

Annual Action Plan



2019-2020

City of Seaside
Community Development Block Grant Program

Public comment period
April 1-May 2, 2019

Executive Summary

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

1. Introduction

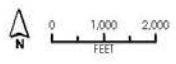
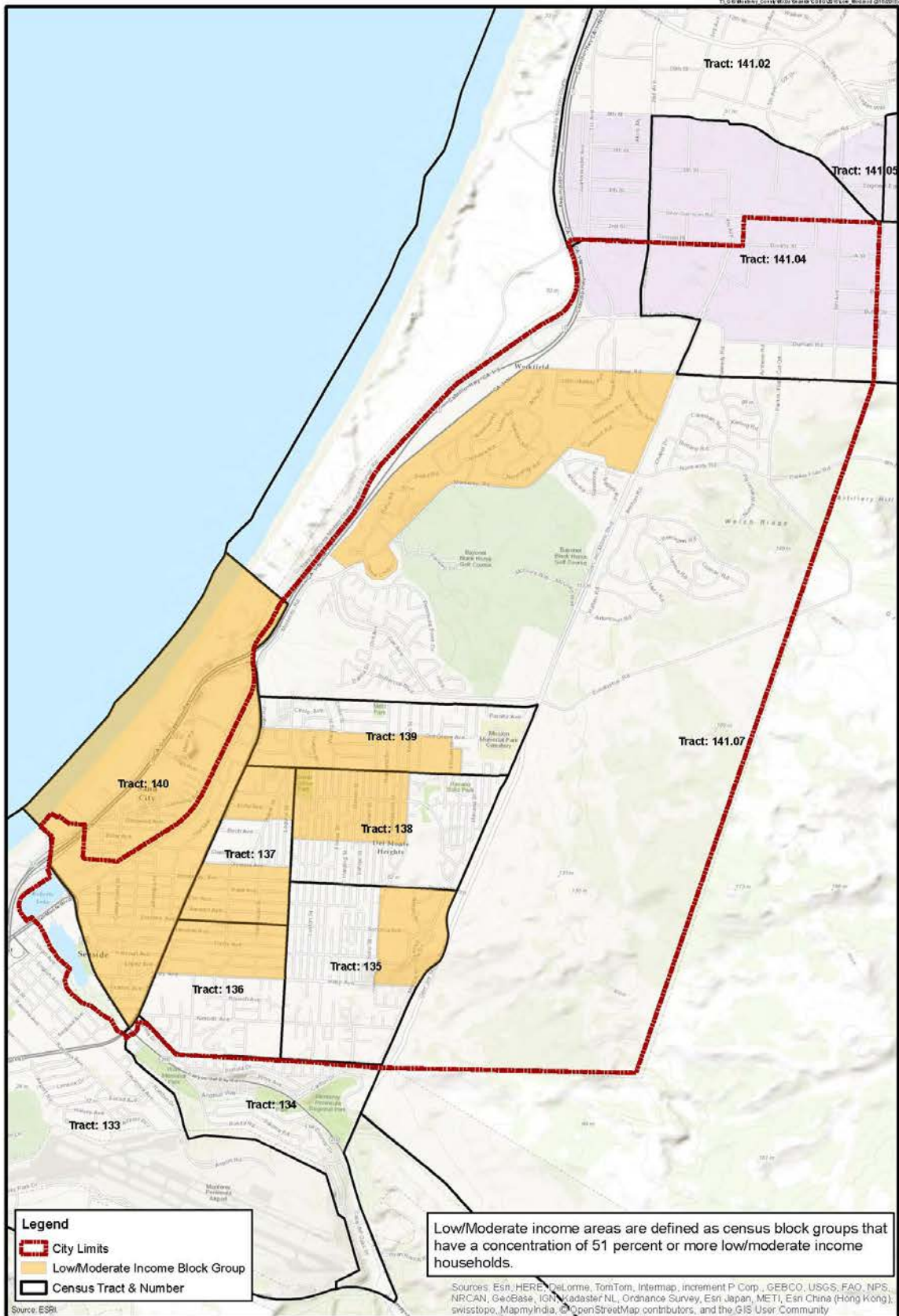
The City of Seaside (City) is an entitlement jurisdiction that receives federal funds from the US Department of Housing and Urban Development (HUD) to invest in local communities. In the 2019-2020 program year, the City anticipates being notified it will receive approximately \$360,000 in HUD funding 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 \$103,100 in program income for a land lease payment. Seaside may receive one-time unanticipated Program Income during - 2018-2019 but that is yet to be determined. The Annual Action Plan must also address special needs identified as the needs of the elderly, persons with disabilities, homeless individuals, and others. The 2019-2020 Annual Action Plan is the last 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 several 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.

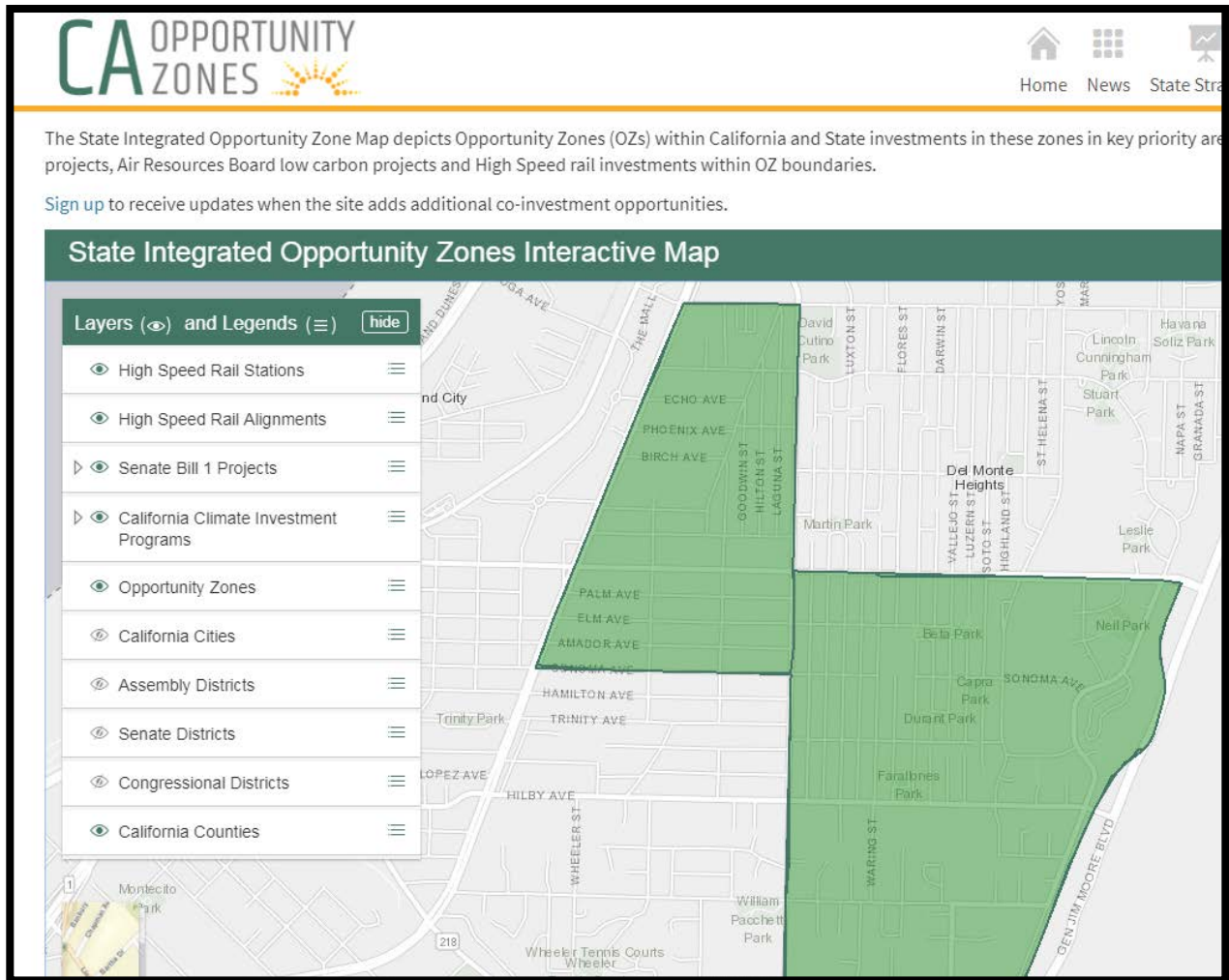
The City of Seaside is currently working on updating its General Plan, including the Housing element and has entered into an MOU with the other recipient agencies in Monterey County and is preparing the Analysis of Impediments to Fair Housing, increasing the City's outreach efforts and community involvement. The Analysis of Impediments is anticipated to be adopted by each of the five participating agencies during calendar 2019.

