

5. Housing Element

The State of California has identified “the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.” The Housing element serves as a strategy to address both the community’s short-term and long-term housing needs across the economic and social spectrum including the needs of extremely low-income households, and targeted groups.

This Housing Element details the policies and housing program to address a growing and changing demand for housing. It includes a detailed technical analysis of housing needs, resources, and constraints and a review of the current Housing Element goals, policies, and programs, which were used to develop new policies and implementation programs. The technical analysis chapter is provided as a technical appendix to the General Plan.

Statutory Requirements

This Housing Element has been prepared to meet State General Plan law and the Base Reuse Plan.

General Plan

State law requires the preparation of a Housing Element as part of a jurisdiction's General Plan (*Government Code* §65302(c)). It is the primary planning guide for local jurisdictions to identify and prioritize the housing needs of the city and determine ways to best meet these needs, while balancing community objectives and resources.

Specific requirements of the Housing Element are codified in *Government Code* §65580 through §65589.8. The Housing Element must include an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The Housing Element must identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and make adequate provision for the existing and projected needs of all economic segments of the community.

Unlike other General Plan elements, however, the Housing Element must be updated periodically according to the statutory schedule. This Housing Element for the City of Seaside represents the fifth cycle update and covers the planning period of December 15, 2015 through December 15, 2023.

The City of Seaside originally prepared the 2015-2023 Housing Element as part of the comprehensive update to the City's General Plan. However, due to delays in the adoption of the new General Plan, the Housing Element was revised to maintain consistency with both the existing and proposed General Plans and was reviewed for consistency with other General Plan elements. Specifically, key housing-related policies in the Land Use Element of the 2004 General Plan, and the Land Use and Community Design Element and Healthy and Sustainable Community Element of the proposed Seaside 2040 General Plan have been reflected in this Housing Element. Upon adoption of the Seaside 2040 General Plan, references to the 2004 General Plan in the 2015-2023 Housing Element would become void. As individual General Plan elements are amended over time, the City will review the Housing Element to ensure internal consistency.

Due to the delayed adoption of the 2015-2023 Housing Element, the City of Seaside is subject to the requirement of preparing a midterm review of the adopted Element. This document represents the City's midterm review of the City's accomplishments in implementing the 2015-2023 Housing Element and to update the status of the City's continued ability to accommodate its Regional Housing Needs Allocation (RHNA).

Fort Ord Base Reuse Plan

The Housing Element is also consistent with the Fort Ord Reuse Authority's (FORA's) Base Reuse Plan (BRP). The General Plan addresses and incorporates objectives and policies from the Seaside Land Use Element of the BRP, containing specific residential land use policies and program actions.

Setting the Scene

Incorporated in 1954, Seaside is one of seven cities on the Monterey Peninsula. Nearby cities include Marina, Del Rey Oaks, Monterey, and Carmel-by-the-Sea. Over-looking Monterey Bay, the City was developed as a primarily single family community in the 1950s and 1960s. Seaside's proximity to the former Fort Ord, climate, and range of housing options have made the community a desirable place to live. Many people who were attracted to the area for employment and other opportunities related to the military base chose to remain in the City even after the closure of the Fort Ord Military Reservation. Additional growth and rising housing prices throughout the Peninsula, as well as the opening and expansion of the California State University at Monterey Bay, have placed additional demands on the City's housing stock.

The Fort Ord military base was expanded between 1968 and 1978 during the height of the Vietnam War, and, subsequently, the mobilization of the Seventh Infantry Division. This expansion created a great demand for housing, particularly for the non-commissioned officers and enlisted personnel who were unable to secure housing on base. Seaside and Marina, as the adjoining cities, developed during that time to meet this housing demand. As a result, Seaside produced a significant amount of low-cost housing for military personnel. This housing demand was eased somewhat when the Army built more on-base housing in the late 1980s. However, workers in the hospitality and other service industries replaced the military personnel in Seaside, where

the majority of affordable housing on the Monterey Peninsula could be found. Even with the base closure of Fort Ord, Seaside continues to provide the bulk of affordable housing on the Monterey Peninsula. The closure of Fort Ord and continuing expansion of California State University Monterey Bay (CSUMB), and decrease in available land have brought new opportunities and challenges for Seaside.

Key Issues and Opportunities

- Several **demographic shifts in the City's population and household compositions** have implications on housing demand. These include an increased number of young adults (18-24) due to increased enrollment at CSUMB; decreased number of adults in the family-forming age (25-44) due to rising housing costs and limited employment opportunities; increased senior population (65+); and increased single households, including seniors living alone. These trends typically lead an increased demand for smaller housing units, alternative housing options, and options for rental housing.
- The City has several **housing problems relating to housing age, cost burden and overcrowding**. At least 75 percent of the housing stock is more than 30 years old, the age when rehabilitation or substantial repairs may be needed. About 75 percent of the housing stock is comprised of single family homes, with 41 percent of the households being owner-households. This implies a significant portion of the City's single family homes are being used as rentals. Prevalence of absentee landlords may present issues with deferred maintenance. While both home prices and rents are increasing, renter-households are disproportionately impacted by housing problems such as cost burden (paying more than 30 percent of income on housing) and overcrowding (with more than one person per room). Approximately 57 percent of the renter-households vs. 34 percent of the owner-households are experiencing a housing cost burden. Overcrowding is also more prevalent among renter-households at 19 percent compared to four percent of overcrowded owner-households.
- The Seaside **housing market does not provide sufficient housing that is affordable to lower income households**, including for those with service/hospitality/restaurant occupation jobs and/or CSUMB students, staff, and recent graduates. The primarily single family housing stock also does not offer a variety of housing types to accommodate the community's increasingly diverse housing needs.
- Between 2000 and 2015, the City's **housing stock contracted by 92 units**. The combined effects of the water shortage, housing market downturn between 2008 and 2012, and a slow recovery have led to a virtual standstill in residential development in recent years. However, the City is beginning to see revived interest in residential development and re-investment.
- The Monterey Peninsula has long faced **water supply challenges** that have hindered new residential development opportunities. Seaside has a remaining water allocation balance, a majority of which is appropriated

for proposed economic development projects, which include mixed use projects. The City's development strategy is to focus on mixed-use developments to promote balanced jobs and housing growth.

