A G E N D A

CITY OF SEASIDE	JOINT SPECIAL MEETING
CITY COUNCIL/	VIRTUAL ONLY
SUCCESSOR AGENCY TO THE	Thursday, March 4, 2021
REDEVELOPMENT AGENCY	5:00 PM

This meeting is compliant with Governor Newsom's Executive Order N-29-20 which allows local legislative bodies to hold public meetings electronically only, without a physical location for public participation, accessible only telephonically or otherwise electronically (video conferencing) to all members of the public seeking to observe and address the local legislative body, in order to avoid public gatherings, and until further notice.

REMOTE PUBLIC COMMENTS To make a public comment, the following options are available:

- Before the Meeting via Email: Written comments can be emailed to CityClerk@ci.seaside.ca.us Include the following subject line: "Public Comment Item # (insert the agenda item number relevant to your comment). Written comments must be received by 4:00 p.m. on the day of the meeting. All submitted comments will be provided to the City Council or the Board for consideration, compiled as part of the record, and may be read into the record.
- During the Meeting via Oral Comments: When the Chair calls for public comment, attendees can queue to speak with the "Raise Hand" feature. On the Zoom application, click the "Raise Hand" button. On the phone, press *9. The Clerk will call speaker names and unmute speaker microphones. You will have up to 3 minutes to provide your comments, with time set by the discretion of the Mayor. Please note, written comments will not be read but will be included in the final record.

In an effort to ensure the virtual process closely follows our normal process, public comment will be accepted in writing during the meeting, but may not be read into the record during the meeting. They will be included in the final administrative record.

VIRTUAL MEETING ACCESS
This meeting can be watched via the City of Seaside You Tube channel
https://www.youtube.com/channel/UC1Cu7854Ohtjpr_XV1tDvRg
Or by joining the Zoom webinar link https://us02web.zoom.us/j/81936832059
Or call in phone number: 669-900-9128
Zoom Meeting Id 819 3683 2059

1. CALL TO ORDER

2. CITY COUNCIL/SUCCESSOR AGENCY TO REDEVELOPMENT AGENCY OF THE CITY OF SEASIDE

Ian N. Oglesby	Mayor/Chair
David R. Pacheco	Mayor Pro Tem/Vice Chair
Jason Campbell	Council/Agency Member

Jon Wizard	Council/Agency Member
Alexis Garcia-Arrazola	Council/Agency Member

3. <u>PLEDGE OF ALLEGIANCE</u>

4. <u>PUBLIC COMMENT</u>

Members of the public wishing to address the Board on matters within the jurisdiction of the City of Seaside, but not on this agenda, may do so during the Public Comment period for up to three (3) minutes. Public Comments on specific agenda items are heard under that item. For the public record, please state your name.

5. <u>CLOSED SESSION</u>

A. <u>CLOSED SESSION PURSUANT TO GOVERNMENT CODE SECTION 54956.8: CONFERENCE WITH REAL PROPERTY NEGOTIATORS</u>

1271 Canyon Del Rey Blvd.
Agency Negotiators: Craig Malin, City Manager et al.
Under Consideration: Price, terms of payment or both.

B. <u>CONFERENCE WITH LEGAL COUNSEL--ANTICIPATED LITIGATION</u>

Significant exposure to litigation pursuant to paragraph (2) or
(3) of subdivision (d) of Section 54956.9: 1 Case

6. <u>CONSENT AGENDA</u>

A. <u>APPROVE MINUTES FROM FEBRUARY 18, 2021</u>

RECOMMENDATION: Approve the minutes as presented.

B. <u>APPROVE AND FILE SUCCESSOR AGENCY CHECKS</u>

RECOMMENDATION:

Approve and file the accounts payable and wired payments made during the period of January 23, 2021 through February 19, 2021 including the payroll and benefits checks, direct deposits and wired payments related to the pay period ending January 28, February 1, & February 11, 2021. Total Accounts Payable and Payroll for the above referenced period is $2,024.58.

C. <u>ACCEPT AND FILE THE CASH AND INVESTMENTS REPORT FOR THE CITY OF SEASIDE AND THE SUCCESSOR AGENCY OF THE RE-DEVELOPMENT AGENCY OF THE CITY OF SEASIDE FOR THE QUARTER ENDING DECEMBER 31, 2020.</u>

RECOMMENDATION: Accept and file the City of Seaside and the Successor Agency to the Redevelopment Agency of the City of Seaside Cash and Investment Report for the quarter ending December 31, 2020.

7. STUDY SESSION

A. AFFORDABLE HOUSING CONCEPT PRESENTATION AND DISCUSSION

RECOMMENDATION: Review and discuss the concept of the City, through its own efforts or an aligned non-profit, building, renting and / or selling affordable housing, sited on City-owned property.