DRAFT



Areas of Low and Moderate Income Concentration

Low and Moderate Census Tracts in Seaside at the time of the Consolidated Plan



Two Opportunity Zones have been created in Seaside

2. Summarize the objectives and outcomes identified in the Plan

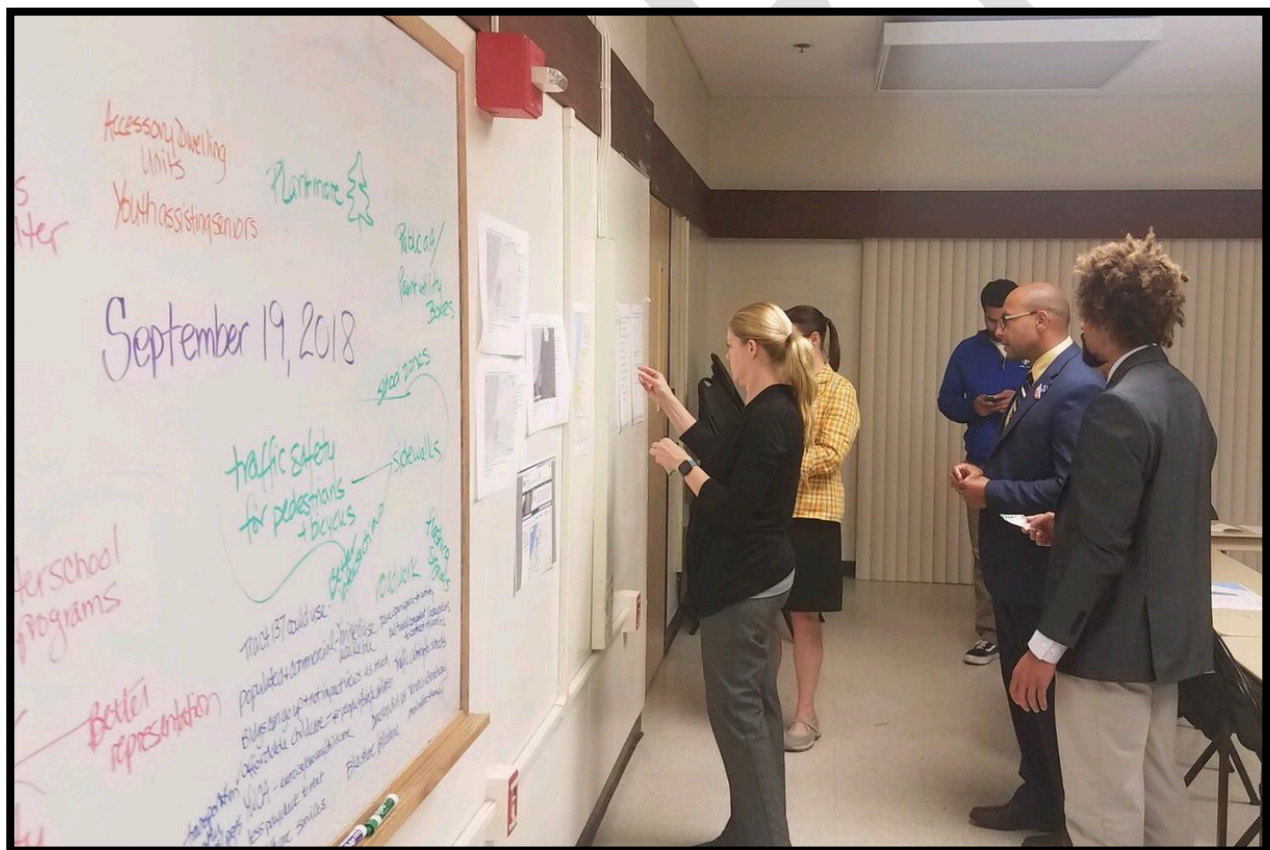
This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City of Seaside has a two year funding cycle with the 2019-2020 cycle the second year of the two year cycle. In preparation of the first year of the cycle, the 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. During the September 2018 Community Needs Workshop, CDAC's focus was on more long range planning as the CDAC compared the 2013 and 2014 workshop results with the present day issues, setting the stage for work on the upcoming Consolidated Plan update.

In addressing the current priorities, a recommendation was made to continue 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, Veterans Transition Center building rehab for transitional housing and Seaside Microbusiness assistance.



Community Needs workshop September 2018

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 including the uncertainty of the future of the program at the Federal Level. The City continues to be impacted by the loss of redevelopment funding and a reduction in overall grant dollars received. The City eliminated contract staffing to supplement management of the CDBG grant program's subrecipient activity submittals and monitoring efforts in July 2018, migrating to use of the City Data Services data management system for the subrecipients to uplink documents for City Staff review and eventual uplink directly to HUD, eliminating a lot of rekeying of data and has joined a five-agency Memorandum of Understanding to provide cost-sharing of administrative costs in preparation of an Analysis of Impediments planned to be approved by all five agencies 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 requested and received presentations from three subrecipients as monitoring activities during 2018-2019 that will be reported in more detail in the CAPER this fall.



CDAC members February 2019

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. The Council chose a modification of the options presented by the CDAC and with contingency provisions to adjust all selected public service subrecipients equally to reflect the actual funding available as long as the awards remain between the \$5,000 and \$15,000 per agency cap. The projects recommended by CDAC were approved by the City Council at the levels requested, with any additional funds available to be allocated to the Veteran's Transition Center (recommended by CDAC to be funded for the 2nd year of the two year cycle).

The public comment period started April 16 with public hearing at City Council May 17.

May 2018-the CDAC hosts a workshop as part of the outreach efforts for the joint Analysis of Impediments.

September 19, 2018-Community Needs session held to preview the preparation of the next Consolidated Plan. Participants reviewed and updated the needs determined for the last plan in 2013 and 2014.

December 2018-January 2019 HUD offices shut down.

February 28, 2019-the CDAC recommended that City Council use the same direction given last year for the baseline Public Services allocations and use last years' 2019-2020 recommendations (including contingency provisions) and add the same contingency that they recommended last year for the other activities.

March 21, 2019, the City Council made recommendations to staff for baseline allocations for the AAP with contingency provisions.