- This **General Plan update offers an opportunity** to reexamine the City's land use policy and seek strategies for preserving and improving the City's single family neighborhoods, while increasing residential development potential in focus areas. Areas with residential development potential include:

- Parcels within the **West Broadway Urban Village Specific Plan**, which are designated for a range of residential densities. Up to 60 units per acre is allowed and mixed use projects must have a minimum density of 30 units per acre.
- Mixed use opportunities along **East Broadway Boulevard (Between Fremont Boulevard and Noche Buena Boulevard)** and **Fremont Boulevard (Between Del Monte Boulevard and Canyon Del Rey Boulevard)**.
- The **Long Range Property Management Plan** of the Seaside Successor Agency to the Redevelopment Agency identifies a number of agency-owned properties that may be disposed for development in the future.
- **Seaside East future growth area** and **future specific plan area** offer long-range residential growth potential for a variety of single-family detached, townhomes, rowhouses, and multifamily dwelling units.

Housing Plan

The Housing Plan's goals, policies, and implementation programs reflect existing and projected housing needs. The Housing Plan addresses key housing constraints, builds upon housing resources, and emphasizes successful local programs. The Housing Plan is organized into two sections: Goals and Policies, and Housing Programs. Each section is organized by the following topics:

- Maintenance and Preservation of Housing and Neighborhoods
- Housing Production, Diversity, and Opportunities
- Housing Affordability and Protections
- Affirmative Actions to Further Fair Housing
- Housing Opportunities for Special Needs Residents
- Public/Private Partnerships and Regional Collaboration
- Community Involvement

Goals and Policies

Maintenance and Preservation of Housing and Neighborhoods

Goal H-1: Well-maintained neighborhoods and housing conditions support an improved quality of life.

Intent: The City of Seaside has an aging housing stock and deferred maintenance affects neighborhoods in the City. This goal seeks to improve the quality of existing housing in the community, encourage safe housing, and promote natural resource conservation and efficiency in the City's existing housing.

Policies:

- **Improvement of existing housing.** Promote the repair, improvement, and rehabilitation of the City's housing stock and properties in order to enhance quality of life in the City and promote community identity and pride.
- **Neighborhood involvement.** Support neighborhood associations, commissions, and other community groups that instill a sense of community, enhance neighborhood identities, and encourage grassroots efforts to address nuisances and eliminate blight.
- **Adequate and decent housing.** Explore options for City policies and programs to reduce overcrowding and promote safe, affordable housing.
- **Residential hazards.** Promote the mitigation of residential hazards and safety issues (such as lead-based paint, molding, Dilapidated Structures, etc.)
- **Sustainability.** Promote sustainability through the use of green building techniques and materials for new construction and substantial rehabilitation of residential development.
- **Resource conservation.** Offer incentives to promote the use of energy-efficient and water-conserving features and materials for residential rehabilitation projects.
- **Enforcement.** City Code Enforcement, Building officials, Fire officials, and others, including the Neighborhood Improvement Commission, work together on code compliance issues throughout the City.

Housing Production, Diversity, and Opportunities

Goal H-2: Neighborhoods with a range of housing opportunities to meet the existing and projected needs of all socioeconomic segments of the community.

Intent: A diverse housing inventory is needed to meet the changing socio and economic needs of the community. Demographics shifts in the last two decades and expected changes in the future require a range of housing options that can give residents choice of housing options and the ability to age-in-place as their housing needs evolve over time. Anticipated economic growth also demands new housing to be constructed in order to improve the jobs-housing

balance. Furthermore, the City has an obligation under State law to accommodate a share of the region's projected housing needs.

Policies:

- **Variety of housing.** Provide a variety of housing types, sizes, and prices throughout the City to increase housing choice and ensure that households of all types and income levels have the opportunity to find suitable ownership or rental housing.
- **Affordability by design.** Encourage the creation of smaller and more affordable residential units that are affordable by design – units that are physically smaller and more efficiently designed.
- **Aging in place.** Support the concept of “aging in place” by offering a range of housing types and sizes that allows people to remain in the community as their housing needs change.
- **Innovative housing options.** Encourage the development of innovative housing options, including micro units and co-housing arrangements, to provide affordable housing options for seniors and single households.
- **De-concentration of affordable units.** Promote a geographic dispersal of units affordable to extremely low, very low, low, and moderate-income households throughout the City.
- **Accessory dwelling units.** Allow the development of accessory dwelling units in existing residential neighborhoods as an affordable alternative.

Goal H-3: Ample new housing affordable available to extremely low, very low, low, and moderate-income households in Seaside.

Intent: While Seaside has more affordable housing inventory compared to other communities in the Monterey Peninsula, rising costs in recent years have compelled many, especially those with lower incomes, to live in inadequate housing. Expanding affordable housing opportunities will benefit many, including young professionals looking to remain or relocate to Seaside, first-time buyers, or seniors looking to downsize, among others.

Policies:

- **Multifamily housing construction.** Encourage the construction of high-quality, well-designed multifamily housing and residential mixed-use projects along Broadway Avenue, Fremont Boulevard, the City's existing multifamily neighborhoods, and the Campus Town and Seaside East Specific Plan Areas.
- **Density bonus.** Implement the State density bonus program to provide incentives for additional affordable housing and maximizing available land on in-fill development sites.
- **Acquisition and rehabilitation.** Partner with non-profit housing developers to acquire and maintain property as affordable housing,

actively pursuing local, State, and federal funding programs or mechanisms for affordable housing.

- **Allocation of water and sewer services.** In compliance with State law, prioritize in-fill development sites to accommodate the allocation of water and sewer services for affordable housing.

Goal H-4: A streamlined development process to encourage housing production and reduce the costs of development.

