

# Annual Action Plan



2017-2018

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City of Seaside Community Development Block Grant Program

**Public comment period  
May 15-June 15, 2017**

ALL RECOMMENDATIONS ARE CALCULATED ON ANTICIPATED FUNDING  
BASED ON PRIOR GRANT AWARDS.

This proposed plan includes contingency provision language to explain how the amounts will be adjusted once actual amounts (if awarded) become known.

# Executive Summary

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

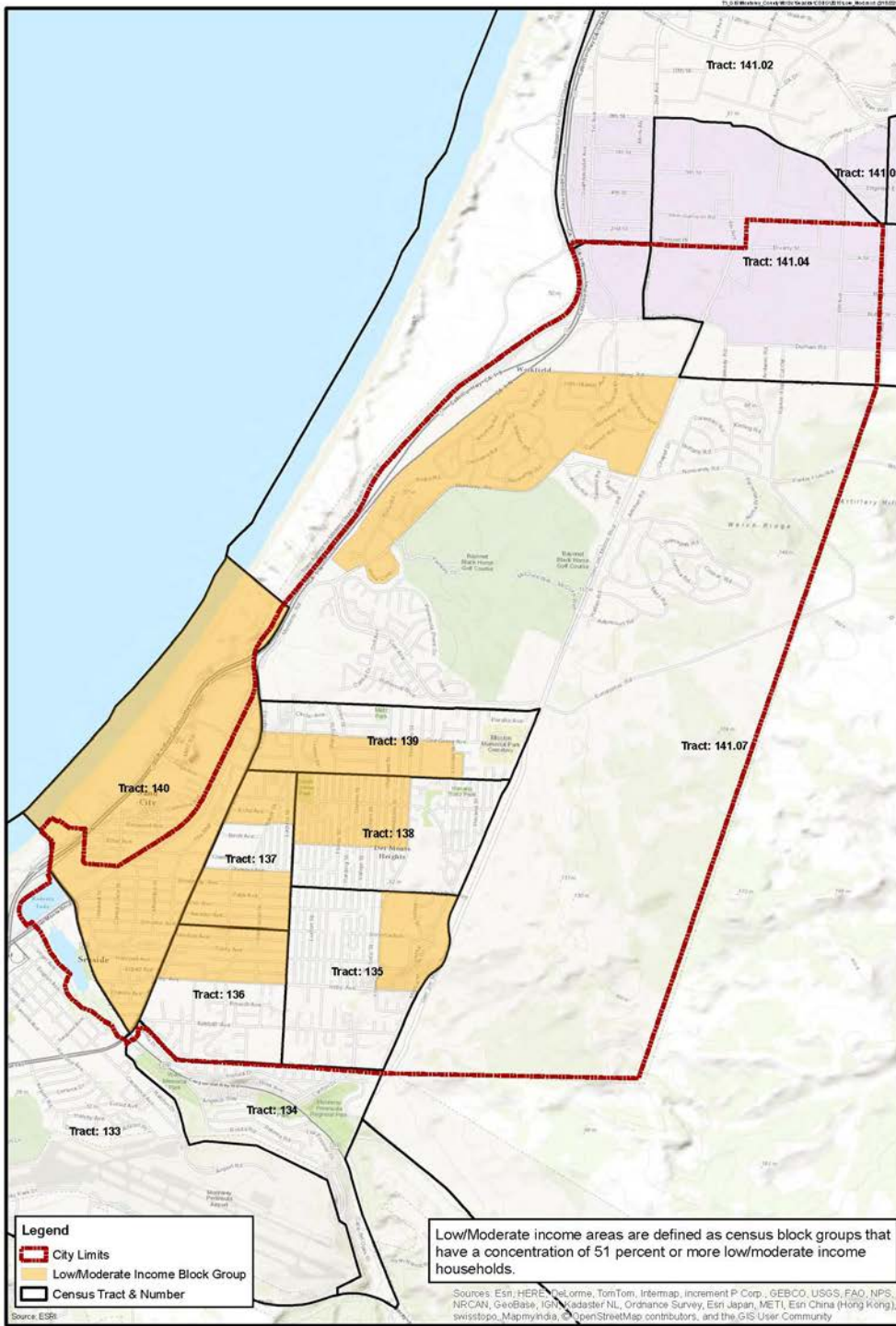
### 1. Introduction

The City of Seaside (City) is an entitlement jurisdiction that receives federal funds from the US Department of Housing and Urban Development (HUD) to invest in local communities. In the 2017-2018 program year, the City expects to receive approximately \$360,000 in HUD funding under the Community Development Block Grant (CDBG) Program, which is designed to assist low and moderate income (LMI) households. The City also expects to receive another \$100,000 in program income for a land lease payment. The Annual Action Plan must also address special needs identified as the needs of the elderly, persons with disabilities, homeless individuals, and others. The 2017-2018 Annual Action Plan is the third annual plan implemented as part of the City's 2015-2020 Consolidated Plan.

The City has experienced a significant reduction in revenue over the past seven years. These include general revenues and special funds. These reductions have impacted the general operations of the City as well as the City's ability to implement housing and community and economic development activities. One of the most significant losses has been the statewide elimination of Redevelopment Agencies. The loss of this funding stream has had a disproportionate impact on housing and community development. Where once Redevelopment Agency funds carried much of the overhead for CDBG administration and the City's affordable housing program, the CDBG program is now fully burdened as the only funding source for these activities.

Faced with reduced resources, the City has made the choice to focus CDBG resources where the need is greatest. During the public outreach for the 2015-2020 Consolidated Plan the community identified areas of need to be infrastructure and facilities improvements in low income areas, including street and park accessibility improvements, and providing essential public services for youth and seniors. Activities such as the development of affordable housing and rental housing subsidy are beyond the scope of available CDBG resources.

The City of Seaside is currently working on updating its General Plan, including the Housing element and plans to enter into an MOU with the other recipient agencies in Monterey County to prepare the Assessment of Fair Housing, increasing the City's outreach efforts and community involvement.



**Low and Moderate Census Tracts in Seaside**

Annual Action Plan  
2017

# seaside 2040

your city. your future.



## Your voice matters / *Su voz importa*

The City of Seaside is hosting an Open House to discuss the location and character of future development & transportation in Seaside. Come meet your neighbors and share your thoughts about Seaside!

*La ciudad de Seaside está organizando una "Casa Abierta" para conversar sobre la ubicación y el carácter del transporte y el desarrollo futuro de Seaside. ¡Ven conoce a tus vecinos y comparte tus ideas sobre tu ciudad!*

### Open House



**6:00 PM to 8:00 PM**  
**Oldemeyer Center,**  
**Laguna Grande Room**  
986 Hilby Ave.  
Seaside, CA 93955

*Light refreshments  
and childcare will  
be provided.*

### Casa Abierta



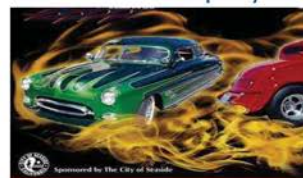
**6:00 PM a 8:00 PM**  
**Centro Oldemeyer,**  
**Salon Laguna Grande**  
986 Hilby Ave.  
Seaside, CA 93955

*Habrá aperitivos,  
cuidado de niños y  
traducción en español.*

**Oldemeyer to Pachetti Park**  
Starts at 5:45



**Hot Rods, Cool Nights**  
Cars on Display



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[www.seaside2040.com](http://www.seaside2040.com)



## **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City of Seaside has a two year funding cycle. The public participation process identified many target groups and needs of the community during the September 16, 2015 and September 21, 2016 Community Workshops. Target populations include low income areas, seniors, youth, persons with disabilities and homeless.