8. ADJOURNMENT

Next Regularly Scheduled Meeting:
March 18, 2021
Seaside City Hall
5:00 PM

DRAFT MINUTES
CITY OF SEASIDE
CITY COUNCIL/SUCCESSOR AGENCY TO THE REDVELOPMENT AGENCY

JOINT SPECIAL MEETING
VIRTUAL MEETING
Thursday, February 18, 2021

5:00 PM

1. CALL TO ORDER

Mayor Oglesby called the meeting to order at 5:00 pm.

2. CITY COUNCIL/SUCCESSOR AGENCY TO REDEVELOPMENT AGENCY OF THE CITY OF SEASIDE

PRESENT: Campbell, Garcia-Arrazola, Oglesby, Pacheco, Wizard
ABSENT: None

3. PLEDGE OF ALLEGIANCE

Conducted.

4. PUBLIC COMMENT

None.

5. CLOSED SESSION

The City Council adjourned to Closed Session. There were no public comments on Closed Session items.

A. CLOSED SESSION PURSUANT TO GOVERNMENT CODE SECTION 54956.9: CONFERENCE WITH LEGAL COUNSEL - REAL PROPERTY NEGOTIATORS

B. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9

C. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9

6. ADJOURNMENT

The City Council reconvened to open session and there were no announcements for the public. The meeting was adjourned at 5:48 pm.

Respectfully submitted,

Lesley Milton, City Clerk	**Ian N. Oglesby, Mayor**

CITY OF SEASIDE
STAFF REPORT

Item No.: 6.B.

TO: Successor Agency to the Redevelopment Agency of the City of Seaside

FROM: Craig Malin, City Manager

BY: Jessica Riley, Accounting Assistant

DATE: March 4, 2021

SUBJECT: APPROVE AND FILE SUCCESSOR AGENCY CHECKS

RECOMMENDATION

Approve and file the accounts payable and wired payments made during the period of January 23, 2021 through February 19, 2021 including the payroll and benefits checks, direct deposits and wired payments related to the pay period ending January 28, February 1, & February 11, 2021. Total Accounts Payable and Payroll for the above referenced period is $2,024.58.

BACKGROUND

In accordance with Government Code Section 37208, at each City Council meeting the Council is provided a listing of the payroll and general checks issued since the last report so that it can inspect and confirm these checks. Each purchase has been reviewed and approved by the department making the purchase at the time of procurement. The invoice has been reviewed by the Finance Department prior to payment to ensure that it conforms to the approved budget.

Therefore, in accordance with Government Code Section 37208, the above referenced, and linked list of checks conforms to the approved budget and has been paid. These checks are submitted to the City Council for inspection and confirmation.

A description of the checks and wires exceeding $10,000 are as follows:

- No checks exceeded $10,000.

The Checks report is available on the City's website here:

https://www.ci.seaside.ca.us/194/Check-Draft-Register

FISCAL IMPACT

There are no additional fiscal impacts.

ATTACHMENTS

None

CITY OF SEASIDE
STAFF REPORT

Item No.: 6.C.

TO: City Council

FROM: Craig Malin, City Manager

BY: Jessica Riley, Accounting Assistant
Victor Damiani, Finance Director

DATE: March 4, 2021

SUBJECT: **ACCEPT AND FILE THE CASH AND INVESTMENTS REPORT FOR THE CITY OF SEASIDE AND THE SUCCESSOR AGENCY OF THE RE-DEVELOPMENT AGENCY OF THE CITY OF SEASIDE FOR THE QUARTER ENDING DECEMBER 31, 2020.**

RECOMMENDATION

Accept and file the City of Seaside and the Successor Agency to the Redevelopment Agency of the City of Seaside Cash and Investment Report for the quarter ending December 31, 2020.

BACKGROUND

Section 53646 of the California State Government code requires the fiscal officer to prepare a quarterly report detailing the City's and the Agency's cash and investments. The City of Seaside's and the Successor Agency's Investment Policy requires a quarterly report. This report covers the Fiscal Year 2021 second quarter beginning October 1, 2020 and ending December 31, 2020.

The December 31, 2020 report shows that approximately 97% of the portfolio is City of Seaside funds and 3% is Successor Agency Funds. 35% of the funds are invested in the Local Agency Investment Fund with the State of California.