Intent: A lengthy development process can add to the costs of housing development, costs which are ultimately passed through to the consumers. To facilitate housing production, the City will streamline a process to encourage housing production and offer a land use strategy that allocates adequate land resources and establishes appropriate development standards to accommodate future housing.

Policies:

- **Adequate sites for RHNA.** Identify adequate sites with appropriate zoning and development standards to facilitate and encourage housing production commensurate with the projected housing needs of the City, including the City's share of regional housing needs.
- **Parcel consolidation.** Offer incentives and/or regulatory reliefs to encourage lot consolidation of small parcels for development and lot mergers of contiguous substandard lots with common ownership.
- **Development standards and procedures.** Regularly review the City's development standards and procedures to identify potential constraints to the production, maintenance, and development of housing, and to develop appropriate measures to mitigate constraints.

Housing Affordability and Protections

Goal H-5: A City that preserves and enhances housing affordability in the community, with an emphasis on promoting affordable housing for extremely low, low, and moderate income households.

Intent: Rising construction materials and labor costs, and energy costs, along with diminishing public funds for affordable housing, have made it increasingly difficult to create new affordable housing. Therefore it is critical for the City to explore diverse avenues to expand affordable housing opportunities and to preserve and enhance affordability of the existing housing stock.

Policies:

- **Incentives.** Facilitate the development and provision of affordable housing through regulatory incentives, density bonuses, and other financial assistance (as funding permits, use of pre-fabricated materials).

- **Long-term affordability.** Ensure that units produced for extremely low, very low, low and moderate-income households are maintained as long-term affordable units by adopting deed restrictions and other reasonable mechanisms/deed restrictions to maintain the affordability for subsequent owners/renters of below market-rate housing.
- **Monitor affordable housing.** Monitor affordable housing programs to ensure continued availability of below market rate housing in Seaside.
- **Short-term rentals.** The Seaside Municipal Code 17.52.252 regulates Short Term Rentals in Seaside. Rather than setting a limit on the number of short-term rentals, the Council chose to identify the number of non-hosted units existed prior to April 2018 and allowed those to apply for an STR license. Hosted units may apply for an STR license regardless of when they began operating. All units must pass inspection, and uphold certain criteria established to help maintain the character of the neighborhood. Council will review the number of licenses and various enforcement efforts at least annually. The STRs must pay TOT (transient occupancy tax) and it is kept in a separate fund. The Council requested that 50 percent of the funds to be used for affordable housing in Seaside.

Goal H-6: A City that protects Seaside households from the risks of displacement.

Intent: Rising housing costs, particularly rental rates, have resulted in the displacement of existing residents. While the City has limited influence over the market, the City will work to preserve and expand its rental housing inventory.

Policies:

- **No net loss.** Require no net loss in the number of residential units during reconstruction or renovation in multifamily and mixed-use neighborhoods.
- **First right of refusal.** During housing redevelopment, provide displaced households with the first right to return to replacement units.
- **Condominium conversion.** Monitor the condominium conversion trends and devise appropriate actions to ensure a stable rental housing inventory.

Goal H-7: A City that affirmatively further fair housing for all.

Intent: The City has a diverse population. The City strives to offer equal access for all to the housing opportunities.

Policies:

- **Equal housing opportunity.** Work to ensure equal housing opportunities for all, including those special groups protected by State and federal fair housing laws.

- **Fair Housing Actions to Remove Impediments to Fair Housing Choice.** Periodically conduct assessment of fair housing conditions in the City and identify actions to remove impediments to Fair Housing Choice.
- **Fair Housing Outreach and Education.** Continue to provide fair housing outreach and education to residents, housing providers, and housing professionals.

Housing Opportunities for Special Needs Residents

Goal H-8: A diverse housing stock that meets the unique housing needs of special needs groups in Seaside, including seniors, persons with disabilities, homeless, at-risk youth, and veterans, among others.

Intent: Certain households have unique housing needs. This goal seeks to provide a diverse housing inventory that offers a spectrum of options to accommodate the varied and changing needs of its residents, including special needs housing, support services for special needs residents, and incentives for new development.

Policies:

- **Special needs housing.** Encourage the development of housing that is accessible to special needs residents, especially seniors, disabled veterans, homeless, and transitional foster youth through transitional and supportive housing, ensuring reasonable accommodation, and provision of emergency shelters.
- **Incentives for housing for seniors and disabled.** Provide incentives to support senior housing, assisted living facilities, and housing for persons with disabilities (including persons with developmental disabilities) on sites within proximity to supportive services, community facilities, and public transportation.
- **Continuum of care for the homeless.** Support a continuum of housing options for the homeless, ranging from rapid re-housing, emergency shelters, transitional housing, and permanent supportive housing, and safe parking for homeless individuals and families. (The City established a safe parking license that may be issued to proper providers, following guidelines to promote safety for participants, while maintaining the character of a neighborhood.)
- **Supportive services for the homeless.** Provide a range of supportive services for the homeless with an emphasis on homeless prevention.
- **Universal design.** Encourage universal design of housing products and environments, making them usable by a wide range people with different physical and mental abilities.
- **Access to transportation and services.** Integrate special needs housing in close proximity to transit and public services.

Public/Private Partnerships and Regional Collaboration

Goal H-9: The City of Seaside is a leader seeking regional solutions to housing issues in the Monterey Bay area.

Intent: Many housing issues, such as affordable housing, jobs-housing balance, and homelessness, are regional issues that require regional solutions. This goal sets a framework for supporting Seaside's continued work and leadership around regional housing issues.

Policies:

- **Collaborative partnerships.** Participate in collaborative partnerships of neighboring jurisdictions, non-profit organizations, affordable and for-profit housing developers, and major employers in the production of a variety of affordable housing opportunities in Seaside.
- **Collaboration with FORA and Post-FORA Agencies.** The former Ford Ord area remains a significant resource for future housing opportunities such as Campus Town Specific Plan area and Seaside East Future Growth area. The City will work closely with neighboring jurisdictions and FORA, as well as other post-FORA agencies in the planning for these areas.
- **Regional planning.** Participate in regional planning efforts to address regional housing issues, such as the Sustainable Communities Strategy, a jobs-housing balance, and homelessness prevention.
- **Fair Housing.** Participate in regional efforts to address fair housing issues and disparities in access to opportunities through the Regional Analysis of Impediments (AI) to Fair Housing Choice process.