DRAFT



Boxes of applications transported to CDAC 1/17/18

5. Summary of public comments

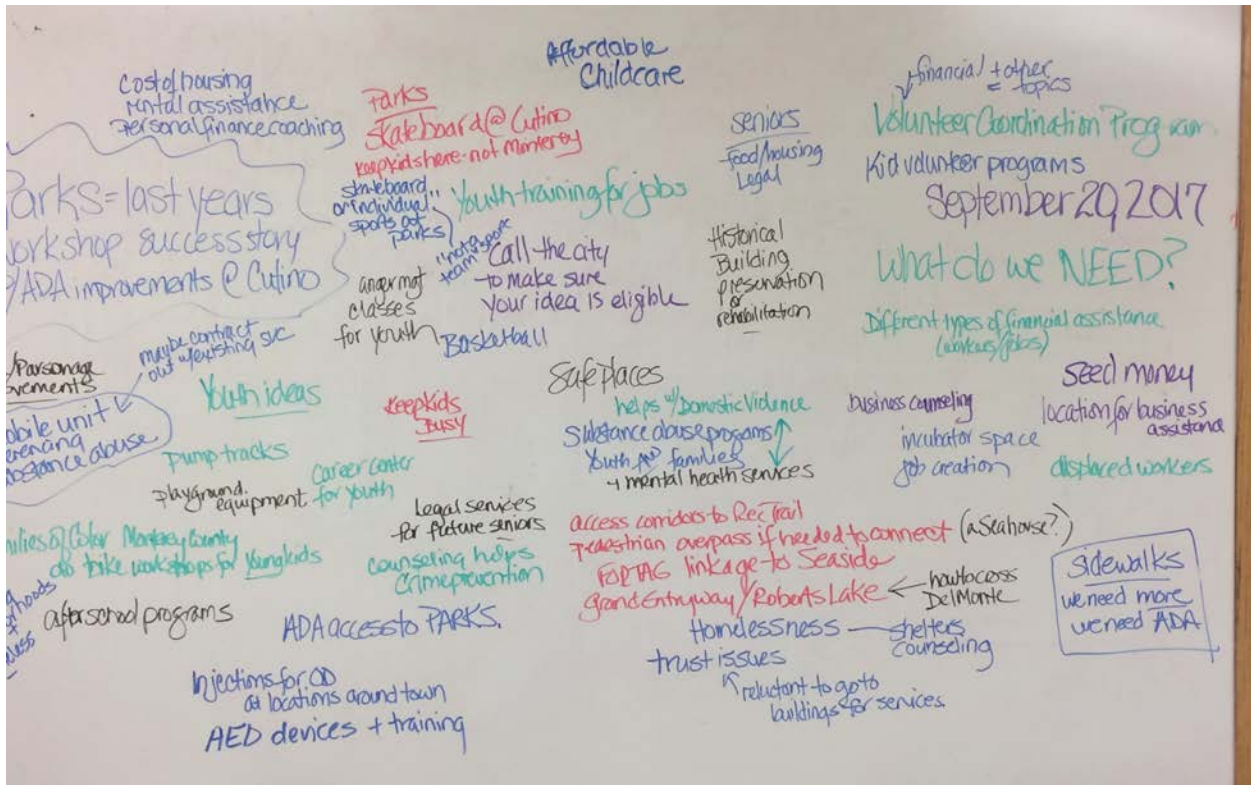
This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The public made many comments during the 2017 Community Needs and Subrecipient Proposal workshops and the 2018 Community Needs workshop focused primarily on setting the stage for the 2020-2022 Cycle and the start of preparations of the updated consolidated plan due next year. During the Community Needs workshops, activities included participating on the ever popular Brainstorming Board and with colored dots indicating priority preferences using CDBG categories pulled from HUD manuals and an update of the needs determined when the current Consolidated Plan was prepared.

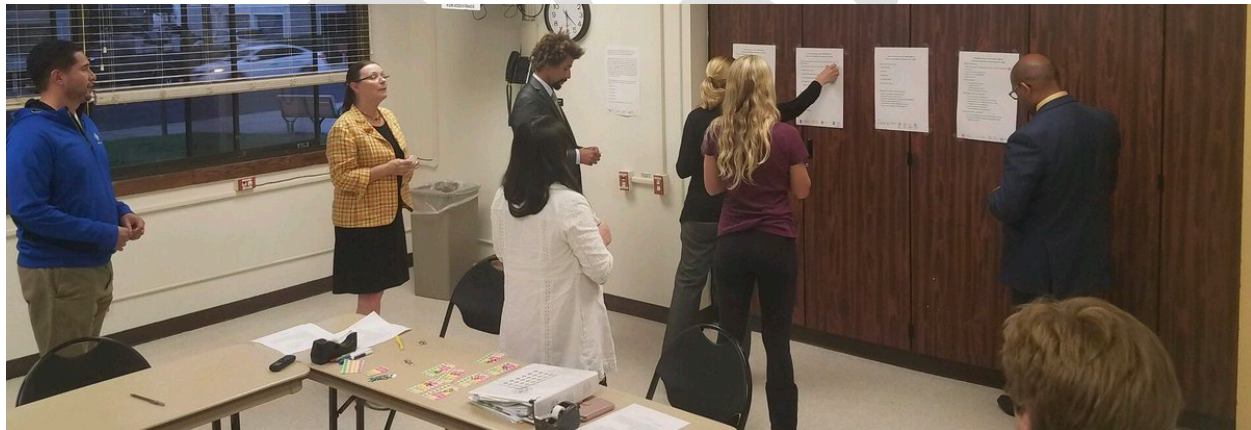
Many representatives from the applicants for subrecipient funding attended the February and March 2018 CDAC meetings as the CDAC deliberated their recommendations to City Council. Although the recipients were already in the queue for 2019-2020 funding recommendations, many subrecipients have representatives at CDAC meetings on a regular basis, keeping the community informed on their progress and activities.

The April 6, 2018 City Council meeting provided direction to staff to prepare the 2018-2019 AAP and featured many of the applicants commenting regarding their need for funding and concern regarding the administrative workload generated by federal grants. ECHO Housing also sent members of the City Council a letter (see attached) as well as speaking during the comment period. The May 17, 2018 Public Hearing on the AAP had far less comment from the public, with a lone representative of the Veterans Transition Center thanking the Council for including them in year 1 of the two year cycle and appreciative of the funding to be received.

The CDAC reviewed the funding recommendations provided by the City Council in 2018 and determined at their February 28 2019 special meeting to use the City Council direction for public services funding at the April 6, 2018 meeting as their recommendation to Council to use as a baseline for 2019-2020 (no Public Service recipient to receive lower than \$5000, other requests to be adjusted equally to enable the funding for all). Non public-service activities recommended all applicants as CDAC had recommended last year (VTC fully funded at \$200,000), with the contingency plan that, if actual funding is lower than estimated, reserve funds removed first, but if higher than anticipated, reserve funding allocated to all qualifying activities equally.



Brainstorming Board 9-20-17



Priority reviews at Community Needs session September 2018

Many Activities are Eligible (what are the preferences?)



Priority Dots at 9-20-17 Needs Workshop



510-581-9380 • Fax: 510-537-4793
www.echofairhousing.org

April 4, 2018

Ralph Rubio, Mayor
Dennis Alexander, Mayor Pro Tem
Jason Campbell, Council Member
David R. Pacheco, Council Member
Kayla Jones, Council Member

City of Seaside
440 Harcourt Avenue
Seaside, CA 93955

Honorable Mayor Rubio and Members of the Seaside City Council:

The Eden Council for Hope and Opportunity (ECHO) submitted a proposal to provide fair housing and tenant/landlord services for Seaside residents. All the proposers were informed to keep the funding requests between \$5,000 and \$15,000. In an effort to keep costs low, we submitted a bid for \$7,065 to provide fair housing counseling and investigation, and tenant/landlord counseling and dispute resolution to 35 households and conduct a fair housing audit of 5 rental sites.

