

Annual Action Plan



2018-2019

City of Seaside Community Development Block Grant Program

Public comment period
April 16-May 18, 2018

Executive Summary

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

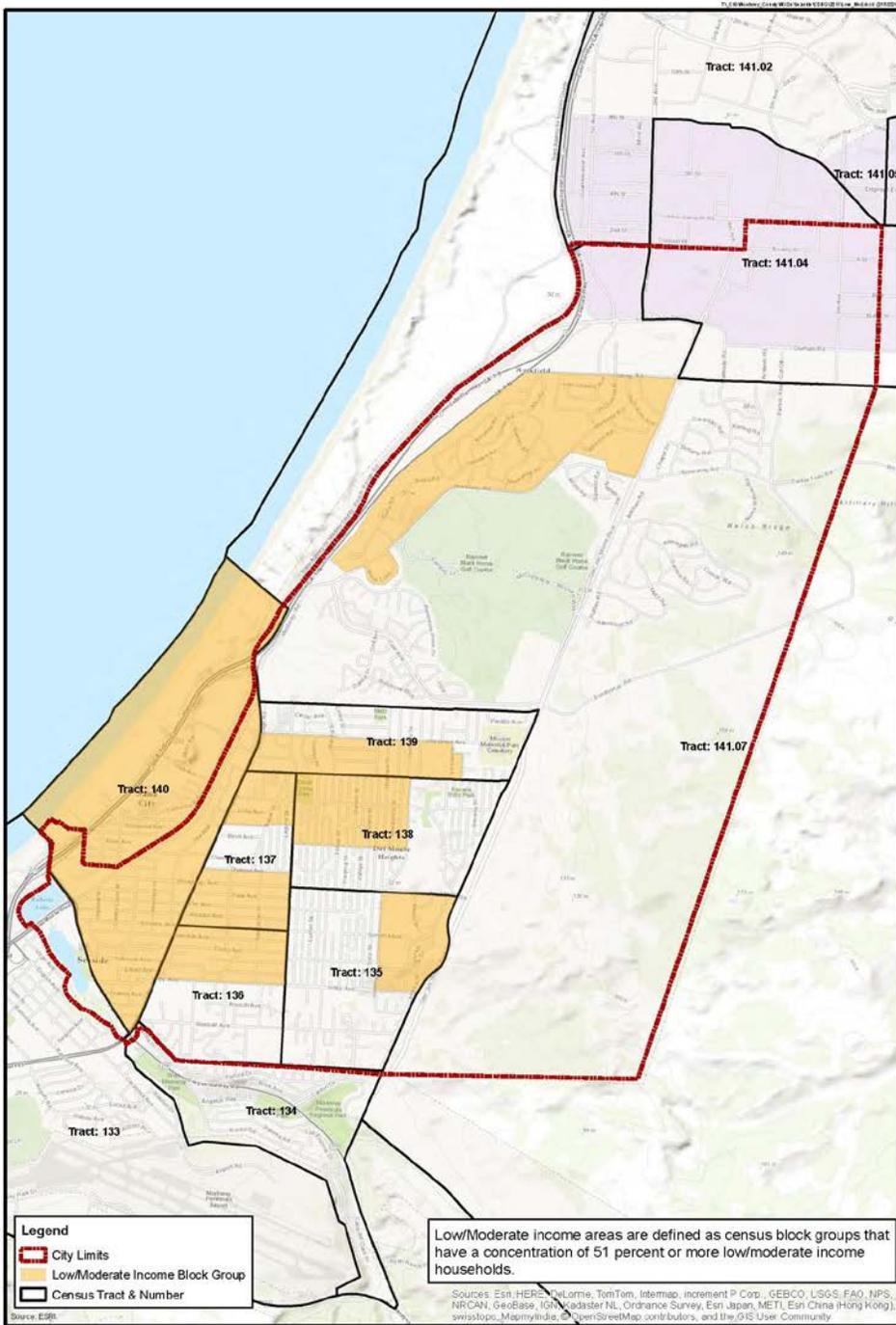
1. Introduction

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 2018-2019 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 \$103,000 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 2018-2019 Annual Action Plan is the fourth 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

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 with the 2018-19 cycle the first of a two year cycle. This public participation process identified a variety of community needs during the September 20, 2017 Community Workshop. The top priority needs determined were : crime prevention (most top priority votes), youth services, youth centers, emergency repairs to homes, employment training, homeless facilities, fair housing, streets and sidewalks. New housing had the most "second priority" votes.

