Project, Greater Victory Temple), and home-delivered meals for seniors and persons with disabilities (Meals on Wheels of the Monterey Peninsula). These programs help prevent eviction, improve access to critical services, and support housing stability.

The City will continue to support regional strategies identified in the “Lead Me Home” plan, including improved service coordination, enhanced access to mainstream benefits, workforce development, discharge planning for individuals exiting institutions, and strengthened system

integration to prevent homelessness and reduce returns to homelessness.

In addition to CDBG-funded activities, the City administers a local Emergency Rental and Utility Assistance Program that provides short-term financial assistance to low-income households at risk of eviction, helping prevent homelessness and maintain housing stability.

Discussion

Seniors and persons with disabilities represent a population at increased risk of housing instability due to fixed incomes, rising housing costs, and the need for supportive services. While a range of housing options exists, including independent living, assisted living, and residential care facilities, many lower-income households cannot afford higher levels of care and must remain in independent settings without adequate support.

To address these needs, the City supports programs that promote independent living and housing stability. CDBG-funded services such as legal assistance, fair housing services, and home-delivered meals help seniors and persons with disabilities remain safely housed and avoid institutionalization or homelessness. These efforts are complemented by regional resources, including the Monterey County Department of Social Services' information and referral services.

Overall, the City's approach focuses on leveraging limited CDBG resources to stabilize vulnerable households, prevent displacement, and reduce demand on emergency shelter and crisis systems.

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

Introduction:

The City of Seaside evaluates barriers to affordable housing through its 2023–2031 Housing Element, General Plan, Analysis of Impediments to Fair Housing Choice, and the 2025–2029 Consolidated Plan. These documents identify key constraints including limited land availability, infrastructure capacity (including water supply), rising construction and labor costs, and market conditions that affect housing feasibility.

In addition, regulatory processes, development standards, and fees can impact the cost and timing of housing development. The City continuously reviews and updates its policies and procedures to reduce constraints and facilitate the production, preservation, and affordability of housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City is implementing Housing Element programs and policy actions to reduce regulatory and

financial barriers to affordable housing, including:

- Inclusionary Housing Requirements: Requires a minimum of 20 percent of units in new residential developments to be affordable to lower- and moderate-income households.
- ADU Promotion: Encourages Accessory Dwelling Units through fee reductions, streamlined permitting, and dedicated water allocations.
- Regulatory Streamlining: Implements objective design standards, density bonuses, and expedited review processes to facilitate housing development.
- Development Incentives: Provides regulatory and financial incentives, including flexibility in development standards and support for innovative construction methods.
- Parcel Consolidation: Encourages lot mergers and consolidation to support higher-density residential development.
- Long-Term Affordability: Requires deed restrictions and monitoring to ensure affordability of assisted units over time.
- Short-Term Rental Regulation: Regulates short-term rentals and allocates a portion of Transient Occupancy Tax revenues to support affordable housing initiatives.

The City also continues to coordinate with regional agencies and housing partners to leverage funding opportunities and support project feasibility.

Discussion:

The City's RHNA allocation for the 2023–2031 cycle is 616 units (86 very low-, 55 low-, 156 moderate-, and 319 above moderate-income units). The City is implementing Housing Element programs to meet these targets through a combination of infill development, mixed-use projects, and ADU production.

Recent and planned developments contributing to affordable housing include:

- Sea Grove Apartments (106 units; 16 affordable)
- Parker Flats (60 units; 9 affordable pending agreement)
- Ascent Project (106 units; 16 affordable)
- Campus Town (planned mixed-use; ~297 affordable units)

In addition, the City supports the Seaside Housing Collaborative, a nonprofit focused on the development and preservation of affordable housing, including the planned acquisition and rehabilitation of existing units for lower-income households and special needs populations.

Despite these efforts, significant barriers remain, particularly related to financing gaps, infrastructure constraints, and limited developable land. The City will continue to implement Housing Element programs, pursue funding opportunities, and remove regulatory constraints to facilitate housing production and improve affordability.

AP-85 Other Actions – 91.220(k)

Introduction:

This section summarizes the City of Seaside’s actions to address underserved needs, support affordable housing, reduce lead-based paint hazards, reduce poverty, strengthen institutional capacity, and enhance coordination among public and private partners.

Actions planned to address obstacles to meeting underserved needs

In FY 2026–2027, the City will direct CDBG resources toward high-priority needs identified in the Consolidated Plan, with a focus on accessibility improvements, public facility enhancements, and essential services for low- and moderate-income (LMI) residents.

Capital improvement projects include:

- ADA Curb Ramp Improvements, which remove architectural barriers and improve mobility for persons with disabilities citywide
- Boys and Girls Club Roof Rehabilitation, which preserves a critical youth facility serving primarily LMI households
- Elm House Roof Rehabilitation, which ensures safe and stable transitional housing for individuals in recovery
- Meals on Wheels Kitchen Improvements, which expand capacity to provide meals to low-income seniors and persons with disabilities

Public service funding supports a range of programs addressing housing stability, food insecurity, youth development, legal assistance, fair housing, and homelessness. These investments directly address service gaps and improve access to essential resources for vulnerable populations.

In addition to CDBG-funded activities, the City administers a local Emergency Rental and Utility Assistance Program that provides short-term financial assistance to low-income households at risk of eviction, helping prevent homelessness and maintain housing stability.

