A G E N D A
CITY OF SEASIDE
HOMELESS COMMISSION

REGULAR MEETING
OLDEMEYER CENTER (SEAHORSE)
Tuesday, May 23, 2023
5:00 PM

NOTICE: *The City Council will hold its public meetings in person, with a virtual option for public participation based on availability. The City of Seaside utilizes Zoom tele-conferencing technology for virtual public participation; however, we make no representation or warranty of any kind, regarding the adequacy, reliability, or availability of the use of this platform in this manner. Participation by members of public through this means is at their own risk.*

VIRTUAL PUBLIC PARTICIPATION INSTRUCTIONS

1. To participate in this meeting: Using the Zoom application on your smart phone, laptop, tablet or desktop and click on this link: https://ci-seaside-ca-us.zoom.us/j/89680316092

MEETING ID: 896 8031 6092

2. To participate by phone: Please call (669) 900-9128
Enter the meeting ID **896 8031 6092** when prompted. There is no participate code – press the pound sign # after the recording prompts you.

3. To make public comment, the following options are available:

Before the Meeting via Email: Written comments can be emailed to delder@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 at least two (2) hours prior to the meeting time on the day of the meeting.

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.

IN PERSON PARTICIPATION INSTRUCTIONS

Members of the public participating in person and wishing to address the Commission may approach the podium when the Chair calls for public comment.

1. CALL TO ORDER

2. ROLL CALL

Benjamin Strickland	Chair
Stacey Fiess	Vice Chair
Kenneth Murray	Commissioner
Leslie Mugan	Commissioner
Lynda Cunningham	Commissioner
Gwen Nash	Commissioner

3. REVIEW OF AGENDA

If there are any items that arose after the 72-hour posting deadline, this is the point in the meeting where a vote may be taken to add the item to the agenda. (A 2/3-majority vote is required).

4. PUBLIC COMMENT

Members of the public wishing to address the Commission 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. Comments on specific agenda items are heard under that item. For the public record, please state your name.

5. PRESENTATIONS

A. SIXTH CYCLE HOUSING ELEMENT UPDATE

RECOMMENDATION: Receive an update from Alexia Rapoport, Housing Program Manager, and Andrew Myrick, Economic Development and Planning Manager, regarding the City of Seaside 6th Cycle Housing Element Update.

6. APPROVAL OF MINUTES

A. APPROVE MINUTES FROM FEBRUARY 21, 2023 SPECIAL MEETING AND MARCH 28, 2023 REGULAR MEETING

RECOMMENDATION: Approve minutes as presented in the agenda packet.

7. BUSINESS ITEMS

A. DISCUSS PLANS TO HOST A COMMUNITY LISTENING SESSION ON THE STATE OF HOMELESSNESS IN THE CITY OF SEASIDE

B. DISCUSS PLANS FOR FURTHER EXPLORATION OF THE FEASIBILITY OF PURCHASING A 2-STALL MOBILE HYGIENE UNIT TO SERVE THE UNHOUSED IN THE COMMUNITY

C. DISCUSS OPPORTUNITIES FOR BRANCHING OUT WITH SURROUNDING BOARDS, AGENCIES, AND CITY COUNCILS TO ENCOURAGE COLLABORATIVE WORK TOWARDS ADDRESSING HOMELESSNESS

8. REPORTS FROM COMMISSIONERS

A. RECEIVE SPECIAL PRESENTATION FROM CHAIR STRICKLAND TO HONOR PASSING OF FATHER

9. REPORTS FROM STAFF

This is a time specifically set aside for the Staff Liaison to provide updates on non-agendized requests from the Commission, and to provide brief information on topics under the purview of the Commission.

10. ADJOURNMENT

Next Regularly Scheduled Meeting:
July 25, 2023
5:00 PM

City of Seaside

SEASIDE
CALIFORNIA

2023-2031 Housing Element

Draft
May 2023

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 sixth cycle update and covers the planning period of December 15, 2023 through December 15, 2031.

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

- **Demographic shifts.** Several shifts in the City's population and household compositions have implications on housing demand (see Section 2, Housing Needs, of this Housing Technical Appendix). Specifically:
  - Decreased adults in the family-forming age (25-44) due to the rising housing costs and limited employment opportunities;
  - Increased senior population (65+); and
  - Increased single households, including seniors living alone.

  These trends typically lead to the demand for smaller housing units, alternative housing options, and options for rental housing.

- **Housing problems relating to housing age, cost burden and overcrowding.**
  - At least 80 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 39 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 63 percent of the renter-households vs. 28 percent of the owner-households are experiencing housing cost burden. Overcrowding is also more prevalent among renter-households at 17 percent compared to five percent of overcrowded owner-households.

- **Mismatch between housing preferences and available housing types**. The Seaside housing market does not provide sufficient housing that is affordable to lower income households such as those with service occupation jobs 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.

- **Recent residential growth.** Between 2010 and 2020, the City's housing stock actually contracted by 55units. 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 interests in residential development and an increase in property values.

- **Water supply.** The Monterey Peninsula has long faced water supply challenges that have hindered new residential development opportunities. Seaside has a remaining water allocation balance of 43 acre-feet (in the former FORA), 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 within the built-out urban areas of Seaside proper.

- **Future Residential Development.** This General Plan update offers an opportunity to reexamine the City's land use policies and seek strategies for preserving and improving the City's low and medium density single-family neighborhoods on the one hand and increasing the potential of infill residential development in medium to high density focus areas. Areas with residential development potential include:

- Parcels within the **West Broadway Urban Village Specific Plan** are designated for a range of residential densities. Up to 60 units per acre is allowed and mixed use project must have a minimum density of 30 units per acre.
- Mixed use opportunities along **East Broadway Boulevard corridor** and **Fremont Boulevard corridor**.
- The **Long Range Property Management Plan** of the Seaside Successor Agency identifies a number of agency-owned properties that may be disposed for development in the future (discussed further later). Six of those properties are identified as potential sites with residential/mixed use development potential. One has already been acquired by a developer to construct an 80-unit apartment project.
- **Seaside East future growth area** and **future specific plan area** offer long-range residential growth potential for single-family, multifamily, and mixed use housing.

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:

- **Multi-family housing construction.** Encourage the construction of high-quality, well-designed multi-family housing and residential mixed-use projects along Broadway Avenue, Fremont Boulevard, the City's existing multi-family 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 prefabricated 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.
- **Replacement housing.** Require the replacement of housing units demolished as a result of redevelopment on sites identified in this Housing Element, if the units were deed-restricted as affordable to lower income households or were occupied by lower income households.
- **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.** Pursue meaningful actions to remove or mitigate 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, low barrier navigation centers, 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 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 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.

The Neighborhood Improvement Commission convenes regularly, producing recommendations to City Council on ways to improve the appearance of the City and elicit voluntary cooperation to minimize vandalism. The Commission encourages citizens to beautify and upgrade their properties and remove items that adversely influence property values. In addition, they encourage voluntarily compliance with various city codes relating to the general appearance of the City; work with service clubs and civic organizations to promote and implement programs to help in neighborhood cleanup efforts; and conduct administrative hearings relating to property maintenance.

One of the Commission's primary objectives is to encourage Seaside residents to beautify and upgrade their landscapes and home exteriors. Each month, the Neighborhood Improvement Commission, through a House of the Month program, nominates several homes in a selected area for their curb side appeal, and outstanding property maintenance. The Commission then votes to determine a single winner. Winners are then invited to attend a City Council meeting where they are presented an award by the Mayor consisting of a personalized engraved plaque, and a gift certificate to any local business of their choice. In promoting and recognizing residents with well-kept homes and beautiful landscapes, the Commission proactively helps in positively influencing surrounding property values and improving the overall livability throughout the City.

2023-2031 Timeframe and Objectives:

- Continue to implement the Neighborhood Improvement Commission (NIC) and focus code enforcement efforts in the target areas with concentrated issues of code violations. Conduct monthly meetings with the NIC to address housing conditions issues.
- Promote the app, SeeClickFix that allows anyone to report problems to the City for resolution via their smartphone. Distribute code enforcement business cards with links to the app to residents and businesses.
- Annually 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.

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. While foreclosure has not be a significant trend in the last ten years or so, with the economic impacts of Covid, foreclosure rate is expected to rise. This program will help prevent blighting conditions to occur.

2023-2031 Timeframe and Objectives:

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

3. **Acquisition/Rehabilitation:** Approximately 80 percent of the City's housing stock was built prior to 1990, making the majority of the housing units older than 30 years. The City has a significant need for housing rehabilitation assistance, both in the rental and ownership housing inventories. In 2021, the City created an affordable housing development non-profit called Seaside Housing Collaborative whose mission is to conceptualize, plan, entitle, construct, acquire, sell or lease affordable housing up to and including workforce housing within the City of Seaside.

2023-2031 Timeframe and Objectives:

- Partner with nonprofits to acquire and rehabilitate deteriorating multi-family housing units with the goal of rehabilitating 20 units between 2023 and 2031. 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.

Financing: State and federal housing funds as available

Responsible Agencies: Community Development/Housing Program Manager; Seaside Housing Collaborative

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

2023-2031 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 and annually update information on energy conservation and financial incentives (e.g., tax credit, utility rebates, etc.) on the City's website.

Financing: None required

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

Housing Production, Diversity, and Opportunities

5. **Adequate Sites for RHNA and By-Right Approval:** 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. For the sixth cycle Housing Element, the City has been assigned aa Regional Housing Needs Allocation of 616 units (86 very low; 55 low; 156 moderate; and 319 above moderate income units). With projected ADUs (112 units) and approved projects (Enclave at Cypress Grove), Parker Flats, and Campus Town, the City has a remaining RHNA of 66 units (47 very low; 13 low; and 6 moderate income units).

   With the identified vacant and underutilized sites, under the existing Land Use policy, the City would have a 12-unit shortfall of lower income sites capacity. These sites, under the proposed Land Use policies would provide adequate sites for the remaining RHNA.

   2023-2031 Timeframe and Objectives:

   - Pursuant to AB 1397, amend the Zoning Code by 2024 to permit residential use by right for housing development in which at least 20 percent of the units are affordable to lower income households if the sites meet one of the following conditions:
     - Sites that were identified in the fifth cycle Housing Element for meeting the lower income RHNA
     - Sites that are identified in the sixth cycle Housing Element to be rezoned to higher density for meeting the lower income RHNA (see below)
   - Pursue adoption of the 2040 General Plan by 2024, providing adequate capacity for the City's remaining RHNA of 66 units (47 very low; 13 low; and 6 moderate income units).
   - Complete rezoning of sites inventory (to accommodate the shortfall of 12 lower income units) by 2024 to implement the proposed Land Use policy to provide adequate sites for RHNA. The rezoned sites will meet the requirements of Government Code 65583.2, including but not limited to a minimum density of 20 units per acre, minimum site size to permit at least 16 units on site, and zoned to allow ownership and rental housing by right in which at least 20 percent of the units are affordable to lower income households. As part of the rezoning, appropriate development standards (including but not limited to setbacks, lot coverage, height, and parking, among others) will be established to ensure the allowable maximum density of each zone can be achieved.
   - Provide the residential sites inventory to interested developers.
   - 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.

   Financing: General fund

   Responsible Agency: Community Development/Planning Division

6. **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

2023-2031 Timeframe and Objectives:

- By 2024, as part of the comprehensive Zoning Ordinance update, establish the replacement requirements pursuant to State law. Specifically, mitigate the loss of affordable housing units by requiring new housing developments to replace all affordable housing units lost due to new development.

Financing: General Funds

Responsible Agency: Community Development/Planning Division

7. **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.

2023-2031 Timeframe and Objectives:

- By the end of 2024, establish a formal procedure to comply with SB 166 (No Net Loss). 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, the sites shall be rezoned within 180 days when a shortfall in RHNA capacity is identified.

Financing: General fund

Responsible Agency: Community Development/Planning Division

8. **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.

2023-2031 Timeframe and Objectives:

- Encourage lot consolidation by assisting interested developers in identifying sites with consolidation potential.
- By 2024, 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.
- Require the merger of contiguous substandard lots of record when a property is developed or redeveloped.
- In 2026, assess the effectiveness of incentives and actions in promoting the consolidation and development of small parcels, and make appropriate adjustments to facilitate lot consolidation.

Financing: General fund

Responsible Agency: Community Development/Planning Division

9. **Accessory Dwelling Units (ADUs):** Recognizing the potential of accessory dwelling units as an affordable housing option, the State has passed several significant to ease restrictions on these units. The City adopted a comprehensive update of its ADU provisions in April 2022 and again in March 2023 to ensure compliance with changes to Government Code Sections 65852.2 and 65852.22. The City website has a page dedicated to ADU Guide, which provides a step-by-step building permit process. The City has also made available three pre-approved plans for ADU. Plan check fees are waived for property owners who use the pre-approved ADU plans.

In 2021, the City allocated five acre-feet of water for owners to purchase to construct ADUs. The City's ADU Guide provides a link for property owners to apply for additional water rights.

The City also secured $1,000,000 in CalHome grant to implement an ADU Loan Program.

2023-2031 Timeframe and Objectives:

- Facilitate the development of 112 ADUs over eight years.
- Annually update the City website to provide ADU resources and technical guidance for the public.
- Inform ADU applicants that ADU units are subject to SB 329 and SB 222- rental unit cannot be denied based on source of income - by posting information on the City website and the ADU application.
- Annually assess the availability of water rights for ADU construction.
- By the end of 2023, update City website to provide link to California Housing Finance Agency (CalHFA) ADU Grant Program that provide a $40,000 grant for income-eligible homeowners to pay for pre-development expenses.

- By 2024, implement the CalHome ADU Loan program, with the goal of facilitating providing loans for the construction of ten ADUs to be occupied by low income renters. Pursue additional funding at least every other year.

Financing: General fund

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

Housing Affordability and Protections

10. 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:

- **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. In March 2020, the City created a dedicated Housing page on its website to provide links to various housing resources, including homebuyer assistance.

2023-2031 Timeframe and Objectives:

- Periodically update the City website to promoting resources available to first-time homebuyers.
- Annually explore and pursue funding opportunities to reinstate homebuyer assistance programs with the goal of assisting ten households.
- Continue supporting ECHO First Time Homebuyer Counseling services in Seaside.

Financing: None required

Responsible Agencies: Community Development/Housing Program Manager

11. 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.

2023-2031 Timeframe and Objectives:

- Support HAMC's efforts to pursue additional funds and petition for higher payment standards.

- Promote the use of HCVs, with the goal of assisting 125 very low income households.
- 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.

Financing: Section 8

Responsible Agencies: Community Development/Housing Program Manager; HAMC

12. **Preservation of Publicly Assisted Low Income Housing:** The City has an inventory of 447 rental units in five developments that are deed-restricted as affordable housing for lower income households. None of these units are considered at risk of converting to market rate in the next ten years.

    In 2021, the City created an affordable housing development non-profit called Seaside Housing Collaborative whose mission is to conceptualize, plan, entitle, construct, acquire, sell or lease affordable housing up to and including workforce housing within the City of Seaside.

    2023-2031 Timeframe and Objectives:

    - **Monitor Units at Risk:** The City will keep in regular contact with the five projects with affordable units to monitor any change in status or intent to maintain the projects as affordable housing. 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 any of these projects 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. New State law requires noticing the tenants three years, one years, and six months ahead of conversion.
    - **Work with Potential Priority Purchasers:** Work with Seaside Housing Collaborative to pursue acquisition/rehabilitation opportunities.

    Financing: None required.

    Responsible Agencies: Community Development/Housing Program Manager; Seaside Housing Collaborative

13. **Affordable Housing Development:** The proposed General Plan introduces higher density mixed use development opportunities in the community. To implement the City's proposed 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.

    2023-2031 Timeframe and Objectives:

    - By 2024 and as part of the comprehensive update to the Zoning Ordinance, through a form-based code approach, 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 2024 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 100 affordable housing units for lower income households, prioritizing funding for projects that include affordable housing for extremely low income households 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.
    - Assist developers identifying available sites for affordable housing.

Financing: Inclusionary Housing In-lieu Fee

Responsible Agencies: Community Development/Housing Program Manager

14. **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 been updated to reflect recent changes in State law. These include:

- **AB 2222:** Eliminates density bonuses and other incentives previously available unless the developer agrees to replace pre-existing affordable units on a one-for-one basis. Increases the required affordability period from 30 years to 55 years for all density bonus units. Furthermore, if the units that qualified an applicant for a density bonus are affordable ownership units, as opposed to rental units, they must be subject to an equity sharing model rather than a resale restriction.
- **AB 2501:** Makes changes to: the timeline for processing application for a density bonus; electing to accept no density increase; and determining the value of concessions and incentives.
- **AB 2556:** Clarifies the replacement requirements as established by AB 2222.
- **AB 2442:** Requires a density bonus be granted for a housing development if applicant agrees to construct housing for transitional foster youth, disabled veterans, or homeless person.
- **AB 1934:** Provides a density bonus to a commercial development if the developer enters into an agreement for partnered housing either as a joint project or two separate projects encompassing affordable housing.
- **AB 1763:** Density bonus and increased incentives for 100 percent affordable housing projects for lower income households.

- **AB 1227:** Density bonus for student housing development for students enrolled at a full-time college, and to establish prioritization for students experiencing homelessness.
- **AB 2345**: Revised the requirements for receiving concessions and incentives, and the maximum density bonus provided from 35 percent to 50 percent.

2023-2031 Timeframe and Objectives:

- By 2024 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.

Financing: General fund

Responsible Agencies: Community Development/Planning Division

15. **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.

2023-2031 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.

Financing: General fund

Responsible Agencies: Community Development/Planning Division

Remove Potential Constraints

16. **Multi-Family and Mixed Use Development Standards and Design Guidelines:** Multi-family and mixed use construction in the City is required to undergo architectural review. The City is adopting a form-based code approach, with objective design standards, to guide multi-family and mixed use development in the City. In addition, the City will establish appropriate development standards to ensure maximum density can be achieved in each zone. Specifically, guest parking of one space per unit can be a constraint to multi-family and mixed use development.

2023-2031 Timeframe and Objectives:

- By 2024, establish objective design standards on site planning, massing and scale, and architecture features for multi-family and mixed use development. Establish appropriate development standards (parking, height, setbacks, etc.) to ensure maximum density can be achieved in each zone.

Financing: General fund

Responsible Agencies: Community Development/Planning Division

17. **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, but not the RH zone. As part of the Zoning Ordinance update, the City will prohibit new single-family housing RH zone as a strategy to preserve residential capacity for multi-family housing.

2023-2031 Timeframe and Objectives:

- By 2024 and as part of the comprehensive update to the Zoning Ordinance, prohibit single-family housing in RH zone (market-rate or affordable).

Financing: General fund

Responsible Agencies: Community Development/Planning Division

18. **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 few years, it does not currently have access to that water due to the cease and desist order. The City has, however, allocated five acre-feet of water for ADUs. To facilitate development of the remaining RHNA of 66 units, the City is working with other jurisdictions and agencies to maintain and augment the existing water supply.

2023-2031 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 MPWMP 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, including:
  - Private water: On an ongoing basis, the City will monitor opportunities where the use of private water may be beneficial to accomplish housing objectives. As of May 2023, the City is finalizing an agreement with California American Water Company regarding the use of stored water credits for Ascent Broadway project, an approved project with 106 residential units. The project has been stalled primarily by the Regional Water Quality Control Board order 95-10 which prohibits California American Water from serving parcels where there is new increased development without having identified an additional water supply.

- 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. Specifically, the City Council approved an approximately $7.5 million capacity fee to Marina Coast Water District to bring recycled water to the golf course for the In-Lieu Storage Program, which allows Seaside to accrue water storage credits for the recycled water placed on the golf course. This stored water credit is made available to the Ascent Broadway project.
- 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.
- Pure Water Monterey: The Pure Water Monterey project provides a clean, safe and sustainable source of water for Monterey County. It emphasizes advanced water recycling technology, replenishment of the groundwater supply and protection of the environment.
- California American Water Desalination Project: In November 2022, the California Coastal Commission approved the desalination project. California American Water plans to build the plant to pump ocean water, desalinate it and provide drinking water to 100,000 people on the Monterey Peninsula.

Financing: None required.

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

Housing Opportunities for Special Needs Residents

19. **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).

2023-2031 Timeframe and Objectives: By 2024 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.

- **Parking Requirements for Small Residential Care Facilities:** State law states that residential care facilities serving six or fewer residents may not be subject to stricter zoning standards than other residential uses. Therefore, the parking requirements in Zoning Ordinance Table 3-8 for residential care facilities should be modified to clarify this requirement. Currently, Table 3-8 does not differentiate parking requirements between small (six or fewer persons) and large facilities and are stricter than those required of other similar residential uses.

- **Reasonable Accommodations:** The City of Seaside currently processes requests for reasonable accommodation for disabled persons via a Minor Use Permit. This procedure is considered potentially constraining to housing for persons with disabilities as the public hearing process before the Zoning Administrator 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 2024 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.

Financing: General fund

Responsible Agencies: Community Development/Planning Division

20. **Housing Facilities and Services for the Homeless:** The 2022 County Point-in-Time Count of the homeless estimates 90 unsheltered 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.

2023-2031 Timeframe and Objectives:

- Annually, evaluate the homeless needs and gaps in services and facilities and allocate funding via the homeless committee and CDBG program.
- Assist 800 lower income residents and those with special needs annually.

Financing: General fund; CDBG

Responsible Agencies: Community Development

Affirmatively Furthering Fair Housing

A detailed assessment of fair housing in Seaside is located in the Technical Appendix to this Housing Element. The City will undertake a series of actions to further fair housing in the community. These actions are summarized in Table 1 and work in concert with the City's various housing programs outlined in this Housing Element.

21. **Fair Housing Outreach and Education:** The City will utilize qualified fair housing service providers to conduct outreach and education to the community regarding fair housing.

2023-2031 Timeframe and Objectives:

- Continue to provide CDBG funding to continue ECHO's work in Seaside. Refer households experiencing housing instability or crisis to the City of Seaside's Family and Community Support Program (FCSP) which provides crisis intervention and linkages to resources including housing and basic needs.
- Ensure ECHO's in-person outreach efforts consider the characteristics of the special needs populations (lower income, Hispanic, elderly, persons with disabilities, language spoken) and their location (Census Tracts 137) by:
    - Ensuring in-person outreach is done in CT 137
    - Making outreach materials available in Spanish
- Reviewing outreach effectiveness quarterly.
- Update City website to provide bilingual information regarding fair housing rights and resources.
- Update the Zoning Ordinance by 2024 to comply with State housing laws regarding housing for special needs.

- Ensure ECHO includes outreach and education of the State's Source of Income Protection (SB 329 and SB 222), defining public assistance including HCVs as legitimate source of income for housing.

Financing: General fund; CDBG

Responsible Agencies: Community Development

Table 1: Summary of AFFH Actions

Program	Actions	Timing	Geographic targeting	Metrics
Outreach and Enforcement				
Program 21: Fair Housing Services	Continue to provide CDBG funding to continue ECHO's work in Seaside. Refer households experiencing housing instability or crisis to the City of Seaside's Family and Community Support Program (FCSP) which provides crisis intervention and linkages to resources including housing and basic needs.	Annually	Citywide but ensure that outreach is done in an intentional manner in 137.	Increase fair housing inquiries and referrals based in CT 137 by 10%
	Ensure ECHO's in-person outreach efforts consider the characteristics of the special needs populations (lower income, Hispanic, elderly, persons with disabilities, language spoken) and their location (Census Tracts 137) by: - Ensuring in-person outreach is done in CT 137 - Making outreach materials available in Spanish Reviewing outreach effectiveness quarterly.	Starting Q1 2024		
	Update City website to provide bilingual information regarding fair housing rights and resources.	Q1 2024		
	Update the Zoning Code to comply with State housing law.	By end of 2024	Citywide	Update the City Zoning Code to adhere with state housing element law.
	Ensure ECHO includes outreach and education of the State's new Source of Income Protection (SB 329 and SB 222), defining public assistance including HCVs as legitimate source of income for housing.	2023-2031	Citywide	Increase voucher use by 10%. And/or decrease discrimination complaints based on source of income by 10%.
Encouraging development of new affordable housing in high-resource areas				
Program 5: Adequate Sites for	Pursue adoption of the 2040 General Plan by 2024, providing adequate capacity for the City's remaining RHNA of 66 units (47 very low; 13 low; and 6 moderate income units).	2024	Citywide	Meet RHNA targets (86 very low, 55 low, 156 moderate, and 319 above moderate.