FISCAL IMPACT

No fiscal impact

ATTACHMENTS

1. Quarterly Investment Exhibits - 2Q quarter ended 12-31-20
2. PMIA - LAIF Performance Report 20201231
3. LAIF Historical Interest Rates
4. 20201231 LAIF Remittance

Reviewed for Submission to the City Council by:

Craig Malin, City Manager

Exhibit A

CITY OF SEASIDE and THE SUCCESSOR AGENCY
SUMMARY OF POOLED CASH AND INVESTMENTS
AS OF DECEMBER 31, 2020

DESCRIPTION	INSTITUTION	VALUATION	AMOUNT
LAIF - City Funds	State Treasurer	Market	$ 18,496,583.57
General Checking	Rabobank	Market	$ 16,371,023.92
Money Market	Rabobank	Market	$ 6,436,474.06
PARS Retirement Account	US Bank	Market	$ 11,421.55
York Tail Claims	Bank of America	Market	$ 20,418.97
Bond 2018 Cutino Reserve account	US Bank	Market	$ 1,028,630.13
Bond 2018 Measure X Reserve account	US Bank	Market	$ 9,406,733.02
Bond 2014 Reserve account	US Bank	Market	$ 35,881.25
Bond 2006 Reserve & Installment accounts	US Bank	Market	$ 452,063.98
Pension Obligation Bond Program Reserve account	Wells Fargo Bank	Market	$ 678,079.98
		Total	**$ 52,937,310.43**

I hereby certify that sufficient investment liquidity and anitcipated revenues are available to meet the City's and the Agency's aniticipated expenditure requirements for the next six months. (California Code Section 53646)

Investments in this report meet the requirements of the City of Seaside's and the Successor Agency's Investment Policy.

Respectfully submitted,

Craig Malin
City Manager

Exhibit B

CITY OF SEASIDE and THE SUCCESSOR AGENCY
SUMMARY OF POOLED CASH AND INVESTMENTS
AS OF DECEMBER 31, 2020

	Yield	Book Value	% of Total	Market Value
Investments				
State Treasurer LAIF - City Account	**0.43%**	**18,496,583.57**	**34.94%**	**18,496,583.57**
Checking Account				
Rabobank - General Checking	**0.00%**	**16,371,023.92**	**30.93%**	**16,371,023.92**
Rabobank - Money Market	**0.04%**	**6,436,474.06**	**12.16%**	**6,436,474.06**
PARS Retirement Account	**0.02%**	**11,421.55**	**0.02%**	**11,421.55**
Bank of America-York Checking	**0.00%**	**20,418.97**	**0.04%**	**20,418.97**
US Bank - Cutino Revenue 2018 Bonds				
Installment Payment, Reserve	**0.00%**	**1,028,630.13**	**1.94%**	**1,028,630.13**
US Bank - Measure X Revenue 2018 Bonds				
Installment Payment, Reserve	**0.00%**	**9,406,733.02**	**17.77%**	**9,406,733.02**
US Bank - Redevelopment Agency Merged Area Refunding 2014 Bonds				
Installment Payment, Reserve	**0.00%**	**35,881.25**	**0.07%**	**35,881.25**
US Bank - Golf Course 2006 Bonds				
Installment Payment, Reserve	**0.00%**	**452,063.98**	**0.85%**	**452,063.98**
US Bank - PNC Equipment Lease Escrow Account	**0.00%**	**-**	**0.00%**	**-**
Wells Fargo Bank				
Pension Obligation Bond Program Reserve Account	**0.01%**	**678,079.98**	**1.28%**	**678,079.98**
Total Cash and Investments		52,937,310.43	100.00%	52,937,310.43

Exhibit C

CITY OF SEASIDE and THE SUCCESSOR AGENCY
CASH AND INVESTMENT ACTIVITY REPORT FOR THE PERIOD
OCTOBER 1, 2020 THROUGH DECEMBER 31, 2020

INSTITUTION	ACCOUNT STATUS	BEGINNING BALANCE	DEPOSITED	EXPENDED or TRANSFERRED	INTEREST EARNED	ENDING BALANCE
INVESTMENTS						
LAIF - City	OPEN	$ 18,457,386.98	-		39,196.59	$ 18,496,583.57
CHECKING ACCOUNT						
Rabobank - General Checking	OPEN	$ 15,300,364.11	13,380,840.78	12,310,180.97		$ 16,371,023.92
Rabobank - Payroll Checking	OPEN	$ -	5,442,973.92	5,442,973.92		$ -
Rabobank, Money Market	OPEN	$ 6,435,296.24	-	-	1,177.82	$ 6,436,474.06
PARS Retirement Account	OPEN	$ 15,269.51	8,040.00	11,889.03	1.07	$ 11,421.55
York Tail Claims	OPEN	$ 26,981.09	-	6,562.12	-	$ 20,418.97
BOND RESERVE ACCOUNT- HELD BY TRUSTEES						
Bond 2018 Cutino Accounts - Reserve, Interest	OPEN	$ 1,122,551.19	-	93,934.39	13.33	$ 1,028,630.13
Bond 2018 Meas X Accounts - Reserve, Interest	OPEN	$ 9,612,113.30	-	205,500.01	119.73	$ 9,406,733.02
Bond 2014 Accounts - Reserve, Interest	OPEN	$ 0.00	35,881.25	-	-	$ 35,881.25
Bond 2006 Accounts - Reserve, Installment	OPEN	$ 339,659.08	112,400.25	-	4.65	$ 452,063.98
PNC Equipment Lease Escrow Account	CLOSED	$ -	-	-	-	$ -
Wells F Pension Obligation Bond Prog-Reserve Acct.	OPEN	$ 768,496.11	90,435.30	180,870.60	19.17	$ 678,079.98
		$ 52,078,117.61	**19,070,571.50**	**18,251,911.04**	**40,532.36**	**$ 52,937,310.43**