Community Involvement

Goal H-10: An open process that facilitates community involvement in the development of housing policies and programs and enhance accountability.

Intent: The City values the opinions and contributions of its residents in trying to address the community's housing issues. This goal seeks to maintain open channels of communication and engage in collaborative planning efforts with the community and developers.

Policies:

- **Accountability in implementation.** Maintain City leadership in helping attain the objectives of the City's Housing Element by following through on the prescribed actions in a timely manner and monitoring progress annually.
- **Collaborative planning.** Encourage and support early public participation in the development and review of City housing policy from all economic and demographic segments of the community, including the

encouragement of neighborhood-level planning and working with community groups and other interest groups.

- **Community engagement by developers.** Encourage developers of any major project to have neighborhood meetings with residents early in the process to undertake early problem solving and facilitate a more informed, efficient, and constructive development review process.

Housing Programs

Maintenance and Preservation of Housing and Neighborhoods

1. Code Enforcement/Neighborhood Improvement Commission (NIC): The City has developed a comprehensive code enforcement team of representatives from Planning, Public Works, Building, Police, Fire, and the County Health Departments to ensure safe and decent living environments for all Seaside residents. City Staff responds to complaints regarding substandard housing, property maintenance, overgrown vegetation, trash and debris, improper occupancy, and other nuisance and building code complaints, including compliance with the National Standard for Accessible and Usable Buildings and Facilities. In order to bring together all aspects of housing, inspection, code enforcement and implementation efforts, the City has established a coordinated program among various departments. This program ties code enforcement efforts with fire prevention, neighborhood policing, and related neighborhood improvement activities.

2019-2023 Timeframe and Objectives:

- Continue to implement the Neighborhood Improvement Commission and focus code enforcement efforts in the target areas with concentrated issues of code violations.
- Conduct periodic housing conditions surveys in targeted neighborhoods.
- Promote the app, SeeClickFix that allows anyone to report problems to the City for resolution via their smartphone.
- Pursue funding available at the state and federal levels to assist in code corrections and residential rehabilitation (see also Program 3). Ensure Code Enforcement Officers provide information on resources available for making code corrections.

Progress as of March 2020: Residents and businesses appreciate the SeeClickFix app. It allows them to report code compliance issues, safety issues, homeless concerns, etc., and track progress of their requests. The City distributes business cards with links to the app. The City Council also approved a budget increase for FY 2019-2020 to allow additional code enforcement time on nights and weekends. It is anticipated a budget increase will be requested again for FY 2020-2021.

Financing: General Fund

Responsible Agencies: Community Development/Building and Code Enforcement Division; Public Works and Engineering Department; Police Department; Fire Department; Monterey County Health department; Neighborhood Associations; and NIC

2. Abandoned Residential Property Registration: In 2011, the City adopted Ordinance No. 996 to establish an abandoned residential property registration program as a mechanism to protect residential neighborhoods from becoming blighted through the lack of adequate maintenance, voided building permits, and security of abandoned properties. The program requires mortgage lenders to inspect defaulted properties to confirm occupancy. If a property is found to be vacant, the ordinance requires that the lender exercise the abandonment clause within their mortgage contract, register the property with the City and immediately begin to secure and maintain the property to the "neighborhood standard." In cases of voided building permits, the Building Official shall seek construction schedule from property owner to complete the construction activity. Where a voided building permit has been deemed to constitute a visual blight and attractive nuisance, the Building Official may initiate legal proceedings for the demolition of the structure(s) or improvements to protect the health, safety, and general welfare of the community.

2019-2023 Timeframe and Objectives:

- Continue to implement program and utilize the Code Enforcement team to ensure compliance with the ordinance.

Progress as of March 2020: This program is ongoing and residents and businesses can use the SeeClickFix app to report abandoned properties.

Financing: General funds

Responsible Agencies: Community Development, Building, Fire Department, and Code Enforcement

Acquisition/Rehabilitation: Approximately 77 percent of the City's housing stock was built prior to 1980, making the majority of the housing units older than 35 years. Many require some major upgrades or rehabilitation. While there is a significant need for housing rehabilitation assistance, both in the rental and ownership housing inventories, the City currently lacks sufficient financial and administrative resources to provide assistance to households in need.

2019-2023 Timeframe and Objectives:

- Partner with nonprofits to acquire and rehabilitate deteriorating multifamily housing units with the goal of rehabilitating five units between 2019 and 2023. Also, deed-restrict affordable housing for lower income households and persons with special needs.
- Annually explore and if appropriate, pursue funding resources available at the State and federal levels to assist in rehabilitation of rental and ownership housing.

Progress as of March 2020: This program is ongoing.

Financing: State and federal housing funds as available

Responsible Agencies: Community Development/Planning Division

- 3. Resource Conservation:** The City will promote resource conservation in residential construction and rehabilitation.

2019-2023 Timeframe and Objectives:

- Review proposed developments for solar access, site design techniques, and use of landscaping that can increase energy efficiency and reduce lifetime energy costs without significantly increasing housing production costs.
- Provide information on energy conservation and financial incentives (e.g., tax credit, utility rebates, etc.) on the City's web site.

Progress as of March 2020: The City of Seaside has joined the Monterey Bay Community Power (MBCP), another energy provider. MBCP promotes electrification, incentives for Building Reach Codes, and low interest loans for generators.

Financing: None required

Responsible Agency: Community Development/Planning Division and Building and Code Enforcement Division

Housing Production, Diversity, and Opportunities

- 4. Adequate Sites for RHNA:** The existing and proposed Land Use Elements provide for a variety of residential types and densities, ranging from lower intensity single family homes, to moderate density condominiums and townhomes, to higher density apartments and mixed-use developments. Under both existing and proposed Land Use policies adequate sites are available to meet the City's share of regional housing needs of 393 units for the 2015-2023 planning period.