In addressing the priorities, a recommendation was made to fund a variety of public services, and several capital projects.

Capital and non-public service projects recommended by the CDAC to the City Council for funding during the 2018-2019 cycle include: improvements to the Boys and Girls Club Clubhouse, Community Human Service's Genesis House residential treatment facility, Del Monte Manor playground installation costs, DelMonte Manor security equipment purchase, Cutino Park accessibility improvements, Wanda Avenue sidewalk improvements and Seaside Microbusiness assistance.

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.

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, uncertainty to the future of the overall program. 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 and has joined a five-agency Memorandum of Understanding to provide cost-sharing of administrative costs in preparation of an Analysis of Impediments prior to the preparation of the next scheduled Consolidated Plan due in 2020.

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 recommendations to the City Council regarding subrecipient allocations and ensuring citizen participation in the process.

The City has successfully administered funding for programs and projects and has conducted subrecipient monitoring activities with two subrecipient agencies during 2017-2018 that will be reported in the CAPER this fall.



CDAC members February 2018

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 :

August 31, 2017 Annual Planning & Community Workshop Notice in **Monterey County Weekly** published in English and Spanish

September 20, 2017 Community Development Advisory Committee (CDAC) hosts Annual Community Needs Assessment workshop.

November 2, 2017, City Council receives a presentation of the needs identified at the September workshop

November 15, 2017 CDAC hosted a mandatory proposal workshop for the two year cycle of applications for FY 2018-19 and 2019-20

January 12, 2018 Project and Public Service Applications due for the FY 2018-19 and 2019-20 cycles

January 17, 2018 Boxes containing binders with the proposals distributed to CDAC to start review (applications also posted online)

February 21, 2018 CDAC conducted reviews of the applications. Several Public Service applications were determined to require additional information and discussion was tabled to March. The projects were reviewed. The CDAC determined that the DelMonte Manor security proposal must be reduced to eliminate guards, but with that elimination and by rescheduling of the VTC project to 2019-2020, the other projects would be recommended to be funded in the years and amounts applied with estimated funding and contingency language to adjust for actual grant.

March 21, 2018 CDAC continued Public Service reviews for recommendation. and began review of the draft Annual Action Plan approved with estimated funding and contingency language to adjust for actual grant award.

April 6, 2018 City Council received the recommendations from CDAC for funding and provided direction to staff including contingency language to adjust for actual grant award .

THIS SECTION TO BE REVISED PENDING FURTHER DIRECTION FROM HUD. At this writing, it is anticipated that the public comment period will start on or around April 16 with possible public hearing at City Council May 17 and submittal to HUD as soon as possible once actual grant funding is announced and the required certifications can be prepared using final numbers but no longer than 60 days after the funding is announced. Under no circumstances can the submittal of the Action Plan occur after August 16, 2018 per federal statute