Program	Actions	Timing	Geographic targeting	Metrics
RHNA and By-Right Approval	Complete rezoning of sites inventory (to accommodate the shortfall of 12 lower income units) by 2024 to implement the proposed Land Use policy to provide adequate sites for RHNA.	2024	Citywide	
	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.	2025-2027	Seaside East	
	Develop new housing opportunities throughout the City by supporting the Seaside Housing Collaborative and identify additional potential development partners and sites .	Annually	Citywide	Pursue development of 141 lower income units.
Program 9: Accessory Dwelling Units	Facilitate the development of 112 ADUs over eight years. Advertise the availability of Pre-approved ADU plans. Provide water rights for ADUs.	2023-2031	Citywide, with emphasis in lower density neighborhoods	Facilitate development of 112 ADUs Through the CalHome ADU Loan program, assist ten low income tenants.
	Implement CalHome ADU Loan program	2024	Citywide, with emphasis in lower density neighborhoods	

<table>
<tr><th>Program</th><th>Actions</th><th>Timing</th><th>Geographic targeting</th><th>Metrics</th></tr>
<tr><td colspan="5">Enhancing mobility strategies and promoting inclusion for protected classes</td></tr>
<tr><td>Program 11: Housing Choice Voucher Program

Program 21: Fair Housing Outreach and Education</td><td>Landlord outreach to expand the location of participating voucher properties and increase mobility of households to tracts closer to transit by:
• Educating existing landlords in CT 135 and attract new property owners outside of CT 135.
• Host landlord fairs in city community centers and listening sessions in partnership with other Housing CBOs.

Develop outreach and education materials to combat source-of-income stigma via targeted outreach campaign.</td><td>By the end of 2024</td><td>Citywide, with emphasis in higher income areas</td><td>Hold at least one landlord fair/year.

Develop at least one landlord pamphlet and infographic by the end of 2024. Distribute to partners and digitally.</td></tr>
<tr><td>Program 9: Accessory Dwelling Units</td><td>Inform ADU applicants that ADU units are subject to SB 329 and SB 222- rental unit cannot be denied based on source of income- by posting information on the City website and the ADU application.</td><td>Begin Q1 2024</td><td>Citywide, with emphasis in higher income areas</td><td>Facilitate the development of 112 ADUs over eight years.

Promote the use of HCVs for ADUs (target 5 units over eight years).</td></tr>
<tr><td>Program 10: Homebuyer Assistance</td><td>Build generational wealth by supporting homeownership opportunities.
- Continue supporting ECHO First Time Homebuyer Counseling services in Seaside.
- Identify and pursue funding sourced from HCD and HUD, as well as partnerships with non-profits and lenders to provide homebuyer assistance.

Pursue applying for available grant funding resources to reinstate the Homebuyer Assistance Program and include information about the program in the planned targeted outreach events in CT 137 if funding is awarded.</td><td>Annually</td><td>Citywide</td><td>Reinstate Homebuyer Program and offer assistance to 10 households.

And/or increase homeownership rates for residents in tract 137.</td></tr>
<tr><td colspan="5">Place-Based Strategies</td></tr>
</table>

Program	Actions	Timing	Geographic targeting	Metrics
AFFH Actions: Community Development	Invest in improvements in low-income, racially segregated communities, especially Census tract 137, by - Prioritizing basic infrastructure improvements (e.g., water, sewer) - Targeting acquisition and rehabilitation to vacant and blighted properties in this tract Prioritize capital improvement projects in this census Tract 137.	2023-2021	LMI Tracts and Census Tract 137	One public improvement project annually.
	Conduct proactive community engagement; continue to educate the community about health and safety codes via increased outreach, especially in Census Tract 137.	Begin Q1 2024	Census Tract 137	Resolve 15 percent of compliant cases in CT 137, s
	Implement the City's CalHome ADU Loan Program. Ensure program outreach is conducted in Census Tract 137.	By Q3 2024	Census Tract 137	Issue ten loans for ten ADUs for low-income renters. Have ten Certificates of Occupancy issued by the end of the 6th Cycle.
	Recruit residents from CT 137 to serve on boards, committees, task forces and other local government decision-making bodies.	Begin Q1 2024	CT 137	Provide expanded advertisements for the positions to increase applications from residents in CT 137.
AFFH Actions: Broadway Avenue Complete Streets Project	Begin construction/complete Broadway Avenue Complete Streets Projects. Implement non-infrastructure programming designed to increase the shift to active transportation modes and long-term behavior change.	Anticipated construction starting in FY 25/26	CT 137	Connect low income neighborhoods and senior living facilities to schools, jobs, shopping, churches, health services, and high quality transit along Broadway Boulevard Increase safe bicycling and walking for people of all ages and abilities in the city.

Program	Actions	Timing	Geographic targeting	Metrics
AFFH Actions: Supportive Services for Special Needs	The City of Seaside provides various youth programs and is continually evaluating opportunities to expand. Programs include: - CHAMP Program, administered by the Seaside Police Department provides mentorship to Seaside Youth - Youth Employment Program, administered by the Seaside Recreation Department, provides youth ages 15-18 with first time paid job experience during the summer in conjunction with resume and job search support. - Police Youth Diversion Program, administered by the Seaside Police Department and Monterey Peninsula Unified School District prevents youth from entering the justice system by providing them with positive alternatives and counseling. - VIP Program, administered by the Recreation Department, provides teens with an opportunity to gain work experience and skills while earning community service hours. - Workshops: The Seaside Recreation Department hosts monthly workshops for local teens. Topics include but are not limited to Financial Health, Youth Employment Opportunities, and Job Readiness. The City will: - Continue to engage in bilingual outreach and provide program materials in English and Spanish. - Identify ways to target outreach with community partners and school sites.	By Q1 2024	Census Tract 137	Track program participation and increase program enrollment from children in CT 137
AFFH Actions: Digital Divide	Taking action to close the digital divide by considering the needs of residents in Census Tract 137 if funding	Pursue funding annually	CT 137	Seaside Broadband Master Plan outreach process to include active outreach to CT 137.

Program	Actions	Timing	Geographic targeting	Metrics
	becomes available for the Seaside Broadband Master Plan.			
Anti-Displacement				
AFFH Actions: Tenant Protection and Anti-Displacement	Ensure existing residents in Census Tract 137 can remain and benefit as the neighborhood improves by: - Creating a registry of affordable units available Citywide and posting in the City website Inform residents of online registry during targeted outreach events (by ECHO and during Parks Master Plan development)	Begin registry in Q2 2024 and update on an ongoing basis. Utilize registry to notify residents as part of outreach strategy.	CT 137	Create registry by Q2 2024. Update quarterly, every 3 months, annually.
AFFH Actions: Economic Development	Increased housing and jobs opportunities through the West Broadway Urban Village Specific Plan (WBUVSP), which encourages higher density and mixed-use redevelopment, in CT 140. Ensure existing businesses in CT 140/WBUVSP area benefit from redevelopment by: - Continuing to conduct on-site multi-lingual outreach to small businesses. About two to three times a month, a dedicate outreach staff member makes on-site visits to educate small business owners regarding potential financing and access to low-cost capital - Continuing to organize Community Business Meetings on an occasional basis, sometimes based on a specific topic and sometimes just to obtain feedback. - Increase the visibility of the Economic Development staff located within the West Broadway Urban Village. The City is presently researching potential providers of technical assistance to small businesses.	2023-2031	CT 140	Maintain and seek to increase the number of businesses.

Quantified Objectives

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

Table 2: Quantified Objectives for 2023-2031

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Units to be Constructed	43	43	55	156	319	616
Units to be Rehabilitated	5	5	10	--	--	20
Units to be Conserved	223	224	--	--	--	447

City of Seaside

SEASIDE
CALIFORNIA

2023-2031 Housing Element
Technical Appendix

Draft

May 2023

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Section 1: Introduction

This Technical Appendix is a companion document to the 2023-2031 Seaside Housing Element. The Technical Appendix contains all the detailed research and analyses to assess the housing needs in Seaside, and the constraints and opportunities for addressing those needs.

A. Organization

This Housing Element Technical Appendix consists of the following sections:

- Introduction (Section 1): Provides an overview of the Housing Element requirements and summarizes key issues to be addressed in the Element
- Housing Needs (Section 2): Describes the City's population characteristics, housing characteristics, and existing housing needs
- Housing Constraints (Section 3): Assesses potential market, governmental, and environmental constraints to the development, maintenance, and improvement of housing
- Housing Resources (Section 4): Evaluates land, financial, and administrative resources to address housing needs in the community
- Evaluation of Adopted Housing Element (Section 5): Reviews and analyzes progress made in achieving housing goals in the last Housing Element
- Community Engagement (Section 6): Describes efforts to engage the community throughout the housing element process
- Affirmatively Furthering Fair Housing (Section 7): Includes the Housing Element requirements established by AB 686 to affirmatively further fair housing including an assessment of fair housing, the identification and prioritization of significant contributing factors to segregation, R/ECAPS, opportunity access, and disproportionate housing needs. Meaningful actions to address disparities and needs found in the AFFH are found in the Housing Plan.

B. Brief History of Seaside

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. Overlooking 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 very desirable place to live. Many people who were attracted to the area for employment and other opportunities related to the former Fort Ord military base chose to remain in the City even after the closure of Fort Ord in 1994. 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, faced an increased rate of development during that time to meet this housing demand of an expanding military base. As a result, Seaside produced a significant amount of low-cost housing for the military personnel. This housing demand was eased somewhat when the Army built more housing on base in the late 1980s. However, workers in the hospitality and other service industries have replaced the military personnel in Seaside where the majority of the affordable housing on the Monterey Peninsula could be found. Even with the base closure at Fort Ord, Seaside continues to provide the bulk of the most affordable housing on the Monterey Peninsula. The closure of Fort Ord and the continuing growth of California State University Monterey Bay (CSUMB), as well as the decrease in available land, have brought new opportunities and challenges for Seaside.

C. Key Issues and Opportunities

- **Demographic shifts.** Several shifts in the City's population and household compositions have implications on housing demand (see Section 2, Housing Needs, of this Housing Technical Appendix). Specifically:
  - Decreased adults in the family-forming age (25-44) due to the rising housing costs and limited employment opportunities;
  - Increased senior population (65+); and
  - Increased single households, including seniors living alone.

  These trends typically lead to the demand for smaller housing units, alternative housing options, and options for rental housing.

- **Housing problems relating to housing age, cost burden and overcrowding.**
  - At least 80% of the housing stock is more than 30 years old, the age when rehabilitation or substantial repairs may be needed.
  - About 75% of the housing stock comprised single-family homes, with 39% of the households being owner-households. This implies that 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% of income on housing) and overcrowding (with more than one person per room). Approximately 63% of the renter-households versus 28% of the owner-households are experiencing housing cost burden. Overcrowding is also more prevalent among renter-households at 17% compared to 5% of overcrowded owner-households.

- **Mismatch between housing preferences and available housing types**. The Seaside housing market does not provide sufficient housing that is affordable to lower income households such as those with service occupation jobs 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.

- **Recent residential growth.** Between 2010 and 2020, the City's housing stock actually contracted by 55 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 an increase in property values.

- **Water supply**. The Monterey Peninsula has long faced water supply challenges that have hindered new residential development opportunities. Seaside has a remaining water allocation balance of 43 acre-feet (in the former FORA), 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 within the built-out urban areas of Seaside proper.
- **Future Residential Development.** This General Plan update offers an opportunity to reexamine the City's land use policies and seek strategies for preserving and improving the City's low and medium density single-family neighborhoods on the one hand and increasing the potential of infill residential development in medium to high density focus areas. Areas with residential development potential include:
    - Parcels within the **West Broadway Urban Village Specific Plan** are designated for a range of residential densities. Up to 60 units per acre is allowed and mixed use project must have a minimum density of 30 units per acre.
    - Mixed use opportunities along **East Broadway Boulevard corridor** and **Fremont Boulevard corridor**.
    - The **Long Range Property Management Plan** of the Seaside Successor Agency identifies a number of agency-owned properties that may be disposed of for development in the future (discussed further later). Six of those properties are identified as potential sites with residential/mixed use development potential. One has already been acquired by a developer to construct an 80-unit apartment project.
    - **Seaside East future growth area** and **future specific plan area** offer long-range residential growth potential for single-family, multi-family, and mixed-use housing.

Section 2: Housing Needs

This section analyzes population and housing characteristics to identify the City's specific housing needs. Programs to address these needs are contained in the Housing Element.

A. Population Trends and Characteristics

Population characteristics affect the type and extent of housing need. Population growth, age profile, race/ethnicity, employment, household income, and other factors influence the type of housing needed and ability to afford housing.

1. Population and Age Characteristics

Seaside's population trends and age characteristics are closely tied to the City's links with two major institutions – the former Fort Ord and the California State University at Monterey Bay (CSUMB). Overlooking Monterey Bay, the City was developed as a primarily single-family community in the 1950s and 1960s. Since incorporation of the City in 1954, Seaside's proximity to the former Fort Ord, climate, and range of housing options have attracted a variety of residents to the community. For example, population growth and age characteristics during the 1960s and 1970s were closely tied to expansion and mobilization of Seventh Infantry training at Fort Ord. Although the closure of the base in 1993 led to a reduction in overall population in the community, 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 base closure. Later, regional growth and rising housing prices throughout the Peninsula, as well as the opening and expansion of CSUMB, have attracted additional residents to Seaside due to its more affordable housing market. Evaluating these historic and recent population and age trends in Seaside provides a basis for understanding and addressing future housing needs.

The closure of the Fort Ord Military Base contributed to Seaside's population decline in the 1990s. One way to analyze the impact of the base closure on population trends is to look at the change in the population living in group quarters and the age of residents. The population living in group quarters dropped from 5,913 in 1990 to 103 by 2000, mirroring a 60% decline in the 18 to 24 age group in Seaside. This trend has been somewhat moderated by the influx of students to CSUMB since 1995. By 2010, the population in group quarters had climbed back up to 1,127 persons, and adults in the 18 to 24 age group had increased by 26% since 2000. The population in group quarters has remained the same in the last 10 years. The 2020 Census estimates a group quarters population of 1,180 persons in Seaside.

Seaside continues to be the most populated city (32,068 residents) on the Monterey Peninsula. While the City had a 3.2% increase in population from 2010 to 2016, its population has decreased by 5.9% since the 2016 midterm update to the Housing Element. Table App-1 summarizes population change from 2010 to 2022 for cities on the Monterey Peninsula and Monterey County. All the Peninsula cities as well as the County's overall population have decreased over the last 6 years, with Carmel seeing the greatest decrease (21%) since 2016.

Table App-1: Population Change					
Jurisdiction	2010 Census	2016 DOF*	2022 DOF*	Percent Change	
				2010-2016	2016-2022
Carmel	3,722	3,833	3,041	3.0%	-20.7%
Del Rey Oaks	1,624	1,666	1,539	2.6%	-7.6%
Monterey	27,810	28,610	28,082	2.9%	-1.8%
Pacific Grove	15,041	15,352	14,761	2.1%	-3.8%
Sand City	334	381	372	14.1%	-2.4%
Seaside	33,025	34,071	32,068	3.2%	-5.9%
Total Peninsula Cities	81,556	83,913	79,863	2.9%	-4.8%
County of Monterey	415,057	437,178	433,716	5.3%	-0.8%

*DOF = California Department of Finance
Sources: Bureau of the Census, 2010; State Department of Finance, 2016, 2022 Population Estimates.

Seaside has experienced a significant increase in the population of middle-aged adults and seniors, particularly since 2014. Between 2014 and 2020, the population aged 45 to 54 increased by 14%, while the population aged 55 to 64 increased 40% (Table App-2). Middle-aged adults between 45 and 64 are typically at the peak of their careers, earning higher wages and may seek to purchase higher end, larger single-family homes.

Seniors are more likely to need assistance with daily needs, transportation, and health care, as well as accessible housing. Reduced incomes and increasing health care costs also make affordability a key issue for senior housing. Seniors comprised approximately 9% of Seaside's population in 2010, and the proportion of seniors increased to 12.5% as of 2020. Seniors aged 65 to 74 and 75-and-older saw the largest percentage increase of any age group between 2014 and 2020 (43% and 42%, respectively). In general, the City's population continues to age, with median age rising from 30.6 in 2010 to 33.8 in 2020. The 2016-2020 ACS estimates an age profile for the City that reflects the continual maturing of the population and reduction in the number of children under the age of 18 and in young adults between 18 and 24.

Table App-2: Age Characteristics								
Age Group	2010 Census		2014 ACS		2020 ACS		Percent Change	
	Number of Persons	Percent of Total	Number of Persons	Percent of Total	Number of Persons	Percent of Total	2010-2014	2014-2020
< 18	8,923	27.0%	9,043	26.8%	7,932	23.3%	1.3%	-12.3%
18 - 24	4,428	13.4%	4,127	12.2%	4,015	11.8%	-6.8%	-2.7%
25 – 34	5,501	16.7%	5,553	16.5%	5,646	16.6%	0.9%	1.7%
35 - 44	4,653	14.1%	5,414	16.1%	3,986	11.7%	16.4%	-26.4%
45- 54	3,858	11.7%	3,809	11.3%	4,325	12.7%	-1.3%	13.5%
55 – 64	2,817	8.5%	2,824	8.4%	3,940	11.6%	0.2%	39.5%
65 - 74	1,413	4.3%	1,609	4.8%	2,306	6.8%	13.9%	43.3%
75+	1,432	4.3%	1,351	4.4%	1,913	5.6%	-5.7%	41.6%
Total	33,025	100.0%	33,729	100.0%	34,063	100.0%	2.1%	1.0%
Median Age	30.6		31.6		33.8		3.3%	7.0%

Sources: Bureau of the Census, 2010; and American Community Survey, 2010-2014 and 2016-2020 Estimates.

2. Race and Ethnicity

Demographic changes and the Fort Ord base closure have impacted the City's racial-ethnic distribution. Changes in the City's racial-ethnic composition may have implications upon the City's housing needs. Different ethnic groups and communities may have varying household characteristics and overall income levels that in turn impact housing expectations and demand. Understanding changes in the racial-ethnic composition of Seaside residents provides a basis for addressing housing needs. For example, research has shown that Hispanic/Latino households often have lower incomes than other racial-ethnic groups and tend to have greater household expenses due to a larger average family size. Thus, Hispanic households may have more difficulty finding adequately sized and affordable housing and may be at greater risk of overpayment and/or overcrowding than other racial-ethnic groups.

In 2000, Hispanic households comprised 35% of Seaside's population while White households made up 36% of the population. A nearly identical increase in the Hispanic population also occurred throughout Monterey County, suggesting a regional demographic shift. By 2010, Hispanics made up 43% of the population in Seaside, surpassing the White population (33%) as the predominant racial-ethnic group. The Hispanic population has continued to increase slightly since 2010 to 15,265 individuals in 2020 (45% of the total population). The Black population has declined slightly since 2010, from 2,603 individuals in 2010 to 2,409 individuals in 2020. Seaside's Asian population has also decreased slightly, from 3,100 in 2010 to approximately 3,317 in 2020. Since 2014, racial composition of the City has only changed marginally. The share of all races has not changed by more than 2%.

Table App-3: Race and Ethnicity

Race/Ethnicity	2010 Census		2014 ACS		2020 ACS		% Change	
	Persons	Percent	Persons	Percent	Persons	Percent	2010-2014	2014-2020
White, not Hispanic	10,725	32.5%	10,532	31.2%	10,368	30.4%	-1.8%	-1.6%
Hispanic/Latino[1]	14,347	43.4%	14,509	43.0%	15,265	44.8%	1.1%	5.2%
Asian, not Hispanic	3,100	9.4%	3,385	10.0%	3,317	9.7%	9.2%	-2.0%
Black, not Hispanic	2,603	7.9%	2,730	8.1%	2,449	7.2%	4.9%	-10.3%
All other races, not Hispanic	665	2.0%	710	2.1%	1,072	3.1%	6.8%	51.0%
Two or more races, not Hispanic[2]	1,585	4.8%	1,650	4.9%	1,592	4.7%	4.1%	-3.5%
Total	33,025	100.0%	33,729	100.0%	34,063	100.0%	2.1%	1.0%

1. Includes persons of any race who identified Hispanic ethnicity.
2. 2010 Census (unlike other years) allowed respondents to identify themselves under more than one racial group.

Source: Bureau of the Census, 2010; and American Community Survey, 2010-2014 and 2016-2020 Estimates.

B. Employment Market

The closure of the Fort Ord military base undoubtedly contributed to a decline in the overall employment level in Seaside from 1990 to 2010. In 1990, 22,617 people were in the labor force with an unemployment rate of about 4%. By 2000, the labor force had declined to 14,970 persons with an unemployment rate of about 5%. Seaside continued to see a decline in its labor force during the early 2000s. According to the 2010-2014 American Community Survey (ACS), Seaside's labor force was comprised of 14,561 persons with an unemployment rate of about 10%. However, the City's labor force increased between 2014 and 2020. As of 2020, the ACS estimated a labor force of 17,576 and an unemployment rate of 4.1%.

The Census reported that the number of people employed in the Armed Forces in Seaside declined by 7,209 persons from 1990 to 2000, roughly equivalent to the overall decline in the City's labor force during that period. According to the ACS, between 2016 and 2020 the number of Seaside residents in the Armed Forces had declined to just 699 persons. In August 2022, the State Employment Development Department estimated Seaside's unemployment rate at approximately 2.7% – an improvement from the unemployment rate estimated by the 2016-2020 ACS.

Table App-4 summarizes the occupations held by Seaside residents between 2016 and 2020. Approximately 35% of residents were employed in service occupations, while another 26% held management, professional, sales, and office occupations. The proportion of residents holding service occupations in Seaside was almost double the proportion for Monterey County as a whole. However, the County has a significantly larger portion of residents employed in Farming/Fishing/Forestry occupations.

Table App-4: Occupations		
Occupation	**Percent of City-Employed Civilian Population**	**Percent of County-Employed Civilian Population**
Management/Professional	26.4%	30.4%
Service	34.7%	19.5%
Sales/Office	20.3%	19.0%
Construction/Extraction/Maintenance	9.3%	19.4%
Agriculture/Forestry/Fishing	0.9%	15.9%
Production/Transportation	9.4%	11.8%
Total	15,764	188,734

Source: American Community Survey, 2016-2020 estimates.

Table App-5 lists the mean annual salary by occupation as reported by the California State Employment Development Department for the Salinas Metropolitan Statistical Area (MSA). A family of four employed in service occupations (e.g., retail sales, food preparation, personal care, building and ground maintenance) with only one source of income is considered to be a very low income family (Table App-7).[1]

Table App-5: Mean Annual Salary by Occupation, Salinas MSA	
Occupations	**Mean Annual Salary**
Healthcare Practitioners and Technical	$128,484
Management	$120,548
Legal	$118,113
Computer and Mathematical Operations	$102,169
Architecture and Engineering	$95,529
Life, Physical and Social Science	$93,871
Education, Training, and Library	$85,055
Business and Financial Operations	$82,950
Protective Service	$78,174
Arts, Design, Entertainment, Sports	$69,836
Community and Social Service Occupations	$66,697
Construction and Extraction	$65,222
Installation, Maintenance, and Repair	$59,041
Average of All Occupations	$58,629
Office and Administrative Support	$50,171
Sales	$46,280
Transportation and Material Moving	$42,852
Building and Grounds Cleaning and Maintenance	$42,312
Personal Care and Service	$41,395
Food Preparation and Serving	$38,804
Retail Salespersons	$37,843
Farming, Fishing, and Forestry	$35,402

1 The 2022 State Income Limits for a four-person household in Monterey County are: $34,100 (extremely low income), $56,850 (very low income), and $91,000 (low income).