The Community Development Advisory Committee has submitted to you two recommendations for determining the allocations to each proposer, one of which will slash our bid by 68%, reducing it to \$4,807, \$193 less than the \$5,000 minimum required by City staff. It costs ECHO just as much to administer a \$4,800 grant as it would a \$10,000 grant, and to reduce our request so substantially would hardly make a dent in the needs of Seaside renters. Fair housing services are federally mandated by the Department of Housing and Urban Development (HUD). As can be seen in the attached maps, there are dense pockets of low-income racial and ethnic minorities, who are experiencing housing burdens. This is the perfect breeding ground for illegal discrimination and predatory habitability.

Although not federally mandated, tenant/landlord services are vital in the prevention of homelessness. **Over 54% of Seaside residents are renters.** When renters are faced with illegal evictions, harassment, constructive evictions, illegal entry, and repair issues, where can they go for assistance? Low-income renters facing these issues do not have the resources to engage attorneys. They would find it difficult to meet the expenses of moving and securing new housing, putting them at risk of homelessness. **According to a HUD study of homelessness, "it**



Letter from ECHO

Annual Action Plan

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Eden Council for Hope & Opportunity
770 A Street • Hayward, CA 94541

510-581-9380 • Fax: 510-537-4793
www.echofairhousing.org

costs the public \$40,000 for a homeless person to be on the streets because of the expenses of emergency room visits, jail time and hospital stays”¹.

By contacting ECHO, renters would receive counseling and learn their rights and responsibilities. This would empower them to seek just remedies and avoid joining the ranks of the homeless. **There are no other agencies or city departments that provide this service to Seaside's tenants.**

ECHO also mediates disputes between tenants and landlords, thus, alleviating the burden on the court system. In addition to assisting Seaside's low-income renters, ECHO would provide technical support to other organizations within the City. These proposed and necessary services are at risk of disappearing before they've even begun if you decide on Option B.

After the last meeting of the CDAC, I was told by one of the after-school providers that he was very concerned when any of his kids had to go home to an empty house. **The concern of ECHO is that they have a house to go home to.**

ECHO will provide much-needed services to the City of Seaside residents. But, in order to do so, the City must provide ECHO with the funding to accomplish its goal. Adopting Option B to slash funding by 68% will result in Seaside residents losing access to the housing counseling that they desperately need. This will lead to more homelessness and more hardship suffered by the most vulnerable of Seaside's residents. **Please approve Option A.**

Thank you,

Marjorie A. Rocha
Executive Director

¹ <http://www.politifact.com/truth-o-meter/statements/2012/mar/12/shaun-donovan/hud-secretary-says-homeless-person-costs-taxpayers/>



AFFH - HUD Exchange

Affirmatively Furthering Fair Housing (AFFH) is a legal requirement that federal agencies and federal grantees further the purposes of the Fair Housing Act. This obligation to affirmatively further fair housing has been in the Fair Housing Act since 1968 (for further information see Title VIII of the Civil Rights Act of 1968, 42 U.S.C. 3608 and Executive Order 12892). HUD's AFFH rule provides an effective planning approach to aid program participants in taking meaningful actions to overcome historic patterns of segregation, promote fair housing choice, and foster inclusive communities that are free from discrimination. As provided in the rule, AFFH means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a program participant's activities and programs relating to housing and urban development."

[Learn More About the Fair Housing Planning Process Under the AFFH Rule.](#)

AFFH News & Announcements

- [HUD Publishes Frequently Asked Questions on AFFH Federal Register Notice](#)
Date Posted: January 12, 2018
- [HUD Publishes Notice of Extension of Deadline for Submission of AFH for Consolidated Plan Participants](#)
Date Posted: January 05, 2018
- [HUD Announces Tentative 2018 Schedule for AFFH Regional Trainings](#)
Date Posted: December 26, 2017
- [HUD Announces New Features in the AFH Assessment Tool User Interface](#)
Date Posted: December 19, 2017
- [HUD Announces New Data Version \(AFFHT0004\) on the AFFH Data and Mapping Tool](#)
Date Posted: November 17, 2017
- [Clarification: HUD Announces Changes to the AFFH Data and Mapping Tool](#)
Date Posted: October 16, 2017

[View All AFFH News & Announcements](#)

HUD Rule on Affirmatively Furthering Fair Housing

The U.S. Department of Housing and Urban Development (HUD) has released a final rule to equip communities that receive HUD funding with the data and tools that will help them to meet long-standing fair housing obligations in their use of HUD funds. HUD will provide publicly open data for grantees to use to assess the state of fair housing within their communities and to set locally-determined priorities and goals. The rule responds to recommendations of the Government Accountability Office and stakeholders for HUD to enhance its fair housing planning obligations by providing greater clarity and support to jurisdictions receiving HUD funding, and facilitating local decision-making on fair housing priorities and goals.

For more than forty years, HUD funding recipients have been obligated by law to reduce barriers to fair housing. Established in the Fair Housing Act of 1968, the law directs HUD and its program participants to affirmatively further the Act's goals of promoting fair housing and equal opportunity. The final rule on affirmatively furthering fair housing (AFFH) aims to provide all HUD grantees with clear guidelines and the data that will help them to achieve those goals, because no child's ZIP code should determine her opportunity to achieve.

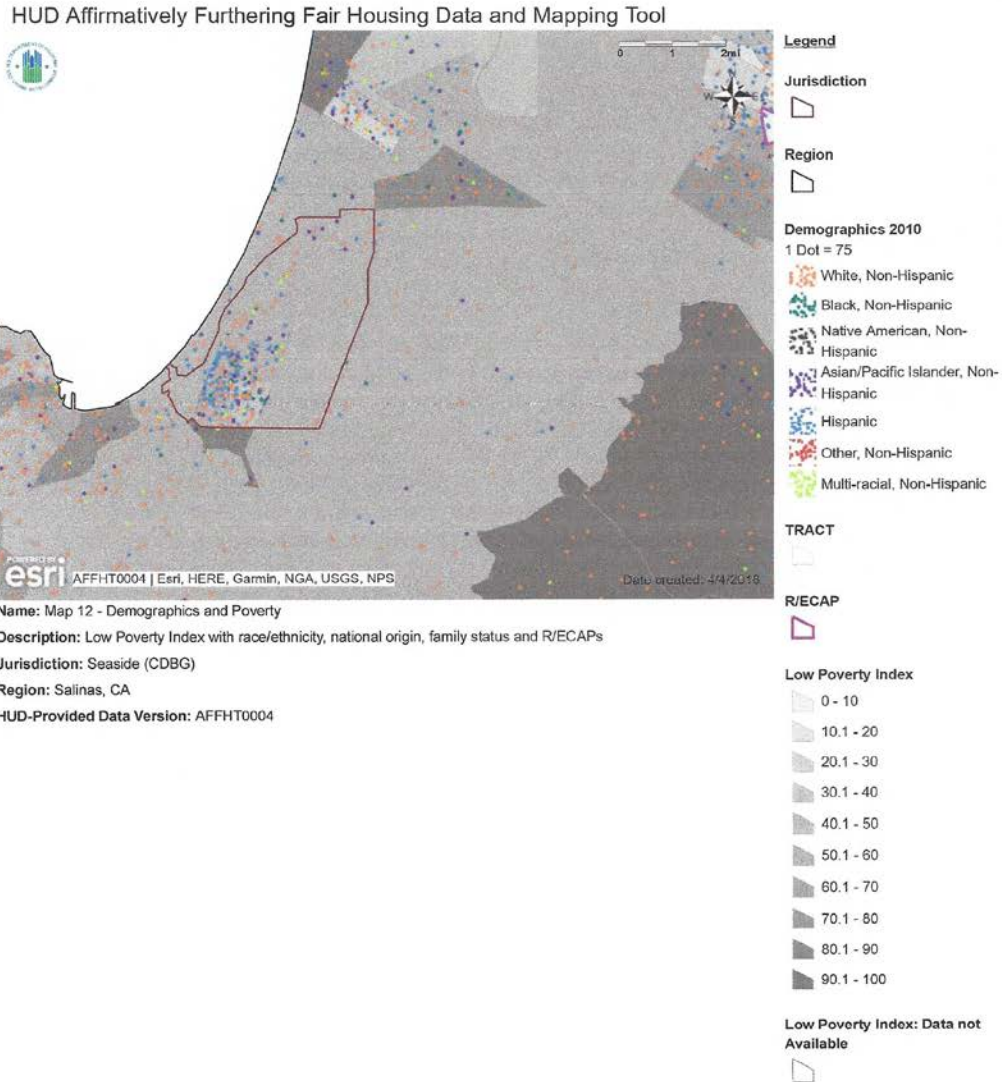
HUD's rule clarifies and simplifies existing fair housing obligations for HUD grantees to analyze their fair housing landscape and set locally-determined fair housing priorities and goals through an Assessment of Fair Housing (AFH). To aid communities in this work, HUD will provide open data to grantees and the public on patterns of integration and segregation, racially and ethnically concentrated areas of poverty, disproportionate housing needs, and disparities in access to opportunity. This improved approach provides a better mechanism for HUD grantees to build fair housing goals into their existing community development and housing planning processes. In addition to providing data and maps, HUD will also provide technical assistance to aid grantees as they adopt this approach.