The following projects are outlined in the 2017-2018 Annual Action Plan:

Boys & Girls Club Doors, Locks and Solar Panel Improvements

Genesis House Window Upgrade Improvements

Cutino Park ADA Improvements

Salvation Army Housing Support Program

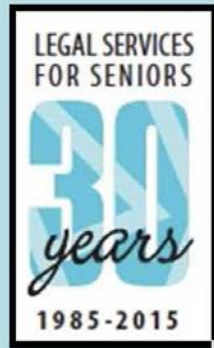
Girls Inc. After School Leadership Mentoring

The Village Project – Mae C. Johnson Education and Cultural Enrichment Academy

Legal Services for Seniors

Community Partnership for Youth

These projects are intended to assist low and moderate-income persons and neighborhoods by providing a suitable living environment through improving access and removing barriers to public facilities and improving access and removing barriers to social services. The public participation process identified many target groups and needs of the community during the September 16, 2015 and September 21, 2016 Community Workshops. Target populations include low income areas, seniors, youth, persons with disabilities, homeless, persons with disabilities.



Proposed Recipients  
2017-2018  
City of Seaside CDBG funding



**2017-2018 Proposed Funding Recipients**

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

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City's CDBG program faces the challenges of shrinking grant funds and staffing turnover. The City continues to be impacted by the loss of redevelopment funding and a reduction in overall grant dollars received. Although the contracted duties have been greatly reduced, the City has continued to rely on contract staffing to supplement management of the CDBG grant program's subrecipient activity submittals and monitoring efforts.

The Community Development Advisory Committee (CDAC) has steadily increased their involvement. In 2012, the CDAC was formed as part of the City's Citizen Participation Plan. The CDAC members meet monthly as an active and visible part of the planning and management for CDBG funds, providing valuable feedback to staff and ensuring citizen participation.

The City has successfully administered funding for programs and projects and has conducted subrecipient monitoring activities with four subrecipient agencies that will be reported in the CAPER this fall.

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

Seaside has a two year application cycle for subrecipients. Activities since filing the last AAP :

June 6, 2016, Seaside's first General Plan update public workshop

August 2, 2016, General Plan update open house at National Night Out

August 4, 2016, the City Council approved revisions to the AAP allocating additional funds to the Public Service recipients as a non-substantial amendment to the AAP

August 25, 2016 Annual Planning & Community Workshop Notice in **Monterey County Weekly** published in English and Spanish

September 21, 2016 Community Development Advisory Committee (CDAC) hosts Annual Community Needs Assessment workshop. Public service grantees were already determined. No mandatory workshop in November

December 6, 2016, Second General Plan Update community workshop

January 15, 2017 Two CDBG applications for City projects received by 5pm deadline

January 18, 2017 CDAC received the Applications for City projects for review.

February 15, 2017 One City project proposal was withdrawn. CDAC received a presentation on the remaining City project and a memo from HUD regarding a delay likely for award notices. CDAC added contingency language to the action plan to adjust the allocations, once actual funding is known

February 27, 2017, General Plan Update open house

March 10, 2017 CDAC started review of draft Annual Action Plan

March 15, 2017 CDAC reviewed draft Annual Action Plan and approved with estimated funding and contingency language to adjust for actual grant

March 16, 2017, President Trump announced budget proposal eliminating the CDBG program

March 16, 2017, City Council approves a Memorandum of Understanding with all Monterey County HUD/CDBG funding recipients to prepare the Assessment of Fair Housing.

March 17, 2017, City Staff recommends the Annual Action Plan be placed on hold pending a determination from the federal government regarding CDBG program's future

May 2, 2017, HUD/SF office indicates CDBG program can proceed with public comment period using contingency language pending official award announcement

May 11, 2017, Notice of Public Hearing is published in ***Monterey County Weekly***

June 1, 2017, City Council makes recommendations for funding

June 15, 2017, Public Hearing is held, public comment period is closed. City Council approves AAP Official submission to take place after an grant award is made and the allocations adjusted in accordance with the contingency language. AAP submitted no later than August 16, 2017

MONTEREY COUNTY  
**WEEKLY**

668 Williams Ave (831) 394-5656  
Seaside, CA 93955

**Proof of publication**

State of California/County of Monterey  
I am a citizen of the United States and a resident of the State of California. I am over the age of 18 years and not party to or interested in the above-entitled matter.

I am the principal clerk of *Monterey County Weekly*, a newspaper of general circulation, published weekly by Milestone Communications, Inc. in the City of Seaside, County of Monterey, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Monterey, State of California; that the notice of which the annexed is a printed copy has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates to wit:

Sep. 3, 2015

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Name.....Linda S. Maceira.....

Signature.....*Linda S. Maceira*.....

Dated:....Sep. 3, 2015...Monterey, California

**AVISO DE PLANIFICACIÓN ANUAL Y TALLER COMUNITARIO**  
 FY 2016-17 (01 de julio del 2016 - 30 de junio del 2017)  
 FY 2017-18 (01 de julio del 2017 - 30 de junio del 2018)  
 PROGRAMA DE SUBSIDIOS GLOBALES PARA EL DESARROLLO COMUNITARIO (CDBG)

1. SE ESTÁ AVISANDO que la Ciudad de Seaside está comenzando su planificación anual para el Programa de Subsidios Globales para el Desarrollo Comunitario (CDBG, por sus siglas en inglés) del 2016-2018. Cada año, la Ciudad recibe fondos del Departamento de Vivienda y Desarrollo Urbano de los EE.UU. (HUD, por sus siglas en inglés) a través del programa CDBG. El objetivo primario de CDBG es el desarrollo de las comunidades urbanas viables mediante la provisión de vivienda decente, un ambiente adecuado y ampliar las oportunidades económicas para los individuos/familias y comunidades de ingresos bajos y moderados. El 7 de mayo de 2015, el Consejo de la ciudad de Seaside una resolución para adoptar un ciclo de financiación multianual. El proceso de planificación bienal comenzará el 16 de septiembre del 2015, con un taller comunitario.

SE ESTÁ AVISANDO que el Comité Consultivo de Desarrollo Comunitario (CDAC por sus siglas en inglés) de la Ciudad de Seaside se reunirán para sostener un taller de la Evaluación de Necesidades de la Comunidad el:

martes, 16 de September del 2015, a las 6:30 p.m.  
 en el Cuarto Blackhorse del Centro Oldenmeyer, 986 Hilby Avenue

Este taller comunitario solicitará comentarios del público sobre las necesidades prioritarias que dirigen CDBG del 2016-18. CDAC agendas se publican en la oficina de la Ciudad de Seaside, en la Biblioteca Pública de Seaside, y en el sitio web de la Ciudad.