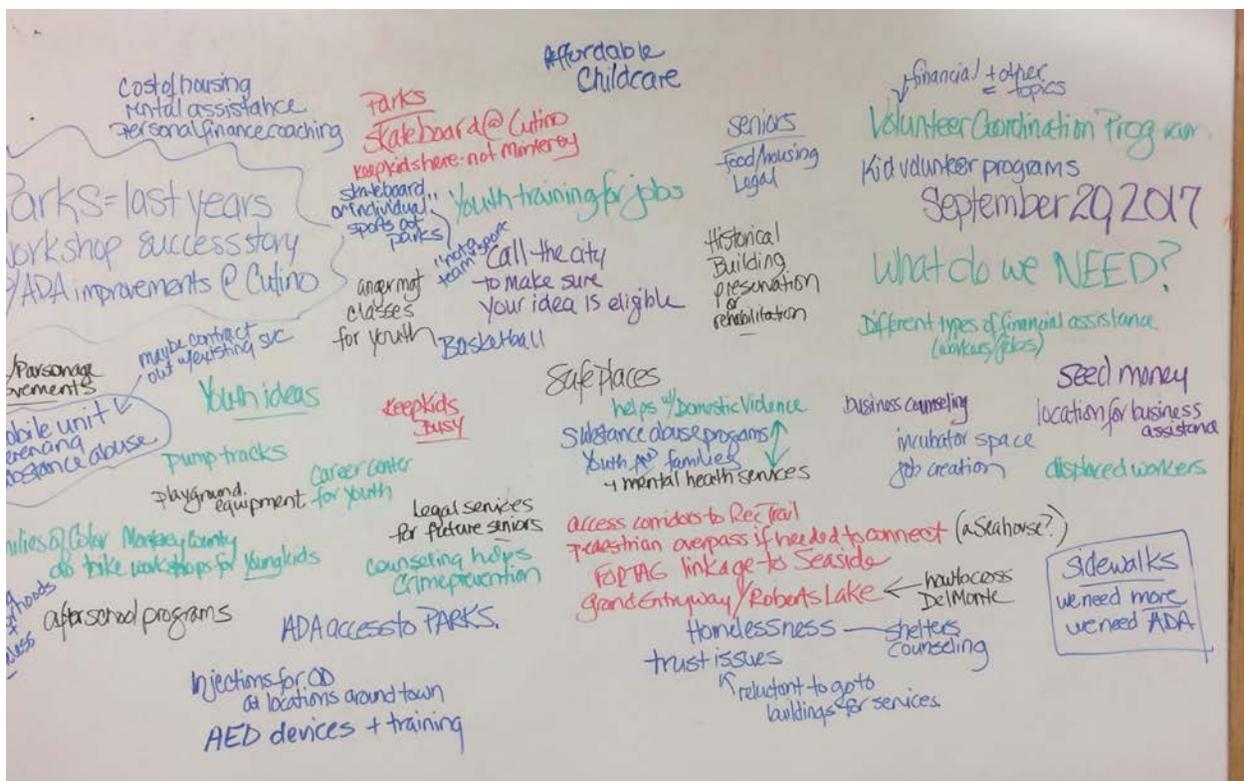
Boxes of applications transported to CDAC 1/17/18

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The public made many comments during the Community Needs and Subrecipient Proposal workshops. During the Community Needs workshop, activities included participating on the ever popular Brainstorming Board and with colored dots indicating priority preferences using CDBG categories pulled from HUD manuals.

Many representatives from the applicants for subrecipient funding attended the February and March CDAC meetings as the CDAC deliberated their recommendations to City Council



Brainstorming Board 9-20-17

Many Activities are Eligible (what are the preferences?)



Priority Dots at 9-20-17 Needs Workshop

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

All comments are welcomed and appreciated.



Discussion during Community Needs Workshop 9-20-17

7. Summary

The 2017-2018 Annual Action Plan included the final year of Seaside's Section 108 loan repayment. Public Service applications for 2018-2019 and 2019-2020 were for a total amount far exceeding the anticipated available funds. Projects were adjusted between the fiscal years in the cycle so that all applicants would be likely to receive full HUD/CBG funding. Many public service applicants did not follow the recommended request range between \$5,000 and \$15,000. The City Council directed staff to distribute the funds proportionally to their requests (all requests capped at \$15K) but increase any amounts that fell beneath \$5K up to \$5K and subtract that amount distributed equally from the highest funded applicants.

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
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

440 Harcourt Avenue

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. The City of Seaside is working with the other HUD funded agencies in Monterey County (Cities of Salinas and Monterey, Monterey (Urban) County and the Housing Authority of Monterey County) on a joint Analysis of Impediments to be completed prior to preparation of the next Consolidated Plan.

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 Sue Hawthorne: Chair, Clementine Bonner-Klein: Vice Chair, John Francis and Nelson (Zeke) Rivera. Rebecca Pieken resigned in March 2018. Francisco Diaz resigned in November 2017. 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.