2019-2023 Timeframe and Objectives:

- Monitor and update the City's residential sites inventory annually to ensure that adequate capacity is available to accommodate the City's remaining RHNA of 143 units for this planning period (95 very low income, 46 low income, and 2 moderate income units).
- Provide the residential sites inventory to interested developers.
- Pursue adoption of the 2040 General Plan by 2020.
- Pursuant to AB 1397, amend the Zoning Code by the end of 2020 to establish an overlay on non-vacant parcels (Sites C, P, U, and W, and Library Site as identified in Tables App-44 and APP-45 of the Housing Element Appendix) to permit residential use by right for housing development in which at least 20 percent of the units are affordable to lower income households.

- Pursue development of future growth areas and future specific plan areas through specific or master planning techniques. Ensure that residential development is considered in these areas to accommodate the appropriate mix of future housing needs in the community.
- Develop guidelines for working with FORA and post-FORA agencies in the planning of former Fort Ord areas.
- In 2021, conduct an analysis of development applications to assess average density by zone proposed by developers compared to the density assumptions used in the Housing Element.

Progress as of March 2020: In 2020, the City approved the 105-unit Ascent project and Campus Town, which includes 225 affordable housing units. These project and other citywide sites available offer adequate sites to meet the City's remaining RHNA. The comprehensive Zoning Ordinance update is underway.

Financing: General fund

Responsible Agency: Community Development/Planning Division

- 5. Replacement Housing:** Seaside will require replacement housing units subject to the requirements of Government Code, section 65915, subdivision (c)(3) on sites identified in the sites inventory of this Housing Element when any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower income households at any time during the previous five years.

This requirement applies to:

- Non-vacant sites
- Vacant sites with previous residential uses that have been vacated or demolished

2019-2023 Timeframe and Objectives:

- In order to mitigate the loss of affordable housing units, require new housing developments to replace all affordable housing units lost due to new development, the replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed.

Progress as of March 2020: The City will continue to comply with the replacement requirements. Development of The Ascent and Campus Town would not result in the loss of affordable units for lower income households.

Financing: General Funds

Responsible Agency: Community Development/Planning Division

- 6. Monitoring of Residential Capacity (No Net Loss):** Future residential development in Seaside will occur primarily along mixed-use corridors, with the redevelopment of existing multifamily buildings, and in new growth areas. The City will monitor the development of residential and

mixed use sites included in the inventory to ensure an adequate inventory continues to be available to meet the City's RHNA obligations by income level, consistent with the No Net Loss requirements in Government Code Section 65863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining RHNA by income level, the City will ensure adequate capacity is provided in existing Seaside neighborhoods, Main Gate Specific Plan areas, the future growth areas, and/or future specific plan areas to accommodate the RHNA.

2019-2023 Timeframe and Objectives:

- Beginning in 2018, comply with new State law requirements (AB 35 and AB 879) on annual reporting to the State Department of Housing and Community Development (HCD) for housing units constructed and housing applications/approvals by income level.
- If additional sites (such as through master planning in the future growth areas or future specific plan areas) are required to replenish the sites inventory for meeting the RHNA shortfall, the sites shall be rezoned within 180 days.

Progress as of March 2020: The City continues to monitor the No Net Loss requirements of development on the City's residential sites inventory in the Housing Element. The most recent projects - The Ascent and Campus Town - would not result in a loss of existing housing units.

Financing: General fund

Responsible Agency: Community Development/Planning Division

- 7. Lot Consolidation:** Most of the City's vacant and underutilized sites available for residential or mixed development in the near term are smaller and require lot consolidation/merger to facilitate developments with quality design and on-site amenities.

Currently, the City has provisions in the Zoning Ordinance to facilitate improvement on health and safety conditions and future development potential - two or more contiguous parcels may be merged by the City Council when the parcels are held by the same owner if:

- One of the parcels is undeveloped with structures, and
- At least one of the parcels is considered substandard due to size (less than 5,000 square feet), inconsistency with General Plan or applicable specific plan, or contains health and safety hazards.

To facilitate future development, the City will modify the lot consolidation program to remove the requirements for undeveloped parcel(s) and substandard lot size, and to develop mechanisms and incentives to encourage lot consolidation. Incentives to be considered may include increased density or Floor Area Ratio, height limit, reduced parking requirements, and/or streamlined processing of lot consolidation applications, etc.

2019-2023 Timeframe and Objectives:

- Encourage lot consolidation by assisting interested developers in identifying sites with consolidation potential.
- By the end of 2020, as part of the comprehensive update to the Zoning Ordinance to implement the General Plan, modify the lot consolidation requirements and establish incentives for consolidation.
- Promote lot consolidation incentives to property owners and developers with the goal of achieving three developments involving lot consolidation over five years.
- Require the merger of contiguous substandard lots of record when a property is developed or redeveloped.
- In 2021, assess the effectiveness of incentives and actions in promoting the consolidation and development of small parcels, and make appropriate adjustments to facilitate lot consolidation.

Progress as of March 2020: The Ascent Project involves the consolidation of 14 parcels to a site of 2.68 acres. The comprehensive Zoning Ordinance update is underway.

Financing: General fund

Responsible Agency: Community Development/Planning Division

- 8. Accessory Dwelling Units (ADUs):** Recognizing the potential of accessory dwelling units as an affordable housing option, the State has recently passed several changes to the Second Unit law (now renamed to Accessory Dwelling Unit law) to ease restrictions on these units. The City currently adheres to the State laws concerning ADUs.

2019-2023 Timeframe and Objectives:

- Conduct ADU study sessions with the Planning Commission in 2020.
- Periodically update the City website to provide ADU information for the public.
- By the end of 2020 and as part of the comprehensive update to the Zoning Ordinance, address the provision of ADUs consistent with State law. The City anticipates development ten accessory units during this planning period.