Table App-5: Mean Annual Salary by Occupation, Salinas MSA	
Occupations	**Mean Annual Salary**
Cashier	$34,332

Source: California Employment Development Department, 2022.

C. Household Type and Characteristics

In addition to population characteristics, household characteristics affect the type and quantity of housing needed in Seaside. For instance, different families (e.g., according to type, age, and size) require different types of housing to meet their needs, while a household's income and assets determine the type of housing that can be afforded.

1. Household Income

Along with housing costs, household income is the most important variable that affects housing opportunity in a community. It determines a family's ability to balance housing costs with other important living expenses. This section analyzes household income data from the 2000 and 2010 Census, 2010-2014 American Community Survey (ACS), and 2016-2020 ACS.

In 2014, the median income of Seaside households was $52,538 versus $58,582 for Monterey County as a whole. Seaside's median income was the fourth highest among the County's ten cities in 2014. The period between 2000 and 2014 is unique in that median incomes increased in absolute value but in inflation-adjusted terms, median household incomes decreased throughout the entire County. Median income increased throughout the County between 2014 and 2020. The City's median income rose by 18% to $68,399 in 2020. The highest percent increase between 2014 and 2020 occurred in Carmel-by-the-Sea, where median incomes increased by 48% (Table App-6).

Table App-6: Median Household Income

City	2000 Census		2014 ACS		2020 ACS	Percent Change 2000-2014	Percent Change 2014-2020
	Unadjusted 2000	Inflation Adjusted to 2020	Unadjusted 2014	Inflation Adjusted to 2014			
King City	$34,398	$52,569	$40,500	$44,665	$50,174	-15.0%	12.3%
Greenfield	$37,602	$57,466	$52,374	$57,760	$64,879	0.5%	12.3%
Seaside	$41,393	$63,259	$52,538	$57,941	$68,399	-8.4%	18.0%
Gonzales	$42,602	$65,107	$51,178	$56,441	$69,136	-13.3%	22.5%
Soledad	$43,000	$65,715	$46,010	$50,741	$66,234	-22.8%	30.5%
Marina	$43,720	$66,816	$53,828	$59,363	$73,115	-11.2%	23.2%
Salinas	$43,720	$66,816	$49,728	$54,842	$67,914	-17.9%	23.8%
Monterey	$49,109	$75,052	$64,772	$71,433	$80,908	-4.8%	13.3%
Pacific Grove	$50,254	$76,801	$70,230	$77,452	$89,088	0.8%	15.0%
Carmel-by-the-Sea	$58,163	$88,888	$62,460	$68,883	$101,696	-22.5%	47.6%
Monterey County	$48,165	$73,609	$58,582	$64,606	$76,943	-12.2%	19.1%

Source: Bureau of the Census, 2000; American Community Survey, 2010-2014 and 2016-2020.
Adjustment calculations made using the U.S. Bureau of Labor Statistics CPI Inflation Calculator

For the purposes of the Housing Element, the State Department of Housing and Community Development (HCD) has established five income groups based on Area Median Income (AMI):[2]

- Extremely Low Income: up to 30% of AMI
- Very Low Income: 31%-50% of AMI
- Low Income: 51%-80% of AMI
- Moderate Income: 81%-120% AMI
- Above Moderate Income: >120% AMI

Pursuant to state and federal regulations, the AMI refers to the median income for the Metropolitan Statistical Area. For the City of Seaside, this area refers to Monterey County.

The U.S. Department of Housing and Urban Development (HUD) periodically receives "custom tabulations" of Census data from the Census Bureau that are largely not available through standard Census products. The most recent estimates are derived from the 2015-2019 ACS. This dataset, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrates the extent of housing problems and housing needs, particularly for lower income households. According to the CHAS data (Table App-7), extremely low and very low income households comprised close to 30% of all households in Seaside. About another 20% were within the low income (51% to 80% AMI) category and half of the City's households (50%) were within the moderate/above moderate income category (greater than 80% AMI). The proportion of moderate/above moderate income households in the City was slightly smaller than the County as a whole.

Table App-7: Distribution by Income Group (2015-2019)

Jurisdiction	Total Households	Extremely Low Income (0-30%)	Very Low Income (31-50%)	Low Income (51-80%)	Moderate/Above Moderate Income (80%+)
City of Seaside	10,600	13.4%	16.4%	20.2%	50.0%
Monterey County	127,155	12.3%	13.7%	19.7%	54.4%

Note: Data presented in this table is based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% count due to the need to extrapolate sample data out to total households. Interpretations of this data should focus on the proportion of households in need of assistance rather than on precise numbers. Furthermore, because HUD programs do not cover households with incomes above 80% of the County Area Median Income (AMI), CHAS data does not provide any breakdown of income groups above 80% AMI.
Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data, 2015-2019.

2. Household Types

According to the 2010-2014 ACS, 10,185 households resided in Seaside, with an average household size of 3.2 persons. The number of households increased by 5% to 10,709 by 2020. According to the 2016-2020 ACS, while married-couple families comprised the majority of households (47%), they are gradually declining in number and in proportion. The married-couple family category is divided into couples with children (20%) and those without children (27%). Notably, married-couple households without children increased from 22% of households in 2014 to 27% in 2020 and now comprise the highest proportion of household types. Other families comprised 21% of all households in 2020, and included single-parent

2 State income definitions are different than federal income definitions. For federal housing programs, eligibility is established for households with incomes up to only 80% of the AMI. These households, under the federal definition, are considered moderate income. For housing plans that are required by federal regulations, such as the Consolidated Plan and Analysis of Impediments to Fair Housing Choice, the federal income definitions are used.

households with children and other related family members living together. Non-family households comprise the remainder of households (28%) (Table App-8).

As displayed in Table App-8, the City's household composition has continued to shift. Between 2014 and 2020, the proportion of married couples with children continued to decline. while the proportion of non-family households increased steadily. The decrease in married couple family households is likely related to the closure of the military base, while the proportional increase in non-family households may be related to the opening and operation of the CSUMB campus, whose student population has grown from 654 students in 1995 to 7,409 students in 2020. Despite the departure of many family households with children, the average household size in Seaside has increased to about 3.6 persons per household. This may indicate overcrowding or doubling up due to rising costs.

Table App-8: Changes in Household Type

Household Type	2010 Census		2014 ACS		2020 ACS		Percent Change	
	# of Households	% of Total	# of Households	% of Total	# of Households	% of Total	2010-2014	2014-2020
All Households	10,093	100.0%	10,185	100.0%	10,709	100.00%	0.9%	5.1%
Family Households								
Married w/ Children	2,812	27.9%	2,813	27.6%	2,092	19.5%	0.0%	-25.6%
Married No Children	2,420	24.0%	2,224	21.8%	2,913	27.2%	-8.1%	31.0%
Other Families	2,141	21.2%	2,315	22.7%	2,219	20.7%	8.1%	-4.1%
Non-Families								
Single	1,927	19.1%	2,129	20.9%	2,642	24.7%	10.5%	24.1%
Seniors Living Alone	697	6.9%	713	7.0%	939	8.8%	2.3%	31.7%
Other Non-Families	793	7.8%	704	6.9%	843	7.9%	-11.2%	19.7%
Avg Household Size	3.2		3.2		3.6		–	–

Source: Bureau of the Census, 2010; American Community Survey, 2010-2014 and 2016-2020 Estimates

D. Housing Stock Characteristics

This section of the Housing Element addresses various housing characteristics and conditions that affect the wellbeing of Seaside residents. Factors evaluated in this section include the following: housing stock characteristics, tenure and vacancy rates, housing age and condition, housing costs, and affordability, among others.

1. Housing Stock

The number of housing units in Seaside has decreased very slightly (less than 1%) over the past 12 years. According to the Census Bureau and the California Department of Finance, Seaside's units decreased from 10,872 units in 2010 to 10,818 units in 2022. Between 2016 and 2022, the number of multi-family units decreased minimally (by three units), while the number of single-family units decreased 1% (87 units). Despite an overall decline in multi-family units, the number of units in two- to four-unit structures increased by 1.4% (Table App-9).

In 2022, approximately 74% of the City's housing stock comprised single-family units (detached and attached units), as shown in Table App-9. While about 13% of the City's units were within complexes of five or more units. Additional housing units are available in mobile homes located in three mobile home parks in the City (included in "All Others" category in Table App-9).

Table App-9: Housing Units by Type						
	Number of Units			Percent Change	Percent Change	
Unit Type	2010 Census	2016 DOF	2022 DOF	2010 to 2016	2016-2022	% of All Units (2022 DOF)
Single Family	8,044	8,080	7,993	0.4%	-1.1%	73.9%
Detached	6,779	6,809	6,732	0.4%	-1.1%	62.2%
Attached	1,265	1,271	1,261	0.5%	-0.8%	11.7%
Multi-family	2,245	2,251	2,248	0.3%	-0.1%	20.8%
2-4 Units	877	883	895	0.7%	1.4%	8.3%
5 or more	1,368	1,368	1,353	0.0%	-1.1%	12.5%
All Others	583	583	577	0.0%	-1.0%	5.3%
Total Units	10,872	10,914	10,818	0.4%	-0.9%	100.0%

Sources: Bureau of the Census, 2010. 2016 and 2022 State Department of Finance (DOF), Housing and Population Estimates.

2. Unit Type and Size

Studio and one-bedroom units made up about 26% of the City's rental market in 2020 and rental units are more likely to have fewer bedrooms than owner-occupied units. Approximately 46% of Seaside's rental units are larger units (three or more bedrooms), while 79% of the City's owner units have three or more bedrooms. This may indicate a need for larger housing units for renters to avoid overcrowding due to cost constraints and provide opportunities for households that prefer to reside with extended family.

Table App-10: Unit Size by Tenure (2016-2020) – City of Seaside						
Unit Size	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	
	Units	Percent	Units	Percent	Units	Percent
Studio	32	0.8%	650	10.0%	682	6.4%
1 bedroom	50	1.2%	1,035	15.9%	1,085	10.1%
2 bedrooms	813	19.3%	1,786	27.5%	2,599	24.3%
3 bedrooms	2,847	67.7%	2,417	37.2%	5,264	49.2%
4 bedrooms	301	7.2%	544	8.4%	845	7.9%
5 or more bedrooms	163	3.9%	71	1.1%	234	2.2%
Total	4,206	100.0%	6,503	100.0%	10,709	100.0%

Source: American Community Survey, 2016-2020 Estimates.

3. Age of Housing Units

Maintaining the quality of housing in the community is an important goal for Seaside. Like any other asset, housing is subject to a gradual deterioration over time. If not repaired or maintained, housing deterioration can depress neighboring property values, discourage reinvestment, and eventually impact the quality of life of neighborhood residents.

Seaside is a mature community and the majority of its housing stock is more than 30 years old (Table App-11). According to the 2016-2020 ACS estimates, approximately 80% of units in the City were built before 1990, including 57% that were built before 1970.

Table App-11: Housing Age		
Year Built	**Number**	**Percent**
Built 2010 or later	421	3.6%
2000 to 2009	931	8.0%
1990 to 1999	946	8.2%
1980 to 1989	951	8.2%
1970 to 1979	1,760	15.2%
1960 to 1969	2,244	19.4%
1950 to 1959	3,195	27.6%
1940 to 1949	882	7.6%
1939 or earlier	264	2.3%
Total	11,594	100.0%

Source: American Community Survey, 2016-2020 Estimates.

4. Housing Conditions

Housing is considered substandard when conditions are found to be below the minimum standard of living conditions defined in Section 1001 of the Uniform Housing Code. Households living in substandard conditions are considered to be in need of housing assistance, even if they are not seeking alternative housing arrangements, due to the threat to health and safety.

In addition to structural deficiencies and standards, the lack of infrastructure and utilities often serves as an indicator for substandard conditions. Typically, housing over 30 years of age is likely to have rehabilitation needs that may include new plumbing, roof repairs, and other repairs. According to the 2016-2020 ACS, 53 occupied units in Seaside lacked complete kitchen facilities (Table App-12). Specifically, 37 of the units were owner-occupied and 16 of the units were renter occupied. About the same number of occupied units in the City lacked plumbing facilities. Based on the 2016-2020 ACS, owner occupied units are more likely to lack complete kitchen facilities, while renter occupied units are more likely to lack complete plumbing facilities. It should be noted that there may be some overlap in the number of substandard housing units, as some units may lack both complete plumbing and kitchen facilities. However, the Census typically undercounts substandard housing conditions, because it is not able to report on other more subtle housing problems, such as inadequate wiring, leaks, or inadequate or lack of heating.

Table App-12: Units Lacking Plumbing or Complete Kitchen Facilities (2020)			
Units	**Owner Occupied**	**Renter Occupied**	**Total**
Lacking plumbing facilities	15	37	52
Lacking complete kitchen facilities	37	16	53

Source: American Community Survey, 2016-2020 Estimates.

5. Code Enforcement Activities

The City's Code Enforcement Division estimates that a substantial percentage of the City's housing stock is in need of substantial rehabilitation or replacement.

Table App-13: Summary of Neighborhood Conditions				
Neighborhood	Code Violations	Substantial Repair	Paint	Property Maintenance
Cabrillo	Accessory structures, junk, parking other than passenger vehicles	<5%	<5%	25%
Terrace	Junk, parking of other than passenger vehicles, accessory structures, parking violations	5%	10%	50%
Noche Buena	Junk, parking of other than passenger vehicles, parking violations	<5%	5%	25%
Olympia			15%	
Ord Grove	Parking of other than passenger vehicles, junk	<5%	<5%	
Hannon			5%	

Note: Shading indicates conditions not applicable in neighborhood.
Updated 12/13/2022.

6. Housing Tenure and Vacancy

Housing tenure and vacancy rates are important indicators of the supply and cost of housing. Housing tenure refers to whether a unit is owned or rented. Vacancies are an important housing market indicator because the vacancy rate often influences the cost of housing and reflects the match between housing demand and availability.

Table App-14 illustrates tenure and vacancy rates from 2010 to 2020. In 2010, 41% of Seaside households owned the units they occupied, while 59% rented. By 2016, the homeownership rate decreased modestly to 38.1%, while the percentage of renter-households increased to 62%. According to the 2016-2020 ACS, the City's tenure breakdown shifted slightly toward the ownership market, with the homeownership rate increasing to 39%. Seaside's homeownership rate was significantly lower than countywide average of 52%, according to the ACS.

A certain number of vacant units are needed to moderate the cost of housing, allow sufficient choice for residents, and provide an incentive for unit upkeep and repair. Specifically, vacancy rates of 5% to 6% for rental housing and 1.5% to 2% for ownership housing are considered necessary to balance the supply and demand for housing.

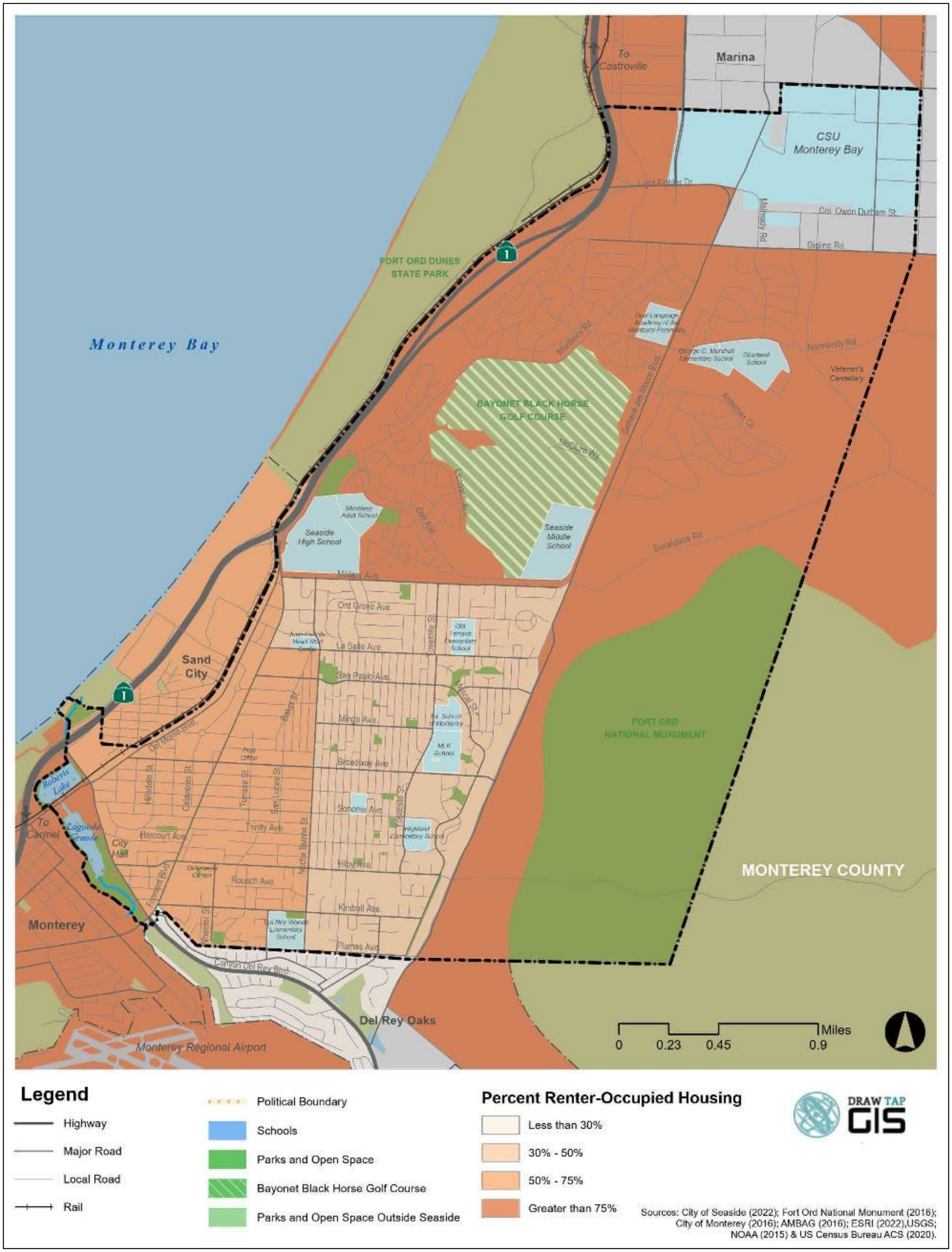
The overall vacancy rate in Seaside was 7.6% according to the 2016-2020 ACS. However, a significant portion (38%) of these vacant units were classified as "Other Vacant," referring to units held vacant by owners for other unspecified reasons, including being held for occupancy by caretakers. This means that the actual vacancy rate in the City is considerably lower than the overall recorded vacancy rate. Units considered vacant due to seasonal uses represented 13% of all housing units in Seaside.

Table App-14 shows that the vacancy rate for rental housing units has been within the optimal level of 5% to 6% over the past 12 years. However, ownership rates have dipped significantly lower than optimal levels since 2010. According to the 2016-2020 ACS, the ownership vacancy rate was 0.3%.

Table App-14: Tenure and Vacancy Rates			
	2010 Census	2014 ACS	2020 ACS
Tenure			
Owner	41.4%	38.1%	39.3%
Renter	58.6%	61.9%	60.7%
Vacancy			
Owner	2.2%	0.4%	0.3%
Renter	4.9%	5.6%	5.5%

Sources: Bureau of the Census, 2010; American Community Survey, 2010-2014 and 2016-2020 Estimates.

Figure App-1: Renter-Occupied Housing



E. Housing Market

Information on current rental rates in Seaside was obtained through a review of advertisements on Craigslist, as well as rent data from the Housing Watch published by the Coalition of Homeless Service Providers. In addition, the CoreLogic real estate database was used to obtain sales data for homes and condominiums.

1. Home Prices

According to the CoreLogic real estate database, as summarized in Table App-15, home prices in Seaside increased significantly over the past six years. Seaside experienced one of the greatest increases in median home sales prices among the Peninsula cities, second only to Greenfield where median sales prices doubled. Other nearby cities, such as Marina and King City also experienced large increases in median sales prices during the same period, exceeding the countywide median. In the past, homes in Seaside were generally more affordable compared to other nearby cities and the County. However, as shown in Table App-15, median price in Seaside was increasing at only a slightly lower rate than the countywide median.

Table App-15: Median Home Price – November 2016 to August 2022

Jurisdiction	Median Price		2016-2022 % Change
	November 2016	August 2022	
Carmel	$1,300,000	$2,050,000	57.7%
Gonzales	$385,000	N/A	N/A
Greenfield	$262,500	$530,000	101.9%
King City	$290,000	$512,750	76.8%
Marina	$578,000	$960,000	66.1%
Monterey	$662,000	$997,500	50.7%
Pacific Grove	$808,500	$1,285,000	58.9%
Salinas	$414,000	$661,500	59.8%
Seaside	$437,500	$777,500	77.7%
Monterey County	$500,000	$810,000	62.0%

Source: CoreLogic, California Home Sale Activity by City, Home sales

Additional sources were consulted in an effort to better understand the home sale market in Seaside. Redfin.com listed 50 homes for sale on October 11, 2022 at a median listing home price of $742,000. According to Redfin's most recent real estate data, the median sale price of homes in Seaside was $725,000 in August 2022, a decrease of 10.5% compared to the median sale price in August 2021. It appears prices are continuing to decline. Of note is that as of the writing of this Housing Element, the housing market is considered to be cooling down or rebalancing since its peak in May 2022.[3] The downward trend in home prices began in July 2022 and was steepest in the Bay Area. Price drops are attributed to higher interest rates and the temporary boost in home prices that resulted from government economic actions to keep the economy afloat during the 2020 Recession.[4]

Unlike the CoreLogic real estate data, data obtained via newspaper and Internet listings provide information on the size of the units (based on the number of bedrooms). Table App-16 displays the housing

3 https://journal.firsttuesday.us/home-prices-in-full-retreat-just-how-far-will-they-fall/86279/

4 historically-low interest rates, induced by the Federal Reserve; individual stimulus payments; and federal eviction moratoriums and forbearance programs to keep people in their homes during the COVID-19 Pandemic.

data by type and number of bedrooms as provided by Realtor.com. A large portion of the units for sale consisted of three-bedroom homes with a median asking price of $735,000 and four-bedroom homes with a median asking price of $1.8 million. Most of the four-bedroom units were new construction/to be built units, while the other units were re-sale. Overall, median asking price of all units was $749,500 in October 2022, consistent with the recent median sale price of $777,500 reported in August 2022 (Table App-15).

Table App-16: Home Listing Prices in Seaside (2022)				
Number of Bedrooms	Number of Units	Average Asking Price	Median Asking Price	Range
Single-Family				
1 Bedroom	2	$569,500	$569,500	$539,999-$599,000
2 Bedrooms	9	$714,550	$715,000	$585,000-$949,000
3 Bedrooms	19	$758,250	$735,000	$401,850-$995,500
4 Bedrooms	20	$1,584,714	$1,783,395	$789,000-$2,195,000
5 Bedrooms	2	$1,299,500	$1,299,500	$998,999-$1,600,000
Mobile Homes				
2 Bedrooms	1	$160,000		
3 Bedrooms	1	$254,000		
Total	54	$962,448	$749,500	

Source: Realtor.com, accessed October 14, 2022.

2. Rental Rates

The rental housing market in Seaside includes apartments, townhomes, condominiums, and single-family homes. During the month of October 2022, 22 units were listed as available for rent on Zillow.com. As shown in Table App-17, of the 21 advertised units, about 60% were apartments (up to two-bedroom units) and the remainder were single-family homes, townhomes, or condominiums.

Of the 13 apartment listings found during the Internet rent survey, the average monthly rent was $2,161 with a range of $1,450 to $4,000 per month. Rental homes tend to be larger and priced higher than apartments and most are not affordable to lower income families. The average price for a rental home in Seaside was $3,939. Most of the homes available for rent were three-bedroom homes. Three-bedroom homes ranged from $3,200 to $3,800 per month with a median rent of $3,450.

Mobile home parks provide an affordable option for many very low income, low income, and senior households in Seaside. Three mobile home parks are located in Seaside: the Trailer Terrace Mobile Home Park; the Green Parrot Mobile Home Park; and the Seaside Mobile Home Estates.