Community Homeless Solutions operates a small (6 bed) medical respite facility at 780 Hamilton in Seaside as a method to help the homeless achieve better health outcomes in association with Community Hospital of the Monterey Peninsula, Natividad Medical Center, Salinas Valley Memorial Healthcare System and the Hospital Council of Northern & Central California.

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

See chart (next page)

Table 2 – Agencies, groups, organizations who participated

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

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Girls, Inc. of the Central Coast
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from Girls Inc. has participated in CDAC meetings and workshops as well as discussion of all topics covered.
6	Agency/Group/Organization	Community Human Services
	Agency/Group/Organization Type	Services - Housing Services-Health
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from Community Human Services regularly attends CDAC meetings and workshops and participates in all discussion topics.
8	Agency/Group/Organization	Salvation Army Monterey Peninsula Corps
	Agency/Group/Organization Type	Housing Services - Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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. The City conducted on-site monitoring of their facility on February 21, 2018 and gained better awareness of their transitional housing programs.
9	Agency/Group/Organization	The Village Project, Inc.
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Village Project participates in discussion of all topics when a representative attends CDAC meetings. The City of Seaside conducted on-site subrecipient monitoring of the Village Project on February 22 and 23, 2018 and gained a better understanding of their holistic approach to counseling and after school mentoring.

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
City of Seaside General Plan Update	City of Seaside	Affordable housing Homelessness Strategy/Emergency Shelters Short Term Rentals
Regional Analysis of Impediments	City of Salinas	5 Monterey County HUD recipient agencies Joint AI with regional outreach Completion expected by October 2019-in time for next Consolidated Plan
Economic Recovery & Affordable Housing	FORA/Friends of Homeless Women	Housing options on the former Fort Ord

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 attended the Economic Recovery and Affordable Housing session July 26, 2017 at the City Of Pacific Grove presentation by the Fort Ord Reuse Authority where regional participants discussed potential housing on the Former Fort Ord. Seaside is collaborating on a MOU with the Cities of Monterey and Salinas along with Monterey County (Urban) and the Housing Authority of Monterey County to prepare an Analysis of Impediments (formerly an AFI, but redirected at HUD's request) 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 2018-19 and 2019-20 Fiscal Years was held Wednesday, September 20, 2017 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 CDBG Funding. An application workshop was held Wednesday, November 15, 2017 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. August 31, 2017 for the Community Needs workshop and November 2, 2017 for the NOFA/application workshop.	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	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	The September 20 workshop was well attended, signs were not mandatory.	Please see whiteboard comments and poster dot priorities illustrated in this document	All comments were encouraged and appreciated	http://seasideca.civicclerk.com/Web/Player.aspx?id=1488&key=-1&mod=-1&mk=-1&nov=0

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	18 agencies and the City of Seaside had representatives signed in for the November 15, 2017 Application workshop. The meeting was mandatory for for FY 2018-2019 and 2019-2020 (two year cycle) Only representatives of agencies were asked to sign in to verify agency representation. (The general public is never required to sign in to a public meeting, per CA State law).	Comments and questions were directed to the application process and most were procedural and not about the program	All comments are welcomed and appreciated.	http://seasideca.civicclerk.com/Web/Player.aspx?id=1490&key=-1&mod=-1&mk=-1&nov=0

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.	All comments are always welcomed. Meetings are properly agendized and posted in accordance to the Brown Act. Agendas are available on the City website.	http://www.ci.seaside.ca.us/129/Agendas-Minutes

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 also 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.	http://seaside2040.com/index.php/get-involved/
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			

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, April 5, 2018. Presenting CDAC recommendations for Annual Action Plan to the City Council for direction		All comments were accepted.	http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas

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 during 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 16,2018 No public comments were received.	Not applicable.	http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas
9	Newspaper Ad	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p>	Notice of Public Review Draft in Monterey County Weekly.	See comments above regarding the meetings	All comments were accepted.	

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)
10	Internet Outreach	Non-targeted/broad community	As part of the public participation process, all applications received and additional information requested by the CDAC were posted on the CDAC website. This enabled the Committee, the City Council and the public access to all information throughout the process.	The website information enabled review prior to public meetings	Comments are always encouraged and welcomed.	https://www.ci.seaside.ca.us/160/Community-Development-Advisory-Committee

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.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	360,000	103,100	0	463,100	471,222	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. The City of Seaside no longer actively participates in a home loan program. Repayments are not frequent. The 2018-2019 actual CDBG grant allocation amount for Seaside is anticipated to be announced in late spring or early summer and will be listed as the Annual Allocation when submitted to HUD.