Progress as of March 2020: On the March 11, 2020 Planning Commission meeting, the topic of ADUs was discussed. Additional study sessions will be conducted in 2020 as the City updates the ADU Ordinance to comply with new State law. The comprehensive Zoning Ordinance update is underway.

Financing: General fund

Responsible Agency: Community Development/Planning Division and Housing Program Manager

Housing Affordability and Protections

9. Homebuyer Assistance: With the dissolution of the redevelopment agency, the City has suspended its First-Time Homebuyer Program. However, the City recognizes the value its residents place on homeownership opportunities. The following homebuyer assistance programs offered by the California Housing Finance Agency (CalHFA) are available to Seaside residents:

- **Mortgage Credit Certificates:** The MCC Tax Credit is a federal credit that can reduce potential federal income tax liability, creating additional net spendable income, which borrowers may use toward their monthly mortgage payment.
- **CalHFA Conventional Loan Program:** This is a first mortgage loan insured through private mortgage insurance on the conventional market. The interest rate on the CalPLUS Conventional is fixed throughout the 30-year term.
- **CalPLUS Conventional Loan Program:** This program is conventional first mortgage with a slightly higher fixed interest rate than our standard conventional program. This loan is fully amortized for a 30-year term and is combined with the CalHFA Zero Interest Program (ZIP) for closing costs.
- **MyHome Assistance Program:** This program offers a deferred-payment junior loan for an amount up to the lesser of: 3.5 percent of the purchase price or appraised value to assist with downpayment and/or closing costs.

Seaside residents can apply for CalHFA programs through local loan officers who have completed training for these programs. CalHFA maintains a hotline and website to help residents identify local loan officers. First-time homebuyers must attend a homebuyer education course either online or in-person through NeighborWorks America or any HUD-approved housing counseling agencies.

2019-2023 Timeframe and Objectives:

- Periodically update the City website to promoting resources available to first-time homebuyers.

Progress as of March 2020: In March 2020, the City created a dedicated Housing page on its website to provide links to various housing resources:

<http://www.ci.seaside.ca.us/705/Housing>

Financing: None required

Responsible Agencies: Community Development/Planning Division

10. **Housing Choice Voucher Program:** The Housing Choice Voucher (HCV) program provides rental subsidies to extremely low and very low income families and elderly households who spend more than 30 percent of their gross income on housing. The Housing Authority of Monterey County (HAMC) administers the Housing Choice Voucher Program for Seaside. As of May 2017, 124 very low income households in Seaside are receiving HCVs and 666 households are on the waiting list.

2019-2023 Timeframe and Objectives:

- Support HAMC's efforts to pursue additional funds and petition for higher payment standards.
- Work with ECHO Housing, the City's Fair Housing service provider to educate tenants and landlords regarding the State's new source of income protection, which covers the use of HCVs and other public assistance for rent payments.

Progress as of March 2020: In March 2020, the City created a dedicated Housing page on its website to provide links to various housing resources:

<http://www.ci.seaside.ca.us/705/Housing>

Financing: Section 8

Responsible Agencies: Community Development/Planning Division; HAMC

11. **Preservation of Publicly Assisted Low Income Housing:** One affordable housing project in Seaside - Hannon Sea View Apartments - is considered at potential risk of converting to market-rate housing. This 133-unit project was funded with LIHTC and maintains a project-based Section 8 contract for 85 of the units. The LIHTC requires the project to be deed restricted as low income housing for a minimum of 15 years until 2019, with the Section 8 contract due to expire in 2022. Hannon Sea View Apartments has not expressed intent to convert to market-rate housing.

2019-2023 Timeframe and Objectives:

- **Monitor Units at Risk:** The City will keep in regular contact with the owner of Hannon Seaview Apartments to determine the status of that building. The City will also ensure that no affordable rental unit is allowed to convert to a condominium without meeting the requirements of the City's adopted condominium conversion ordinance in Chapter 17.42 of the Zoning Ordinance.
- **Provide Tenant Education:** If the owner of Hannon Seaview Apartments files a Notice of Intent to opt out of affordability covenants, the City will work with tenants to inform them of their rights under federal and State regulations, including receiving proper noticing.
- **Work with Potential Priority Purchasers:** Maintain regular contact with the Housing Authority of Monterey County and other non-profit agencies with the capacity to purchase and maintain at-risk units.

Progress as of March 2020: This program is ongoing.

Financing: None required.

Responsible Agencies: Community Development/Planning Division; HAMC

- 12. Affordable Housing Development:** The new General Plan introduces higher density mixed use development opportunities in the community. To implement the City's new General Plan and West Broadway Urban Village Specific Plan, and to promote a jobs-housing balance in the community, the City will pursue mixed use and residential developments in strategic areas.

2019-2023 Timeframe and Objectives:

- By the end of 2020 and as part of the comprehensive update to the Zoning Ordinance, establish appropriate development standards and incentives to facilitate mixed use developments and residential development in mixed use neighborhoods. Specifically, in addition to the State-mandated density bonus, the City may consider other incentives and concessions, such as:
 - Increased lot coverage,
 - Reduced setback requirements,
 - Reduced parking requirements,
 - Increased permissible building heights,
 - Increased FAR, and
 - Reduced impact fees.
- By the end of 2020 and as part of the comprehensive update to the Zoning Ordinance, establish objective standards to accommodate SB 35 streamlining of affordable housing projects.
- Annually contact affordable housing developers to promote new opportunities and incentives for affordable housing development in the City.
- Facilitate the development of 50 affordable housing units for lower income households, including extremely low income and those with special housing needs:
 - Support funding applications for affordable housing by private developers provided the proposed projects are consistent with the City's General Plan and other specific plans.
 - As funding permits, provide financial assistance to affordable housing development using the City's Inclusionary Housing In-Lieu fee and Transient Occupancy Tax collected from short-term rentals.

- o Assist developers identifying available sites for affordable housing, including City-owned properties (such as the Library site).

Progress as of March 2020: The Comprehensive Zoning Ordinance update is underway. Both The Ascent and Campus Town include 20 percent affordable housing.