Table App-17: Rental Rates (October 2022)				
Apartment Rental Rates	**Studio**	**1 Bedroom**	**2 Bedrooms**	**3+ Bedrooms**
Number of Units Listed	2	8	3	0
Average Rent	$1,518	$1,995	$3,032	--
Median Rent	$1,518	$1,970	$2,900	--
Home Rental Rates	1 Bedroom	2 Bedrooms	3 Bedrooms	4+ Bedrooms
Number of Units Listed	0	1	6	2
Average Rent	--	$3,150	$3,483	$5,700
Median Rent	--	$3,150	$3,450	$5,700

Source: Zillow.com, Accessed October 14, 2022.

3. Housing Affordability

Housing affordability can be determined by comparing home sales prices and rents to household income. This information can help answer which households can afford to rent or own without overcrowding or overpayment problems. Table App-18 depicts the typical annual income for extremely low, very low, low, and moderate income households and calculates what each household can afford to pay for ownership and rental housing. It is generally accepted that households can spend up to 30% of their gross income toward housing expenses without overpayment. The table shows the highest monthly rent and the maximum purchase price for an individual or family at the top end of the income categories. The calculations are expanded to include five household sizes within each income category. For renters, housing cost is defined as rent and utilities. For purchasers, housing cost includes mortgage, utilities, property tax, insurance, and homeowner's association fees as applicable.

Extremely Low Income Households

Extremely low income households have incomes that do not exceed 30% of the Area Median Income (AMI), as adjusted for household size. The maximum affordable home price for an extremely low income household is well below the median home price in Seaside. An extremely low income household can also only afford to pay $390 (one-person household) to $508 (five-person household) in rent. The data available on rental housing shows that there are no available units for rent within this range. Therefore, a one-person very low income household could not afford to rent a one-bedroom, and a small or large family (even at the top of the income range) could not afford an adequately sized apartment without some level of overpayment.

Very Low Income Households

Very low income households earning between 30% and 50% of the AMI have household incomes ranging from $39,800 to $61,400. The maximum affordable home purchase price for a very low income household is $95,337 for one-person households and $122,746 for five-person households, putting single-family and condominium homeownership out of reach. Mobile home ownership also is not a possibility, with the lowest priced mobile home in the City listed at $160,000. A very low income household can afford a monthly rent ranging from $787 to $1,222, depending on household size. Therefore, with rents in Seaside starting at $1,518 per month, very low income households cannot afford to rent in Seaside without subsidies.

Low Income Households

Low income households earn between $63,700 and $98,300 and can afford rents ranging from $1,385 to $2,045 per month. Low income households can afford smaller rental units but may find it difficult due to low availability and competition. Affordable home prices for a low income household range from $197,691 to $280,773; therefore, home prices in the City are well beyond what low income households can afford.

Moderate Income Households

Moderate income households earn more than the county median with annual incomes ranging from $75,650 to $116,750. They can afford rents ranging from $1,683 to $2,506 per month and homes priced from $248,868 and $359,787. Moderate income households cannot afford the median priced home in Seaside, but they may be able to afford some of the City's mobile homes. However, they cannot afford even one-bedroom single family homes in the market. Generally, these households will be able to comfortably afford market-rate rents in Seaside.

Based on the affordability information derived, housing affordability is a problem for nearly all lower income households and a significant proportion of moderate income households looking to purchase a home in Seaside.

Table App-18: Housing Affordability by Income Level

Size	Annual Income	Affordable Monthly Housing Cost		Utilities		Taxes and Insurance	Affordable Housing Payment	
		Rent	Purchase	Rent	Purchase		Rent	Purchase Price
Extremely Low Income Households (0-30% AMI)								
1-Person	$23,900	$598	$598	$208	$285	$494	$390	$27,244
2-Person	$27,300	$683	$683	$223	$307	$546	$459	$36,007
3-Person	$30,700	$768	$768	$274	$370	$639	$494	$33,964
4-Person	$34,100	$853	$853	$341	$457	$756	$512	$25,509
5-Person	$36,850	$921	$921	$413	$532	$854	$508	$17,608
Very Low Income Households (30-50% AMI)								
1-Person	$39,800	$995	$995	$208	$285	$633	$787	$95,337
2-Person	$45,500	$1,138	$1,138	$223	$307	$705	$914	$113,950
3-Person	$51,200	$1,280	$1,280	$274	$370	$818	$1,006	$121,757
4-Person	$56,850	$1,421	$1,421	$341	$457	$955	$1,080	$122,938
5-Person	$61,400	$1,535	$1,535	$413	$532	$1,069	$1,122	$122,746
Low Income Households (50-80% AMI)								
1-Person	$63,700	$1,593	$1,593	$208	$285	$842	$1,385	$197,691
2-Person	$72,800	$1,820	$1,820	$223	$307	$944	$1,597	$230,864
3-Person	$81,900	$2,048	$2,048	$274	$370	$1,087	$1,774	$253,233
4-Person	$91,000	$2,275	$2,275	$341	$457	$1,254	$1,934	$269,188
5-Person	$98,300	$2,458	$2,458	$413	$532	$1,392	$2,045	$280,773
Moderate Income Households (80 – 120% AMI)								
1-Person	$75,650	$1,891	$1,891	$208	$285	$662	$1,683	$248,868
2-Person	$86,500	$2,163	$2,163	$223	$307	$757	$1,939	$289,536
3-Person	$97,300	$2,433	$2,433	$274	$370	$851	$2,159	$319,184
4-Person	$108,100	$2,703	$2,703	$341	$457	$946	$2,362	$342,420
5-Person	$116,750	$2,919	$2,919	$413	$532	$1,022	$2,506	$359,787

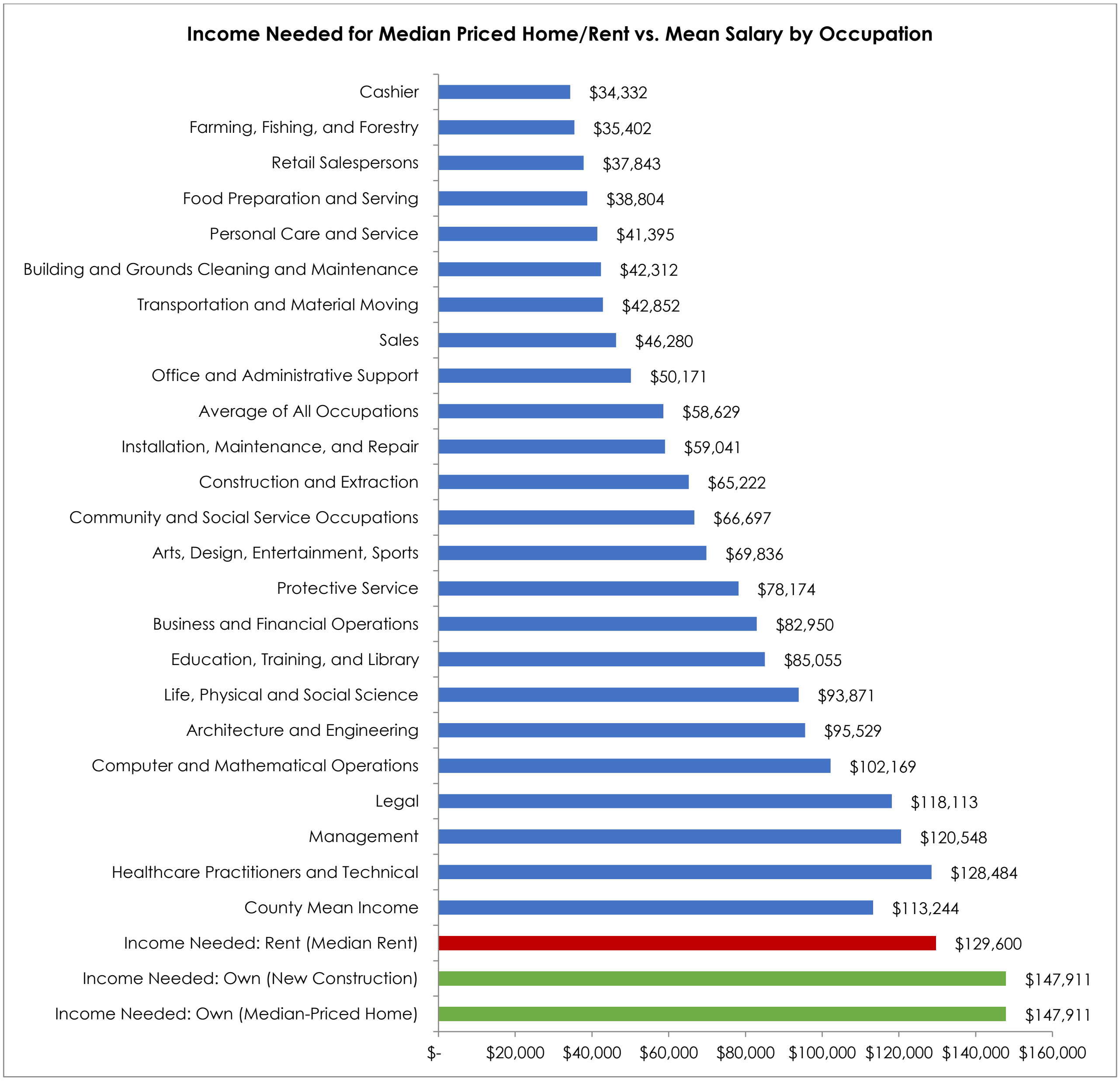
Notes:

1. Assumptions: 2022 HCD income limits; Health and Safety code definitions of affordable housing costs (between 30% of household income depending on tenure and income level); Housing Auth of Monterey County Utility Allowance Schedule, 7-01-2021; 35% of monthly affordable cost for taxes and insurance; 10% down payment; and 3% interest rate for a 30-year fixed-rate mortgage loan. Taxes and insurance apply to owner costs only; renters do not usually pay taxes or insurance.
2. Monterey County: 4-person household median income = $90,100
3. For extremely low income households (with four or more members), the utility assumptions/taxes/insurance represent a disproportionate rate of their household income, leaving limited incomes for housing costs. Therefore, their affordable home prices are lower for smaller households of the same income level.

Sources: State Department of Housing and Community Development 2022 Income Limits; Housing Authority of the County of Monterey Utility Allowances, 2021; Veronica Tam and Associates, 2022

Often, California housing prices mean that more than one wage earner is required to sustain housing. Based on median earnings from the State Department of Economic Development (Labor Statistics) and housing costs in Seaside, housing is not affordable to low-paying occupations such as retail sales and maintenance. According to the 2016-2020 ACS, 28% of families had two or more earners. Households with two or more wage-earners at the low-paying jobs would still not be able to afford the median rents or median priced homes in Seaside. These households are usually impacted by housing cost burden and are most vulnerable to sudden changes in economic conditions such as loss of employment. Table App-4 indicates that about 35% of the workers in Seaside are employed in the service sector. Based on current median rents and home prices, households would need to earn at least $129,000 to rent and $148,000 to own without incurring cost burdens.

Figure App-2: Income Needed to Rent or Own Compared to Earnings by Occupation



Sources: State Employment Development Department, 2022.
Affordable housing cost calculations by Veronica Tam and Associates, Inc.

F. Housing Issues

A continuing priority of Seaside is enhancing or maintaining the quality of life in the community. A key measure of quality of life in a community is the extent of "housing issues" faced by residents. These include housing overcrowding (defined as more than one person per habitable room) and overpayment (defined as paying more than 30% of income toward housing costs). This section describes the nature and extent of housing problems in Seaside.

1. Overcrowding

Overcrowding is an indicator of housing affordability. Unit overcrowding is often caused by the combined effect of lower incomes and high housing costs in a community and reflects the inability of households to buy or rent housing that provides reasonable privacy for their residents. An overcrowded household is defined as one with more than one person per habitable room, excluding bathrooms, kitchens, hallways, and porches. A severely overcrowded household is defined as one with more than 1.5 persons per habitable room.

According to the 2016-2020 ACS, 12% of Seaside households lived in overcrowded conditions. Renter-households made up a larger proportion of overcrowded households than owners (Table App-19). About 17% of renter-households in Seaside were overcrowded compared to about 5% of owner households. Renter households were also more susceptible to severe overcrowding.

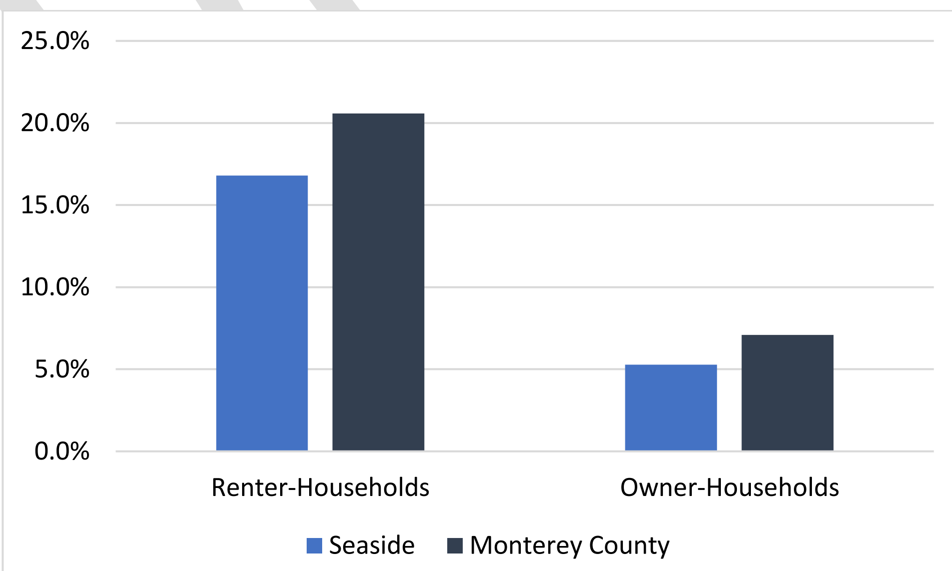
Table App-19: Overcrowded Housing

Household Income	Renters		Owners		Total Households	
	#	%	#	%	#	%
Overcrowded Households (1.01-1.5 persons per room)	563	8.7%	197	4.7%	760	7.1%
Severely Overcrowded (1.5+ persons per room)	529	8.1%	25	0.6%	554	5.2%
All Overcrowded Households	1,092	16.8%	222	5.3%	1,314	12.3%
All Households	6,503	100.0%	4,206	100.0%	10,709	100.0%

Source: American Community Survey, 2016-2020 Estimates.

A similar proportion of Monterey County residents (14%) live in overcrowded conditions; and, like Seaside, renters in Monterey County were more affected by overcrowding than homeowners.

Figure App-3: Overcrowded Housing by Tenure



Source: American Community Survey, 2016-2020.

2. Cost Burden

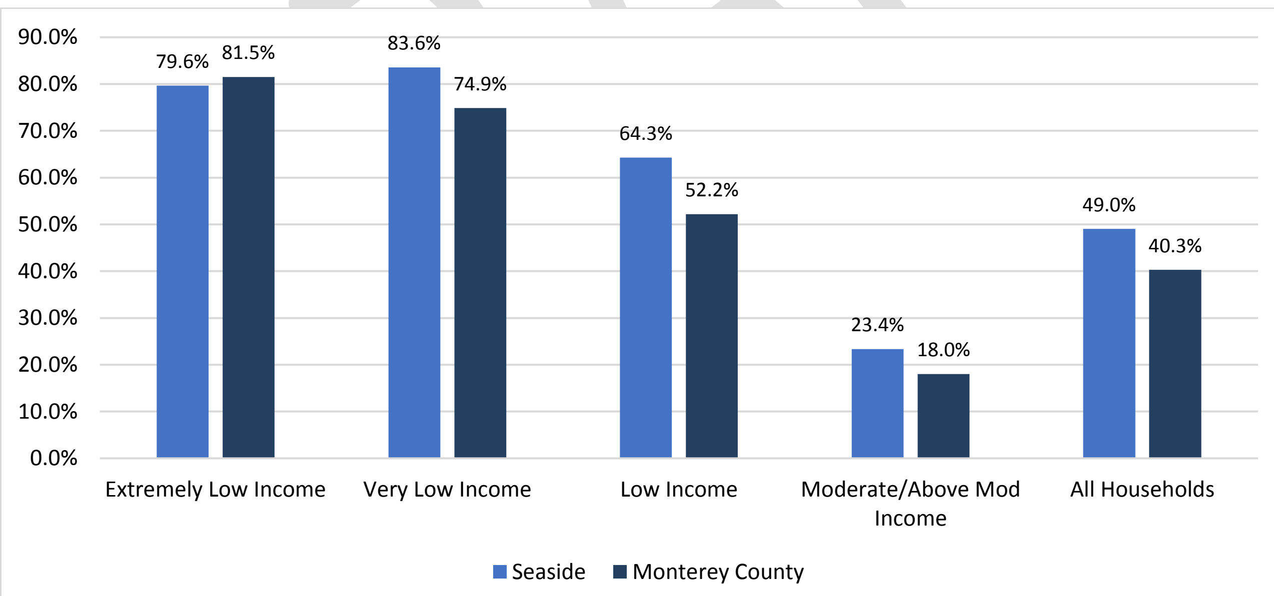
Housing cost burden is generally defined as paying more than 30% of income toward housing expenses. Cost burden is disproportionately concentrated among the most vulnerable members of Seaside. Table App-20 shows that housing cost burden was more likely to affect renter-households than owner-households in Seaside, particularly among those households within the lowest income levels. This may largely be due to the fact that households at these income levels rarely owned their homes or have owned their homes for a long time and generally have lower housing payments. In contrast, the extent of cost burden was similar amongst moderate income homeowners and renters.

Table App-20: Housing Overpayment			
	Renters	Owners	All Households
Total Households	63.1%	28.3%	49.0%
By Income Level			
Extremely Low Income	86.0%	57.8%	79.6%
Very Low Income	98.0%	46.4%	83.6%
Low Income	73.1%	47.7%	64.3%
Moderate Income	30.9%	16.3%	23.4%

AMI = Area Median Income
Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data, 2015-2019.

Figure App-4 compares housing cost burden in Seaside to Monterey County as a whole. Overall, Seaside households (49%) are slightly more affected by housing cost burden than County households (40%).

Figure App-4: Housing Cost Burden by Income Level and Tenure



Source: HUD Comprehensive Affordability Strategy (CHAS) Data, 2015-2019

G. Special Needs Groups

Certain groups in Seaside have greater difficulty finding decent, affordable housing due to special circumstances. Special circumstances may be related to one's age, family characteristics, disability, or employment, among others. Thus, certain segments of Seaside's population may experience a higher prevalence of overpayment, overcrowding, or other housing problem.

State Housing Element law defines the following groups as having special housing needs: senior households, persons with disabilities, large households, female-headed households, homeless people, and farmworkers. Local jurisdictions may also identify additional special needs groups based on local conditions. In recognition that people in different walks of life have different housing needs, state and federal housing laws are designed to encourage the provision of a full continuum of housing so that no group is excluded from living in Seaside.

Table App-21 summarizes the various types of special needs groups residing in the City. Where available, data from the 2016-2020 American Community Survey is used. However, in other cases, estimates were derived from other governmental agencies or reliable survey sources. This section also contains a detailed discussion of the housing needs facing each particular group as well as City programs and services available to address their housing needs.

Table App-21: Special Needs Groups

Special Needs Group	# of Persons/ Households	# of Owners[3]	# of Renters[3]	% of Total Persons/ Households[4]
Households w/ Members Age 65+	3,024	--	--	28.2%
Senior Headed Households	2,461	1,559 (14.6%)	902 (8.5%)	23.0%
Senior Living Alone	939	454 (4.2%)	485 (4.5%)	8.8%
Disabled Persons	3,646	--	--	10.7%
Large Households (5+)	1,571	500 (4.7%)	1,071 (10.0%)	14.7%
Female-Headed Households	2,544	--	--	23.8%
Female-Headed households with Children[1]	341	--	--	3.2%
Farmworkers	135	--	--	0.4%
Extremely-Low Income Households	1,060	280 (26.4%)	780 (73.6%)	10.5%
Residents Living Below Poverty	3,996	--	--	11.7%
Homeless	152	--	--	0.5%[5]
Military Personnel	699	--	--	2.1%
Students[2]	3,754	--	--	11.0%

Notes:
1. No spouse present
2. Total enrolled, Undergraduate and Graduate Level
3. Percentages in these columns represent percentage from total households
4. Total households= 10,709 in 2016-2020 ACS; Population=34,063 in 2016-2020 ACS
5. Percentage of 2022 population according to Dept. of Finance Estimates.

Sources: American Community Survey, 2016-2020 Estimates; 2022 Monterey County Homeless Point-in-Time Census and Survey; 2022 California Department of Finance Population Estimates.

1. Seniors

Despite their high levels of homeownership, seniors are considered a special needs group. Most seniors have limited incomes, high health care costs, and disabilities; finding and maintaining suitable and affordable housing may be difficult. A significant portion of seniors also have a self-care or mobility limitation, defined as a condition lasting over six months that makes it difficult to go outside the home alone or take care of one's personal needs.

Because of the limited supply of affordable housing, senior households have housing cost burden. The extent of cost burden typically varies according to tenure with senior renters often being more susceptible than senior homeowners. According to the 2016-2020 ACS, the City of Seaside was home to 2,960 seniors (persons older than 65 years) and 3,024 households in the City had at least one senior member. Furthermore, 2,461 households were headed by seniors, representing 23% of all households in Seaside. The majority of the City's senior-headed households owned their homes.

Various programs can assist seniors with their housing needs, including: congregate care, shared housing, rental subsidies, and housing rehabilitation assistance. For frail seniors, or those with disabilities, housing with architectural features that accommodate disabilities can help ensure continued independent living. Seniors with disabilities also benefit from transportation alternatives or assisted housing with supportive services.

Resources

Regarding housing services for seniors, one housing development in Seaside – Villa del Monte – has 80 rental units that are restricted for seniors (Table App-29). In addition to this senior housing development, seniors in the City are also served by four licensed care facilities (Table App-22).

Table App-22: Licensed Community Care Facilities

Type of Facility	Facilities	Capacity (beds/persons)
Adult Residential Care Facility	1	22
Residential Care for the Elderly	3	61
Total	4	83

Source: California Department of Social Services (CDSS), October 2022.

Senior Programs offered through Seaside's Recreation Services Department (located at the Oldemeyer Center) provide a variety of recreational activities for seniors of Seaside and surrounding communities. These include excursions, leisure activities, support services and a nutrition program.

Monterey-Salinas Transit (MST) has established a Taxi Voucher Program that provides taxi vouchers to qualifying seniors (65 years or older and residents of participating Cities). An elderly resident may obtain up to 10 vouchers per calendar month; one voucher is good for a single one-way trip up to the value of $17.00 (a rider is responsible for anything over the $17.00 metered amount and a $3.00 copayment). Taxi sharing is encouraged, with only one taxi voucher required for a shared ride. The taxi voucher trip must originate and terminate within only one of these two areas: Area 1: Anywhere within the city limits of Salinas; Area 2: Anywhere within the city limits of Carmel, Del Rey Oaks, Marina, Monterey, Pacific Grove, Sand City, or Seaside. For more information: https://mst.org/mobility/vouchers/.

2. Persons with Disabilities

The Americans with Disabilities Act defines a disability as a physical or mental impairment that substantially limits one or more major life activities. Persons with disabilities have special needs because many earn very low incomes, have higher health care costs, and are often dependent on supportive services. Federal laws define a person with a disability as "any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such impairment; or is regarded as having such impairment." In general, a physical or mental impairment includes hearing, mobility and visual impairments, chronic alcoholism, chronic mental illness, AIDS, AIDS Related Complex, and intellectual impairments that substantially limits one or more major life activities. Major life activities include walking, talking, hearing, seeing, breathing, learning, performing manual tasks, and caring for oneself.[5]

The U.S. Census Bureau classifies disabilities into the following categories:

- Hearing difficulty: Deaf or having serious difficulty hearing
- Vision difficulty: Blind or having serious difficulty seeing, even when wearing glasses
- Cognitive difficulty: Because of a physical, mental, or emotional problem, having difficulty remembering, concentrating, or making decisions
- Ambulatory difficulty: Having serious difficulty walking or climbing stairs
- Self-care difficulty: Having difficulty bathing or dressing
- Independent living difficulty: Because of a physical, mental, or emotional problem, having difficulty doing errands alone such as visiting a doctor's office or shopping

According to the 2016-2020 ACS, the City had an estimated 3,646 persons living with a range of disabilities. Table App-23 shows the types of disabilities affecting Seaside residents. According to the ACS, ambulatory and cognitive disabilities were the most common among all age groups, though the City's elderly population was the most affected by disabilities.