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	Enhance Access to Social Services	2015	2019	Homeless Non-Housing Community Development		Public Services	CDBG: \$69,450	Public service activities other than Low/Moderate Income Housing Benefit: 7295 Persons Assisted
2	Improve Accessibility for Persons w/ Disabilities	2015	2019	Non-Housing Community Development		Infrastructure	CDBG: \$125,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 951 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 500 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Construct or Upgrade Public Facilities	2015	2019	Non-Housing Community Development		Public Facilities	CDBG: \$102,342	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: 545 Households Assisted
4	Address Blight and Nuisance	2015	2019	Affordable Housing Non-Housing Community Development		Economic Development	CDBG: \$25,000	Businesses assisted: 5 Businesses Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Enhance Access to Social Services
	Goal Description	Public Service activities other than Low/Moderate income Housing. Benefit # of recipients to be determined following City Council determination of recommended activities.
2	Goal Name	Improve Accessibility for Persons w/ Disabilities
	Goal Description	Public facility or infrastructure activities other than low/moderate income housing benefit. Accessibility improvements for Cutino park and Wanda sidewalk improvements.

3	Goal Name	Construct or Upgrade Public Facilities
	Goal Description	Public facility of infrastructure activities other than low/moderate income housing benefit. Improvements to various public facilities.
4	Goal Name	Address Blight and Nuisance
	Goal Description	The Seaside Economic Development department will create a program for microbusiness assistance which will provide funding assisting in rental of vacant commercial property, improving blighted commercial areas.

Projects

AP-35 Projects – 91.220(d)

Introduction

The activities to be undertaken during 2018-2019 are summarized below. All activities identified are expected to be completed no later than June 30, 2019. All beneficiaries target primarily low/moderate income households.

The City Council provided direction regarding public service and project activities during their April 5, 2018 meeting.

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. This year saw a record number of applications for both public services and project funding. The City once again 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. Not all public service applicants requested funds within the recommended range. The City Council recommended that the minimum amount to be funded be \$5000 and that all public service applications be capped at \$15,000, and proportionally distributed. Should any activities fall under the \$5000 minimum, the higher funded activities should be reduced equally to bring the lower ones up to the minimum. Other activities also received requests for funds far exceeding available funding. The City Council recommended that the Veterans Transition Center's project be funded in the 2019-2020 cycle, however, any available funding that can be allocated to projects that exceeded other approved requests should be allocated to the VTC during 2018-2019.

AP-38 Project Summary
Project Summary Information
(chart begins next page)

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 Skip Top Navigation
 Community Development Systems
 Integrated Disbursement & Information System (IDIS)

IDIS 11.15.0_PROD_34902@3818 (DB 11.15.0_309@PROD4376)



User: B60793
 Role: Grantee
 Organization: SEASIDE
 - Logout

Activity
 - Add
 - Search
 - Search HOME/HTF
 - Review
 - CDBG Cancellation

Project
 - Add
 - Search
 - Copy

Consolidated Plans
 - Add
 - Copy
 - Search

Annual Action Plans
 - Add
 - Copy
 - Search

Consolidated Annual Performance Evaluation Report
 - Add
 - Search

Utilities
 - Home
 - Data Downloads
 - Print Page
 - Help

Links
 - Contact Support
 - Rules of Behavior
 - CPD Home
 - HUD Home

Plans/Projects/Activities	Funding/Drawdown	Grant	Grantee/PJ	Admin	Reports
---------------------------	------------------	-------	------------	-------	---------

Annual Action Plan (2018-1)

AP-38 Project Summary

[Return to Annual Action Plan Projects](#)