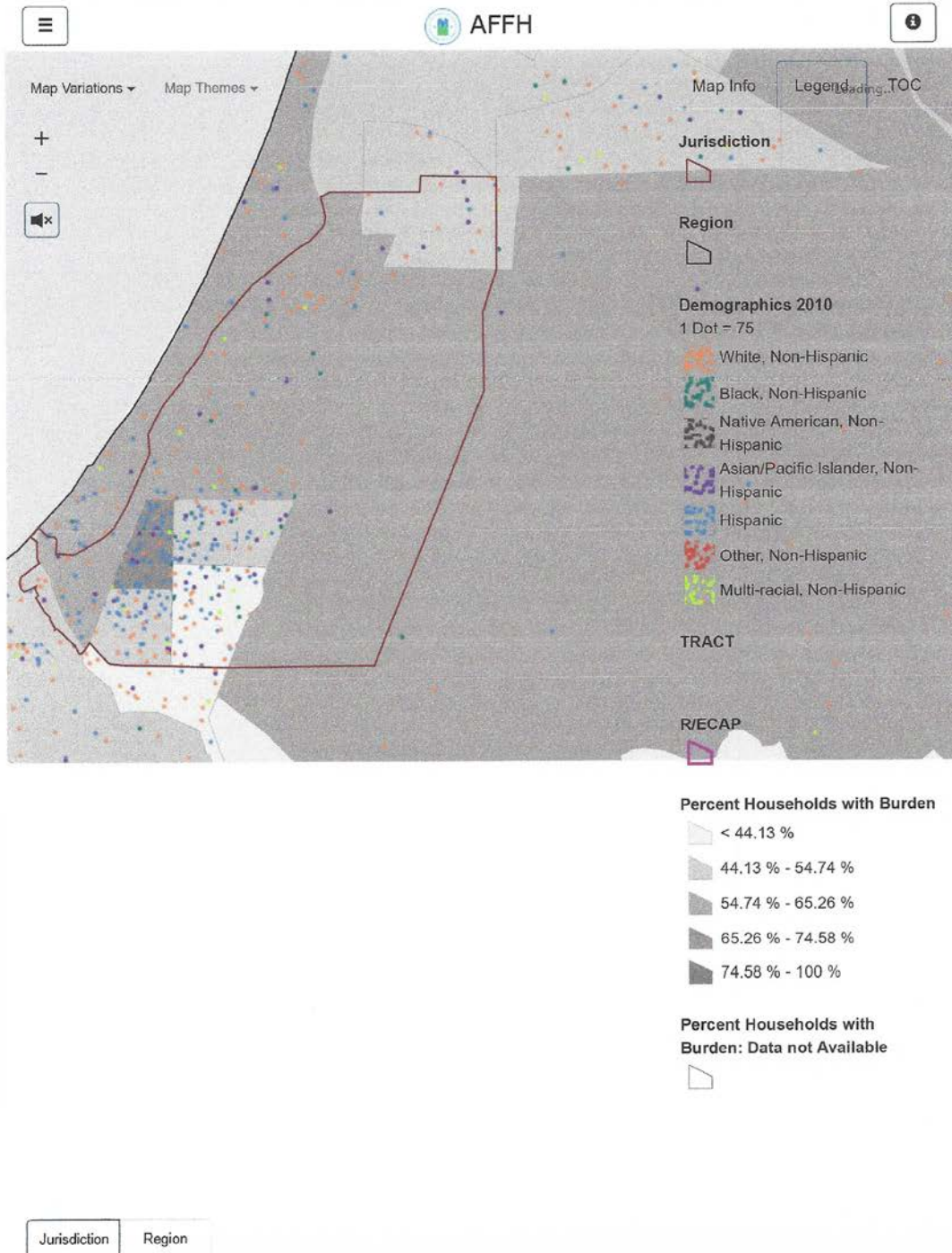
Key features of this final rule include:

- Clarifying existing fair housing obligations. Existing patterns of meeting AFFH obligations have been undermined by limited access to data about fair housing conditions and access to opportunity. A Government Accountability Office report from 2010 also cited a lack of clarity, standards, and transparency for communities under the current process. HUD's rule clarifies and standardizes this process.
- Publicly open data on fair housing and access to opportunity. HUD will provide publicly open data and mapping tools to aid community members and local leaders in setting local fair housing priorities and goals.
- A balanced approach to fair housing. The final rule helps to facilitate communities relying on local knowledge and local decision-making to determine best strategies for meeting their fair housing obligations at the local level – including making place-based investments to revitalize distressed areas, or expanding access to quality affordable housing throughout a community.

- Expanding access to opportunity. The strength of America’s economy, the stability and security of its neighborhoods, and the ability for all to prosper depends on all Americans having equal access to opportunity – no matter what they look like or where they come from. This rule facilitates local decision-making by HUD grantees to expand equal access to opportunity for all Americans.
- Valuing local data and knowledge. HUD is providing grantees with publicly open data to assist with their assessment of fair housing, but grantees will also use local data and knowledge to inform local decision-making, including information obtained through the community participation process.
- Customized tools for local leaders. Recognizing that one size does not fit all grantees, given their differing responsibilities and geographic areas served, HUD will be providing fair housing assessment tools specific to local jurisdictions, public housing authorities (PHAs), and states and Insular Areas.
- Collaboration is encouraged. Many fair housing priorities transcend a grantee’s boundaries. Actions to advance these priorities often involve coordination by multiple jurisdictions. The final rule encourages grantees to collaborate on fair housing assessments to advance regional fair housing priorities and goals.
- Community voice. The rule facilitates community participation in the local process to analyze fair housing conditions and set local priorities and goals.
- A phased-in approach. The final rule provides for additional time for communities to adopt this improved process for setting local fair housing priorities than originally proposed.
- Additional time for small grantees and recent regional collaborations. Local jurisdictions receiving a CDBG grant of \$500,000 or less and qualified PHAs will have more time to submit their first AFH. Grantees that recently submitted a Regional Analysis of Impediments in connection with HUD’s Sustainable Communities competition have additional time to submit their first AFH than originally proposed.