Table App-23: Disabilities

Type of Disability	Age 5-15	Age 16-64	Age 65+	Total Disabilities	% of Total Disabilities
With a hearing difficulty	0	192	914	1106	30.3%
With a vision difficulty	119	388	116	623	17.1%
With a cognitive difficulty	112	853	557	1,522	41.7%
With an ambulatory difficulty	12	730	1,204	1,946	53.4%
With a self-care difficulty	32	253	613	898	24.6%
With an independent living difficulty	–	564	727	1,291	35.4%
Total	231	1,660	1,755	3,646	100.0%

"–" indicates that the category did not exist in the Census.
Note: A person can have multiple disabilities and therefore the number of disabilities tallied exceeds the number of persons with disabilities.
Source: American Community Survey, 2016-2020 Estimates.

The type and severity of one's disability often determines the type of living arrangement that best accommodates the needs of the individual. Many persons with disabilities live at home independently or with family members. To maintain independent living, some may need housing assistance or supportive services. Services can include modifying housing design features, providing income support for those not able to work, and in-home services for persons with medical conditions. Services can be provided by public or private agencies.

Persons with Developmental Disabilities

As defined by state law, "developmental disability" means a severe, chronic disability of an individual who:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;

5 U.S. Department of Housing and Urban Development. "Disability Overview." https://www.hud.gov/program_offices/fair_housing_equal_opp/disability_overview. Accessed December 12, 2022.

- Is manifested before the individual attains age 18[6];
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major
- life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self- sufficiency; and
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5%. This equates to about 481 persons in the City of Seaside based on the 2022 California Department of Finance Population Estimates. According to data provided by the State Department of Developmental Services, 171 Seaside residents were served by the San Andreas Regional Center that serves the counties of Monterey, San Benito, Santa Clara, and Santa Cruz as of January 2022. Among the 171 residents, 92 were under 18 years of age. In terms of living arrangements, most (154 persons) were living with parents or guardians, 12 were living independently, and the remaining 3 were in foster homes or other living arrangements. The adult residents with developmental disabilities but living with family or guardians may require independent living in the future.

Resources

Special housing needs for persons with disabilities fall into two general categories: physical design to address mobility impairments and in-home social, educational, and medical support to address developmental and mental impairments. The California Department of Social Services, Community Care Licensing Division reports that in Seaside there are four state-licensed care facilities: three residential care facilities for the elderly, and one adult residential facility.

The San Andreas Regional Center (SARC) is a community-based, private nonprofit corporation funded by the State of California to serve people with developmental disabilities as required by the Lanterman Developmental Disabilities Services Act (aka Lanterman Act). The Lanterman Act is part of California law that sets out the rights and responsibilities of persons with developmental disabilities. SARC is one of 21 regional centers throughout California and serves individuals and their families who reside within Monterey, San Benito, Santa Clara, and Santa Cruz Counties. The Regional Center provides diagnosis and assessment of eligibility and helps plan, access, coordinate, and monitor the services, and supports that are needed because of a developmental disability.

3. Large Households

Large households are defined as those with five or more members. Large households are considered a special needs group in most communities because of a lack of affordable housing that can adequately accommodate large families. For lower income large families, the housing shortage can be particularly acute and result in a greater prevalence and severity of overcrowding and overpayment.

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6 The State of California defines developmental disabilities slightly differently than federal law. The main difference is at the manifestation age, where federal definition established that threshold at age 22.

According to the 2016-2020 ACS, large households comprised about 15% of all Seaside households (see Table App-24). Of these large households, 68% were renters and 32% owned their homes. A total of 6,343 housing units with three or more bedrooms (generally accepted as the minimum number of bedrooms needed for large households to avoid overcrowded living conditions) were located in Seaside (Table App-10) — more than two times the number of large households living in the City. While the data suggests that the City has an adequate supply of larger housing units to accommodate needs, the affordability of these units is unknown. Given the level of overcrowding in the City, a mismatch between housing needs and affordability still exists.

Table App-24: Large Households by Tenure (2016-2020)			
Number of Persons in Unit	**Owner-Occupied**	**Renter-Occupied**	**Total**
Five	289	495	784
Six	68	231	299
Seven or more	143	345	488
Total Large Households	500	1,071	1,571
Total Households	4,206	6,503	10,709
Percent of Total Households	11.9%	16.5%	14.7%

Source: American Community Survey, 2016-2020.

Resources

Large households in Seaside can benefit from general programs and services for lower and moderate income households, including the Housing Authority of the County of Monterey Housing Choice Voucher program, and various community and social services provided by non-profit organizations in the region.

4. Single-Parent Female-Headed Families

Single-parent families often require special consideration or assistance as a result of their generally lower household incomes, high costs of childcare, and increased need for supportive services and affordable housing. As a result, many single-parent families are faced with limited housing choices. Single-parent households accounted for 4% of Seaside households in 2022. The majority of these households were female-headed.

Female-headed single-parent families often face a number of additional obstacles. According to the 2016-2020 ACS, 29% of all female-headed single-parent households were living in poverty. Single-parent families must also allocate a portion of their incomes towards childcare costs as reliable child care is often necessary in order to retain stable employment. Compounded with housing costs, child care costs reduce the ability of these households to pay for other necessities, such as food and medical care.

Table App-25: Households by Type		
Household Type	**Number**	**Percent**
Married Couple Households	5,005	46.7%
With Children	2,092	19.5%
With No Children	2,913	27.2%
Cohabitating Couple Household	1,101	10.3%
With Children	486	4.5%
With No Children	615	5.7%
Female Householder*	1,361	12.7%
With Children	341	3.2%
With No Children	1,020	9.5%
Male Householder*	858	8.0%
With Children	118	1.1%
With No Children	740	6.9%
Non-Family Households	3,485	32.5%
Total Households	10,709	100.0%

Source: American Community Survey, 2016-2020.
*Family Household, No spouse present

Resources

Limited household income constrains the ability of single-parent households to afford adequate housing, childcare, health care, and other necessities. The City of Seaside offers various programs for families with children. The City of Seaside's Youth Programs include the Tiny Tot University Preschool Programs, K-5th Grade Programs/Camps, Teen Programs, Sports Programs, and variety of classes and activities. The K-5th Grade Programs offered in Seaside include a daily afterschool program (including homework assistance and recreational activities), and a number of seasonal camps that include Full-Day, Sports, and Cheer Camp options.

The City of Seaside's B.J. Dolan Youth & Education Teen Center at 1136 Wheeler Street offers a variety of recreational opportunities for teens including cultural events, dances, movie nights, field trips, and volunteer opportunities through its Volunteer Team in Practice (VIP) program as well a Youth Employment Program.

Single-parent households in Seaside can also benefit from general programs and services for lower and moderate-income households, including the Housing Authority of the County of Monterey (HACM) Housing Choice Voucher program, and various community and social services provided by nonprofit organizations in the region.

5. Homelessness

The member agencies of the Monterey County Coalition of Homeless Service Providers (CHSP) have worked together to conduct the 2022 Monterey County Point-in-Time Homeless Census and Survey. HUD's definition of homelessness for Point-in-Time counts was used. The definition includes any individual or family:

- Living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements; or
- With a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground.

The 2022 Monterey County Point-in-Time Count was a communitywide effort conducted on January 27-28, 2022. The 2022 Monterey County Point-in-Time Homeless Census represents a complete enumeration of all sheltered and unsheltered persons experiencing homelessness at a specified date and time. It consisted of two primary components:

- **General Street Count:** An early morning count of unsheltered homeless individuals and families on January 27 and 28, 2022. Two days were needed due to the utilization of program-based outreach staff who were the primary enumerators used in lieu of lived experience guides who served as outreach experts in previous efforts. These outreach teams focused on those sleeping outdoors on the street; at bus and train stations; in parks, tents, and makeshift shelters; and in vehicles and abandoned properties.
- **General Shelter Count:** A nighttime count of homeless individuals and families staying at publicly and privately-operated shelters on January 27, 2022. This included those who occupied emergency shelters, transitional housing, and safe havens.

The Point-in-Time Census also included the following important supplemental components:

- **Targeted Street Count of Unaccompanied Children and Young Adults:** An afternoon count of unsheltered unaccompanied children under 18 and unaccompanied youth 18-24 years old on January 27, 2022. This is considered a best practice to better profile this age group who are more challenging to enumerate in the traditional PIT count process.
- **County Office of Education Student Information System (SIS) Unsheltered Homeless Report for K-12 Students**: SIS is a database managed by every school district in Monterey County. One of the measures recorded in this database is homelessness status.
- **Homeless Survey:** In the weeks following the street count, a survey was administered to 287 unsheltered and sheltered individuals experiencing homelessness to profile their experience and characteristics.

The 2022 Monterey County Homeless Census and Survey resulted in a total count of 2,047 persons: 1,357 unsheltered homeless people on streets countywide (66%) and 690 sheltered homeless people in emergency shelters, transitional housing and domestic violence shelters (34%). About 7% (or 152 persons) of these homeless persons were found in the City of Seaside — a 16% decrease from the survey conducted in 2019. Approximately 41% of Seaside’s homeless population (62%) was unsheltered.

Table App-26: Homeless Population, Monterey County										
	Unsheltered*		Sheltered		Total		% of Total		% Change
Jurisdiction	2019	2022	2019	2022	2019	2022	2019	2022	2019-2020
Carmel	6	1	0	0	6	1	0.2%	0.0%	-83.3%
Del Rey Oaks	0	2	0	0	-	2	0.0%	0.1%	--
Greenfield	14	2	0	0	14	2	0.6%	0.1%	-85.7%
King City	27	18	0	0	27	18	1.1%	0.9%	-33.3%
Marina	98	81	261	275	359	356	14.8%	17.4%	-0.8%
Monterey	167	74	37	27	204	101	8.4%	4.9%	-50.5%
Pacific Grove	14	29	0	0	14	29	0.6%	1.4%	107.1%
Salinas	876	777	206	288	1,082	1,065	44.7%	52.0%	-1.6%
Sand City	8	3	0	0	8	3	0.3%	0.1%	-62.5%
Seaside	126	90	56	62	182	152	7.5%	7.4%	-16.5%
Soledad	35	12	0	0	35	12	1.4%	0.6%	-65.7%
Unincorporated	338	268	32	38	370	306	15.3%	14.9%	-17.3%
Monterey County	1,830	1,357	592	690	2,422	2,047	100.0%	100.0%	-15.5%

Source: 2022 Monterey County Point-In-Time Homeless Census and Survey.
*The unsheltered population includes homeless people counted on the streets, in vehicles, in makeshift shelters (such as tents) and encampments.

The data results also included a demographic survey of 287 individuals. Of the 287 respondents, 3% were under the age of 25. About 36% were between the ages of 25 and 40 and 61% were 41 years or older, reflecting an aging trend since 2015, which has been notable throughout Monterey County in recent years. When asked if they identified as Hispanic or Latinx, half (50%) of homeless survey respondents indicated they did in 2022, a smaller percentage compared to the general population of Monterey County (59%) but an increase from 39% from 2019 survey respondents. In regard to race, 59% identified as White, 13% Black or African-American, 7% American Indian or Hawaiian Native, 4% Hawaiian or Pacific Islander, and 3% Asian. The majority of survey respondents (55%) identified as male, 43% female, and 2% as gender non-conforming, questioning, or a gender not singularly female or male.

Of those surveyed in 2022, over one-third (38%) reported that the current episode of homelessness was their first-time experiencing homelessness, representing a decrease from 2019 but similar to 2015 and 2017. When asked about the duration of their current episode of homelessness, the vast majority (85%) of survey respondents reported they had been homeless for a year or longer, representing a substantial increase from 63% in 2019. Three percent had been homeless for less than 1 month, same as in 2019 (3%). Another 2% of respondents had been homeless 7 days or less (also same as 2019). Approximately 87% of respondents were unemployed at the time of the survey.

Understanding the types of places where individuals experiencing homelessness are sleeping can help inform local outreach efforts. When questioned about usual sleeping arrangements, 62% of survey respondents reported currently living outdoors, either on the streets, in parks, or in encampment areas, a substantial increase compared to 40% in 2019. Only 5^ reported staying in a public shelter (emergency shelter, transitional housing facility or alternative shelter environment), a significant decrease from the 24% in 2019. Seventeen percent of survey respondents reported that they lived in vehicles (camper, car, van or RV). Seven percent of respondents reported they were sleeping in structures and indoor areas (such as foyers, hallways or other indoor areas) not meant for human habitation.

The primary cause of a person’s inability to obtain or retain housing can be difficult to pinpoint, as it is often the result of multiple compounding causes. An inability to secure adequate housing can also lead to an inability to address or obtain other basic needs, such as healthcare and adequate nutrition. Fifty percent of survey respondents self-reported financial issues (such as job loss and eviction) as the primary cause of their homelessness, a significant increase in economic related causes from previous years. Over a third (34%) cited alcohol or drug use, 29% cited incarceration, and 23% cited mental health issues. Additionally, 13% of respondents indicated that the primary cause of homelessness was related to the COVID-19 pandemic.

Many individuals experiencing homelessness face significant barriers to obtaining permanent housing. These barriers can range from housing affordability and availability to accessing the economic and social supports (e.g., increased income, rental assistance, and case management). When asked what prevented them from obtaining housing, the most common response was “can’t afford rent,” reported by 71% of survey respondents, suggesting housing affordability and poverty issues as key obstacles. This was followed by 56% who reported a lack of job or not enough income, and 35% who said they had no money for moving costs. Survey respondents were asked if they have received a housing voucher of any kind in the last 12 months, 10% of all respondents revealed they had, although only 21% of those respondents reported that they were able to successfully use the housing voucher.

Resources

Generally, three types of facilities provide shelter for homeless individuals and families: emergency shelters, transitional housing, and permanent supportive housing. In Seaside, two types of these facilities are available (described below). Services available in Seaside are presented in Table App-27.

- **Emergency Shelter:** Provides overnight shelter and fulfills a client’s basic needs (i.e., food, clothing, and medical care) either on-site or through off-site services.
- **Transitional Housing:** a residence that provides housing for up to 2 years. Residents of transitional housing are usually connected to rehabilitative services.

Table App-27: Homeless Service Providers in Seaside

Shelters and Clients	Population Served	Beds and/or Services
Day/Resource Centers		
Monterey Peninsula Unified School District – Family Resource Center	Families and children	Provides support for homeless children and families within the Monterey Peninsula Unified School District including clothing, school supplies, and referral to other community resources to remove barriers to education.
Emergency Shelter		
Community Homeless Solutions-Central Coast Respite Center	Formerly hospitalized adults	A 6-bed shelter for homeless adults in need of respite care following stays in 3 participating hospitals. Access to meals, case management, and supportive services designed to help participants transition to permanent housing. By hospital referral only. The program also maintains a bridge housing program for guests coming out of respite care while lining up permanent housing options.
Community Human Services – Casa de Noche Buena	Women and families	A 20-35 bed year-round shelter. Capacity depends on the number of children in families. Provides case management, housing navigation, meals, laundry facilities, mail service, social recreation activities, and linkages to income, education, and employment
Safe Parking Program	Anyone in need	An overnight safe parking program for people living in their legally registered vehicles. The program opens at 7:00 p.m. nightly and closes each morning at 7:00 a.m.

Table App-27: Homeless Service Providers in Seaside		
Shelters and Clients	**Population Served**	**Beds and/or Services**
Salvation Army – Frederiksen House	Families; women with children	Shelter available for up to 90 days in the program facility. The Salvation Army also provides case management, information & referral services.
Transitional Housing		
Salvation Army – Casa de Las Palmas	Families with children	Family transitional housing provides residential care for a period not to exceed 24 months Must be clean and sober. 9 units, 36 beds
Rental Support Services		
Catholic Charities	Anyone in need	Family supportive services program provides eviction prevention assistance, financial education, nutrition education, as well as assistance with Covered California and CalFresh application process. Rental assistance Available November – March.
Monterey County Department of Social Services - Community Benefits Branch	Monterey residents	Provides temporary public assistance benefits and services to assist eligible residents of Monterey County to meet basic needs. Programs include Temporary Cash Assistance for Needy Families (cash aid), General Assistance, Medi-Cal, CalFresh, and CalWORKs. Eligibility for these public benefits is based upon income and resource levels.
Health and Wellness		
Sun Street Centers - Outpatient Counseling	Men, women, and teens	Provides counseling services for men, women, teens. Group and individual sessions are provided for people struggling with alcohol or drug abuse. Bi-lingual services are available. Counseling for couples and families is also available.
Community Human Services - Genesis House	Men, women, and perinatal women	A 36-bed state-licensed residential drug treatment program for men, women, and perinatal women seeking recovery from substance abuse. Children ages 0-5 may live with their mothers in treatment. Medi-Cal accepted.

Source: Monterey County Homeless Services Resource Guide, January 2023.
For more details see:
https://www.salinascityesd.org/cms/lib/CA50010838/Centricity/Domain/149/Homeless%20Services%20Resource%20Guide%20ENG%202023.pdf

Housing navigation services are available to individuals experiencing housing instability or homelessness, often in conjunction with case management. Organizations offering housing navigation include:

- Community Health Engagement (831)770-1700
- Housing Resource Center (831) 424-9186
- Central Coast Center for Independent Living (831) 757-2968

The Housing Authority of Monterey County (HACM) also has an HCV program specifically for homeless/ housing unstable residents called the Emergency Housing Voucher (EHV). HACM has dedicated Housing Navigator staff.

6. Farmworkers

Farmworkers are a special needs group due to the lower wages associated with their occupations. Many farmworkers also face language barriers and have difficulty finding affordable housing. There is little consensus among the available data on the number of farmworkers working or living in Monterey County. Data collected from the Census has found that Seaside's small population of farmworkers has steadily declined over time. The 1990 Census reported that 594 residents of Seaside were employed in farming, fishing, and forestry occupations. By 2000, the number of residents employed in these occupations declined

46% to only 320. According to the 2016-2020 ACS survey, only 135 residents were employed in farming, fishing, and forestry occupations. Based on the proximity of Seaside to commercial fishing companies operating in the Monterey Bay, a safe assumption is that a significant proportion of the City's farmworkers are fishermen.

The most recent USDA Agricultural Census (2017) estimates that there were 26,929 workers (hired labor) and 1,028 unpaid workers in Monterey County. Of the 26,929 hired laborers, more than half (14,806 workers, 55%) were employed for 150 days or more while the other 45% (12,123) workers were hired for fewer than 150 days and are likely seasonal workers. The USDA Census does not provide data at a City level.

Resources

Due to the limited number of farmworkers in Seaside and the likelihood that most of the agricultural population is employed in the fishing industry, the City's affordable housing programs generally address the needs of farm laborers in Seaside.

7. Military Personnel

Lower incomes and an uncertain length of residency affect the housing needs of military personnel. The City of Seaside was home to the former U.S. Army base Fort Ord, which was deactivated in 1993. In 1990, there were 8,655 people employed in the Armed Forces in Seaside. With the base closure, this figure dropped to 1,446 military personnel in 2000, roughly 6% of the population over 16 years of age. This number dropped even further – to 2.1% (699 military personnel) – by the 2016-2020 ACS.

Resources

The Army contracted with a private development team to replace and/or renovate all of the housing units reserved for military personnel at Ford Ord. This was part of the Army's Residential Communities Initiative (RCI) program and the overall plan was to demolish the original 1,588 military housing units within Seaside city limits and replace them with 1,384 new homes. Thus far, this has resulted in approximately 300 replacement military residential units.[7]

8. College Students

When Congress decided on the closure of Fort Ord, the local community proposed the base be converted into a university. In June 1994, a plan was approved ultimately leading to the establishment of California State University Monterey Bay (CSUMB), parts of which are located within north Seaside.

The region's college student population is another significant factor affecting housing demand. Full time equivalent enrollment (FTE) at CSUMB reached 6,373 in the Fall 2022 term.[8] According to CSUMB, as of 2022, 46% lived in campus apartments or residence halls, and approximately 54% were living off campus, in Seaside and other nearby communities. A large presence of college students puts pressure on the local rental housing market due to their transient housing needs.

Over 1,300 acres of land and a large existing inventory of buildings, many of them residential, have allowed CSUMB to adopt a strong residential campus policy. The campus currently has the capacity to

7 http://www.fora.org/Projects.html, Fort Ord Reuse Authority. Accessed January 18, 2016.
8 CSUMB University Fact Book, "Enrollment Overview". https://csumb.edu/iar/enrollment/, accessed December 13, 2022.

accommodate 3,980 beds for students on the Main and East Campuses and 754 units for faculty and staff in a variety of single-family, multi-family, and dormitory-type units. The campus currently offers co-ed dorms, apartments for single and married students, and suites, as well as special needs housing for disabled students and international students.

In 2016, CSUMB initiated a process to update the 2007 campus master plan. The new 2016 CSUMB Campus Master Plan envisions the future of the university campus as it grows over the next 15 years. To accommodate an expanding California population, CSUMB is planning to move forward with an established growth target of 12,700 FTE students, nearly doubling the size of their current community. This growth not only means an increase in students, but the facilities that support them, including academic buildings, residence halls, recreation facilities, student services, and faculty offices. The Master Plan outlines the space and facility needs for the university's functions – including the needs to support planned growth to 12,700 FTE, with housing for 60% of students (a total of 7,260 beds) and 65% of faculty and staff (a total of 970 units). New residential units are planned to help meet the new capacity needs.[9] In 2017 the campus posted a Draft Campus Master Plan and accepted public comment. The most current plan is the Draft Master Plan Guidelines 2022 document, which includes minor edits to the 2017 Master Plan.

Resources

CSUMB offers a variety of housing options for its students, including eight residence halls, suites, and apartment-style housing, including housing for students with families in its East Campus Apartments. Additionally, to accommodate an increasing need for student housing, CSUMB's Promontory Apartments were opened in the fall of 2015 and offer upper-division students 176 two- to four-bedroom units of single occupancy and double occupancy rooms (up to 723 new student beds).

9. Extremely Low Income Households

Extremely low income (ELI) households, defined as those earning below 30% of the median family income, face housing problems mostly related to cost burdens. This subset earns income that is nearly equivalent to the federal poverty line. According to the 2015-2019 CHAS, Seaside has approximately 1,425 households with incomes at or below 30% of the household area median income. Table App-28 shows the distribution of ELI households by household type and tenure. About 77% of ELI households are renters and 23% are owner-households. About 50% of all the ELI owner households are elderly households. Elderly households also make up a large share of the ELI renter population – about 24%. Further, more than one third (37%) of all elderly households are considered ELI.

Housing the extremely-low income population can be especially challenging. Table App-28 also shows the incidence of housing problems for ELI households by household type and tenure. The vast majority of extremely low income households face a high incidence of housing problems, defined as a cost burden greater than 30% of income, overcrowding, and/or residing in a unit without complete kitchen or plumbing facilities. About 81% of ELI households were experiencing at least one housing problem according to the 2015-2019 CHAS data. ELI renter households were more likely to experience at least one housing problem at 87%, compared to 59% of ELI owner households. Renter ELI households experience cost burdens at higher rates than owner households (87% of renters compared to 72% of owner households). A substantial

9 Master Plan Guidelines 2022. https://csumb.edu/facilities/planning/2022-master-plan-guidelines/.

finding in this analysis is that 100% of large renter households and large owner households experience at least one housing problem.