Financing: Inclusionary Housing In-lieu Fee

Responsible Agencies: Community Development/Planning Division

- 13. Density Bonus Ordinance:** The City's Density Bonus Ordinance works with the City's Inclusionary Housing Program to facilitate affordable housing development. However, the Density Bonus Ordinance has not yet been updated to reflect recent changes in State law.

2019-2023 Timeframe and Objectives:

- By the end of 2020 and as part of the comprehensive update to the Zoning Ordinance, the City will update its density bonus provisions to be consistent with State law.

Progress as of March 2020: The Comprehensive Zoning Ordinance update is underway.

Financing: General fund

Responsible Agencies: Community Development/Planning Division

- 14. Inclusionary Housing Program:** Inclusionary housing is an important tool in the City to facilitate the development of affordable housing for very low, low, and moderate income households. To ensure that the City flexibly responds to the market conditions, the City reviews development applications on a case-by-case basis to assess the obligations under the City's Inclusionary Housing Program and determines the necessary incentives and/or concessions required to enhance project feasibility and design. If appropriate, payment of an in-lieu fee is offered as an option of fulfilling the inclusionary housing requirement.

2019-2023 Timeframe and Objectives:

- Continue to implement the Inclusionary Housing program.
- Review the Inclusionary Housing Program with the Density Bonus Ordinance (Program 13) to ensure consistency with State law. If inconsistencies are identified, initiate Zoning Ordinance revisions within six months.
- Annually monitor development trends and market conditions to assess the effectiveness of the Inclusionary Housing program.

Progress as of March 2020: Both The Ascent and Campus Town include 20 percent affordable housing.

Financing: General fund

Responsible Agencies: Community Development/Planning Division

Remove Potential Constraints

- 15. Multifamily and Mixed Use Design Guidelines:** Multifamily and mixed use construction in the City is required to undergo architectural review. However, the City has no established design guidelines to provide guidance to developers and to ensure consistency of review.

2019-2023 Timeframe and Objectives:

- By the end of 2020, establish design guidelines on site planning, massing and scale, and architecture features for multifamily and mixed use development.

Progress as of March 2020: The City is working on establishing objective design guidelines.

Financing: General fund

Responsible Agencies: Community Development/Planning Division

- 16. Affordable Attached Single Family Unit:** Currently the City permits attached single family homes in all residential zones, but affordable single family homes are only permitted in the RS and RM zones. Given the typically small lots in the City, attached units on small lots offer additional opportunities for affordable housing.

2019-2023 Timeframe and Objectives:

- By the end of 2020 and as part of the comprehensive update to the Zoning Ordinance, provide consistent treatment for market-rate and affordable attached single family homes.

Progress as of March 2020: The comprehensive Zoning Ordinance update is underway.

Financing: General fund

Responsible Agencies: Community Development/Planning Division

17. **Adequate Water Supply for the Development of New Housing:** There is currently an inadequate supply of water on the Monterey Peninsula for new development to occur. While the City has rights to a certain amount of water in the next five years, it does not currently have access to that water due to the cease and desist order. To facilitate development of the remaining RHNA of 145 units, the City is working with other jurisdictions and agencies to maintain and augment the existing water supply.

2019-2023 Timeframe and Objectives:

- Support efforts by the MPWMD to expand the water supply with new water sources being earmarked for development.
- Continue to work to have the MPWMD and MCWD reverse its policy decision of prohibiting the transfer of water credits from one property to another.
- Continue to work with MPWMD and MCWD to develop water conservation methods (e.g., low flow fixtures, instant hot water heaters, cisterns/rain gardens) to augment water for new development projects.
- Pursuant to AB 1087, work with MPWMD to establish a procedure to prioritize water allocation for developments that include units set aside as affordable housing for lower income households, including affordable housing within larger, mixed use developments and larger residential subdivisions.
- Upon adoption of the Housing Element, provide a copy of the Element to MPWMD and MCWD for greater awareness of affordable housing priorities and collaboration, in compliance with AB 1087.
- Pursue various strategies to secure water for Seaside's future development, starting in 2019, including:
 - Private water: A combination of public and private water is being used for the Ascent project, which allows a new meter to be set [unlike most development which is subject to the cease and desist order banning new meters or intensification of use]. On an ongoing basis, the City will monitor opportunities where the use of private water may be beneficial to accomplish housing objectives.
 - In-Lieu Storage and Recovery Program: Annually, explore with MCWD opportunities for increased use of recycled water. The City began work to divert potable water from the Bayonet and Black Horse Golf Course in January 2020.
 - Diverting potable water used at the Bayonet and Black Horse Golf Course: This strategy was given approval by a judge in October 2019 and the City began work on this in January 2020.

- o Pure Water Monterey: Phase I of the Pure Water Monterey project is already completed, with the Phase II EIR currently in circulation.
- o California American Water Desalination Project: This project is currently being reviewed by the Coastal Commission.

Progress as of March 2020: Stormwater reclamation and other methods are being pursued to increase the availability of water for housing in Seaside.

Financing: None required.

Responsible Agencies: Community Development/Planning Division; MPWMD and MCWD.

Housing Opportunities for Special Needs Residents

18. Housing for Extremely Low Income and Special Needs Households: The Zoning Ordinance is the primary implementation tool for the Land Use Element and can be used to encourage the development of housing for extremely low income and special needs households (including persons with developmental disabilities).

2019-2023 Timeframe and Objectives: By the end of 2020 and as part of the comprehensive update to the Zoning Ordinance, address the following housing-related code amendments:

- **Transitional and Supportive Housing:** Transitional housing is defined in Government Code Section 65582(h) as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

Supportive housing means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Target population means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, other chronic health conditions, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people (California Government Code Sections 65582(f) and (g)).

The City will amend the Zoning Ordinance to define transitional and supportive housing pursuant to California Government Code and to permit such housing in all zones where residential uses are permitted, subject to the same development standards and permitting processes as the same type of housing in the same zone.