Letter from ECHO page 5



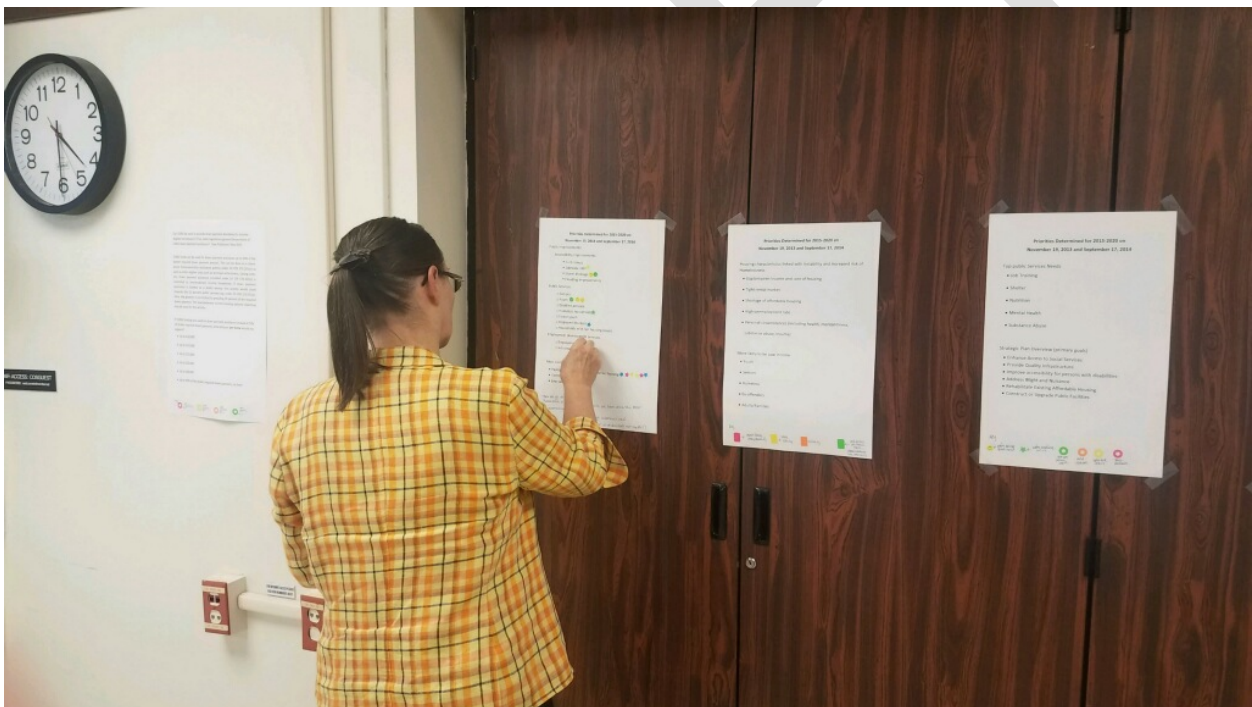


6. Summary of comments or views not accepted and the reasons for not accepting them

All comments are welcomed and appreciated. CDAC and the City Council have acknowledged that the community's needs outweigh the funding available.



Discussion during Community Needs Workshop 9-20-17



Indication of level of accomplishments at Community Needs Workshop September 2018

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/CDBG funding. Many public service applicants did not follow the recommended request range between \$5,000 and \$15,000. Two agencies withdrew their public service requests during the review process. On April 5, 2018, The City Council directed staff to distribute the funds proportionally to the remaining agency requests (all requests capped at \$15K) but increase any amounts that fell beneath \$5K up to \$15K and subtract that amount distributed equally from the highest funded applicants. The contingency provision allowed for adjustment equally to all-keeping within the allowable range. The projects recommended by CDAC were approved by City Council. CDAC had allowed for some contingency funding as an adjustment cushion, however the City Council determined the "extra" funding along with any other funds that became available be allocated to the Veteran's Transition Center (recommended by CDAC for year 2 funding) as the contingency provision.

On February 28, 2019, the CDAC recommended that last year's City Council recommendation be used as the baseline for the 2019-2020 AAP for public services and the other proposed activities originally recommended for 2019-2020 by CDAC be fully funded with the same contingency provisions as last year

On March 21, 2019, the City Council accepted the CDAC's recommendations and the draft AAP was prepared for public review release on or before April 1.

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

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

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

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

Table 1 – Responsible Agencies

Narrative (optional)

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

Consolidated Plan Public Contact Information

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 and accepted by all participating agencies 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, Nelson (Zeke) Rivera Vice Chair, and Angela Doerr. John Francis and Clementine Bonner-Klein resigned in the fall of 2018. As of March 1, 2019 there were two vacancies on the Committee. Appointments to the committee are made by the Mayor and a rotating council person conducting interviews with the selected candidate confirmed by the City Council. 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 ten 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 the 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. The City will also reach out to the Monterey Peninsula Foundation for assistance with homelessness issues.

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 and Central CA.

The City is using CDBG funding for the Veterans' Transition Center's project for rehabilitation of duplexes for veterans' transitional housing.

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	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.

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.
9	Agency/Group/Organization	ECHO Housing
	Agency/Group/Organization Type	Services-Fair Housing Tenant/Landlord Assistance Services-Education
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Fair housing needs 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?	ECHO participates in discussion of all topics when a representative attends CDAC meetings and helped facilitate a stakeholder outreach session in preparation for the Analysis of Impediments.
9	Agency/Group/Organization	Del Monte Manor Inc.
	Agency/Group/Organization Type	Services-Children Non-homeless special needs
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Services-Children 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?	Del Monte Manor participates in discussion of all topics when a representative attends CDAC meetings. CDAC requested a presentation from Del Monte Manor's playground installation team as part of the monitoring efforts of the program The presentation was originally scheduled for February 2019 and was rescheduled to March with the unexpected cancellation of the February CDAC meeting
9	Agency/Group/Organization	Action Council/Palenke Arts
	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?	Palenke Arts program participates in discussion of all topics when a representative attends CDAC meetings. CDAC requested a presentation from Palenke Arts as part of the monitoring efforts of the program The presentation was originally scheduled for February 2019 and was rescheduled to March with the unexpected cancellation of the February CDAC meeting

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 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 open houses, workshops and discussions, including the entire community. 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 workshops solicited public comment on the priority needs to direct CDBG Funding. An application workshop was held Wednesday, November 15, 2017 t the Oldemeyer Center for the two year cycle and was mandatory for any groups seeking subrecipient funding. The Community Development Advisory Committee meets monthly and all comments are always welcomed and appreciated.

Since the last Annual Action Plan, the Community Development Advisory Committee hosted Seaside’s annual community needs workshop was held Wednesday, September 19, 2018 at the Oldemeyer Center. This workshop laid the groundwork for the upcoming Consolidated Plan with community members weighing in on where we were, where we are and where we need to go. A variety of interactive activities occurred including brainstorming and dots indicating levels of performance. The City’s Homeless Committee was invited to participate In the workshop and many Homeless Committee members took part.

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 workshops. August 31, 2017 and September 6, 2018 for the Community Needs workshops 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>	<p>The September workshops in 2017 and 2018 were well attended, sign ins were not mandatory.</p>	<p>Please see whiteboard comments and poster dot priorities illustrated in this document</p>	<p>All comments were encouraged and appreciated</p>	<p>http://seasideca.civicclerk.com/Web/Player.aspx?id=1488&key=-1&mod=-1&mk=-1&nov=0</p>

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	<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>	<p>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).</p>	<p>Comments and questions were directed to the application process and most were procedural and not about the program</p>	<p>All comments are welcomed and appreciated.</p>	<p>http://seasideca.civicclerk.com/Web/Player.aspx?id=1490&key=-1&mod=-1&mk=-1&nov=0</p>

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 2019.	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 2019-2020 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	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	<p>City Council Meeting, March 21, 2019</p> <p>Presenting CDAC recommendations for Annual Action Plan to the City Council for direction</p>	no comments received	not applicable	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 on May 2, 2019 during the 30 day public comment period and approve AAP and associated documents for submittal to HUD.	TBD	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	Comments are always encouraged and welcomed	

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	<p>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.</p>	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 5				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		\$463,100	0	All amounts approximate. This is the last year of the current Consolidated Plan

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.