Por favor, vea el calendario de eventos a continuación relacionados con la planificación de fondos CDBG para el 2016-18, las aplicaciones para fondos CDBG, y las oportunidades para el comentario público. Por favor tenga en cuenta que las fechas están sujetas a cambio:

11/12/15	CDBG Aviso de Fondos Disponibles (NOFA) y aplicaciones publicadas
11/18/15	Taller obligatorio para los solicitantes de CDBG
1/15/16	Las aplicaciones de CDBG se deben entregar
2/2/16	CDAC recibe las aplicaciones
2/25-3/16/16	Sesiones de trabajo para CDAC
4/21/16	Las recomendaciones de CDAC y el borrador del Plan de Acción anual CDBG 2016-18 al Concilio de la Ciudad
5/5/16	Adopción del Plan de Acción 2016-2018 por el Concilio de la Ciudad
5/15/16	Entregar el Plan de Acción a HUD

Para preguntas o información adicional sobre el taller comunitario o solicitar fondos CDBG, por favor llame a la Ciudad de Seaside al (831) 899-6734. Comentarios escritos o preguntas pueden ser enviados a Sharon Mikesell, de servicios comunitarios y desarrollo económico, Ciudad de Seaside, 440 Harcourt Avenue, Seaside, CA 93955 o vía correo electrónico a [smikesell@ci.seaside.ca.us](mailto:smikesell@ci.seaside.ca.us).

El taller comunitario se realizará en inglés. Si necesita un traductor, por favor contacte a la secretaria de la Ciudad en [lmilton@ci.seaside.ca.us](mailto:lmilton@ci.seaside.ca.us) o 809-6707, no menos de dos días de trabajo antes del taller para hacer los arreglos necesarios.

En cumplimiento de la Ley de Estadounidenses con Discapacidades (ADA), la Ciudad de Seaside no discrimina a las personas con discapacidades y es una instalación accesible. Cualquier persona con una discapacidad que requiere una modificación o acomodo para poder participar en este taller se le pide que llame a la oficina de la Secretaria Municipal a [lmilton@ci.seaside.ca.us](mailto:lmilton@ci.seaside.ca.us) o al 809-6707, no menos de dos días de trabajo antes del taller para permitir hacer los arreglos razonables.

Dispositivos de audición asistidos también están disponibles bajo petición.

Notice-Spanish September 2015 workshop

Annual Action Plan  
2017

MONTEREY COUNTY  
**WEEKLY**

668 Williams Ave (831) 394-5656  
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**Proof of publication**

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Sep. 3, 2015

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

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Signature.....*Linda S. Maceira*.....

Dated:..Sep. 3, 2015...Monterey, California

**NOTICE OF ANNUAL PLANNING AND COMMUNITY WORKSHOP**  
FY 2016-2017 (July 1, 2016 – June 30, 2017)  
And  
FY 2017-2018 (July 1, 2017–June 30, 2018)  
**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM**

**NOTICE IS HEREBY GIVEN** that the City of Seaside is beginning its annual planning for the 2016-2018 Community Development Block Grant (CDBG) program. Each year, the City receives funding from the US Department of Housing and Urban Development (HUD) through the CDBG program. The primary objective of CDBG is the development of viable urban communities through the provision of decent housing, a suitable living environment, and expanded economic opportunities for low- and moderate-income individuals/families and communities. On May 7, 2015, the Seaside City Council adopted a resolution to adopt a multi-year funding cycle. The biennial planning process will begin on September 16, 2015, with a community workshop.

**NOTICE IS HEREBY GIVEN** that the Community Development Advisory Committee (CDAC) of the City of Seaside will meet to hold a Community Needs Assessment Workshop on:  
Wednesday, September 16, 2015, at 6:30 p.m.  
Blackhorse Room of the Oldemeyer Center, 986 Hilby Avenue

This community workshop will solicit public comment on the priority needs that will direct 2016-2018 CDBG funding. CDAC agendas are posted at Seaside City Hall, at the Seaside Public Library, and on the City's website.

Please see the schedule of events below related to the planning for 2016-2018 CDBG funds, applications for CDBG funds, and opportunities for public comment. Please note that dates are subject to change.

November 12, 2015	CDBG NOFA and applications released
November 18, 2015	Mandatory workshop for CDBG applicants
January 15, 2016	CDBG applications due
February 2, 2016	Special CDAC meeting /receives applications
February 24, 2016	Special CDAC meeting-Individual review and ranking
February 25-March 18, 2016	CDAC work sessions
March 16, 2016	CDAC recommendations for multi-year funding
April 6, 2016	Special CDAC Meeting- draft annual CDBG Action Plan
April 21, 2016	CDAC recommendations and annual action plan to City Council
May 5, 2016	Public Hearing/Action Plan adoption by City Council
May 15, 2016	Action Plan due to HUD

For questions or additional information about the community workshop or applying for CDBG funding, please call the City of Seaside at (831) 899-6734. Written comments or questions may be sent to Sharon Mikesell, Administrative Analyst, Community and Economic Development, City of Seaside, 440 Harcourt Avenue, Seaside, CA 93955 or by e-mail to [smikesell@ci.seaside.ca.us](mailto:smikesell@ci.seaside.ca.us).

The community workshop will be conducted in English. If you require a translator, please contact the office of the City Clerk at [lmilton@ci.seaside.ca.us](mailto:lmilton@ci.seaside.ca.us) or 899-6707, no fewer than two business days prior to the workshop to make the necessary arrangements.

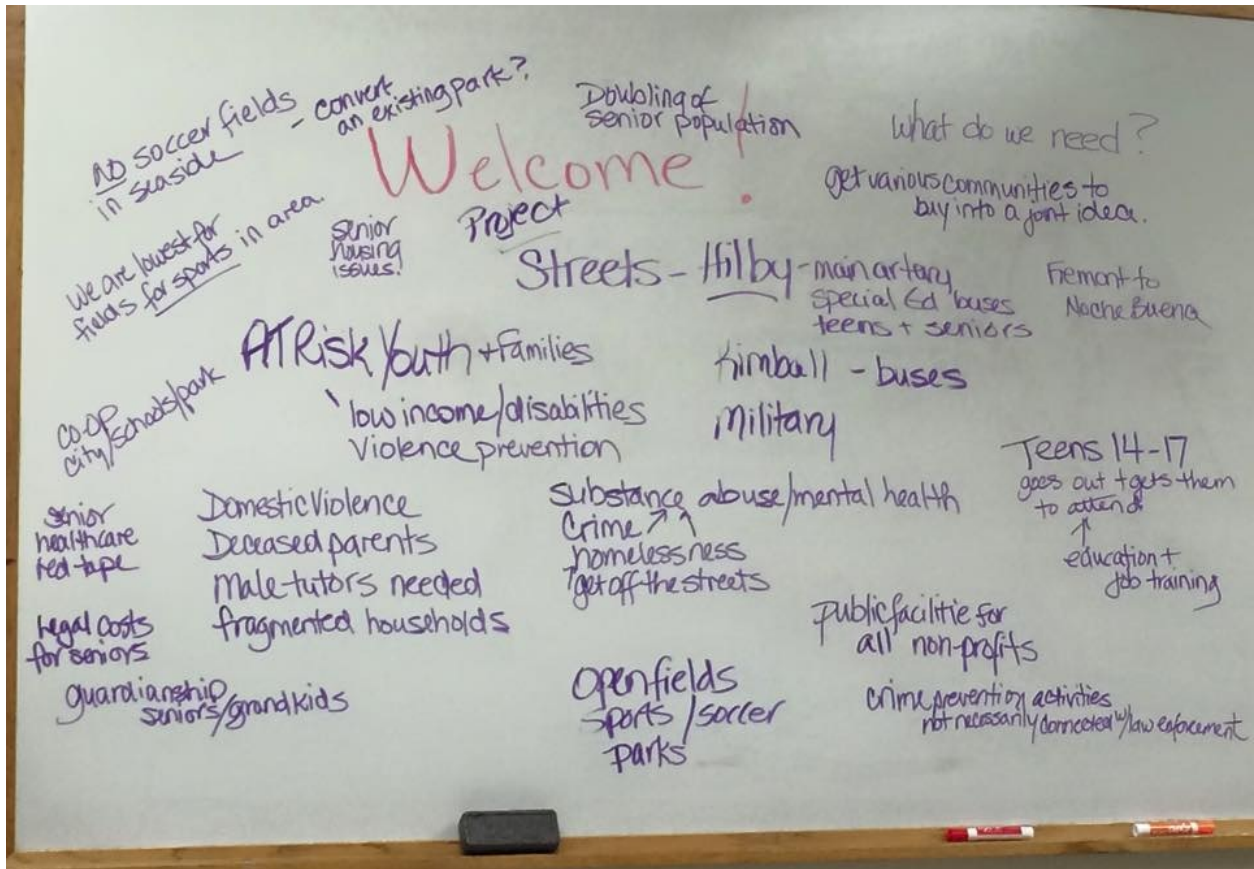
In compliance with the Americans with Disabilities Act (ADA), the City of Seaside does not discriminate against persons with disabilities and is an accessible facility. Any person with a disability who requires a modification or accommodation to be able to participate in this workshop is asked to contact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