Pursuant to new State law (AB 2162), the Zoning Ordinance will be amended to permit supportive housing by right where multi-family housing (including the Mobile Home Park zoning) is permitted. Other specific provisions include:

- The City is required to notify the developer whether the application is complete within 30 days of receipt of an application to develop supportive housing.
- After the application is complete, the City shall complete its review of the application within 60 days for smaller projects (50 or fewer units) and 120 days for larger projects (more than 50 units).
- The City shall not impose any minimum parking requirements for units occupied by supportive housing residents if the development is located within ½ mile of a public transit stop.
- **Reasonable Accommodations:** The City of Seaside currently processes requests for reasonable accommodation for disabled persons via a variance. This procedure of requiring a variance is considered potentially constraining to housing for persons with disabilities as the public hearing process adds time and costs to disabled applicants. The City will amend the reasonable accommodation procedure to provide flexibility in the planning application and development regulations for disabled residents via an administrative procedure. The procedure will specify eligibility, standards and regulations covered by the reasonable accommodation procedure, and extent of relaxation provided.
- **Single-Room Occupancy (SRO):** SRO units are one-room units intended for occupancy by a single individual. They are distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many modern SROs have one or the other. Currently, the City's Zoning Ordinance does not contain provisions for SRO housing. The City will amend the Zoning Ordinance to conditionally permit SRO housing in the Commercial Mixed Use (CMX) zone.
- **Employee Housing:** The California Employee Housing Act requires that housing for six or fewer employees be treated as a regular residential use. The Employee Housing Act further defines housing for agricultural workers consisting of 36 beds or 12 units be treated as an agricultural use and permitted where agricultural uses are permitted. However, the City has no agricultural zones and no zones permit commercial agricultural activities. The City will amend the Zoning Ordinance by the end of 2020 to include provisions for housing for six or fewer employees.

- **Low Barrier Navigation Center (LBNC):** A LBNC is defined as a Housing First, low barrier, temporary, service-enriched shelter focused on helping homeless individuals and families to quickly obtain permanent housing. Low barrier includes best practices to reduce barriers to entry, such as allowing partners, pets, storage of personal items, and privacy (Government Code §65660). AB 101 requires that a LBNC be a use by right in areas zoned for mixed use and nonresidential zones permitting multi-family uses if it meets specified requirements, including: 1) access to permanent housing; 2) use of a coordinated entry system (i.e., the Homeless Management Information System); and 3) use of Housing First according to Welfare and Institutions Code §8255.

Progress as of March 2020: The comprehensive Zoning Ordinance update is underway.

Financing: General fund

Responsible Agencies: Community Development/Planning Division

19. Housing Facilities and Services for the Homeless: The 2019 County Point-in-Time Count of the homeless estimates 182 homeless persons in Seaside. The City has established a committee to oversee funds from the General Fund for the provision of services for the homeless. The City also utilizes CDBG funds to support homeless services and facilities.

2019-2023 Timeframe and Objectives:

- Annually, evaluate the homeless needs and gaps in services and facilities and allocate funding via the homeless committee and CDBG program.

Progress as of March 2020: These activities are ongoing with annual reviews and budgeting.

Financing: General fund; CDBG

Responsible Agencies: Community Development

20. **Affirmatively Furthering Fair Housing:** The City will continue to disseminate information to the public in English and Spanish regarding fair housing services, rights, illegal practices, and agencies that are available to assist in resolving housing discrimination issues. The City collaborated with other CDBG entitlement jurisdictions in the County to conduct a regional Analysis of Impediments (AI) to Fair Housing Choice. The Regional AI was completed in June 2019.

2019-2023 Timeframe and Objectives:

- Amend the Zoning Ordinance to address the housing options for persons with special needs (see Program 18 above).
- Coordinate with the HAMC to provide brochures and other pertinent fair housing materials in English and Spanish at City Hall, the library, the Post Office, Oldemeyer Center, and at the public counter.
- Implement the AI recommendations as follows:
 - Annually, allocate CDBG funds to public and supportive service programs that benefit the geographically underserved neighborhoods.
 - Implement the Economic Development policies of the General Plan to promote economic development activities to improve employment skills and create high-paying jobs.
 - Work with Monterey-Salinas Transit to expand transit services in areas with limited public transit services, especially the frequency of services.
 - Annually promote the portability of Housing Choice Vouchers (HCV) to help tenants move to communities of opportunity. (HACM)
 - Annually, promote the benefits of the HCV program to landlords to expand the inventory of rental properties accepting HCVs. (HACM)
 - Through the fair housing service providers, connect residents with financial literacy and homebuyer education.
 - Annually, monitor lending patterns and potentially discriminatory practices and work with lenders to address identified issues.
 - Ongoing, provide information of State and Federal homeownership assistance programs.
 - Ongoing, provide and/or pursue funding for homebuyer assistance as well as housing rehabilitation assistance.
 - Ongoing, provide fair housing outreach and education to newspapers, listing agencies, real estate associations, apartment owners/managers associations, and homeowners association, etc.
 - By 2021, convene a regional planning group to implement the plans of actions outlined in various regional planning efforts, to identify emergency trends, and to explore potential solutions/actions.

Progress as of March 2020: The City continues to contract with ECHO Housing to provide fair housing services for residents, housing providers, and housing professionals. The comprehensive Zoning Ordinance update is underway.

Financing: CDBG

Responsible Agencies: Community Development; Fair Housing Service Providers; and HAMC

Quantified Objectives

The following table summarizes the City's quantified housing objectives for the 2019-2023 planning period.

Table 1: Quantified Objectives for 2015-2023

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Units to be Constructed	10	20	20	100	200	350
<u>Units Approved as of March 2020</u>						
<u>The Ascent</u>	<u>--</u>	<u>--</u>	<u>14</u>	<u>--</u>	<u>91</u>	<u>105</u>
<u>Campus Town</u>	<u>54</u>		<u>58</u>	<u>49</u>	<u>227</u>	<u>388</u>
Units to be Rehabilitated	1	2	2	0	0	5
Units to be Conserved	66	67	--	--	--	133