Table App-28: Extremely Low-Income Household Problems by HH Type									
Household by Type, Income & Housing Problem	Renters				Owners				Total Households
	Elderly	Small Fam	Large Fam	Total Renters	Elderly	Small Fam	Large Fam	Total Owners	
Ext. Low Income (0-30% AMI)	260	460	60	1,100	150	65	15	325	1,425
% of all households	36.6%	15.5%	7.0%	17.4%	8.4%	4.1%	3.3%	7.6%	13.4%
with any housing problems	82.7%	83.7%	100.0%	87.3%	56.7%	84.6%	100.0%	58.5%	80.7%
with cost burden >30%	82.7%	82.6%	100.0%	86.8%	93.3%	69.2%	100.0%	72.3%	83.5%
with cost burden >50%	78.8%	73.9%	100.0%	80.5%	56.7%	69.2%	0.0%	50.8%	73.7%

Note: HUD CHAS (Comprehensive Housing Affordability Strategy) data is based on tabulations from the American Community Survey (ACS) and has a smaller sample size than the Decennial Census. Due to the smaller sample size, the data presented may have significant margins of error, particularly for smaller geographies. The intent of the data is to show general proportions of household need, not exact numbers
Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2015-2019.

H. Publicly Assisted Rental Housing

1. Tenant-Based Housing Choice Vouchers

The Housing Choice Voucher program is the federal government's major program for assisting extremely low and very low income households, the elderly, and the disabled with finding decent, safe, and sanitary housing in the private market. Because the rental assistance is provided on behalf of the family or individual, participants are able to find and lease privately owned housing, including single-family homes, townhouses, and apartments from landlords who accept vouchers. The Housing Authority of the County of Monterey (HACM) coordinates and administers Section 8 rental assistance on behalf of the City of Seaside.

2. Project-Based Rental Housing Assistance

Housing units developed with public subsidies are an important source of affordable housing to lower income households. Preserving the long-term affordability of such housing units is usually the most cost-effective means to providing decent and affordable housing to the lower income households in a community. Recognizing this important resource, State Housing Element law requires that a jurisdiction examine the potential loss of publicly subsidized multi-family rental housing for lower income households due to expiration of deed restrictions, affordability covenants, and/or subsidy contracts. This section evaluates the publicly assisted multi-family rental housing in Seaside that is at risk of converting to market-rate housing and the cost to preserve or replace the at-risk units. Resources and programs for preservation or replacement are discussed in later sections.

Table App-29 is an inventory of publicly assisted rental housing projects in Seaside. A total of 447 assisted units are provided in five developments, utilizing a variety of federal and local programs. These programs include HUD Section 8 and Section 202 Programs, as well as the City's own Inclusionary Housing and Density Bonus provisions.

Table App-29: Inventory of Assisted Rental Housing				
Development Name	**Total Units**	**Household Type**	**Funding Source**	**Expiration of Affordability**
Hannon Assembled Apartments	133	Family	LIHTC	12/17/2019
			Section 8 (85 units)	2/28/2039
Del Monte Manor	192	Family	Section 8 (98 units)	12/31/2041
5200 Coe Avenue	36	Family	Inclusionary Housing Requirement	9/2063
Villa Del Monte	80	Senior	Section 202	9/1/2019
1491 Contra Costa Street	6	Formerly Homeless	Inclusionary Housing and Density Bonus	Perpetuity
Total	447			

Sources: City of Seaside; HUD Multifamily Housing databases (www.huduser.org), 2017.

3. Units at Risk of Converting to Market Rate

State law requires that the City identify, analyze, and propose programs to preserve existing multi-family rental units that are eligible to convert to non-low-income housing uses due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions during a 10-year period commencing on the statutory deadline of the Housing Element update. Thus, this at-risk housing analysis covers from 2023 through 2033. During this 10-year analysis period, no project is at potential risk of converting to market-rate housing.

Villa Del Monte is a nonprofit-owned development for seniors, with its Section 202 loan matured in 2019. With the loan being paid off already, the financial stability of this project is greatly enhanced. Furthermore, because of its nonprofit ownership with a mission to provide affordable housing, this project is identified by the California Housing Partnership as at no risk of converting to market-rate housing.

Hannon Assembled Apartments has an eligible expiration date of 2019. As the project has a long-term Section 8 contract, this project will remain affordable past the planning period of this Housing Element.

Del Monte Manor, the City's largest affordable housing complex, will be receiving $20 million of upgrades. The City provided Del Monte Manor with a bridge loan for this effort. With the additional funding for improvements, the long-term use of this development as affordable housing is guaranteed.

I. Estimates of Existing Housing Need

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Seaside. The latest detailed CHAS data, based on the 2015-2019 ACS, is displayed in Table App-30. Housing issues considered by CHAS include:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burden, including utilities, exceeding 30% of gross income; or
- Severe housing cost burden, including utilities, exceeding 50% of gross income.

The types of housing problems experienced by Seaside households varied according to household income, type and tenure. Major problems identified include:

- In Seaside, renter-households have higher rates of housing problems than owner households (73% versus 32%).
- All (100%) extremely low income large family renter and owner households have housing problems.
- The majority (82%) of elderly renters had at least one housing problem.

Table App-30: Estimating Housing Needs

Household by Type, Income & Housing Problem	Renters				Owners				Total Households
	Elderly	Small Families	Large Families	Total Renters	Elderly	Small Families	Large Families	Total Owners	
Ext. Low Income (0-30% AMI)	260	460	60	1,100	150	65	15	325	1,425
with any housing problems	82.7%	83.7%	100.0%	87.3%	56.7%	84.6%	100.0%	58.5%	80.7%
with cost burden > 30%	82.7%	82.6%	100.0%	86.8%	93.3%	69.2%	100.0%	72.3%	83.5%
with cost burden > 50%	78.8%	73.9%	100.0%	80.5%	56.7%	69.2%	0.0%	50.8%	73.7%
Very Low Income (31-50% AMI)	155	495	260	1,250	305	70	15	485	1,735
with any housing problems	96.8%	97.0%	100.0%	98.4%	31.1%	78.6%	300.0%	49.5%	84.7%
with cost burden > 30%	96.8%	96.0%	100.0%	98.0%	31.1%	64.3%	200.0%	44.3%	83.0%
with cost burden > 50%	41.9%	61.6%	71.2%	58.0%	21.3%	64.3%	100.0%	35.1%	51.6%
Low Income (51-80% AMI)	190	570	290	1,395	410	245	65	745	2,140
with any housing problems	76.3%	76.3%	91.4%	83.5%	43.9%	49.0%	76.9%	49.0%	71.5%
with cost burden > 30%	73.7%	67.5%	70.7%	72.4%	43.9%	49.0%	61.5%	47.7%	63.8%
with cost burden > 50%	34.2%	20.2%	8.6%	22.2%	13.4%	18.4%	0.0%	15.4%	19.9%
Moderate/Above Moderate Income (81% + AMI)	105	1,440	250	2,475	920	1,215	355	2,725	5,200
with any housing problems	66.7%	52.4%	84.0%	51.7%	12.5%	21.4%	53.5%	21.8%	36.1%
with cost burden > 30%	57.1%	38.2%	28.0%	33.1%	13.0%	18.5%	21.1%	16.5%	24.4%
with cost burden > 50%	0.0%	3.1%	0.0%	2.0%	1.6%	2.1%	0.0%	1.5%	1.7%
Total Households	710	2,965	860	6,325	1,785	1,595	450	4,275	10,600
with any housing problems	81.7%	69.3%	92.4%	73.3%	26.6%	30.7%	66.7%	32.5%	56.8%
with cost burden > 30%	79.6%	60.4%	69.2%	63.4%	30.0%	27.3%	35.6%	29.3%	49.7%
with cost burden > 50%	47.2%	27.2%	31.4%	31.1%	12.3%	10.0%	3.3%	11.5%	23.2%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2015-2019.
Note: HUD CHAS (Comprehensive Housing Affordability Strategy) data is based on tabulations from the American Community Survey (ACS) and has a smaller sample size than the Decennial Census. Due to the smaller sample size, the data presented may have significant margins of error, particularly for smaller geographies. The intent of the data is to show general proportions of household need, not exact numbers.

Section 3: Housing Constraints

Various nongovernmental factors, governmental regulations, and environmental issues pose constraints to the provision of adequate and affordable housing. These constraints may result in housing that is not affordable to lower and moderate income households, or may render residential construction market prices economically infeasible for developers. This section analyzes these potential constraints.

A. Nongovernmental Constraints

Nongovernmental constraints refer to economic and market factors that impact the maintenance, development, and improvement of affordable housing. Although every community is impacted to varying degrees by market constraints, the City of Seaside has instituted policies and programs to offset the impact of market forces, and conserve and expand the availability of safe, decent, and affordable housing opportunities.

1. Market Constraints

Several local and regional constraints hinder the ability to accommodate the demand for housing in Seaside. The City is located near both scenic Monterey Bay and the Silicon Valley, and with the City of Marina, Seaside is home to California State University at Monterey Bay. The attractive location and comparatively less expensive homes than in the region contribute to a high demand for Seaside housing.

Construction Labor Shortage and Construction Costs

Construction costs differ according to type of housing development, with multi-family housing being generally less expensive to construct than single-family homes. However, variations within each construction type exist depending on the size of the unit, and the number and quality of amenities provided. Construction costs can be broken down into two primary categories: materials and labor. A major component of the cost of housing is the cost of building materials, such as wood and wood-based products, cement, asphalt, roofing materials, and pipe. The availability and demand for such materials affect prices for these goods.

Another key component of construction costs is labor. California is 200,000 construction workers short to meet Governor Newsom's housing goals. This number comes from a study for Smart Cities Prevail. The study finds that California has lost about 200,000 construction workers since 2006. Many lost their job during the recession and found work in other industries. UCS housing economist Gary Painter also says that California has "a shortage of construction workers at the price people want to pay." However, the dilemma is that higher pay for construction workers would increase the overall construction costs for housing. In some cases, developers are "importing" workers from out of state for the construction work and pay for their temporary housing during the construction periods.

One indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The unit costs compiled by the ICC include structural, electrical, plumbing, and mechanical work, in addition to interior finish and normal site preparation. The data are national and do not take into account regional differences, nor include the price of the land upon which the building is built. According to the latest Building Valuation Data released in August 2022,[10] the national average for development costs per square foot for apartments and single-family homes in 2021 are as follows:

- Type I or II, R-2 Residential Multifamily: $200.50 to $227.64 per square foot
- Type V Wood Frame, R-2 Residential Multifamily: $153.00 to $158.99 per square foot
- Type V Wood Frame, R-3 Residential One and Two Family Dwelling: $166.08 to $176.52 per square foot
- R-4 Residential Care/Assisted Living Facilities generally range between $193.49 to $269.11 per square foot

In general, construction costs can be lowered by increasing the number of units in a development, until the scale of the project requires a different construction type that commands a higher per square foot cost.

The cost of raw land typically accounts for a large share of total housing production costs as well as the necessary improvements that must be made to a particular site. However, in recent years increase in material and labor costs have dramatically increased the per unit costs. During the Fifth Cycle Housing element, development pro formas for several affordable housing projects in the region indicated the cost of developing an affordable unit averaged between $280,000 and $300,000, including the cost of land. By contrast, the most recent affordable housing project in the area, a 65-unit project in East Garrison located between Marina and Salinas, is costing nonprofit developer CHISPA $700,569 per unit. This increase has been recent, given that in 2019, a 47-unit Junsay Oaks senior apartment complex completed by CHISPA in Marina cost about $361,700 per unit.[11]

Construction Financing

Construction loans are rarely available for over 75% of the future project value for multi-family developments. This means that developers must usually supply at least 25% of the project value upfront, and perhaps more if the total cost is more than 75% of the estimated value of the project.

The financing of a residential project, particularly affordable housing is quite complex. The level of subsidies required for affordable projects typically necessitate the pooling of multiple funding sources. Some State housing programs require site control as a prerequisite for applying for funding. However, site control is the most challenging aspect of affordable housing development when nonprofit developers have limited resources to compete for the land available on the market.

As described later in this document, the City supports the production of affordable housing by allocating water credits to developments affordable to lower income households. Other incentives include the State Density Bonus law and mixed-use, land use designations that offer higher allowable densities.

Timing and Density

Non-governmental market constraints can also include timing between project approval and requests for building permits. In most cases, this may be contingent upon the developer's inability to respond to requests for corrections to construction documents, to secure financing for construction or construction crew. In Seaside, the most typical housing development activities are ADUs, which often proceed to

10 https://www.iccsafe.org/wp-content/uploads/BVD-BSJ-AUG2022.pdf
11 https://www.montereycountyweekly.com/opinion/mcnow_intro/why-affordable-housing-does-not-come-cheap/article_e0ebcc50-7d7d-11ec-943e-6b8fbea90d60.html

construction within one month of entitlement. Other residential development activities are limited due to water constraints. Actual achieved densities are often constrained by the amount of water rights available.

Mortgage Financing

The availability of financing affects a person's ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications by the income, gender, and race of the applicants. This requirement applies to all loan applications for home purchases, improvements, and refinancing, whether financed at market rate or with government assistance.

Table App-31 summarizes the disposition of loan applications submitted to financial institutions in 2021 for home purchase, refinance, and home improvement loans in Seaside. Included is information on loan outcomes (i.e., the proportions of applications that were approved, were denied, or were incomplete or withdrawn by the applicant).

Table App-31: Disposition of Home Loans - 2021

Loan Type	Total Applicants	Percent Approved	Percent Denied	Percent Other
Conventional Purchase	217	74.7%	4.6%	20.7%
Government-backed Purchase	46	58.7%	10.9%	30.4%
Home Improvement	46	45.7%	28.3%	26.1%
Refinance	1,179	64.6%	12.4%	23.0%
Total	1,488	65.3%	11.7%	23.0%

Notes:
This data is the sum of the loan applications for Tracts within Seaside city limits: Census Tracts 135, 136, 137, 138, 139, and 140.
"Approved" includes loans approved by the lenders whether or not accepted by the applicant.
"Other" includes loan applications that were either withdrawn or closed for incompleteness.
Source: FFIEC Home Mortgage Disclosure Act MSA/MD Aggregate Reports-- Disposition of loan applications, by location of property and type of loan, 2021.

Home Purchase Loans

In 2021, a total of 217 households applied for conventional loans to purchase homes in Seaside. The overall loan approval rate was 75% and 5% of applications were denied. Fewer applications (46 applications) were submitted for government-backed loans (e.g., FHA, VA) in Seaside. Among applications for government-backed home purchase loans in 2022, 59% were approved and 11% were denied.

Refinance Loans

Seaside residents filed 1,179 applications for home refinance loans in 2021 – the most of any loan type. This is likely because many homeowners with adjustable rate mortgages or unfavorable fixed rate mortgages chose to refinance their home loans after federal interest rates were lowered significantly and robust house price appreciation in 2021. According to Freddie Mac's Report on Trends in Mortgage Refinancing Activity in 2021,[12] house prices rose 17.7% in 2021, compared to an 11.3% growth in 2020. Approximately 65% of these home refinance applications were approved, while about 12% were denied.

12 https://www.freddiemac.com/research/insight/20220425-trends-mortgage-refinancing-activity

Home Improvement Loans

Applications for home improvement loans had the lowest approval rates of any loan type. Only 46% of these applications were approved and 28% were denied by lending institutions in 2021. The large proportion of home improvement loan denials may be explained by the nature of these loans. Most applicants already maintain a mortgage loan and therefore have high debt-to-income ratio to qualify for additional financing.

Foreclosures

Foreclosure activities have been limited in Seaside in recent years. As of July 2019, five homes were listed as bank-owned or foreclosures on whereforeclosures.com. However, 27 properties were in pre-foreclosure sales. Nevertheless, this level of foreclosure activities was significantly below the level during housing recession (when 174 foreclosures were reported a 6-month period between June 2008 and January 2009).

2. Community Response to Intensification

In general, the Seaside community understands the need for additional housing. Some local opposition to housing development comes from property-owners residing near development projects. In many cases their home represents their primary asset and they do not have the resources to relocate to other properties within the community. Property owners cite lack of on-street parking and elimination of views as their primary concerns. There are also local organizations that are monitoring the redevelopment of the former Fort Ord, another area with significant residential development potential.

B. Governmental Constraints

Local policies and regulations can impact the price of housing and, in particular, affordable housing. Local policies and regulations may include land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other issues. This section discusses potential governmental constraints to housing investment as well as measures to mitigate potential impacts.

The City complies with the Government Transparency bill. Planning and development regulations, including the General Plan,[13] Zoning Ordinance,[14] fee schedules,[15] and other information that facilitates the development and improvement of properties in the City is available online.

1. Land Use Controls

The Land Use Element of the Seaside General Plan sets forth policies for residential development. These land use policies, coupled with zoning regulations, establish the amount and distribution of land to be

13 https://www.ci.seaside.ca.us/269/Seaside-General-Plan
14 https://www.ci.seaside.ca.us/270/Seaside-Zoning-Code
15 https://www.ci.seaside.ca.us/196/Fees-Charges-PDF

allocated for different uses. Housing supply and costs are affected by the amount of land designated for residential use, the density at which residential development is permitted, and the standards that govern the character of development. This Housing Element update is part of the comprehensive update to the General Plan, but is entirely consistent with the existing 2004 General Plan.

The proposed Land Use Element provides for the following land use designations allow for residential development:

- **Neighborhood Low**: Provides for the retention, maintenance, and development of existing single-family residential neighborhoods. Allowable density is up to eight units per acre (one unit per parcel, plus a second unit where allowed).
- **Neighborhood Medium:** Provides for the development of a wide range of low and moderate density living accommodations, including attached/detached single-family and house-form multi-family structures. Allowable density is 8 to 15 units per acre.
- **Neighborhood General:** Allows for a variety of residential building types that co-exist in close proximity to one another, including single-family, townhomes, walk-up apartments, and low-rise multi-family residential. Allowable density is 15 to 30 units per acre.
- **Neighborhood High:** Allows for multi-family residences at a range of densities and building types from townhomes to four-story, multi-unit buildings. Allowable density is up to 45 units per acre.
- **Employment:** Provides area for a range of employment uses to expand and diversify the City's economy. Allows live/work units. Allowable Floor Area Ratio (FAR) is 0.65 to 2.5.
- **Mixed Use Low:** Provides for areas with a wide variety of existing residential and commercial uses. Provides for additional housing and expansion of neighborhood-serving retail and commercial uses. Allowable uses include mixed retail/residential, mixed office/residential, and standalone live/work and moderate density residential. Allowable FAR is 2.5.
- **Mixed Use High:** Supports new lively, thriving areas in the City by accommodating multi-story, mixed-use buildings at higher intensity and/or a diverse mix of uses. Provides for vertical and horizontal mixed-use development. Allowable uses include mixed retail/residential, mixed office/residential, and standalone high density residential in certain areas. Allowable FAR is 3.0.
- **West Broadway Urban Village Specific Plan:** Implements the West Broadway Urban Village Specific Plan. Provides for mixed use and standalone high density residential development up to 60 units per acre.
- **Future Seaside East Specific Plan (SP):** To establish neighborhood character intensities and uses in Surplus II, 26-Acre area and Seaside East.
- **Recreational Commercial:** Provides for outdoor recreational facilities. Allowable uses include a limited amount of residential. Allowable FAR is 0.2.
- **Military:** Includes lands retained by the U.S. Armed Forces for on-going military-related activities within the former Fort Ord Boundary. Allowable uses include military housing.

Until the new General Plan 2040 is adopted, the City will continue to provide for housing under its existing General Plan and Zoning Ordinance. The City will conduct a comprehensive update to the Zoning Ordinance to implement the new General Plan 2040 when adopted. In the interim, the new General Plan land use designations can be implemented through the existing zoning districts in the current Zoning Ordinance. Table App-32 summarizes the land use designations and zoning districts that either allow residential development as a permitted use or through consideration of a discretionary process, via a Use Permit (UP).

Table App-32: Land Use Designations and Zoning Implementation

Proposed General Plan Land Use Designation	Existing General Plan (2004) Land Use Designation	Corresponding Existing Zone District(s)
Neighborhood Low	Low Density Single Family Residential	Single-Family Residential (RS-8)
Neighborhood Medium	Medium Density Single Family Residential	Single-Family Residential (RS-12)
Neighborhood General	Medium Density Residential	Medium Density Residential (RM)
Neighborhood High	High Density Residential	High Density Residential (RH)
Mixed Use Low Mixed Use High	Mixed Use	Commercial Mixed-Use (CMX) Community Commercial (CC)
Employment		Regional Commercial (CRG) Heavy Commercial (CH)
Recreational Commercial	N/A	Fort Ord Visitor-Serving Commercial District (V-FO)
Military	Military	Military (M)

Source: Seaside Zoning Ordinance, October 2022.
*In the V-FO zone district, property development standards for residential uses shall be those applicable in the RS-8 (Single-Family Residential) zoning district.

2. West Broadway Urban Village Specific Plan

The West Broadway Urban Village Specific Plan was adopted in 2010 to revitalize the City of Seaside's West Broadway Avenue. The Specific Plan Area is located in the southwest portion of the City, immediately south of the Seaside Auto Mall. Roberts Lake and Laguna Grande are to the southwest, while the Monterey Bay Coastal Recreation Trail and Highway 1 separate the Plan Area from the Bay.

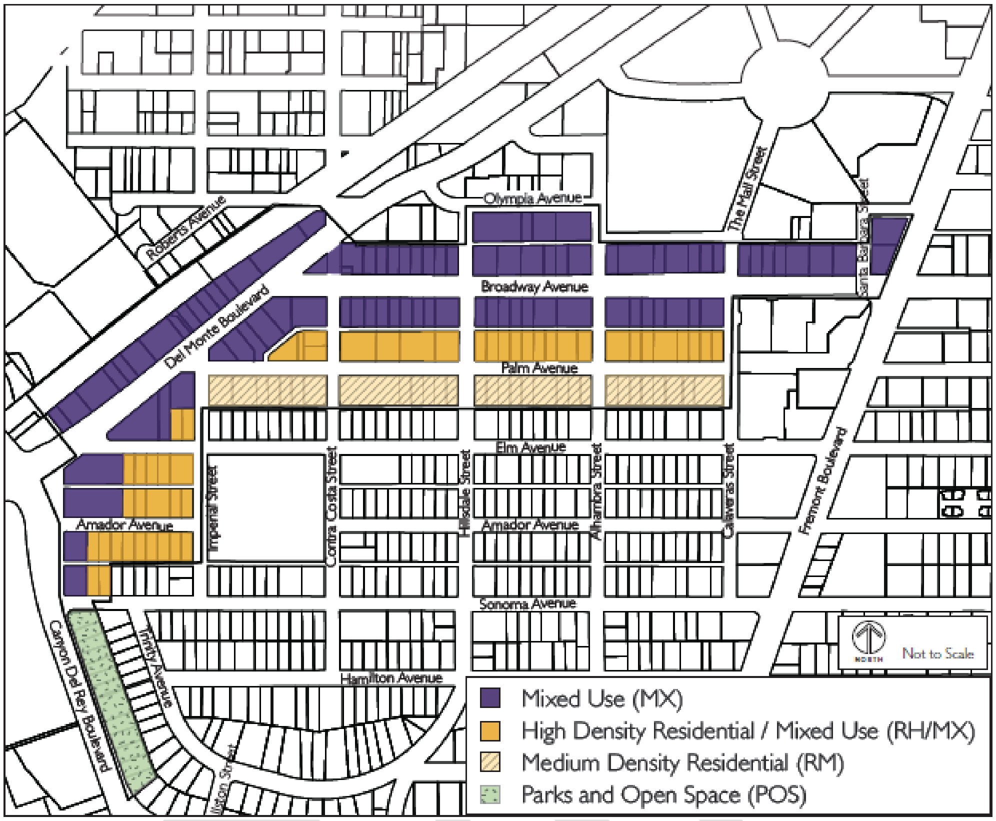
The development standards for the West Broadway Urban Village Specific Plan are established to encourage redevelopment of existing properties into more urbanized, high-intensity uses between three and five stories, with hotels going up to eight stories. The reduced parking requirements for development in the West Broadway Urban Village Specific Plan intend to minimize the impact of parking and re-enforce the intended transit and pedestrian-oriented character.