Assisted listening devices are also available upon request.

Notice-English September 2015 workshop

Annual Action Plan  
2017

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Brainstorming during 9-16-15 workshop

State of California/County of Monterey

I am a citizen of the United States and a resident of the State of California. I am over the age of 18 years and not party to or interested in the above-entitled matter. I am the principal clerk of *Monterey County Weekly*, a newspaper of general circulation, published weekly by Milestone Communications, Inc. in the City of Seaside, County of Monterey, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Monterey, State of California; that the notice of which the annexed is a printed copy has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates to wit. **Aug 25, 2016**

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Name...Linda S. Maceira...Signature..... *Linda S. Maceira* Dated...Aug. 25, 2016...Monterey, California

<b>NOTICE OF ANNUAL PLANNING AND COMMUNITY WORKSHOP</b>	<b>AVISO DE PLANIFICACIÓN ANUAL Y TALLER COMUNITARIO</b>																							
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The biennial planning process began on September 16, 2015, with a community workshop.</p> <p>NOTICE IS HEREBY GIVEN that the Community Development Advisory Committee (CDAC) of the City of Seaside will meet to hold a Community Needs Assessment Workshop on:</p> <p>Wednesday, September 21, 2016, at 6:30 p.m.</p> <p>Blackhorse Room of the Oldemeyer Center, 986 Hilby Avenue</p> <p>This community workshop will solicit public comment on the priority needs that will direct 2017-2018 CDBG grantee project funding only. Public Service grantees have already been determined for FY 2017-2018. CDAC agendas are posted at Seaside City Hall, at the Seaside Public Library, and on the City's website.</p> <p>Please see the schedule of events below related to the planning for 2017-2018 CDBG funds, applications for CDBG funds, and opportunities for public comment. Please note that dates are subject to change.</p> <table border="0"> <tr> <td>November 2016</td> <td>NO Mandatory workshop for CDBG applicants this year</td> </tr> <tr> <td>January 15, 2017</td> <td>CDBG City project proposals due</td> </tr> <tr> <td>February 15, 2017</td> <td>CDAC meeting-review possible City projects</td> </tr> <tr> <td>March 15, 2017</td> <td>CDAC finalizes recommendations and confirms Public Service</td> </tr> </table> <p>proposals eligibility for second year of their cycle.</p> <table border="0"> <tr> <td>April 20, 2017</td> <td>CDAC recommendations and annual action plan to City Council</td> </tr> <tr> <td>May 4, 2017</td> <td>Public Hearing/Action Plan adoption by City Council</td> </tr> <tr> <td>May 15, 2017</td> <td>Action Plan due to HUD</td> </tr> </table> <p>For questions or additional information about the community workshop, please call the City of Seaside at (831) 899-6734. Written comments or questions may be sent to Sharon Mikesell, Administrative Analyst, Community and Economic Development, City of Seaside, 440 Harcourt Avenue, Seaside, CA 93955 or by e-mail to smikesell@ci.seaside.ca.us.</p> <p>The community workshop will be conducted in English. If you require a translator, please contact the office of the City Clerk at imilton@ci.seaside.ca.us or 899-6707, no fewer than two business days prior to the workshop to make the necessary arrangements.</p> <p>In compliance with the Americans with Disabilities Act (ADA), the City of Seaside does not discriminate against persons with disabilities and is an accessible facility. Any person with a disability who requires a modification or accommodation to be able to participate in this workshop is asked to contact the office of the City Clerk at imilton@ci.seaside.ca.us or 899-6707, no fewer than two business days prior to the workshop to allow for reasonable arrangements.</p> <p>Assisted listening devices are also available upon request.</p>	November 2016	NO Mandatory workshop for CDBG applicants this year	January 15, 2017	CDBG City project proposals due	February 15, 2017	CDAC meeting-review possible City projects	March 15, 2017	CDAC finalizes recommendations and confirms Public Service	April 20, 2017	CDAC recommendations and annual action plan to City Council	May 4, 2017	Public Hearing/Action Plan adoption by City Council	May 15, 2017	Action Plan due to HUD	<p>SE ESTÁ AVISANDO que la Ciudad de Seaside está continuando su planificación anual para el Programa de Subsidios Globales para el Desarrollo Comunitario (CDBG, por sus siglas en inglés) del 2017-2018. Cada año, la Ciudad recibe fondos del Departamento de Vivienda y Desarrollo Urbano de los EE.UU. (HUD, por sus siglas en Inglés) a través del programa CDBG. El objetivo primario de CDBG es el desarrollo de las comunidades urbanas viables mediante la provisión de vivienda decente, un ambiente adecuado y ampliar las oportunidades económicas para los individuos/familias y comunidades de ingresos bajos y moderados. El 7 de mayo del 2015, el Consejo de la Ciudad de Seaside adoptó una resolución para adoptar un ciclo de financiación multiannual. El proceso de planificación biennial comenzó el 16 de septiembre del 2015, con un taller comunitario.