Project Summary Information

No.	Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
1	18-Action Council Monterey County-Palenke Arts Description Target Date for Completion Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Enhance Access to Social Services Multicultural arts program for Seaside Youth 06/30/2019 100 Seaside students		Public Services	CDBG : \$10,168
2	18-Community Partnership for Youth Description Target Date for Completion Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Enhance Access to Social Services Youth gang and violence prevention program. High school leadership job preparation and lifeskills program. 06/30/2019 415 low income students.		Public Services	CDBG : \$10,168
3	18-Eden Council for Hope & Opportunity Description Target Date for Completion Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.) Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Enhance Access to Social Services Youth gang and violence prevention program including high school leadership, job preparation and lifeskills program		Public Services	CDBG : \$5,000

<p>Description</p>	<p>Fair housing and tenant-landlord services. Goal is to prevent homelessness, end discrimination and illegal housing practices</p>		
<p>Target Date for Completion</p>	<p>06/30/2019</p>		
<p>Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)</p>	<p>45 households, with tenant-landlord, homelessness or other fair housing related issues.</p>		
<p>Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)</p>	<p>This project will serve Seaside.</p>		
<p>Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)</p>	<p>Fair housing, tenant landlord services,</p>		
<p>18-Girls, Inc. of the Central Coast</p>	<p>Enhance Access to Social Services</p>	<p>Public Services</p>	<p>CDBG : \$6,804</p>
<p>Description</p>	<p>Four programs for girls in 4th grade through high school.</p>		
<p>Target Date for Completion</p>	<p>06/30/2019</p>		
<p>Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)</p>	<p>100 girls and 35 mother daughter pairs (170 total persons) girls from 4th grade through high school.</p>		
<p>Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)</p>	<p>School campuses in Seaside including Seaside Middle School and Seaside High School.</p>		
<p>Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)</p>	<p>Targeted programs to girls to promote self-confidence and self esteem.</p>		
<p>18-Greater Victory Temple Community Program</p>	<p>Enhance Access to Social Services</p>	<p>Public Services</p>	<p>CDBG : \$10,168</p>
<p>Description</p>	<p>Expansion of Greater Victory Temple's after school community program, tutoring and meals. The program partners with the Monterey Peninsula Unified School District, the One Starfish (homeless) program and the Village Project.</p>		
<p>Target Date for Completion</p>	<p>06/30/2019</p>		
<p>Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)</p>	<p>100 low income persons including families of students attending after school tutoring program and homeless persons utilizing the One Starfish program.</p>		
<p>Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)</p>	<p>Greater Victory Temple community room, 1620 Broadway Avenue, Seaside.</p>		
<p>Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)</p>	<p>Expansion of the after school community program including tutoring and meals for family members. Partners with Monterey Peninsula Unified School District, One Starfish homeless program and the Village Project.</p>		
<p>18-Legal Services for Seniors</p>	<p>Enhance Access to Social Services</p>	<p>Public Services</p>	<p>CDBG : \$10,168</p>
<p>Description</p>	<p>Legal representation at no cost and workshops for seniors 62 and older residing in Seaside</p>		
<p>Target Date for Completion</p>	<p>06/30/2019</p>		
<p>Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)</p>	<p>300 seniors over the age of 62</p>		

<p>Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)</p>	<p>915 Hilby Avenue, Seaside, CA as well as workshops at various locations in Seaside.</p>		
<p>Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)</p>	<p>No cost legal services for seniors and workshops.</p>		
<p>18-Meals on Wheels of the Monterey Peninsula</p>	<p>Enhance Access to Social Services</p>	<p>Public Services</p>	<p>CDBG : \$6,804</p>
<p>Description</p>	<p>A portion of food costs for homebound Seaside residents. Over 60% of Seaside deliveries are to residents over 75 years old.</p>		
<p>Target Date for Completion</p>	<p>06/30/2019</p>		
<p>Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)</p>	<p>120 homebound Seaside residents.</p>		
<p>Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)</p>	<p>Deliveries to homebound persons throughout Seaside.</p>		
<p>Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)</p>	<p>Deliveries to homebound persons throughout Seaside.</p>		
<p>18-The Village Project</p>	<p>Enhance Access to Social Services</p>	<p>Public Services</p>	<p>CDBG : \$10,168</p>
<p>Description</p>	<p>After school program at the Mae C. Johnson Academy includes tutoring, technology and enrichment activities for low income and at-risk students.</p>		
<p>Target Date for Completion</p>	<p>06/30/2019</p>		
<p>Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)</p>	<p>38 low income and at risk Seaside students</p>		
<p>Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)</p>	<p>Mae C. Johnson Education & Enrichment Academy.</p>		
<p>Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)</p>	<p>After school program with tutoring, technology and enrichment activities for low income-at risk students.</p>		
<p>18-Boy's and Girls Club Flooring</p>	<p>Construct or Upgrade Public Facilities</p>	<p>Public Facilities</p>	<p>CDBG : \$71,507</p>
<p>Description</p>	<p>New stained polished concrete flooring at the Seaside Clubhouse</p>		
<p>Target Date for Completion</p>	<p>06/30/2019</p>		
<p>Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)</p>	<p>870 mostly low income youth</p>		
<p>Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)</p>	<p>1332 LaSalle Avenue, Seaside, CA</p>		
<p>Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)</p>	<p>New flooring</p>		
<p>18-Community Human Services</p>	<p>Construct or Upgrade Public Facilities</p>	<p>Public Facilities</p>	<p>CDBG : \$30,000</p>