Overall, the Specific Plan anticipates accommodating 213 mixed-use residential units and 199 multi-family units in various areas:

- Mixed Use (MX): 30-60 units per acre
- High Density Residential (RH): 20-30 units per acre
- Medium Density Residential (RM): 10-20 units per acre

For all residential and mixed-use development, the parking requirements are 1.5 spaces per unit with two or more bedrooms, and one space per studio or one-bedroom unit.

Figure App-5: West Broadway Urban Village SP – Land Use Designations



3. Inclusionary Housing Program

Inclusionary housing describes a local government requirement that a specified percentage of new housing units be reserved for, and affordable to, lower and moderate income households. The goal of inclusionary housing programs is to increase the supply of affordable housing commensurate with new market-rate development in a jurisdiction. This can result in improved regional jobs-housing balances and foster greater economic and racial integration within a community. The policy is most effective in areas experiencing a strong demand for housing.

The City of Seaside has adopted an Inclusionary Housing Program (IHP) in its Zoning Ordinance (Section 17.32.020) to expand affordable housing options in Seaside. Each residential development, of three or more units, including condominium conversions, is required to provide at least 20% of their total units affordable to moderate, low or very low income households. The number of inclusionary units required is determined at the tentative or parcel map stage or at the issuance of a building permit, if a processing map is not required. At least one third of the required inclusionary units must be restricted to low income households. An additional one third of inclusionary units must be restricted for very low income households and the remaining third can be moderate income. To encourage the development of low and very low income housing the City Council has the authority to permit the following equivalents:

1. Each very low income unit is equivalent to two moderate-income units
2. Each low income unit is equivalent to 1.5 moderate income units.

Inclusionary units can be for sale or rental. For sale inclusionary units must be priced at an affordable price with renewed restrictions upon each change of ownership up to the 40-year affordability period. The maximum sale price for the resale of an inclusionary housing unit must be the lower of either the fair market value or the seller's lawful purchase price increased by the lesser of the rate of increase of area median income during the seller's ownership or the rate at which the consumer price index increased during the seller's ownership. Sellers are able to recover the market value of capital improvements made to the property.

The inclusionary housing policy is not a constraint to housing development because it includes reasonable exemptions and fosters the creation of affordable housing. Affordable housing developments with units that are very low, low, and moderate income restricted are exempt from the ordinance, as is housing constructed by a government agency and second/accessory dwelling units. The City of Seaside offers three alternatives to developers to satisfy inclusionary housing requirements:

1. Off Site Construction: Units can be constructed off site if the inclusionary units will be located in an area that the Council finds is in greater need of affordable housing.
2. Land Dedication: In lieu of building inclusionary units, a developer can choose to dedicate land to the City suitable for the construction of inclusionary units that the Council determines to be of equivalent or greater value than is produced by applying the inclusionary obligation.
3. Combination: The Council may accept any combination of on-site construction, off-site construction, in-lieu fees and land dedication that at least equal the cost of providing inclusionary units on-site construction. The value of a proposed land dedication will be determined by a City appointed appraiser.

The Council can approve, conditionally approve, or reject any alternative proposed by a developer. Any approval or conditional approval must be based on the finding that affordable housing creation would be better served by a proposed alternative. When making a finding, the Council must consider the following:

1. Whether implementation of an alternative would overly concentrate inclusionary units within any specific area and, if so, must reject the alternative unless the undesirable concentration of inclusionary units is offset by other identified benefits that flow from implementation of the alternative is issue; and
2. The extent to which other factors affect the feasibility of prompt construction of the inclusionary units on the property, such as costs and delays, the need for an appraisal, site design, zoning, infrastructure, clear title, grading and environmental review.

A developer can also apply for an adjustment or waiver of inclusionary housing requirements which the Council determines. To receive an adjustment or waiver, the developer must make a showing when they are applying for a first approval for the residential development and/or as part of any appeal that the City provides as part of the process for the first approval. In determining whether a developer is eligible for an adjustment the Council assumes the following:

1. That the developer is subject to the inclusionary housing requirement or in-lieu fee;
2. The extent to which the developer will benefit from inclusionary incentives;
3. That the developer will be obligated to provide the most economical inclusionary units feasible in terms of construction, design, location and tenure; and

4. That the developer is likely to obtain other housing subsidies where such funds are reasonably available.

The Inclusionary Housing Policy does not constrain housing development in the City and is consistent with State law (AB 1505) that authorizes inclusionary policies of up to 15% for lower income households. During the past few years, the City achieved several affordable housing units through its Inclusionary Housing Policy and Density Bonus provisions:

- **Ascent:** Nine multi-family buildings and one mixed-use building for a total of 106 residential units and 4,079 square feet of commercial floor area. Sixteen (16) rental housing units are restricted to occupancy by low-income households for a period of 55 years.
- **Campus Town:** 1,485 units consisting of single-family dwellings and townhouses, condominium units, apartments and associated improvements on 85 acres of the former Fort Ord military base. The Project includes 225 affordable housing units (350 equivalent inclusionary units, or 23%).

4. Residential Development Standards

Seaside regulates the type, location, density, and scale of residential development primarily through the Zoning Ordinance. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents, implement the policies of the City's General Plan, and preserve the character and integrity of neighborhoods. Table App-33 summarizes the current and most pertinent residential development standards in Seaside. Upon completion of the General Plan update, the City will embark on a comprehensive update to the Zoning Ordinance, with appropriate development standards to implement the new General Plan land use policy. Specifically, the Zoning Ordinance contains several inconsistencies regarding permitted uses in the CRG and CH zones, where the use table states mixed use and live/work housing are permitted but in other parts of the Zoning Ordinance, these permitted uses are omitted. This Housing Element includes an action to revise the Zoning Ordinance to clearly states that mixed use is permitted in the CRG and CH zones. In addition, per SB 330, the City will develop objective design standards that will provide a preliminary application process for residential development.

Table App-33: Residential Development Standards

Standard	RS-8	RS-12	RM	RH	V-FO*	CRG	CMX, CC	CH
Min. Lot Size	5,500 sf	3,750 sf	3,750 sf	3,750 sf	5,500 sf	20,000 sf	4,000 sf	12,000 sf
Min. Lot Width	40’		50’	50’	40’	100’	40’	100’
Max. Density	8 dua/1 du per parcel, plus second unit where allowed by Section 17.52.230.		15 dua/3 du per site	25 dua	10 dua	Mixed-use; Max. density determined during approval process.	Mixed use; Max. density determined during approval process; 1 du for each 1,742 s.f. of site area.	Mixed use; max. density determined during approval process.
Setbacks								
Front	15’		15’	15’	15’	0’	0’	10’
Side - Interior	5’ minimum, 10’ combined; 10’ (common wall or zero lot line)		Single Dwellings: 5’ (<24’ tall); 15’ combined with 5’ on one side (>24’ tall); 10’ (common wall or zero lot line) Other Buildings: 5’ (<24’ tall), 30’ combined, with 12’ on one side (>24’ tall)	Single Dwellings: 5’ (<24’ tall); 15’ combined with 5’ on one side (>24’ tall); 10’ (common wall or zero lot line) Other Buildings: 5’ (<24’ tall); 30’ combined, with 12’ on one side (>24’ tall)	5’ minimum, 10’ combined; 10’ (common wall or zero lot line)	30 ft total, 18 ft minimum on one side and 12 ft minimum on the other.	0’	0’
Side – Street	10’		10’	10’ (single dwellings) 15’ (other buildings)	10’	0’	0’	0’
Rear	15’ Attached garage 13’		15’ Attached garage 13’	15’ (<24’ tall) 20’ (>24’ tall)	15’	0’	0’	0’
Max. FAR	0.45[1]		0.45[1]	0.45[1]	0.45[1]	3.0 for hotels; 1.0 for other uses	2.0[2]	0.50
Max. Lot Coverage[3]	65%		65%	60%	65%	90%	N/A	90%
Min. Open Space	None		Single-family: None Multi-family, 2-3 du: 200 sf common plus 150 sf/du private	Single-family: None Multi-family, 2-4 du: 200 sf common plus 150 sf/du private; 5-10 du: 500 sf common plus 150 sf/du private	None	N/A	N/A	N/A
Max. Height	24’[4][5]		24’[4][6] 36’[7]	24’[4][6] 48’[7]	24’[4][5]	Lesser of 6 stories or 72 ft	4 stories or 48’	Lesser of 3 stories or 36 ft

Source: Seaside Zoning Ordinance, 2022.
dua = dwelling units per acre; *property development standards for residential uses in VF-O shall be those applicable in the RS-8 (Single-Family Residential) zoning district.
Notes:
1. Exclude garages up to 440 sf from FAR calculations.
2. FAR for CC district is 2.0 in Broadway Corridor; 0.50 elsewhere in CC district.
3. Buildings and pavement.
4. Architectural Review approval required for structures over 18’ tall.
5. Maximum 30’ height if height is compatible with lot size and surrounding properties, consistent with building size, and allows for exceptional architectural design.
6. Single-Family, Duplex, and Triplex units
7. Multi-family (4+) units

Lot Standards

The minimum lot sizes for residential lots in Seaside range from 3,750 square feet to 5,500 square feet. The RS-12, RM, and RH zones allow small lots of 3,750 square feet for single-family as well as high density residential units. The commercial mixed-use zones (CMX and CC) allow a minimum lot size of 4,000 square feet, while the RS and V-FO zones both have minimum lot sizes of 5,500 square feet. The CH and CRG zones require a minimum lot size of 12,000 sf and 20,000 sf, respectively. Lot widths are 40 feet in the RS, commercial zones, and V-FO, and are 50 feet in the medium and high density residential zones, and 100 feet in the CRG and CH zones. These minimum lot size standards are typical and cover the majority of the City and do not constrain residential development.

Lot Coverage

The Zoning Ordinance establishes a maximum lot coverage of 65% for the RS, RM, and V-FO zones and 60% for the RH zone. Commercial zones where residential uses are allowed set a maximum lot coverage of 90% for residential and residential mixed-use developments. The City's lot coverage standards are typical and allow developments to achieve the maximum allowable density.

Yard Setbacks

Commercial mixed-use zones in Seaside have no setback requirements, except in the CH (10-foot front setback) and CRG (30-foot total side setback combined total) zones. All residential zones and the V-FO zone have a 15-foot front setback, 10- to 15-foot combined side setbacks, and 15- to 20-foot rear setbacks. These setbacks are intended to create a safe and visually cohesive aesthetic to residential development throughout the City.

Height Limits

Seaside allows building heights up to 24 feet in low density residential zones and in the V-FO zone, accommodating up to two stories with review approval. Multi-family housing can be as high as 36 and 48 feet in the medium and high density residential zones, respectively. Commercial zones where residential uses are permitted can accommodate buildings up to 72 feet (lesser of six stories). These height limits can accommodate three- to four-story buildings, allowing the achievement of maximum permitted densities.

Parking Standards

- In addition to the development standards identified above, Seaside requires a certain number of parking spaces to be provided for each new residential unit. The requirements are identified in Table App-34. Typically, the cost associated with parking construction (particularly covered parking) can be viewed as a constraint to affordable housing development, particularly for multi-family housing. Seaside's parking requirements are designed to accommodate vehicle ownership rates associated with different residential uses. The City also offers reduced parking requirements for senior housing. Overall, the City's parking standards for multi-family and senior housing developments are generally comparable to the basic parking standards established by the state density bonus law for affordable housing projects. However, guest parking requirement (one space per unit) may be constraining to multi-family development. Furthermore, new State Density Bonus provisions require additional reductions in parking requirements if the project is located close to public transportation.

However, the City's parking standards are outdated with respect to a number of special residential uses that are regulated by State law:

- Emergency/transitional shelters: Table 3-8 of the Zoning Ordinance states that parking requirements for emergency/transitional shelters are "determined by use permit." SB 2 (2007) requires emergency shelters to be permitted by right (without discretionary review or use permit) in designated zone(s). AB 139 (2021) requires local jurisdictions to amend its zoning provisions for emergency shelters, establishing parking requirements based on staffing level only. Although Zoning Ordinance Section 17.52.100 specifies that emergency shelters are permitted by right in the CC zone and Census Tract 137 and in those areas shall provide one space per staff member. The Zoning Ordinance update will clarify that parking requirements for by-right shelters are based on staff level, and not subject to a use permit.

  Furthermore, Government Code (§65582) defines "transitional housing" as buildings configured 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. State law requires transitional housing meeting state definition to be considered as a residential use subject to the same requirements as other residential uses in the same zone. Therefore, transitional housing should not be listed in the same category as emergency shelters in Zoning Ordinance Table 3-8.

- Pursuant to the Lanterman Developmental Disabilities Service Act, residential care facilities serving six or fewer residents may not be subject to stricter zoning standards than other residential uses; therefore, the parking requirements in Zoning Ordinance Table 3-8 for residential care facilities should be modified to clarify this requirement.

A program has been included in the Housing Element to amend Table 3-8 of the Zoning Ordinance to ensure compliance with various state requirements as listed above.

Table App-34: Parking Standards

Unit Type	Parking Spaces Required
Single-Family Detached (new construction)	2 spaces within a garage/carport
Single dwelling or townhouse, attached (new constriction)	2 spaces within a garage for each unit, plus 1 covered or uncovered space for each unit for guest parking
Single-family dwelling, narrow lot (less than 50 ft)	2 spaces, at least one within a garage
Single-family dwelling with additions, attached or detached* (existing)	0-1,200 s.f.: no additional parking requirement
	1,201- 1,800 s.f.: 2 spaces, at least one covered
	1,801+ s.f.: 2 covered spaces
Duplex, Triplex, Fourplex	1 covered space per dwelling unit, plus 1 space for each 2 units for guest parking
Emergency/Transitional Shelter	Determined by Use Permit
Live-Work Unit	2 spaces for each unit, one covered space for the living space and one space for the work space for use by customers or guests
Multiple-Family (except condominiums)	1 covered space per dwelling unit, plus 1 space for each 2 units for guest parking (units up to 1,800 sf) 2 covered spaces for each unit, plus 1 covered or uncovered space for each 2 units for guest parking (units greater than 1,800 sf)
Condominiums	2 covered spaces per unit, plus 1 space per unit for guest parking

Table App-34: Parking Standards	
Unit Type	**Parking Spaces Required**
Mobile Homes	Outside mobile home park: 1 space per home; Within mobile home park: 2 covered spaces per home (tandem parking allowed in an attached carport) plus 1 guest space per 4 homes Recreational vehicle parking shall be provided at the rate of 1 covered or uncovered space for every 5 units
Senior Housing	1 covered space for each unit, plus 1 covered or uncovered guest parking space for each 10 units
Residential Care Facility	1 covered space for each 2 residential units, plus 1 covered or uncovered space for each 4 units for guests and employees
Residential Second Unit	1 covered or uncovered space

*An existing garage shall not be converted unless the replacement parking is provided within a garage.
Source: City of Seaside Zoning Ordinance, Section 17.34.040, Table 3-8 Parking Requirements by Land Use July 2022.

5. Flexibility from Development Standards

Seaside provides several mechanisms to maintain flexibility in development standards. This flexibility is an important means to address limitations inherent at a specific site (e.g., topographic, geographic, physical, or otherwise), as well as provide a means to address other important goals and objectives of the City Council, such as providing affordable housing for all income groups.

Planned Development Permit

The Planned Development Permit is intended to provide for flexibility in the application of Zoning Ordinance standards to proposed development under limited and unique circumstances. The purpose is to allow consideration of innovation in site planning and other aspects of project design, and more effective design responses to site features, uses on adjoining properties, and environmental impacts than the Zoning Ordinance standards would produce without adjustment.

Density Bonus Ordinance

A density bonus over the otherwise maximum allowable residential density under the applicable zoning district is available to developers who provide affordable housing as part of their projects. State law also entitles developers of eligible affordable and senior housing to at least one regulatory concession or incentive. Density bonuses, together with the incentives and/or concessions, result in a lower average cost of land per dwelling unit thereby making the provision of affordable housing more feasible.

The City's Density Bonus Ordinance was last updated in 2013. Since then, several changes have been made to the State Density Bonus law. These include:

- **AB 2222:** Eliminates density bonuses and other incentives previously available unless the developer agrees to replace pre-existing affordable units on a one-for-one basis. Increases the required affordability period from 30 years to 55 years for all density bonus units. Furthermore, if the units that qualified an applicant for a density bonus are affordable ownership units, as opposed to rental units, they must be subject to an equity sharing model rather than a resale restriction.
- **AB 2501:** Makes changes to: the timeline for processing application for a density bonus; electing to accept no density increase; and determining the value of concessions and incentives.
- **AB 2556:** Clarifies the replacement requirements as established by AB 2222.

- **AB 2442:** Requires a density bonus be granted for a housing development if applicant agrees to construct housing for transitional foster youth, disabled veterans, or homeless person.
- **AB 1934:** Provides a density bonus to a commercial development if the developer enters into an agreement for partnered housing either as a joint project or two separate projects encompassing affordable housing.
- **AB 1763:** Density bonus and increased incentives for 100% affordable housing projects for lower income households.
- **AB 1227:** Density bonus for student housing development for students enrolled at a full-time college, and to establish prioritization for students experiencing homelessness.
- **AB 2345**: Revised the requirements for receiving concessions and incentives, and the maximum density bonus provided from 35% to 50%.

The City of Seaside will update its density bonus ordinance to comply with these new provisions as part of the comprehensive update to the Zoning Ordinance to implement the new General Plan.

Mixed-Use Districts

The City permits multi-family housing and mixed-use projects with a residential component in the CMX, CC, and CRG, CH zones, with the approval of a Use Permit. These districts permit residential development in conjunction with certain office and/or commercial uses within potential pedestrian- and transit-oriented activity centers. Seaside's mixed-use districts have been used successfully to combine apartments with retail and offices along major thoroughfares. This development trend is a return to the mixed land use pattern of older downtown areas.

Design Flexibility of Substandard Lots

This option provides relief from established zoning requirements for single family units on substandard lots. The standards allow exceptions to setback requirements in exchange for architectural design features to enhance the development and maximize use of remaining open space on the property. This provision of the Zoning Ordinance has been used on several occasions to foster development on lots which otherwise could not be developed.

In summary, the City of Seaside provides design flexibility in its Zoning Ordinance to facilitate and encourage infill development and housing opportunities in single-family, multi-family, and commercial zones. These incentives can be used to mitigate any potential impact of residential development standards on the cost and affordability of housing. As later illustrated in the three conceptual site plans, development standards in the City can facilitate a variety of housing types and densities, including family apartments, senior apartments, and townhomes/condominiums.

6. Coastal Zone

Pursuant to state law, a jurisdiction must maintain records of affordable housing in the Coastal Zone. Specifically, demolition of housing units previously occupied by low and moderate income households must be replaced. However, several exceptions apply:

- The conversion or demolition of a residential structure that contains fewer than three dwelling units, or, in the event that a proposed conversion or demolition involves more than one residential structure, the conversion or demolition of 10 or fewer dwelling units.
- The conversion or demolition of a residential structure for purposes of a nonresidential use which is either "coastal dependent" or "coastal related" uses such as visitor-serving commercial or recreational facilities, coastal-dependent industry, or boating or harbor facilities.
- The conversion or demolition of a residential structure located within the jurisdiction that has less than 50 acres of vacant, privately owned land available for residential use within the coastal zone or three miles from the coastal zone.
- The conversion or demolition of a residential structure located within the jurisdiction, where a procedure has been established to allow an applicant for conversion or demolition to pay an in-lieu fee for affordable housing development.

Although a portion of Seaside is located in the Coastal Zone, privately held vacant lands designated for residential uses do not total more than 50 acres. Furthermore, most demolition activities that had occurred involved structures of fewer than three units. Therefore, the City has not incurred any replacement housing requirements.

Limited housing development has occurred in the City between 2015 and 2022 due to a variety of factors, such as rising material and labor costs as well as the COVID-19 pandemic. However, water availability continues to be the single largest barrier to housing development. Nevertheless, the City has an inclusionary housing policy of 20% that is applicable citywide, including in the Coastal Zone. The City has no specific records for housing construction and demolition activities in the Coastal Zone.

The Del Monte Subarea encompasses roughly nine acres of urban area along Del Monte Boulevard from its intersection with Canyon Del Rey (Highway 218) to its intersection with West Broadway Avenue to the northeast. Roberts Lake and Laguna Grande Subareas are to the southwest, and the Beach Subarea is to the northeast on the opposite side of Highway 1 and the Monterey Bay Coastal Recreational Trail.

The Del Monte Subarea includes the Southern Pacific Railroad right-of-way, which is to become the future location of a multimodal transit hub. The West Broadway Urban Village (WBUV) Specific Plan, including the Del Monte Subarea, was adopted in 2010. The goal of the Specific Plan is to revitalize and enhance the Del Monte Boulevard and West Broadway Avenue urban area through creation of a pedestrian-friendly Urban Village. The Specific Plan envisions the area between the railroad right-of-way and Del Monte Boulevard to be an active mixed-use commercial corridor that promotes connectivity and provides supporting uses to the future multimodal transit station and the existing and planned hotels on Canyon Del Rey Boulevard. The Del Monte Subarea current land uses include commercial and light industrial uses.

Projects proposed within the Coastal Zone are required to obtain a costal permit, either a Coastal Administrative Permit (CAP) or a Coastal Development Permit (CDP) approval from the California Coastal Commission in addition to a planning permit. When required, a Coastal Development Permit application shall be submitted to the Coastal Commission after the required City planning permit has been approved.

7. Provisions for a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify sites to be made available through appropriate zoning and implement development standards to encourage and facilitate the development of housing for all economic segments of the community. This includes single-family homes, multi-family housing, accessory dwelling units, manufactured housing, mobile homes, transitional and supportive housing, farm worker housing, and emergency shelters.

Seaside provides for a wide range of housing types throughout the community. Table App-35 summarizes the housing types permitted in each of the City's primary residential zones. Each residential use is designated by a letter denoting whether the use is permitted by right (P), requires a Minor Use Permit (MUP), Use Permit (UP), or is not permitted (–).

Table App-35: Residential Uses Permitted in Major Zones

Housing Type	RS	RM	RH	CMX	CC	CRG	CH	V-FO*	M
Single-Family, Detached	P	P	P	–	–	–	–	P	–
Single-Family, Detached (affordable)	P	P	P	–	–	–	–	P	–
Single-Family, Attached	UP	UP	UP	–	–	–	–	UP	–
Single-Family, Attached (affordable)	UP	UP	–	–	–	–	–	UP	–
Condominium/Common interest residential subdivision	UP	UP	UP	–	–	–	–	UP	–
Multifamily, 2 or 3 units	–	P	P	UP	–	–	–	–	–
Multifamily, 4+ units	–	–	P	UP	–	–	–	–	–
Mixed Use project with a residential component	–	–	–	MUP	UP	UP	–	–	–
Organizational house (e.g., sorority, monastery)	–	UP	UP	–	–	–	–	–	–
Residential Care Facility (6 or fewer)	P	P	P	–	–	–	–	P	–
Residential Care Facility (7 or more)	UP	UP	UP	–	UP	–	–	UP	–
Accessory Dwelling Units	P	P	P	–	–	–	–	P	–
Live-Work Units	–	–	–	UP	UP	–	UP	–	–
Mobile Home Parks	UP	UP	UP	–	–	–	–	UP	–
Emergency/Transitional Shelter	UP	UP	UP	UP	P	–	–	UP	–
Military Housing	–	–	–	–	–	–	–	–	P

*Property development standards for residential uses in VF-O shall be those applicable in the RS-8 (Single-Family Residential) zoning district.
Source: City of Seaside Zoning Ordinance, October 2022.

Single-family Units

Single-family homes are permitted in the RS, RM and RH zones. The RS (Single-Family Residential) zone is applied to areas of the City that are appropriate for neighborhoods of detached single-family dwellings, surrounding the more densely developed core of the City. The RM (Medium Density Residential) Zone is applied to areas of the City that are appropriate for neighborhoods with a variety of housing types including attached and detached single-family dwellings, duplexes and triplexes and some condominiums. The RH zone (High Density Residential) is applied to areas of the City that are appropriate for a mixture of multi-family housing, including apartments, townhomes and condominiums and personal offices, convalescent homes and care facilities.