</p> <p>SE ESTÁ AVISANDO que el Comité Consultivo de Desarrollo Comunitario (CDAC por sus siglas en inglés) de la Ciudad de Seaside se reunirán para sostener un Taller de la Evaluación de Necesidades de la Comunidad el:</p> <p>mércoles, 21 de septiembre del 2016, a las 6:30 p.m.</p> <p>en el Cuarto Blackhorse del Centro Oldemeyer, 986 Hilby Avenue</p> <p>Este taller comunitario solicitará comentarios del público sobre las necesidades prioritarias que dirigirán el concesionario de financiamiento para sólo proyectos CDBG del 2017-2018. CDAC agendas se publican en la oficina de la Ciudad de Seaside, en la Biblioteca Pública de Seaside, y en el sitio web de la Ciudad.</p> <p>Por favor, vea el calendario de eventos a continuación relacionados con la planificación de fondos CDBG para el 2017-2018, las aplicaciones para fondos CDBG, y las oportunidades para el comentario público. Por favor tenga en cuenta que las fechas están sujetas a cambio.</p> <table border="0"> <tr> <td>November 2016</td> <td>NO taller obligatorio para solicitantes de CDBG este año</td> </tr> <tr> <td>January 15, 2017</td> <td>Las aplicaciones de proyectos de la Ciudad para CDBG deben entregarse</td> </tr> <tr> <td>February 15, 2017</td> <td>Junta de CDAC - revisar posibles proyectos de la Ciudad</td> </tr> <tr> <td>March 15, 2017</td> <td>CDAC finaliza las recomendaciones y confirma la elegibilidad de las propuestas para Servicio Público para su ciclo del segundo año.</td> </tr> </table> <p>April 20, 2017</p>	November 2016	NO taller obligatorio para solicitantes de CDBG este año	January 15, 2017	Las aplicaciones de proyectos de la Ciudad para CDBG deben entregarse	February 15, 2017	Junta de CDAC - revisar posibles proyectos de la Ciudad	March 15, 2017	CDAC finaliza las recomendaciones y confirma la elegibilidad de las propuestas para Servicio Público para su ciclo del segundo año.	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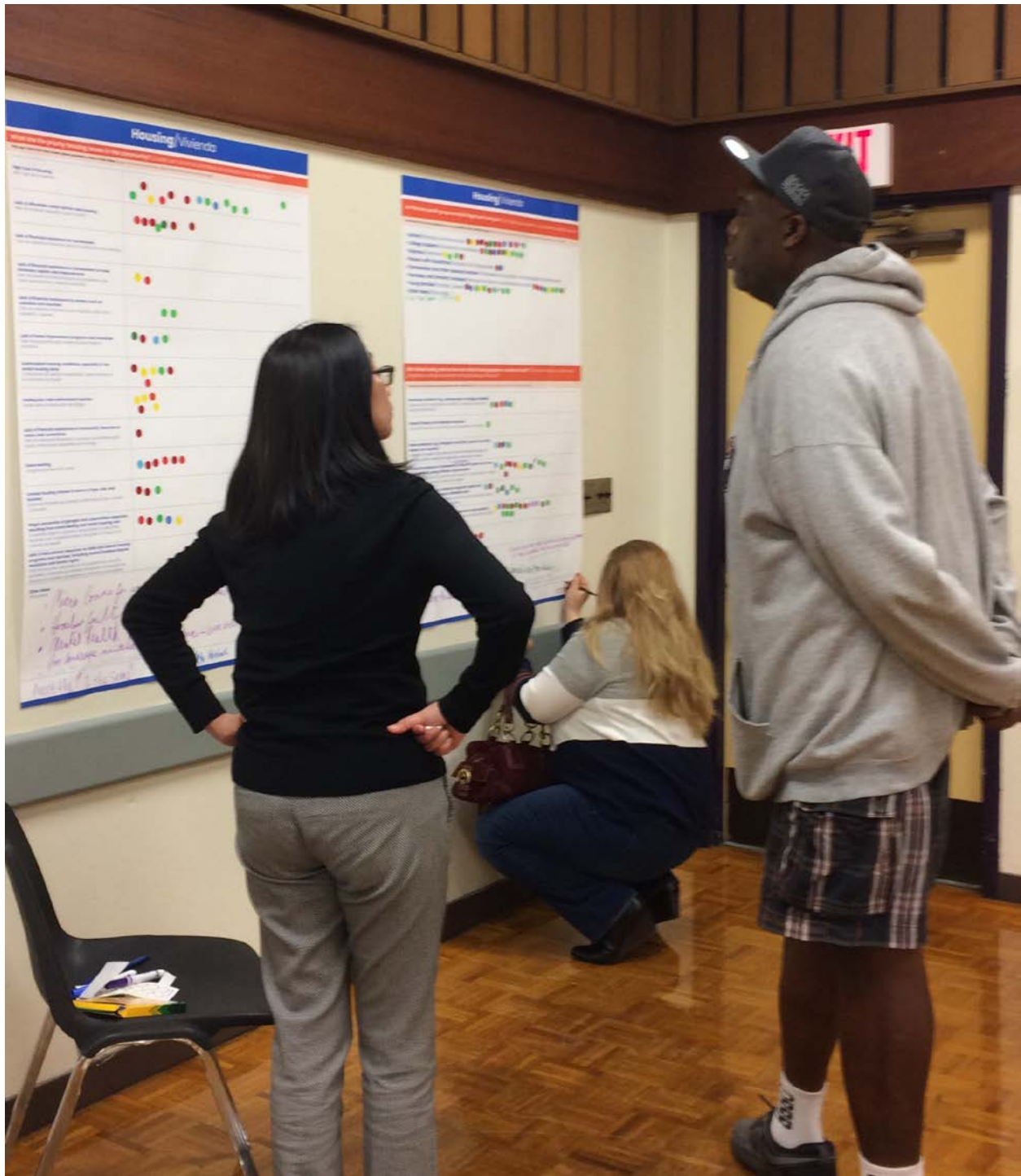
Dispositivos de audición asistidos también están disponibles bajo petición.

Notice of Community Workshop

Annual Action Plan  
2017

12





Participants at Housing station General Plan update open house 2-17-17



## **7. Summary**

The 2017-2018 Annual Action Plan is the final year of Seaside's Section 108 loan repayment. Public Service recipients with completed applications for the two year cycle kept their requested amounts within the suggested guidelines and when the grant is announced, their requests will be granted with any adjustments necessary equally proportional to all to utilize the full public service funding allowed. The Boys and Girls Club and Community Human Services requested facility improvement projects during the application period in 2016. Those requests are granted in full. The balance of the 2017-2018 grant funds not otherwise allocated for Administration or Section 108 loan repayment are recommended for allocation to the Cutino Park ADA improvement project.

**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.

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
CDBG Administrator	SEASIDE	Community Development Department

**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**

Sharon Mikesell, Administrative Analyst

City of Seaside

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Seaside, CA 93955 831-899-6734

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

### **1. Introduction**

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

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

Seaside's Community Development Advisory Committee meets the 3rd Wednesday of the month and welcomes participation from both public and assisted housing providers and health, mental health and service providers. Workshops are advertised in the Monterey County Weekly in both English and Spanish and posted on the City website and other locations around town. Individuals wishing to receive emails can request to be added to a list for meeting reminders. The Committee is currently made up of John Francis, Sue Hawthorne, Rebecca Pieken and Clementine Bonner Klein. Jessica Piombo and Sharrline Napoleon served on the committee during part of the community outreach process resigning their positions in February and March 2017 respectively. The goal of the Committee is to improve coordination between housing and service providers and to leverage partnerships to improve access to public services.

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

The CoC's Coordinator and the Coalition of Homeless Services Providers (CHSP) recently completed a 10 Year Strategy to End Homelessness, which involved extensive collaboration with the City of Seaside. The City coordinates homeless prevention strategies with the CoC and CHSP. A key element of this strategy is connecting those discharged from public institutions to assistance from agencies addressing housing, health, social services, employment, education and youth needs. The City also coordinates plans for providing the most needed housing for those who

are homeless or at risk of homelessness. The City primarily relies on the CHSP, Monterey County and nonprofit groups to perform social services functions for homeless persons.