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

This Annual Plan does not include activities scheduled to take place on publically owned property located within the City of Seaside.

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.

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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: \$69,448	Public service activities other than Low/Moderate Income Housing Benefit: 7295 Persons Assisted
3	Construct or Upgrade Public Facilities	2015	2019	Non-Housing Community Development		Public Facilities	CDBG: \$52,000	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: 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
5	Rehabilitate Existing Housing	2015	2019	Affordable Housing		Affordable Housing	CDBG: \$200,000	Housing for Homeless added: 8 Household Housing Unit for Homeless Veteran transitional housing

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. If all public service applicants are funded, the number of persons assisted could be as high as 7,295
2	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.
3	Goal Name	Address Blight and Nuisance
	Goal Description	The Seaside Economic Development department will continue for a second year, a program for microbusiness assistance which will provide funding assisting in rental of property for microbusiness use, likely improving blighted commercial areas.
4	Goal Name	Rehabilitate Existing Housing
	Goal Description	The Veterans Transition Center will rehabilitate housing on the former Fort Ord to provide transitional housing for Veterans and address homelessness

Projects

AP-35 Projects – 91.220(d)

Introduction

The activities to be undertaken during 2019 -2020 are summarized below. All activities identified are expected to be completed no later than June 30, 2020. All beneficiaries target primarily low/moderate income households.

The CDAC provided funding recommendations during their February 28, 2019 special meeting and the City Council provided direction regarding public service and project activities funding during their March 21, 2019 regular meeting.

Projects

#	Project Name
1	19-Action Council Monterey County-Palenke Arts
2	19-Community Partnership for Youth
3	19-Eden Council for Hope & Opportunity
4	19-Girls, Inc. of the Central Coast
5	19-Greater Victory Temple Community Program
6	19-Legal Services for Seniors
7	19-Meals on Wheels of the Monterey Peninsula
8	19-The Village Project
9	19-Boy's and Girls Club Clubhouse Improvements
10	19-Community Human Services
11	19-Veterans Transition Center
12	19-City of Seaside Microenterprise Assistance
13	CDBG Program Administration

Table 7 - 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. This two year cycle 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. For the

first year of the Cycle, 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. Most requests were for the first year of the cycle, to address this, the CDAC recommended in 2018-19 that the Veterans Transition Center project be fully funded in the 2019-2020 cycle. The City Council wanted some funding to get to the VTC earlier than 2019-2020 and did recommend that the Veterans Transition Center's project be funded in the 2019-2020 cycle, however, any available funding that could also be allocated to projects that exceeded other approved requests be allocated to the VTC during 2018-2019. This did give the VTC a funding boost in 2018-2019.

On February 28, 2019, the CDAC recommended that the City Council use the same recommendations they made for the baseline of Public Services funding and to keep CDAC's recommendations for 2019-2020 projects from last year (full funding of VTC in 2019-2020 and others as originally requested) with the contingency provisions the same as Council's recommendations as last year (extra funds to the VTC).

AP-38 Project Summary
Project Summary Information

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1	Project Name	19-Action Council Monterey County-Palenke Arts
	Target Area	
	Goals Supported	Enhance Access to Social Services
	Needs Addressed	Public Services
	Funding	CDBG: \$10,168
	Description	Palenke Arts fills a void in the community's need for quality affordable music, dance and arts programs and a safe, inclusive arts center. With a high immigrant population, many families cannot afford private music, dance or visual arts courses for their children. This public service activity has matrix code 05D and will provide/improve access to this service.
	Target Date	June 30, 2020
	Estimate the number and type of families that will benefit from the proposed activities	100 low income youth
	Location Description	Broadway Avenue, Seaside (on MLK School campus)
	Planned Activities	The CDBG funds will be used for a series of low and no-cost youth music and dance classes for elementary, middle and high-school students. The funded program coordinator will hire, train and supervise professional music and dance educators who will teach the classes, supported by the program assistant and California State University Monterey Bay service learning students.
2	Project Name	19-Community Partnership for Youth
	Target Area	Seaside
	Goals Supported	Enhance Access to Social Services
	Needs Addressed	Public Services
	Funding	CDBG: \$10,168
	Description	Youth gang and violence prevention program. High school leadership job preparation and lifeskills program.
	Target Date	June 30, 2020
	Estimate the number and type of families that will benefit from the proposed activities	451 students including 15 high school tutors

	Location Description	Kimball Avenue, Seaside
	Planned Activities	Youth gang and violence prevention program including high school leadership, job preparation and lifeskills program
3	Project Name	19-Eden Council for Hope & Opportunity
	Target Area	Seaside
	Goals Supported	Enhance Access to Social Services
	Needs Addressed	Public Services
	Funding	CDBG: \$5,000
	Description	Fair housing and tenant-landlord services. Goal is to prevent homelessness, end discrimination and illegal housing practices
	Target Date	June 30, 2020
	Estimate the number and type of families that will benefit from the proposed activities	45 households (low, very low income)
	Location Description	Seaside
	Planned Activities	The goal of the project is to end housing discrimination, prevent homelessness and end illegal housing practices by providing housing counseling, discrimination investigation, mediation and advocacy and education and outreach to low and moderate income tenants in the City of Seaside and their landlords.
4	Project Name	19-Girls, Inc. of the Central Coast
	Target Area	Seaside
	Goals Supported	Enhance Access to Social Services
	Needs Addressed	Public Services
	Funding	CDBG: \$6,804
	Description	Four programs for girls in 4th grade through high school.
	Target Date	June 30, 2020
	Estimate the number and type of families that will benefit from the proposed activities	100 girls plus 35 mother/daughter pairs (low/very low income)
	Location Description	Seaside High School, Seaside Middle School, elementary schools

	Planned Activities	Targeted programs to girls to promote self-confidence and self esteem.
5	Project Name	19-Greater Victory Temple Community Program
	Target Area	Seaside
	Goals Supported	Enhance Access to Social Services
	Needs Addressed	Public Services
	Funding	CDBG: \$10,168
	Description	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.
	Target Date	June 30, 2020
	Estimate the number and type of families that will benefit from the proposed activities	100 persons (low and very low income)
	Location Description	Broadway Avenue, Seaside
Planned Activities	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.	
6	Project Name	19-Legal Services for Seniors
	Target Area	Seaside
	Goals Supported	Enhance Access to Social Services
	Needs Addressed	Public Services
	Funding	CDBG: \$10,168
	Description	Legal representation at no cost and workshops for seniors 62 and older residing in Seaside
	Target Date	June 30, 2020
	Estimate the number and type of families that will benefit from the proposed activities	300 seniors
	Location Description	Seaside
	Planned Activities	No cost legal services for seniors and workshops.