PMIA/LAIF Performance Report
as of 02/11/21

PMIA Average Monthly Effective Yields[1]

Jan	**0.458**
Dec	0.540
Nov	0.576

Quarterly Performance
Quarter Ended 12/31/20

LAIF Apportionment Rate[2]:	0.63
LAIF Earnings Ratio[2]:	0.00001719170547343
LAIF Fair Value Factor[1]:	1.002271318
PMIA Daily[1]:	0.49%
PMIA Quarter to Date[1]:	0.58%
PMIA Average Life[1]:	165

Pooled Money Investment Account
Monthly Portfolio Composition [1]
01/31/21
$124.0 billion

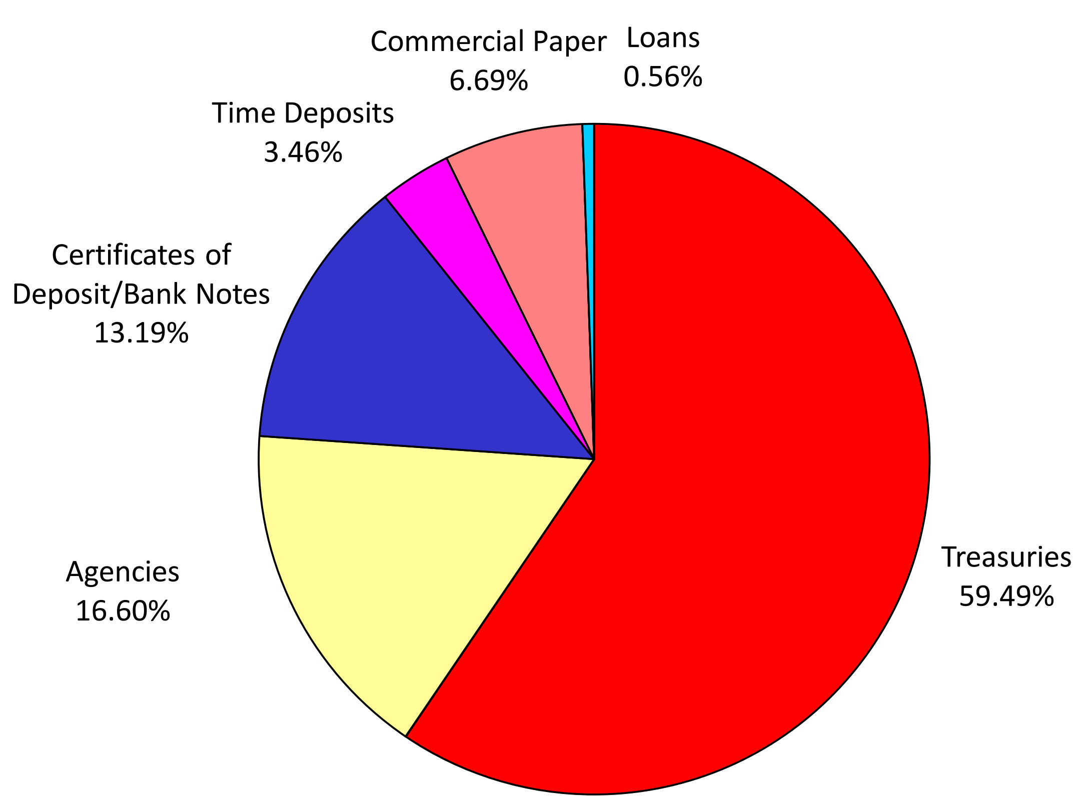


Chart does not include 0.01% of mortgages. Percentages may not total 100% due to rounding.

Daily rates are now available here. View PMIA Daily Rates

Notes: The apportionment rate includes interest earned on the CalPERS Supplemental Pension Payment pursuant to Government Code 20825 (c)(1) and interest earned on the Wildfire Fund loan pursuant to Public Utility Code 3288 (a).