**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 ESG funds from HUD. The City relies on the County of Monterey and nonprofit groups to perform these social service functions.

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

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

1	<b>Agency/Group/Organization</b>	Legal Services for Seniors
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homelessness Needs - Veterans Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Legal Services for Seniors regularly has a representative at CDAC meetings and workshops and actively participates in all topic discussions.
2	<b>Agency/Group/Organization</b>	Community Partnership for Youth
	<b>Agency/Group/Organization Type</b>	Services-Children

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	CPY regularly has a representative at CDAC meetings and workshops and actively participates in discussions of all topics.
3	<b>Agency/Group/Organization</b>	Boys and Girls Club of Monterey County
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Boys and Girls Club of Monterey County regularly has a representative at CDAC meetings and workshops and participates in discussions of all topics.
5	<b>Agency/Group/Organization</b>	Girls, Inc. of the Central Coast
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from Girls Inc. has participated in CDAC meetings and workshops as well as discussion of all topics covered.

6	<b>Agency/Group/Organization</b>	Community Human Services
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from Community Human Services regularly attends CDAC meetings and workshops and participates in all discussion topics.
8	<b>Agency/Group/Organization</b>	Salvation Army Monterey Peninsula Corps
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Salvation Army has increased their participation at CDAC meetings during the past year and has attended meetings and workshops, participating in discussions of all topics.
9	<b>Agency/Group/Organization</b>	The Village Project, Inc.
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs

<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The Village Project participates in discussion of all topics when a representative attends CDAC meetings.</p>
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**Identify any Agency Types not consulted and provide rationale for not consulting**

All agencies and individuals are welcome to participate in CDAC meetings and workshops or attend City Council public hearings and presentations.

**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	Coalition of Homeless Services Providers	Homelessness Strategy Homeless Needs Chronically homeless Homeless Needs Families with children Homelessness Needs Veterans Homelessness Needs Unaccompanied youth
Affordable Housing/Shelter Round Table	City of Monterey	Homelessness Strategy Homeless Needs
City of Sesaide General Plan Update	City of Seaside	Affordable housing Homelessness Strategy

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

**Narrative (optional)**

The City of Seaside participates in discussions with neighboring agencies regarding homeless strategy plans and affordable housing. The City is currently in the process of updating the General Plan, including the Housing Element and as a result is hosting many openhouses, workshops and discussions, including the entire community. The City also participated in the Affordable Housing/Shelter Project Round Table session November

16, 2016 at the City Of Monterey where regional participants discussed potential projects, impediments and possible future collaboration efforts. Seaside is collaborating on a MOU with the Cities of Monterey and Salinas along with Monterey County and the Housing Authority of Monterey County to prepare the Assessment of Fair Housing as a group with a completion target of fall 2019. All this is in addition to the Monthly Community Development Advisory Committee meetings, directly addressing the city of Seaside's CDBG program.

**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**

Planning and Community workshop for the 2016-2018 Fiscal Years was held Wednesday, September 16, 2015 at 6:30 PM in the Blackhorse Room of the Oldemeyer Center, 986 Hilby Avenue, Seaside, CA. The workshop solicited public comment on the priority needs to direct 2016-2018 CDBG Funding. An application workshop was held Wednesday, November 18, 2015 at the Oldemeyer Center and was mandatory for any groups seeking subrecipient funding. The Community Development Advisory Committee meets monthly and all comments are always welcomed and appreciated.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-English Speaking - Specify other language: Spanish	Newspaper Ads in both English and Spanish were published for the two workshops. September 16, 2015 and September 21, 2016 for this two year cycle	No additional comments were received outside of the meeting itself		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	The September 16 workshop was well attended, sign ins were not mandatory.	Please see whiteboard comments illustrated in this document	All comments were encouraged and appreciated	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	13 people signed in for the November 18, 2015 Application workshop. The meeting was mandatory for public service recipients for 2016-2018 (two year cycle)	Comments and questions were directed to the application process and most were procedural and not about the program	All comments are welcomed and appreciated.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	Non-targeted/broad community	The Community Development Advisory Committee holds monthly meetings the 3rd Wednesday each month at the Oldemeyer Center (ADA accessible and outside City Hall. Sign-ins are not required. If attendees provide email, they can join mailing list.	Comments are variable each meeting, all attendees are welcome to comment on all items presented. The meeting room is set up as a "roundtable" type setting.	All comments are always welcomed. Meetings are properly agendaized and posted in accordance to the Brown Act. Agendas are available on the City website.	<a href="http://www.ci.seaside.ca.us/129/Agendas-Minutes">http://www.ci.seaside.ca.us/129/Agendas-Minutes</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Meeting	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	The City of Seaside is working on their General Plan Update, including the housing element. A series of workshops/open houses and task force meetings have been held.	Comments have been varied and all are taken into consideration for the policy document expected for completion in 2018.	All comments are welcomed and encouraged. A complete listing of events and	<a href="http://seaside2040.com/index.php/get-involved/">http://seaside2040.com/index.php/get-involved/</a>
6	Newspaper Ad	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	Notice of Public Review Draft 2017-2018 Annual Action Plan published in Monterey County Weekly on May 11, 2017.			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Public Meeting	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community	City Council Meeting, June 1, 2017. Presenting CDAC recommendations for Annual Action Plan			<a href="http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas">http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas</a>

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)
8	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	Public hearing to conclude the 30 day public comment period and approve AAP and associated documents for submittal to HUD.	AAP to be submitted to HUD with associated documents no later than August 15, 2017		<a href="http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas">http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas</a>

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

The City anticipates an award of CDBG funds in the amount of \$360,000. The City's CDBG program also plans to receive approximately \$100,000 in program income from a land lease with Embassy Suites. The City does not anticipate other program income as it is not regular enough to provide a reasonable annual estimate.

#### Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	360,000	100,000	0	460,000	842,300	All amounts approximate.

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 has no matching requirement, however all subrecipients are required to submit information regarding leveraging resources and contributions of matching funds for all proposed projects, programs and activities as part of Seaside's funding application.

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

As of the writing of the Annual Plan, there was not anticipated to be any publicly owned land or property within the City that would be used to address identified needs.

**Discussion**

There are no additional resources to address in this discussion. Amounts listed above are approximate. The 2017-2018 actual CDBG grant award amount for Seaside has not been announced as of the writing of the Annual Action Plan.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Enhance Access to Social Services	2015	2019	Homeless Non-Housing Community Development			CDBG: \$69,646	Public service activities other than Low/Moderate Income Housing Benefit: 702 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 38 Households Assisted
2	Improve Accessibility for Persons w/ Disabilities	2015	2019	Non-Housing Community Development		Infrastructure	CDBG: \$204,332	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 951 Persons Assisted
3	Construct or Upgrade Public Facilities	2015	2019	Non-Housing Community Development		Public Facilities	CDBG: \$79,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1200 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 130 Households Assisted

**Table 6 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Enhance Access to Social Services
	<b>Goal Description</b>	Public Service activities other than Low/Moderate income Housing. Benefit 500 persons assisted.
2	<b>Goal Name</b>	Improve Accessibility for Persons w/ Disabilities
	<b>Goal Description</b>	Public facility or infrastructure activities other than low/moderate income housing benefit. Accessibility improvements for Cutino park.
3	<b>Goal Name</b>	Construct or Upgrade Public Facilities
	<b>Goal Description</b>	Public facility of infrastructure activities other than low/moderate income housing benefit. Improvements to various public facilities.