Actions planned to foster and maintain affordable housing

The City does not use CDBG funds for direct housing production; however, it advances affordable housing through Housing Element implementation and strategic partnerships.

Key actions include:

- Promoting ADUs through fee reductions, streamlined approvals, and dedicated water

allocations

- Enforcing inclusionary housing requirements (20 percent affordability)
- Supporting major housing developments (Campus Town, Ascent, Parker Flats)
- Coordinating with the Housing Authority of the County of Monterey (HACM) and regional partners
- Supporting regional homelessness and housing strategies under the “Lead Me Home” plan

These efforts focus on increasing housing supply, preserving affordability, and improving access to housing opportunities for LMI households.

Actions planned to reduce lead-based paint hazards

The City will address lead-based paint (LBP) hazards through compliance with federal requirements for all CDBG-funded rehabilitation activities, including facility improvements at the Boys and Girls Club and Elm House.

All applicable projects will incorporate lead-safe work practices, and any identified hazards will be mitigated in accordance with HUD regulations. The City also provides public information on LBP hazards and coordinates with appropriate agencies for abatement when necessary.

Actions planned to reduce the number of poverty-level families

The City will fund public service programs that reduce poverty by improving access to essential services and increasing household stability.

FY 2026–2027 funded programs include:

- Home-delivered meals for seniors and persons with disabilities (Meals on Wheels)
- Youth development and after-school programs (The Village Project, Girls Inc., Greater Victory Temple)
- Legal assistance for seniors (Legal Services for Seniors)
- Fair housing and tenant protection services (ECHO)
- Case management for homeless individuals (Gathering for Women)
- Foster youth advocacy (CASA)
- Mental health services (International School of Monterey)

These services address food insecurity, housing instability, educational outcomes, and access to supportive services, helping prevent homelessness and improve economic resilience.

In addition to CDBG-funded activities, the City administers a local Emergency Rental and Utility Assistance Program that provides short-term financial assistance to low-income households at risk of eviction. This program complements CDBG-funded services by helping prevent

homelessness and maintain housing stability.

Actions planned to develop institutional structure

The City will use CDBG administrative funds to implement the Consolidated Plan and Annual Action Plan, ensure compliance with HUD requirements, and complete reporting in IDIS.

Administrative activities include environmental review, financial management, subrecipient monitoring, citizen participation, and coordination with partner agencies. The City will continue to strengthen capacity through technical assistance and oversight of funded programs.

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

The City will continue to collaborate with regional and local partners, including:

- Monterey County Continuum of Care (CoC)
- Coalition of Homeless Services Providers (CHSP)
- Housing Authority of the County of Monterey (HACM)
- Nonprofit service providers and housing developers

These partnerships support coordinated service delivery, resource leveraging, and alignment with regional strategies such as the “Lead Me Home” plan.

Discussion:

The City’s CDBG program operates within limited funding constraints, requiring prioritization of high-impact activities. Demand for public services and facility improvements exceeds available resources; therefore, the City focuses on projects that improve accessibility, preserve critical facilities, and provide essential services to vulnerable populations.

Through targeted investments and strong regional coordination, the City maximizes the impact of CDBG funds to improve housing stability, reduce poverty, and enhance quality of life for low- and moderate-income residents..

Program Specific Requirements

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

Introduction:

The City of Seaside’s CDBG program prioritizes activities that benefit low- and moderate-income (LMI) persons, consistent with HUD requirements and the goals of the 2025–2029 Consolidated Plan. The strong response to the City’s Notice of Funding Availability (NOFA) demonstrates

continued demand for funding to support essential services, public facility improvements, and infrastructure needs serving vulnerable populations.

**Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(I)(1)**

All projects planned with FY 2026–2027 CDBG funds are identified in the AP-38 Project Table and are consistent with Consolidated Plan priorities. The City anticipates total available CDBG resources of approximately \$581,000, including:

- \$275,000 in annual entitlement funds
- \$256,750 in program income
- \$49,250 in prior year resources

These funds will be allocated across eligible activities, including public facilities and infrastructure improvements, public services, and program administration.

Program income will be used in accordance with HUD requirements and is incorporated into project budgets reflected in AP-38. Program income is generated from prior CDBG-funded activities and is applied to eligible activities that meet a national objective.

All CDBG-funded activities meet one of HUD’s national objectives, primarily benefiting low- and moderate-income persons through:

- Limited Clientele (LMC) – public services, youth facilities, senior services, and special needs populations
- Area Benefit (LMA) or presumed benefit (LMC) where applicable

The City will ensure compliance with all applicable CDBG program requirements, including timeliness, eligible activities, national objectives, and financial management standards.

The City ensures compliance through subrecipient agreements, eligibility verification, and ongoing monitoring.

Program Income

Program income received during FY 2026–2027 will be:

- Used prior to drawing down additional entitlement funds, in accordance with HUD

requirements

- Allocated to eligible CDBG activities consistent with the Annual Action Plan
- Tracked and reported through IDIS

Overall Program Compliance

The City will administer its CDBG program in compliance with all applicable federal regulations, including:

- National objective requirements
- Eligible activity requirements
- Environmental review (NEPA)
- Labor standards (Davis-Bacon, as applicable)
- Section 3 requirements
- Financial management and reporting in IDIS

Subrecipients will be monitored to ensure compliance with program requirements, performance outcomes, and beneficiary eligibility.

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	95%