Source:
[1] State of California, Office of the Treasurer
[2] State of Calfiornia, Office of the Controller

California State Treasurer
Fiona Ma, CPA

Home | Open Government | Careers | Contact | Calendar
Search

Home LAIF Home Contacts PMIA Time Deposits

Home ->> LAIF ->> Quarterly Apportionment Rates

LOCAL AGENCY INVESTMENT FUND

Quarterly Apportionment Rates

	March	June	September	December
1977	5.68	5.78	5.84	6.45
1978	6.97	7.35	7.86	8.32
1979	8.81	9.10	9.26	10.06
1980	11.11	11.54	10.01	10.47
1981	11.23	11.68	12.40	11.91
1982	11.82	11.99	11.74	10.71
1983	9.87	9.64	10.04	10.18
1984	10.32	10.88	11.53	11.41
1985	10.32	9.98	9.54	9.43
1986	9.09	8.39	7.81	7.48
1987	7.24	7.21	7.54	7.97
1988	8.01	7.87	8.20	8.45
1989	8.76	9.13	8.87	8.68
1990	8.52	8.50	8.39	8.27
1991	7.97	7.38	7.00	6.52
1992	5.87	5.45	4.97	4.67
1993	4.64	4.51	4.44	4.36
1994	4.25	4.45	4.96	5.37
1995	5.76	5.98	5.89	5.76
1996	5.62	5.52	5.57	5.58
1997	5.56	5.63	5.68	5.71
1998	5.70	5.66	5.64	5.46
1999	5.19	5.08	5.21	5.49
2000	5.80	6.18	6.47	6.52
2001	6.16	5.32	4.47	3.52
2002	2.96	2.75	2.63	2.31
2003	1.98	1.77	1.63	1.56
2004	1.47	1.44	1.67	2.00
2005	2.38	2.85	3.18	3.63
2006	4.03	4.53	4.93	5.11
2007	5.17	5.23	5.24	4.96
2008	4.18	3.11	2.77	2.54
2009	1.91	1.51	0.90	0.60
2010	0.56	0.56	0.51	0.46
2011	0.51	0.48	0.38	0.38
2012	0.38	0.36	0.35	0.32
2013	0.28	0.24	0.26	0.26
2014	0.23	0.22	0.24	0.25
2015	0.26	0.28	0.32	0.37
2016	0.46	0.55	0.60	0.68
2017	0.78	0.92	1.07	1.20

	March	June	September	December
2018	1.51	1.90	2.16	2.40
2019	2.55	2.57	2.45	2.29
2020	2.03	1.47*	0.84	

*Revised 7/21/2020 per State Controller's Office

BETTY T. YEE

California State Controller

LOCAL AGENCY INVESTMENT FUND
REMITTANCE ADVICE

Agency Name	SEASIDE
Account Number	98-27-860

As of 01/15/2021, your Local Agency Investment Fund account has been directly credited with the interest earned on your deposits for the quarter ending 12/31/2020.

Earnings Ratio		.00001719170547343
Interest Rate		0.63%
Dollar Day Total	$	1,701,136,936.18
Quarter End Principal Balance	$	18,496,583.57
Quarterly Interest Earned	$	29,245.45

CITY OF SEASIDE
STAFF REPORT

Item No.: 7.A.

TO: Successor Agency to the Redevelopment Agency of the City of Seaside

FROM: Craig Malin, City Manager

BY: Ben Nurse, Housing Program Manager
Beth Rocha, Associate Planner
Dana Morrison

DATE: March 4, 2021

SUBJECT: **AFFORDABLE HOUSING CONCEPT PRESENTATION AND DISCUSSION**

RECOMMENDATION

Review and discuss the concept of the City, through its own efforts or an aligned non-profit, building, renting and / or selling affordable housing, sited on City-owned property.

BACKGROUND

The City has a need to facilitate the construction of 393 affordable units by 2023 to be compliant with RHNA standards. In addition to supporting the construction of affordable dwellings by the private sector, the City or an aligned non-profit could also build, rent and / or sell affordable housing, on City-owned property. The City is blessed with hundreds of acres of formerly federal property on which - after appropriate CEQA analysis - affordable housing could be sited. The availability of public land, the City's non-profit status and modular construction could collectively be leveraged to achieve substantial progress in improving the availability of affordable housing.

As a conceptual exercise only, staff has prepared a housing concept for the City-owned property at 1348-1380 Canyon Del Rey Blvd. The concept is site-specific only to the extent that the Canyon Del Rey Blvd. property is easy to understand and visualize, at .55 acres of land. Fundamentally, the concept could be expanded or revised to fit other City-owned parcels. The concept does not have to be placed on the Canyon Del Rey Blvd. site. If it were to be placed there, or anywhere, it would require CEQA analysis and water allocation before the City could formally commit to the endeavor.