**Table 7 – Goal Descriptions**

### **Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):**

The Salvation Army public service activity will assist 38 households with housing, including 120 adults and children. The Community Human Services public facilities project will assist 130 persons by upgrading the facility of a local residential substance abuse treatment and recovery program serving several target populations including individuals with HIV/AIDS and homeless. (170 total persons)

## AP-35 Projects – 91.220(d)

### Introduction

The activities to be undertaken during 2017-2018 are summarized below. All activities identified are expected to be completed no later than June 30, 2018. All beneficiaries target primarily low/moderate income households. The Salvation Army Housing Program targets homeless.

#	Project Name
1	General Administration
2	Section 108 Loan Repayment
3	Boys and Girls Club Locks, Doors and Windows Improvement
4	Genesis House-Window improvements
5	Salvation Army Housing Program Support
6	Girls Inc. After School Leadership Mentoring
7	The Village Project-Mae C. Johnson Education and Cultural Enrichment Academy
8	Legal Services for Seniors
9	Community Partnership for Youth
10	Cutino Park Accessibility Improvements

**Table 8 – Project Information**

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

There are several constraints to meeting the needs of target income residents and the primary obstacle has been a lack of funding to fully address all needs. The City has encouraged the Public Services applicants to request funding between \$5,000 and \$15,000 for a commitment to a level of support justifying the administrative requirements, while also allowing multiple organizations to participate. The applicants responded to the suggestion positively and all applicants requested funds within the recommended range. Pending the official announcement of grant funds, all requests from non-profit applicants submitting complete applications were considered as fully funded. Since the scoring of the applications was very close and more funding was available than requested, the five public service applicants submitting complete applications were recommended by the CDAC to equally divide any excess or shortfall of the difference of available funding. For planning purposes, this document assumes the total amount of available public service funding will be \$69,450.

## Projects

### AP-38 Projects Summary

#### Project Summary Information

Table 9 – Project Summary

<b>1</b>	<b>Project Name</b>	General Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$92,000
	<b>Description</b>	Administrative Costs for the City of Seaside CDBG Program
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Administration of the CDBG program for the City of Seaside
<b>2</b>	<b>Project Name</b>	Section 108 Loan Repayment
	<b>Target Area</b>	

	<b>Goals Supported</b>	Construct or Upgrade Public Facilities
	<b>Needs Addressed</b>	Infrastructure
	<b>Funding</b>	CDBG: \$15,218
	<b>Description</b>	Repayment of Section 108 Loan to undertake installation of public works improvements in the City Center Revitalization Area
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Repayment of Section 108 Loan to undertake installation of public works improvements in the City Center Revitalization Area.
<b>3</b>	<b>Project Name</b>	Boys and Girls Club Locks, Doors and Windows Improvement
	<b>Target Area</b>	
	<b>Goals Supported</b>	Construct or Upgrade Public Facilities
	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$49,000
	<b>Description</b>	Security and energy efficiency upgrades to the Seaside Boys and Girls Clubhouse.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	700 youth will benefit from the proposed activities.

	<b>Location Description</b>	1332 La Salle, Seaside, CA 93955
	<b>Planned Activities</b>	Upgrade doors and locks for security and upgrade windows for energy efficiency.
<b>4</b>	<b>Project Name</b>	Genesis House-Window improvements
	<b>Target Area</b>	
	<b>Goals Supported</b>	Construct or Upgrade Public Facilities
	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	Community Human Services will replace 72 single pane windows at the Genesis House with double pane, vinyl windows to increase energy efficiency.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	130 persons are expected to benefit from the proposed activities at this residential drug treatment facility. The persons may include homeless and HIV-positive.
	<b>Location Description</b>	1152 Sonoma Avenue, Seaside, CA 93955
	<b>Planned Activities</b>	Community Human Services will replace 72 single pane windows at the Genesis House with double pane, vinyl windows to increase energy efficiency.
<b>5</b>	<b>Project Name</b>	Salvation Army Housing Program Support
	<b>Target Area</b>	
	<b>Goals Supported</b>	Enhance Access to Social Services
	<b>Needs Addressed</b>	Affordable Housing Public Services
	<b>Funding</b>	CDBG: \$14,690

	<b>Description</b>	Program assistance for staffing of the Salvation Army's transitional housing program National Objective LMC; Presumed benefit yes (homeless persons); Matrix Code03T; Performance Objective: Suitable Living Environment; Performance Outcome: Availability/Accessibility.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 38 households will benefit from the activities. The objective is to reduce the number of unsheltered individuals through significant and planned intervention by case management and wrap around services. The Salvation Army provides counseling services to individuals while sheltered. The services enables clients to concentrate on creating budgets, gaining employment and increasing their savings. The clients are monitored throughout the program and after completion.
	<b>Location Description</b>	1491 Contra Costa, Seaside, CA 93955
	<b>Planned Activities</b>	Assistance for paying housing program staff salaries for 2017-2018
6	<b>Project Name</b>	Girls Inc. After School Leadership Mentoring
	<b>Target Area</b>	
	<b>Goals Supported</b>	Enhance Access to Social Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$8,690
	<b>Description</b>	Developmentally appropriate after school workshops addressing positive outcomes for youth and encouraging continuing post-secondary education.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 80 persons will benefit from the proposed workshops.

	<b>Location Description</b>	Girls, Inc. will conduct ECHO, Will Power, Won't Power and Friendly Peersuasion workshops at three Seaside schools.
	<b>Planned Activities</b>	Developmentally appropriate after school programming addressing 1) Drop out rates and lack of post-secondary education particularly among minority and low-income students 2) Teen pregnancy 3) Substance abuse prevention 4) Limited resources for youth.
<b>7</b>	<b>Project Name</b>	The Village Project-Mae C. Johnson Education and Cultural Enrichment Academy
	<b>Target Area</b>	
	<b>Goals Supported</b>	Enhance Access to Social Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$14,690
	<b>Description</b>	Afterschool Academy created to provide tutoring and counseling to meet the social and emotional developmental needs of highly at risk students grades 1-12.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	27 At-risk Seaside youth will benefit from this afterschool program.
	<b>Location Description</b>	
	<b>Planned Activities</b>	The funds requested will partially fund the salary of one part-time tutor in the Afterschool Academy
<b>8</b>	<b>Project Name</b>	Legal Services for Seniors
	<b>Target Area</b>	
	<b>Goals Supported</b>	Enhance Access to Social Services
	<b>Needs Addressed</b>	Public Services

	<b>Funding</b>	CDBG: \$15,690
	<b>Description</b>	To provide no-cost legal services up to and including court representation to all Seaside residents 60 years of age and above.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	180 Seaside seniors will benefit from the proposed activities.
	<b>Location Description</b>	915 Hilby Avenue, Suite 2, Seaside, CA 93955
	<b>Planned Activities</b>	Services will be provided to all Seaside residents 60 years of age and above who need legal help. Legal problems can range from simple legal questions to court representation for physical elder abuse and probate guardianships.
9	<b>Project Name</b>	Community Partnership for Youth
	<b>Target Area</b>	
	<b>Goals Supported</b>	Enhance Access to Social Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$15,690
	<b>Description</b>	Financial support for the High school Leadership, Job Preparation and Life Skills Program. 15 Mentor Tutors hired as graduates from the program will serve 400 at-risk students.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	415 low income youth will benefit from the proposed activities.