7	Project Name	19-Meals on Wheels of the Monterey Peninsula
	Target Area	Seaside
	Goals Supported	Enhance Access to Social Services
	Needs Addressed	Public Services
	Funding	CDBG: \$6,804
	Description	A portion of food costs for homebound Seaside residents. Over 60% of Seaside deliveries are to residents over 75 years old.
	Target Date	June 30, 2020
	Estimate the number and type of families that will benefit from the proposed activities	120 elderly, homebound persons
	Location Description	Seaside
	Planned Activities	Deliveries to homebound persons throughout Seaside.
8	Project Name	19-The Village Project
	Target Area	Seaside
	Goals Supported	Enhance Access to Social Services
	Needs Addressed	Public Services
	Funding	CDBG: \$10,168
	Description	After school program at the Mae C Johnson Academy includes tutoring, technology and enrichment activities for low income and at-risk students.
	Target Date	June 30, 2020
	Estimate the number and type of families that will benefit from the proposed activities	38 Seaside at risk students
	Location Description	Mae C Johnson Education and Enrichment Academy
	Planned Activities	After school program with tutoring, technology and enrichment activities for low income-at risk students.
9	Project Name	19-Boys and Girls Club Clubhouse Improvements
	Target Area	Seaside
	Goals Supported	Construct or Upgrade Public Facilities

	Needs Addressed	Public Facilities
	Funding	CDBG: \$22,000
	Description	Upgrades in community areas
	Target Date	June 30, 2020
	Estimate the number and type of families that will benefit from the proposed activities	870 youth
	Location Description	Clubhouse, 1332 LaSalle Avenue, Seaside
	Planned Activities	Community Room upgrades.
10	Project Name	19-Community Human Services
	Target Area	Seaside
	Goals Supported	Construct or Upgrade Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$30,000
	Description	Electrical improvements to the Genesis House residential facility
	Target Date	June 30, 2020
	Estimate the number and type of families that will benefit from the proposed activities	130 persons (low, very low income)
	Location Description	Genesis House, Sonoma Street, Seaside, CA
	Planned Activities	Electrical improvements to the Genesis House substance abuse rehabilitation housing.
13	Project Name	19-Veterans Transition Center
	Target Area	Seaside/Former Fort Ord, Veterans
	Goals Supported	Construct or Upgrade Public Facilities
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$200,000

	Description	Renovation of 8 bedroom duplex for emergency shelter for Seaside Veterans. Per City Council Direction, funding for 2018-2019 to be from unrequested funds available plus any carryover of unspent admin funds from 2017-2018 was added to this project in last year's cycle and recommended by CDAC to continue to 2019-2020 cycle plus the \$200,000 originally requested.
	Target Date	June 30, 2020
	Estimate the number and type of families that will benefit from the proposed activities	64-128 homeless/at risk Veterans and families annually.
	Location Description	Former Fort Ord lands.
	Planned Activities	Renovation of an 8 bedroom duplex for use as an emergency shelter for veterans. The project is shovel ready and will complement a City of Monterey and County of Monterey CDBG funded project also on the former Fort Ord. Although it is not the main goal of this project, the renovations will also have an effect of eliminating slum/blight in the former Fort Ord (SBA)
14	Project Name	19-City of Seaside Microenterprise Assistance
	Target Area	Seaside
	Goals Supported	Address Blight and Nuisance
	Needs Addressed	Economic Development
	Funding	CDBG: \$25,000
	Description	Rent subsidies for 3 microbusinesses as matrix code 18C Economic Development Micro-Enterprise Assistance LMCMC. A business plan competition will be held for micro-enterprises with the award to the top 3 businesses as subsidized rent for targeted locations in the designated areas of the HUD approved CDBG Consolidated Plan map.
	Target Date	June 30, 2020
	Estimate the number and type of families that will benefit from the proposed activities	3 microenterprises
	Location Description	Seaside

	Planned Activities	<p>Microbusinesses compete for rent/lease assistance.</p> <p>After the 2008 economic downturn, the number of minority-owned firms jumped by 38%, and of those, the majority (47.7%) were Hispanic owned businesses. This defies the overall rate of new business creation, which had declined by 30% after the economic collapse. It is also worth noting that Hispanics are the fastest growing demographic in Seaside. Bilingual advertising of the location-specific business plan competition would be distributed to a number of outlets to reach minorities, and other demographics targeted by CDBG projects. This competition is by no means exclusive to anyone, but rather intended to be inclusive among low to moderate income people.</p>
17	Project Name	CDBG Program Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$92,600 (capped by HUD at 20% of award plus program income)
	Description	Local administration of CDBG programs
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

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. There are now two Recognized Opportunity Zones in Seaside, further illustrating the need for funding assistance to improve the quality of life.

Geographic Distribution

Table 8 - 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. Homelessness is a challenge throughout the Monterey Peninsula and the joint efforts of many agencies will help Veterans find transitional housing at the Former Fort Ord.

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 currently to implement any housing program in the plan year. The City does have plans to apply for funding for programs as funds become available which could help provide housing or services for homeless, and homeless special needs households

The City has no plans expected to be in place during the 2019-2020 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. Likewise, the City has no plans to provide affordable housing through rental assistance.

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 in 2019-2020 as well. This placement of the VTC project in the second year of the cycle allowed for four other projects to be completed during 2018-2019 project year and all projects submitted for consideration for CDBG funding 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 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	8
Acquisition of Existing Units	0
Total	0

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

Discussion

The Veterans Transition Center project will rehab 8 units for transitional housing for Seaside Veterans' and their families.

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. They coordinate 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 the 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 entered into a Memorandum of Understanding and conducted an Analysis of Impediments to be approved by all agencies involved in advance of the next Consolidated Plan Cycle. All five agencies worked together closely for a positive outcome with a joint AI document.

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, 2018 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 participated in Analysis of Impediments 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 and is currently exploring HEAP funding possibilities to address homeless concerns.

Addressing the emergency shelter and transitional housing needs of homeless persons

Seaside is actively pursuing HEAP funding. Council members have held listening sessions and the Council heard public comment and considered options for projects to submit for HEAP grant funding during February 2019 meetings. The funding is currently uncertain, however the level of interest from services providers was admirable and as the project/funding consideration goes through the process, there will be many opportunities for community input and involvement.

As in the past, Seaside continues to support strategies outlined in the “Lead me Home” plan. Strategies include creating a comprehensive housing pipeline, focus on housing development of target populations, and in particular, 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 of Seaside revised an ordinance to include emergency shelters and transitional housing in more areas of the City in 2018.

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.

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 a minimum of \$5,000 in public services funding to ECHO housing for this two year cycle to implement a variety of housing services through the CDBG program in 2018-2020.

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 to complete the Analysis of Impediments outreach. Community workshops, focus groups, surveys and other events were held in 2018 to receive public input regarding affordable housing and other concerns in the community. The AI document is expected to be approved by all agencies covered by the MOU during 2019.

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 funding cycle. The state mandated emergency shelter ordinance was approved by the City Council in early 2018. Five agencies in Monterey County, including Seaside have worked jointly to prepare an Analysis of Impediments which is expected to be adopted by all participants in 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 was partially funded by CDBG in 2018-2019 and will be funded more extensively in 2019-2020.

Additional subrecipients from the past cycle will include Palenke Arts program, ECHO fair housing and tenant/landlord services, the 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. 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 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, New development on the former Fort Ord lands will have a 20% affordable housing requirement per the Fort Ord Reuse Plan. supportive 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 being updated 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 CalCoastal Small Business Development Center (SBDC) to provide free counseling services to small businesses and individuals interested in starting a business. Starting in 2019, the SBDC expanded the outreach to the Seaside Certified Farmer's Market to reach clients of their popular EBT, Market Match and Fresh Rx programs to further expand ideas for advancement and options available for success.

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 Impediments to Fair Housing, complete annual CAPER reports, and comply with HUD regulations including data management for IDIS reporting. 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. The bulk of the Veteran's Transition Center request for \$200,000 was shifted to 2019-2020, several smaller projects were approved receiving full requested amounts 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.