Conceptually, the Canyon Del Rey Blvd. housing initiative would include single-family residential units, two-story "Live-Work" units, duplexes, and one bedroom efficiency units. Land would be owned by the City of Seaside and leased to unit owners. Market rate units would be available, and would subsidize affordable units, conceptually at a 1:1 ration of market rate to affordable units. Affordable unit sales would use a shared-equity model at resale to preserve the affordability subsidies.

A guiding principled would be for the housing initiative to be self-funded, and return revenue to the City's affordable housing fund on a revolving basis.

Seaside Home Buyer Needs (Target Customers)

1. Homeless (ex. Veterans, families, women with children)
2. Seaside residents kept out of home ownership for various reasons
3. Seaside employees who can't afford to live where employed
4. Seniors or disabled individuals

Design Considerations

The units would showcase different architectural styles and modular/prefabricated products from different manufacturers. The proposed community design maintains the green space focus from the original park designation. The "Live-Work" unit provides a commercial (flex) space opportunity, and the "Live-Work" unit and duplexes could be attractive to market-rate buyers.

Number & Types of Units (18 Units) (See Site Plan)

- *Near Parking Lot, facing green space*
    1. 1 Live-Work (Flex Option) unit, 2 story
    2. 1, 3 bedroom unit with garage, 2 story
    3. 1, 2 bedroom unit, 1 story

- *Along Canyon Del Rey (Each 2 Story)*
    1. 1, Duplex, 3 bedrooms per unit, 2 units
    2. 2, Duplexes, 2 bedroom per unit, 4 units
    3. 1, 4-Plex, 2 bedroom per unit, 4 units

- *Back Fence*
    1. 4, Efficiency, 1 bedroom units, 4 units
    2. 1, 2 bedroom SFR, 1 unit

Parking

Parking would be surface parking on the far left lot, 1380 Canyon Del Rey.

Community Considerations

The two-story units would be sited close to the sidewalk at Canyon Del Rey Blvd to allow more opportunity for open space in the center, and one-story units would be oriented along the back fence to respect and provide privacy to the Trinity Avenue neighbors. Any unit balconies and views would be oriented into the center courtyard. The courtyard would serve as a community space, a greenbelt and mini park with picnic spaces, landscaping, pergola, benches, and play equipment. These elements are intentional and serve to encourage social interaction and feel of a socially engaging, community-oriented neighborhood.

Ownership Structure: City Owned Land and Condo Association

The City of Seaside would continue to own the land. The housing concept would be a zero lot line condo development. The land would be leased to a non-profit condo association on a renewable land lease of 40, 50, 60 or 99 years. Each unit would be sold to buyers who do not currently own a residence. Units would have an owner occupancy requirement.

Affordability

Initial unit sale prices would be based on estimated market value and adjusted/discounted to be affordable based on Monterey County Area Median Income (AMI).

Need Group	**# of Units**	**Sale Prices Rate**	**Annual Income Estimate**	**Purchase Price**	**Monthly Payment**
Market Rate Buyers	9	Market Value	$0.00	$425,000 - $675,000	Varies
Current Seaside Low Income Residents	3	30% of Area Median Income	$81,000 (family of 4), $73,450 (family of 3)	$422,000 (3 beds) or $379,000 (2 beds)	$2,024, or $1,836
Seaside Employees	2	30% of Average Salary	$70,523.61	$362,000	$1,762
Seniors or disabled individuals	2	30% of Social Security	$27,888	$118,000	$695
Homeless	2		$0	$0	$236

Total	**18**				

Note: *1. Purchase Price assumes a 3% Interest rate, 20% down payment, and $100 HOA.*

2. Monthly Payment for homeless includes property taxes and insurance.

Resale: Shared Equity and Retain Public Subsidy

Owners would be required to resell their units to low income first time buyers qualified by the City who are in the seller's similar affordability category at the time of purchase. Sellers would get monetary credit for any documented improvements made. The City would have to determine a policy for the transfer to family members via inheritance or whether family has to be income qualified.

Additionally, the formula for resale price would be no more than the initial affordable purchase price plus an adjustment based on the annual change in the AMI for Monterey County. Each year, as the AMI rises, the maximum resale price would increase at same rate. The intention is that a new buyer in the same income affordability category should be able to purchase the home without any need for additional public subsidy.

Goals

- Demonstrate how City could use three advantages of free land, nonprofit status, and modular construction to provide affordable housing for four underserved groups.
- Retain initial public subsidy and maintain affordability in perpetuity.
- Allow owners to create wealth at resale by sharing in the appreciated equity.
- Provide lo- income families financial control and stability via fixed affordable mortgage payments with no annual increases compared to renting.
- Provide homes for currently homeless families and individuals
- Provide affordable housing option to attract / retain City of Seaside Employees.
- Allow owners to receive tax benefits of home ownership.
- Provide pride of home ownership.
- Increase potential economic upward mobility for low-income individuals and families.
- Create a mini neighborhood in a park-like setting.
- Demonstrate the design versatility and cost advantages of modular construction.