	<b>Location Description</b>	775 Kimball Avenue, Seaside, CA 93955
	<b>Planned Activities</b>	Financial support for the High school Leadership, Job Preparation and Life Skills Program. 15 Mentor Tutors hired as graduates from the program will serve 400 at-risk students.
<b>10</b>	<b>Project Name</b>	Cutino Park Accessibility Improvements
	<b>Target Area</b>	
	<b>Goals Supported</b>	Improve Accessibility for Persons w/ Disabilities
	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$204,000
	<b>Description</b>	Accessibility upgrades for Cutino Park's entrances, pathways, restrooms, snack shack, playground and spectator seating.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	951 disabled persons who are all considered "low income" by HUD will benefit from the proposed upgrades.
	<b>Location Description</b>	1324 LaSalle Street, Seaside, CA 93955 (Census tract 138)
	<b>Planned Activities</b>	Accessibility upgrades for Cutino Park's entrances, pathways, restrooms, snack shack, playground and spectator seating.

## **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**

At the direction of the CDAC and with the consent of the City Council, CDBG funds are directed to the low income residential areas of the City.

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

Public services that primarily serve low income residential areas or that operate from facilities located in low income residential areas are given a higher rank in the selection process. Public facilities that are located in low income residential areas are targeted for improvements, specifically ones that target low income households..

### **Discussion**

Please note that the City has a significant low income population, and a significant population living within areas that are predominantly low income. Services and projects that are city wide may not technically be targeted to low income households but the effect is to positively impact low income households.

## Affordable Housing

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

#### Introduction

As a result of the lack of resources available to the City, and the lack of staffing to oversee or implement housing programs, the City does not plan to implement any housing program in the plan year.

The City has no plans in the 2017-2018 program year to produce affordable housing through activities that provide rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units. This includes housing for homeless, and homeless special needs households. Likewise, the City has no plans to provide affordable housing through rental assistance.

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

**Table 10 - One Year Goals for Affordable Housing by Support Requirement**

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

**Table 11 - One Year Goals for Affordable Housing by Support Type**

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

### **Introduction**

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

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

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

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

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

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

HACM is not identified as "troubled."

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

### **Introduction**

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

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

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

Seaside plans to participate in AFH outreach efforts through an MOU with the Cities of Salinas and Monterey, Monterey County and the Housing Authority of Monterey County to further find out the needs of the entire community.

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

The City will support strategies outlined in the "Lead Me Home" plan. Create a Comprehensive Housing Pipeline, Focus Housing Development of Target Populations, particularly Permanent Supportive Housing for chronically homeless individuals. Identify new funding sources to create Affordable Permanent Supportive Housing, including a Social Impact Bond and Housing Trust Fund. The City will continue to participate in discussions such as the City of Monterey sponsored Affordable Housing/Shelter Project Round Table meeting on November 16, 2016.

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

Homeless individuals and families with immediate and transitional shelter needs have been given an overall high priority since their numbers are increasing and there is a shortage of shelter facilities. Homeless victims of domestic violence are particularly a high priority as more counseling services and training opportunities are needed and existing facilities are overcrowded. The City will support having the CoC apply for additional new Continuum of Care funding that will target the chronically homeless and increasing the number of beds for the chronically homeless by modifying existing Continuum of Care programs not specifically targeting chronically homeless.

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

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

## **Discussion**

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

- Independent living – seniors reside in their home or apartment with little support or care
- Assisted living facilities – senior maintains a level of independence, residing in an apartment, and receives varied levels of support and assistance such as light housekeeping, meals, transportation, and/or medication
- Residential care facilities – typically a smaller licensed facility, often with 6 or fewer residents, that provides services similar to those provided by assisted living facilities
- Intermediate care or skilled nursing facilities – a licensed facility that provides a higher, continuous level of professional care

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

**There are a variety of disabilities, including sensory, physical, mental, and developmental. Disabilities can result in mobility, self-care, and employment limitations.**

The majority of disabled persons have income significantly lower than that of the non-disabled population and require housing assistance. While it is difficult to determine how many of the disabled require supportive housing services, it can be assumed that those with mobility and/or self-care limitations have special needs and require in-home supportive services and special housing accommodations. The Monterey County Commission on Disabilities provides guidance to the County Board of Supervisors regarding matters related to equal access to employment, public services, communications, and public accommodations for people with disabilities. The commission operates out of the Equal Opportunities Office, which is a primary resource for disabled persons in Monterey County, including Seaside.

Persons with mental health disabilities range from those who can live and work within the community to those with severe mental illness who require special housing accommodations, constant medical attention, and supportive services. Monterey County System of Care provides a variety of services to the mentally ill. The System of Care identifies housing as a constant struggle for the severely mentally ill. Mental health clients are typically low income; in addition, their illnesses have resulted in rental histories or credit histories that do not meet typical rent requirements and limit their housing options.

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

### **Introduction**

The City's General Plan Housing Element systemically analyzes and addresses barriers to affordable housing. These include governmental, non-governmental, and environmental constraints. That analysis leads to policies and programs to address these constraints. Please find more detailed information on affordable housing in the City's Housing Element on the City of Seaside website.

The City is currently in the process of a General Plan update and will be working with the other CDBG recipient agencies in Monterey County on the Assessment of Fair Housing outreach. Community workshops are planned to receive public input regarding affordable housing and other concerns in the community.

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

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

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

### **Discussion**

The City of Seaside's updated Housing Element should be near completion during this AAP. Five agencies in Monterey County, including Seaside will work jointly on the Assessment of Fair Housing during 2017-2018.

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

### **Introduction**

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

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

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

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

Housing programs have been limited as a result of a lack of resources and staffing available to the City. The city does not plan to revive façade improvement programs for homeowners or small businesses in the plan year 2017-2018. The City plans to support the "Lead Me Home" Plan in its efforts to build an affordable housing pipeline and coordination with HACM in rehabilitating and upgrading affordable housing units.

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

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

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

Support organizations that assist poverty-level families through the use of CDBG Public Services funds, including educational programs. The City's General Plan is in the process of updating and includes a proactive plan for Economic Development as part of the housing strategy to improve the quality of life. Seaside's Economic Opportunity plan includes specific criteria for evaluating development proposals, identification of key opportunity sites, a long range property management plan and a Small Business Support program.

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

Continue to use CDBG Administration funds to implement the Consolidated Plan and Annual Action Plans, address the Analysis of Fair Housing, complete annual CAPER reports, and comply with HUD regulations. Continue to support institutions that provide housing and services for low income populations with CDBG Public Services funds, and by providing other forms of support available to the City.

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

The City will continue to support regional planning efforts such as the Leadership Council CoC and the “Lead Me Home” 10 Year Strategy to End Homelessness as well as joining forces with the other CDBG recipient agencies in Monterey County for AFH outreach.

## Program Specific Requirements

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

#### Introduction

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	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
<b>Total Program Income:</b>	<b>0</b>

#### 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.	95.45%

#### Discussion

The City of Seaside entered into a repayment agreement with the US Department of Housing and Urban Development in 2014. The total funds of \$408,648.12 were repaid in full in 2016-2017.