<p>Description</p>	<p>Plumbing improvements to the Genesis House residential facility</p>		
<p>Target Date for Completion</p>	<p>06/30/2019</p>		
<p>Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)</p>	<p>130 persons including possible homeless and HIV positive in substance abuse rehabilitation housing.</p>		
<p>Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)</p>	<p>1.152 Sonoma Avenue, Seaside, CA 93955</p>		
<p>Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)</p>	<p>Plumbing improvements to the Genesis House substance abuse rehabilitation housing.</p>		
<p>18-Del Monte Manor Security Equipment</p>	<p>Construct or Upgrade Public Facilities</p>	<p>Public Facilities</p>	<p>CDBG : \$15,000</p>
<p>Description</p>	<p>Security equipment at Del Monte Manor low income housing facility</p>		
<p>Target Date for Completion</p>	<p>06/30/2019</p>		
<p>Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)</p>	<p>192 low income families.</p>		
<p>Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)</p>	<p>1650 Broadway Avenue, Seaside, CA</p>		
<p>Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)</p>	<p>Upgrade security equipment at low income rental housing</p>		
<p>18-DelMonte Manor Playground Installation</p>	<p>Construct or Upgrade Public Facilities</p>	<p>Public Facilities</p>	<p>CDBG : \$16,000</p>
<p>Description</p>	<p>Installation of playground equipment at Del Monte Manor (low income housing)</p>		
<p>Target Date for Completion</p>	<p>06/30/2019</p>		
<p>Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)</p>	<p>192 Low income families</p>		
<p>Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)</p>	<p>1650 Broadway Blvd, Seaside, CA 93955</p>		
<p>Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)</p>	<p>Installation of Playground Equipment</p>		
<p>18-Veterans Transition Center</p>	<p>Construct or Upgrade Public Facilities</p>	<p>Affordable Housing</p>	<p>CDBG : \$18,443</p>
<p>Description</p>	<p>Renovation of 8 bedroom duplex for emergency shelter for Seaside Veterans. Funding for 2018-2019 to be from unrequested funds available plus any carryover of unspent admin funds from 2017-2018.</p>		
<p>Target Date for Completion</p>	<p>06/30/2019</p>		
<p>Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)</p>	<p>64-128 homeless veterans annually will be provided with shelter by renovation of an 8 bedroom duplex for an emergency shelter.</p>		
<p>Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)</p>	<p>the location on the former Fort Ord will serve Seaside residents.</p>		

[Return to Annual Action Plan Projects](#)

This IDIS version was deployed on Fri Oct 6, 2017 at 23:06

 Session Timeout

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

Geographic Distribution

Target Area	Percentage of Funds
Seaside	100%

Table 7 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Public services that primarily serve low income residents or that operate from facilities located in low income residential areas are prioritized as that is where the services are provided. 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 itself does not plan to implement any housing program in the plan year.

The City has no plans in the 2018-2019 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.