FISCAL IMPACT

The City can use funds from the Merged Housing Fund (fund 297), which has an available fund balance of $5,411,033 to capitalize planning and pre-construction expenses. The market rate sales and the affordable sales would more than reimburse the cost of completing the initiative (as conceptually presented, with the specified ratios of housing) and is estimated to produce a net profit for the affordable housing fund.

Affordable housing funds would be used for the pre-planning work; the City would then obtain a conventional pre-construction loan, which would be paid off with the unit sale proceeds.

Description	**Amount**	
Cost to Build & Install Units	$ (4,855,737.52)	
10% Contingency (Including CEQA)	$ (485,573.75)	
Market Rate Gross Sales	$ 4,420,000.00	
Commissions (2%, Market Rate Only)	$ (88,400.00)	
Market Rate Closing Costs	$ (37,079.10)	
Affordable Sales	$ 2,140,000.00	
Affordable Closing Costs	$ (26,085.10)	
Net Proceeds	**$ 1,067,124.53**	
Financing		
Construction Loan Amount	$ 3,738,917.89	
	$ (3,738,917.89)	
Total Loan Costs	$ (18,935.20)	
Loan Interest 12 months	$ (177,598.56)	
Net Proceeds after Loan Interest	**$ 870,590.77**	

The following chart estimates the repayment period for the Project costs should the City consider renting the units:

Rental Housing Estimate							
	Market Rate	**Affordable (80% of AMI)**	**Unit Mix**	**Monthly Market Rent**	**Monthly Affordable Rent**	**Annual Rental**	**Years to Repay**

							Costs
1 Bedroom	$ 1,700	$ 1,033	5	$ 1,700	$ 4,133	$ 69,999	
2 Bedroom	$ 2,600	$ 1,162	10	$ 10,400	$ 6,975	$ 208,500	
3 Bedroom	$ 3,500	$ 1,291	3	$ 7,000	$ 1,292	$ 99,500	
				$ 19,1000	**$ 12,399**	**$ 377,999**	**14.13**
Project Costs:	$ 5,341,311						

ATTACHMENTS

1. Del Rey Garden Community_Sample Selection of Units_for Council mtg_3-4-2021
2. Del Rey Garden Community_Sample Site Plan_V1_w labels

Reviewed for Submission to the City Council by:

Craig Malin, City Manager

Sample Selection of Prefabricated Units for 1348-1380 Canyon Del Rey Project

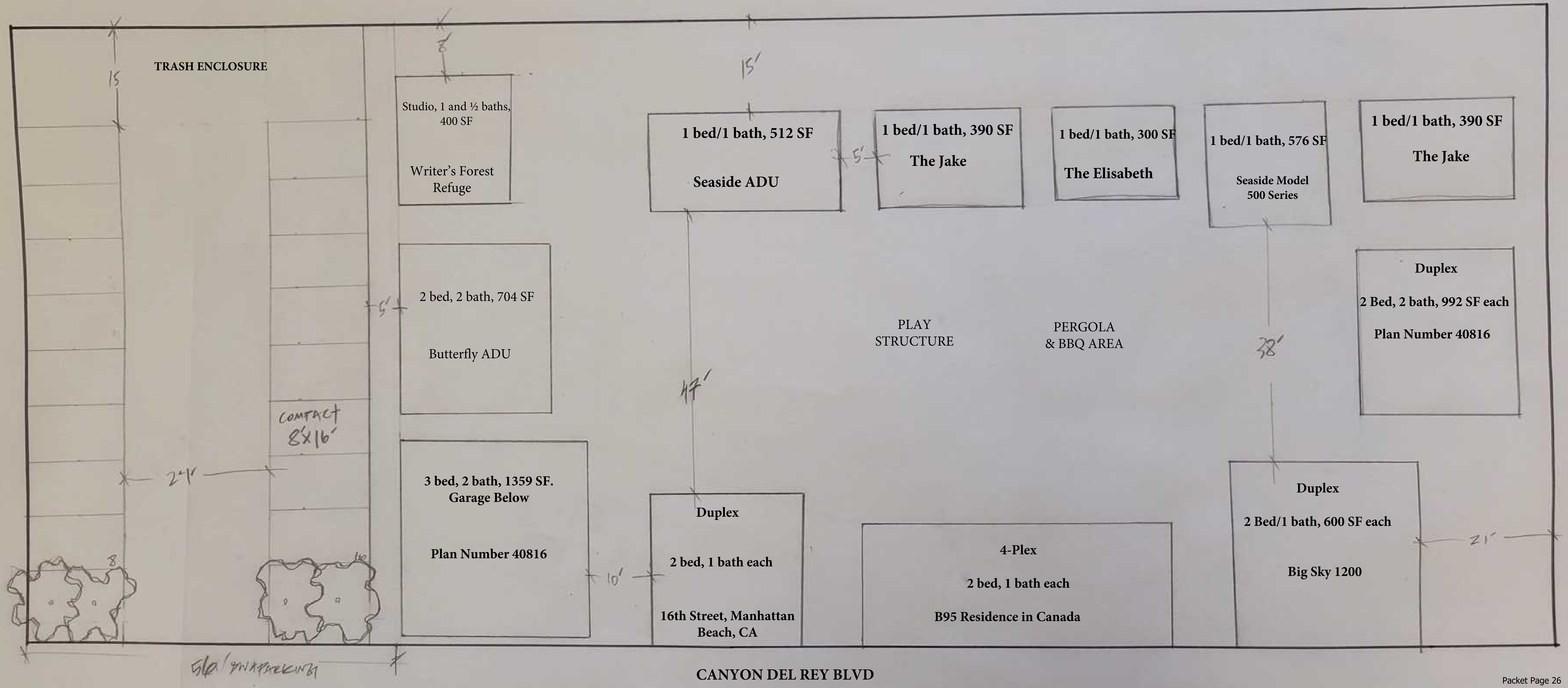
Footprint	Unit Type	Model Name	Vendor	
Single Family Residential & Efficiency Examples				
16′ x 32′	1 bed/1 bath, 512 SF	Seaside ADU	Barrier Structures 360, LLC	
16′ x 24′	1 bed/1 bath, 390 SF	The Jake	prefabADU https://www.prefabadu.com/backyard-homes/mini-units/the-jake	
15′ x 20′	1 bed/1 bath, 300 SF	The Elisabeth	prefabADU https://www.prefabadu.com/backyard-homes/mini-units/the-elisabeth	
Footprint	**Unit Type**	**Model Name**	**Vendor**	
Duplex Examples				
32′ x 31′	3 bed, 2 bath, 1359 SF. • Replicate as Duplex 2 Bed, 2 bath, 992 SF each (no garage) • And as 3/2 w/garage	Plan Number 40816	Cool House Plans https://www.coolhouseplans.com/garage-plan-40816#staystill	

Sample Selection of Prefabricated Units for 1348-1380 Canyon Del Rey Project

25′ x 24′	2 Bed/1 bath, 600 SF above and below • Replicate as Duplex (no garage)	Big Sky 1200	Timberhawk https://www.timberhawkdesign.com/plans-pricings/configure/kit-homes/big-sky-garage	
Custom	3 bed, 2 bath • Replicate as Duplex	16th Street, Manhattan Beach, CA	Silicon Bay https://www.siliconbay.la/16th-street	
Footprint	**Unit Type**	**Model Name**	**Vendor**	
4-plex Example				
Custom	2 bed, 1 bath each	B95 Residence in Canada	BBLOC http://www.bbloc.ca/5ux6lsj543qbrlwufyxiq6zfveb4xa	

Sample Selection of Prefabricated Units for 1348-1380 Canyon Del Rey Project

Footprint	Unit Type	Model Name	Vendor	
Live-Work Examples				
20' x 20'	Studio, 1 and ½ baths, 400 SF	Writer's Forest Refuge	Architect Bulent Baydar of Harrison Design and builder Glenn Harris of Harris Custom Homes https://harrisondesign.com/portfolio/residential/modern-studio	
	2 bed, 2 bath, 704 SF	The Butterfly ADU	Propel Studio https://www.propelstudio.com/project/the-shed-accessory-dwelling-unit-adu	


TRASH ENCLOSURE
Studio, 1 and ½ baths, 400 SF
Writer's Forest Refuge
1 bed/1 bath, 512 SF
Seaside ADU
1 bed/1 bath, 390 SF
The Jake
1 bed/1 bath, 300 SF
The Elisabeth
1 bed/1 bath, 576 SF
Seaside Model 500 Series
1 bed/1 bath, 390 SF
The Jake
2 bed, 2 bath, 704 SF
Butterfly ADU
PLAY STRUCTURE
PERGOLA & BBQ AREA
Duplex
2 Bed, 2 bath, 992 SF each
Plan Number 40816
COMPACT 8'x16'
3 bed, 2 bath, 1359 SF. Garage Below
Plan Number 40816
Duplex
2 bed, 1 bath each
16th Street, Manhattan Beach, CA
4-Plex
2 bed, 1 bath each
B95 Residence in Canada
Duplex
2 Bed/1 bath, 600 SF each
Big Sky 1200
15
8
15'
5'
5'
47'
38'
24'
10'
21'
CANYON DEL REY BLVD