Note: the CDAC has recommended that the Veteran's Transition Center project to rehabilitate housing for homeless veterans be placed in the 2019-2020 funding cycle. The City Council recommended that a limited amount of funding after other projects are funded should be provided to the VTC if available once the funding levels are announced by HUD with the bulk of funding to be placed in the 2019-2020 cycle. This placement in the cycle allows for four other projects to be completed during 2018-2019 and all projects submitted to be included within the two year cycle.

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

Table 8 - 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 9 - 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.

There are two CDBG projects projected for the 2018-2019 year at Del Monte Manor. The low income housing area serves 192 families, with many section 8 recipients. CDBG funding will be used to install new playground equipment and upgrade the security system.

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."

Discussion

The Housing Authority of Monterey County, the cities of Salinas, Monterey and Seaside and the County of Monterey have entered into a Memorandum of Understanding to conduct an Analysis of Impediments to be completed in advance of the next Consolidated Plan Cycle. All involved agencies will be working together closely for a positive outcome.

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

Introduction

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

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

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

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

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 and the Fort Ord Reuse Authority outreach presentation to the Friends of Homeless Women in Pacific Grove in July 2017.

In addition, the City of Seaside is in the process of revising their ordinance to allow emergency shelters and transitional housing in more areas of the City.

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.

Legal Services for Seniors provides a variety of low cost legal assistance for Seniors including tenant-landlord disputes and the NAACP has also indicated they assist with tenant-landlord issues. The City Council has recommended \$5,000 in public services funding to ECHO housing to implement a variety of housing services through the CDBG program in 2018-2019.

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 and at www.seaside2040.com.

The City is currently in the process of a full General Plan update and has also entered into an MOU with the other CDBG recipient agencies in Monterey County on the Analysis of Impediments outreach. Community workshops, focus groups, surveys and other events 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, low or very low income households. For further information, refer to Chapter 17.31, Affordable Housing Requirements, of the Seaside Code of Ordinances at the following on the City of Seaside website.

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

Discussion:

The City of Seaside's anticipates approval of it's Housing Element during or before this AAP goes into effect. The state mandated emergency shelter ordinance was approved by the City Council in early 2018. Five agencies in Monterey County, including Seaside are continuing to work jointly on an Analysis of Impediments during 2018-2019.

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

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

During the program year, the City will work with several organizations that focus on increasing self-sufficiency among lower-income populations. These organizations included the Legal Services for Seniors, which provides a legal services pertaining to housing, health, and finances for elderly residents; drug rehabilitation provided by Community Human Services. Services to help youth start off on the right path include Community Partnership for Youth, Boys and Girls Club of Monterey County, The Village Project, Girls, Inc. and ECHO fair housing services. CDBG funded projects include Section 3 policies to help reduce the number of poverty level families. The Veterans Transition Center has a large shovel ready project that may be partially funded by CDBG in 2018-2019 and funded more extensively for the full \$200,000 requested in 2019-2020.

Additional subrecipients from the past cycle will include Del Monte Manor, Action Council of Monterey County's Palenke Arts program, ECHO fair housing and tenant/landlord services, Meals on Wheels of the Monterey Peninsula and Microbusiness assistance from Seaside's Economic Development team.

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.

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

other agencies in applying for funding through the Homeless Assistance portion of HUD's program to provide supportive and self-sufficiency services.

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

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

Actions planned to reduce lead-based paint hazards

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

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. The City of Seaside partners with the Monterey Bay Small Business Development Center (recently renamed Cal Coastal SBDC) to provide free counseling services to small businesses and individuals interested in starting a business.

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 an analysis of impediments. During the April 5, 2018 City Council meeting, the NAACP and Legal Services for Seniors indicated that they currently provide tenant-landlord assistance in Seaside. ECHO Housing has applied for CDBG funding to institute a presence in Seaside for their tenant-landlord and fair housing services.

Discussion:

The 2018-2020 application cycle saw a dramatic increase in the number of applicants for funding and the variety of projects and services offered to be provided. The requests far exceeded the funding levels expected. None of the requested amounts for public services funding were recommended by City Council to be funded in full. By rescheduling the bulk of the Veteran's Transition Center request for \$200,000 to 2019-2020, several smaller projects were approved receive full requested amounts (should full funding be available once award is announced) in 2018-2019.

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
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.	95.45%

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.