The Seaside Zoning Ordinance defines single-family dwelling as a building designed for and/or occupied exclusively by one family. Single-family dwellings include, among more common types, factory built, modular housing units, constructed in compliance with the Uniform Building Code (UBC), and mobile homes/manufactured housing units that comply with the National Manufactured Housing Construction and Safety Standards Act of 1974, when placed on a permanent foundation system. Attached single-family dwellings include condominiums and rowhouses. Attached single-family dwellings are permitted with a Use

Permit in the RS, RM, and RH zones. Affordable attached single-family dwellings also require a Use Permit, but are only permitted in the RS and RM zones. Specifying that affordable attached single-family homes are not permitted in the RH zone while market-rate units are permitted via a Use Permit in all residential zones may be interpreted as a potential constraint to affordable housing development. As part of the comprehensive update to the Zoning Ordinance, the City will revise the Zoning Ordinance to prohibit single-family housing (market-rate or affordable) in RH zones to preserve the capacity designated for multi-family housing.

Multi-Family Units

Multi-family units are dwellings that are part of a structure containing one or more other dwelling units, or a non-residential use. An example of the latter is a mixed-use project where, for example, one or more dwelling units are part of a structure that also contains one or more commercial uses (e.g., retail, office). Multi-family dwellings include duplexes, triplexes, fourplexes (buildings under one ownership with two, three or four dwelling units, respectively, in the same structure); apartments (five or more units under one ownership in a single building); and townhouse development (three or more attached dwellings where no unit is located over another unit), and other building types containing multiple dwelling units (for example, courtyard housing, rowhouses, stacked flats). The Zoning Ordinance definition of multi-family housing does not include condominium units.

According to the Department of Finance, as of January 2022, multi-family housing units, plus condominium units, constituted approximately 21% of Seaside's housing stock. The Zoning Ordinance provides for multi-family developments by-right in the RM and RH zones at 15 and 25 units per acre, respectively.

Single Room Occupancy Units

State law mandates local jurisdictions address the provision of housing options for extremely low income households, including Single Room Occupancy units (SRO). SRO units are one-room units intended for occupancy by a single individual. It is 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 SROs have one or the other. Currently, the Zoning Ordinance does not expressly address SROs. The Zone Ordinance will be amended to facilitate and encourage the provision of SROs.

SROs will be conditionally permitted in the Commercial Mixed Use (CMX) zone. Criteria that would be used to review Use Permit (UP) applications for SROs pertain to performance standards and will not be specific to the proposed use. Potential conditions for approval of these facilities may include hours of operation, security, loading requirements, and management. Conditions would be similar to those for other similar uses in the same zones and would not serve to constrain the development of such facilities. The required findings for approval of a Use Permit are stated in Section 17.62.070 of the Zone Code (described later). The Comprehensive Zoning Ordinance update including the SRO provision will be undertaken after adoption of General Plan Update. The Comprehensive Zoning Ordinance update is expected to be adopted in December 2023 or soon after.

Condominium/Common-Interest Residential Subdivision

As defined by Civil Code Section 1715, a development where undivided interest in common in a portion of real property is coupled with a separate interest in space called a unit, the boundaries of which are described on a recorded final map or parcel map. Seaside allows Residential condominium and common-interest residential subdivision development in the three residential zones (RS, RM, and RH) with a use permit.

Mixed-Use

Mixed-use projects combine both commercial and residential uses, where the residential component is typically located above the commercial use. Mixed-use development is conditionally permitted in the CMX, CC, CRG, and CH zones. Mixed-use projects require approval of a Minor Use Permit by the Zoning Administrator or Planning Commission in the CMX district, whereas these developments require approval of a Use Permit by the Planning Commission in the CC, CH and CRG zones.

Residential Care Facilities

Residential care facilities include a single-dwelling or multi-unit facility licensed or supervised by a Federal, State, or local health/welfare agency, which provides 24-hour nonmedical care of unrelated persons who are disabled and in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment.

State law requires that residential care facilities that serve six or fewer residents be considered a residential use and be subject to the same standards as similar residential uses in the same zone. Small residential care facilities of six or fewer are permitted by right in the RS, RM and RH zones and large residential care facilities (of more than six) are permitted via a Use Permit in the RS, RM, RH, and CC zones. In order to obtain a Use Permit the following must be found by the Planning Commission (Section 17.62.070 of the Zoning Ordinance) (shown later).

The Commission can also impose reasonable conditions to ensure that the applicant will comply with all findings. As noted in the parking requirements discussion in Section 4, the existing parking requirements for residential care facilities in the Zoning Ordinance are stricter than what is required of other similar residential uses; therefore, the Housing Element includes a program to modify these requirements.

Accessory Dwelling Units

As defined by the Seaside Zoning Ordinance, an Accessory Dwelling Unit or ADU means an attached or detached residential dwelling unit located on a parcel with a proposed for existing primary residence that provides a complete, independent living facility containing separate kitchen, bath, sleeping, or living facilities.

The City adopted a comprehensive update of its ADU provisions in April 2022 and again in March 2023 to ensure compliance with changes to Government Code Sections §65852.2 and §65852.22. ADUs are permitted on parcels with a proposed or existing residential use in any zone that allows residential uses. The Building Division of the Community Development Department issues a building permit for an ADU if all building permit submittal requirements are met, and if it conforms to the development standards contained in Section 17.52.230 of the Zoning Ordinance.

The City of Seaside actively promotes ADUs as a means of creating more affordable units in the community, allowing seniors to age-in-place, and providing homeowners with extra rental income. To that end, the City's website contains a complete "ADU Guide" which lays out the step-by-step process for obtaining building permits through the City.[16] The City Council also allocated 5 acre-feet of water to enable the construction of additional ADUs – to date more than 140 applications have been submitted under those rules

Additionally, the City contracted with an architectural firm to create Pre-Approved ADU Plans that have been reviewed and stamped by the City's Chief Building Official. Residents may utilize these plans free of charge and only need to submit an accompanying specific site plan for review prior to approval.

Manufactured Housing

Pursuant to State law, manufactured housing placed on a permanent foundation is permitted in all residential zones. Such housing is subject to the same development standards and design review criteria as stick-built housing as set forth by the zoning district. Manufactured housing is included in the City's definition of single-family dwellings and is permitted in all residential districts, as long as all development standards of section 17.52.170 are met. These include design, aesthetic and construction standards.

Emergency Shelters

Prior to February 2018, the City only conditionally permitted emergency shelters in limited residential zones as follows:

- Category 1 shelters are for families and/or single women with children in the R-S8 and R-S12 zones.
- Category 2 shelters are for single men and single women in the RM zone.

To expand opportunities for homeless shelters, in February 2018, the City amended the Zoning Ordinance to provide for the Category 3 shelters to permit emergency shelters by right without discretionary review in the Community Commercial (CC) zone, as well as within Census Tract 137. Category 3 shelters have the following standards:

- Maximum beds per shelter: 50
- Separation requirement: 300 feet
- Parking: one space per staff member and four bicycle spaces

The CC zone is located along the City's major transportation corridor – Fremont Boulevard, which provides access to public transit and services. Mixed use residential development and live work housing are conditionally permitted in the CC zone. Census Tract 137 covers the area along Fremont Boulevard and Broadway Avenue, where the Monterey County Social Services is located. Census Tract 137 covers CMX, CC, and RH properties. Based on the general guidance of new State law AB 2339, an average of 200 square feet of space is recommended per person. With an unsheltered population of 90 and maximum shelter limit of 50 beds, two shelters of up to 10,000 square feet each would be needed to accommodate the City's unsheltered population. As of 2023, at least 1.9 acres of vacant and underutilized sites are available in the CC zone, adequate to accommodate the City's unsheltered homeless population of 90 persons as of January 2022. Within Census Tract 137, a range of underutilized commercial and residential properties offer potential for adaptive reuse or new construction of emergency shelters.

In May 2019, the Leadership Council of the Coalition of Homeless Service Providers voted to award $1.3 million to a partnership between nonprofits Community Human Services and Gathering for Women to

16 ADU Guide: https://www.ci.seaside.ca.us/740/ADU-Guide

refurbish the former County health clinic in Seaside with State funds through the Homeless Emergency Aid Program. The facility has the capacity of 30 to 50 women with children. This shelter is located in Census Tract 137 and is made possible also by the City's new Category 3 shelter provisions.

In addition to more traditional emergency shelters, the recently passed AB 101 requires cities to allow a Low Barrier Navigation Center (LBNC) development by right in areas zoned for mixed uses and nonresidential zones permitting multi-family uses if it meets specified requirements. A "Low Barrier Navigation Center" is defined as "a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." Low Barrier Navigation Centers may include options such as allowing pets, permitting partners to share living space, and providing storage for residents' possessions. The Zoning Ordinance will be amended to comply with AB 101.

Transitional Housing

State law (SB 2) requires local jurisdictions to specifically address the provisions for transitional housing. California Government Code defines "transitional housing" as "buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculation 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 assistance" (California Government Code Section 65582(h)).

Pursuant to SB 2, transitional housing constitutes a residential use and therefore local governments cannot treat it differently from other types of residential uses (e.g., requiring a use permit when other residential uses of similar function do not require a use permit). As part of the comprehensive Zoning Ordinance update, the City will amend the Ordinance to define transitional housing pursuant to California Government Code Section 65582(h) and to permit transitional 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 and in compliance with the occupancy limitations of Title 24 of the California Code of Regulations.

Supportive Housing

State law (SB 2) also requires local jurisdictions to address the provisions for supportive housing. California Government Code (Section 65582) defines "supportive housing" as "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." The target population, according to the Government Code Section, means "persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities 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 existing from institutional settings, veterans, and homeless people."

Pursuant to SB 2, supportive housing constitutes a residential use and therefore local governments cannot treat it differently from other types of residential uses (e.g., requiring a use permit when other residential uses of similar function do not require a use permit). As part of the comprehensive Zoning Ordinance update, the City will amend the ordinance to define supportive housing pursuant to California Government Code Sections 65582(f) and (g), and to permit supportive 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.

The recently passed AB 2162 further requires supportive housing projects of 50 units or fewer to be permitted by right in zones where multi-family and mixed-use developments are permitted, when the development meets certain conditions. The bill also prohibits minimum parking requirements for supportive housing within ½ mile of a public transit stop. This Housing Element includes a program to amend the Zoning Ordinance to comply with AB 2162.

Farmworker and 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.

The City of Seaside Zoning Ordinance does not include any provisions for farmworker or employee housing. The City has no agricultural zoning and is therefore not required to specifically provide for farmworker housing. However, the City is still subject to the employee housing requirements of the Employee Housing Act. As part of the comprehensive Zoning Ordinance update, the City will include provisions for housing for six or fewer employees.

8. Housing for Persons with Disabilities

Housing options for persons with disabilities are often limited. The Americans with Disabilities Act (ADA) came into effect in 1990. Multi-family housing built prior to 1990 does not typically include accessible units on the ground floor. Few rental housing units in Seaside are accessible and ADA does not cover single-family homes. Rehabilitation to accommodate the accessibility needs of disabled residents is needed, particularly to the older housing stock. Therefore, it is important that City's codes, policies and regulations are free of undue constraints to encourage rehabilitation of the existing housing stock and to comply with ADA requirements.

Land Use Controls

Small family homes, foster family homes, and adult day care, and adult residential facilities providing care to six or fewer adults are permitted by right in the RS, RM, and RH zones. Residential care facilities for seven or more people and adult day cares are also permitted with a Use Permit in the RS, RM, RH, and CC zones. The City has not adopted any spacing or concentration requirements for residential care facilities.

According to the State Department of Social Services, as of October 2022, several licensed residential care facilities are located in Seaside:

- Adult Residential Care: One facility totaling 22 beds
- Residential Care for the Elderly: Three facilities with 61 beds

This Housing Element update includes a program to amend the Zoning Ordinance to address provisions for emergency shelters, transitional housing, supportive housing, and SRO units. The City will not adopt a spacing or concentration requirement for these facilities. These amendments will expand housing opportunities for persons with disabilities.

Approval Procedures

Small residential care facilities are permitted by right in residential zones and large residential care facilities are permitted via a Use Permit in the RS, RM, RH, and CC zones. For approval of Use Permit, the Planning Commission must determine that the development standards of the building are suitable to the zone and that the use is not detrimental to the community, as discussed above. The procedures do not apply to the status as "disabled" housing and apply to similar housing that is not intended for persons with disabilities. Approval procedures for small residential care facilities are no different from traditional residential uses, such as single- or multi-family. As part of the comprehensive update to the Zoning Ordinance, provisions for transitional and supportive housing will be amended to reflect approval through the same processes as other similar housing types in the same zone.

Definition of Family

Local governments sometimes restrict access to housing for households failing to qualify as "family" by the definition specified in a city's Zoning Ordinance. Specifically, a restrictive definition of "family" that limits the number of and differentiates between related and unrelated individuals living together may illegally limit the development and siting of group homes for persons with disabilities but not for housing families that are similarly sized or situated.[17] Seaside's Zoning Ordinance does not define family and, hence, does not restrict access.

Reasonable Accommodations Procedure

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to waive a setback requirement so that a paved path of travel can be provided to residents who have mobility impairments. Another example would be to waive the maximum lot coverage requirement to allow a disabled person to create a bedroom on the ground floor.

The City of Seaside currently includes a reasonable accommodation for disabled persons as a cause for a Minor Use Permit (17.62.070.g and 17.62.080.f.3). The procedure requires applications to include the current use of the property in question, a description of the accommodation required and the basis for the claim that the applicant is considered disabled, a detailed explanation of why the accommodation is

17 California courts (City of Santa Barbara v. Adamson, 1980 and City of Chula Vista v. Pagard, 1981, etc.) have ruled an ordinance as invalid if it defines a "family" as (a) an individual; (b) two or more persons related by blood, marriage, or adoption; or (c) a group of not more than a specific number of unrelated persons as a single housekeeping unit. These cases have explained that defining a family in a manner that distinguishes between blood-related and non-blood related individuals does not serve any legitimate or useful objective or purpose recognized under the zoning and land use planning powers of a municipality and therefore violated rights of privacy under the California Constitution.

reasonable and necessary to afford the applicant an equal opportunity to use and enjoy a dwelling in the City.

This procedure of requiring a Minor Use Permit is considered potentially constraining to housing for persons with disabilities, since the public hearing process before the Zoning Administrator means added time and costs for the disabled applicants. As part of the comprehensive Zoning Ordinance update, the City will amend the reasonable accommodation procedure to provide flexibility in the application of planning and development regulations for residents with disabilities via an administrative procedure.

Building Codes

The City adopted the 2022 California Building Code and enforces Title 24 of the California Code of Regulations that regulates the access and adaptability of buildings to accommodate persons with disabilities. Government Code §12955.1 requires that 10% of the total dwelling units in multi-family buildings without elevators consisting of three or more rental units or four or more condominium units are subject to the following building standards for persons with disabilities:

- The primary entry to the dwelling unit shall be on an accessible route unless exempted by site impracticality tests.
- At least one powder room or bathroom shall be located on the primary entry level served by an accessible route.
- All rooms or spaces located on the primary entry level shall be served by an accessible route. Rooms and spaces located on the primary entry level and subject to this chapter may include but are not limited to kitchens, powder rooms, bathrooms, living rooms, bedrooms, or hallways.
- Common use areas shall be accessible.
- If common tenant parking is provided, accessible parking spaces are required.

No unique Building Code restrictions are in place that would constrain the development of housing for persons with disabilities. Compliance with provisions of the City's Municipal Code, California Code of Regulations, California Building Standards Code, and federal Americans with Disabilities Act (ADA) is assessed and enforced by the Building and Safety Department as a part of the building permit submittal.

Conclusion

The Zoning Ordinance will be updated comprehensively 2024 following adoption of the new General Plan. The Zoning Ordinance update will address emergency shelters, transitional housing and supportive housing. The City will also amend the Zoning Ordinance to process reasonable accommodation requests via an administrative procedure. With these revisions, no policy or regulation of the City of Seaside serves to constrain housing for persons with disabilities.

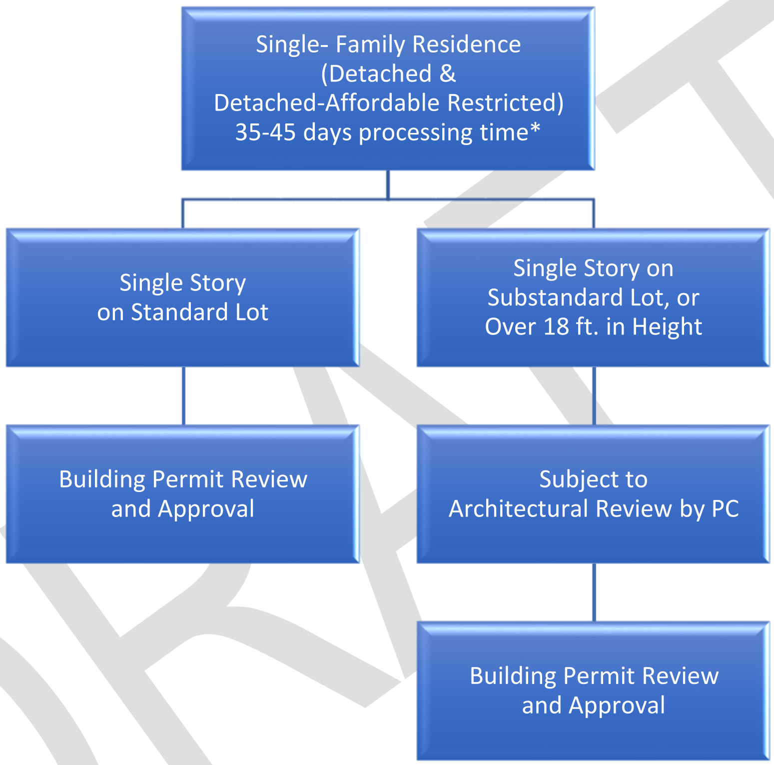
9. Development Permit Procedures and Processing Times

The evaluation and review process required by local jurisdictions often contributes to the cost of housing in that holding costs incurred by developers are ultimately manifested in the unit's selling price. Seaside's development approval process is designed to further housing development. Together, the following figures and Table App-36 and Table App-37 show the type of approvals required for the most common types of residential development as well as the reviewing bodies.

Single-family detached units, both market rate and affordable, are permitted by right in residential zones and require an architectural review only if the buildings are taller than 18 feet or meet any of the requirements listed in the discussion of the architectural review process below.

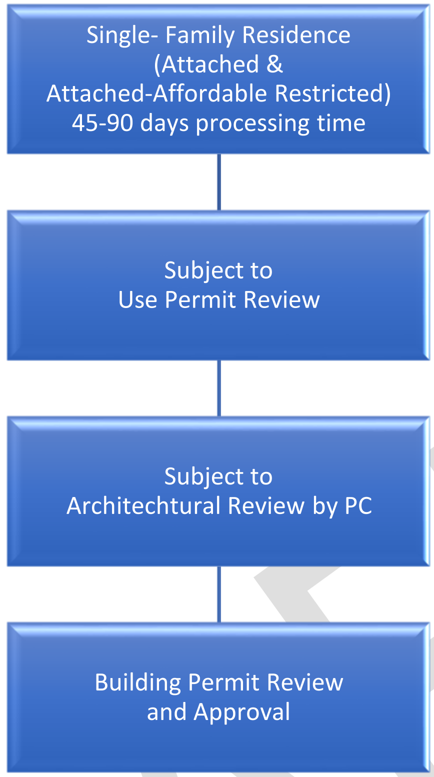
Single-family attached housing requires a Use Permit, however, and affordable single-family attached housing is not permitted in the RH zone. The City will amend the Zoning Ordinance to prohibit single-family homes (detached or attached; market-rate or affordable) in RH zone as part of the comprehensive update to the Zoning Ordinance. Prohibiting single-family homes in RH zone helps preserve the development capacity designated for multi-family housing.

Figure App-6: Permitting Process for Single-Family Detached Housing



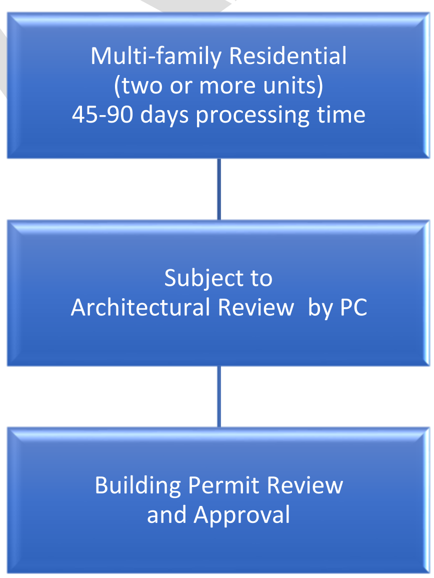
*35- to 45-day processing time for those not requiring architectural review. For those that do, probably closer to 2-3 months.

Figure App-7: Permitting Process for Single-Family Attached Housing



Small multi-family housing, of two or three units, is permitted by right in the RM and RH zones with architectural review depending on the specifications of the project. Large multi-family development of four or more units requires the same approvals but is only permitted in the RH zone.

Figure App-8: Permitting Process for Multi-Family Housing



35- to 45-day processing time for those not requiring architectural review. For those that do, probably closer to 2 to 3 months.

The permitting processes shown in Figure App-6, Figure App-7, and Figure App-8 are dependent on the zone the housing is located in, especially in the case of multi-family housing.

<table>
<tr><th colspan="4">Table App-36: Approval Required</th></tr>
<tr><th>Housing Type</th><th>RS</th><th>RM</th><th>RH</th></tr>
<tr><td>Single-Family, Detached</td><td colspan="3">• Permitted by right
• Architectural review required on all new construction, additions to existing structures that result in a height of greater than 18 feet, and all new second-story elements including decks, roofs, projections, etc., on a substandard lot or includes public financing.</td></tr>
<tr><td>Single-Family, Detached (affordable)</td><td colspan="3">• Permitted by right
• Architectural review required on all new construction, additions to existing structures that result in a height of greater than 18 feet, all new second-story elements including decks, roofs, projections, etc., on a substandard lot or includes public financing.</td></tr>
<tr><td>Single-Family, Attached</td><td colspan="3">• Use Permit is required
• Architectural review required on all new construction, additions to existing structures that result in a height of greater than 18 feet, and all new second-story elements including decks, roofs, projections, etc., on a substandard lot, or includes public financing.</td></tr>
<tr><td>Single-Family, Attached (affordable)</td><td colspan="2">• Use Permit is required
• Architectural review required on all new construction, additions to existing structures that result in a height of greater than 18 feet, and all new second-story elements including decks, roofs, projections, etc., on a substandard lot or includes public financing.</td><td>• Not permitted</td></tr>
<tr><td>Multi-family, 2 or 3 units</td><td>• Not permitted</td><td colspan="2">• Permitted by right.
• Architectural review is required on all new construction and additions of 50% or greater to existing structures.</td></tr>
<tr><td>Multi-family, 4+ units</td><td colspan="2">• Not permitted</td><td>• Permitted by right.
• Architectural review is required on all new construction and additions of 50% or greater to existing structures.</td></tr>
</table>

Source: City of Seaside Zoning Ordinance, 2022.

The Planning Department has established a time table for processing applications consistent with California's Permit Streamlining Act.

Table App-37: Permit Process

Permit Type	Approval Body	Appeal Body	Public Hearing	Estimated Processing Time
Use Permit	PC	CC	Yes	60-90 days
Minor Use Permit	ZA	PC/CC	Yes	60 days
Variance	PC	CC	Yes	60-90 days
Minor Variance	ZA	PC/CC	Yes	60 days
Architectural Review	PC	CC	Yes	60-90 days
Planned Development	PC	CC	Yes	60-90 days

CC = City Council
PC = Planning Commission
ZA = Zoning Administrator

For projects exempt from CEQA, a typical single-family development can be processed between 45 and 60 days when an application is deemed complete. A typical multi-family project can be processed within 60 days from the date the application is deemed complete. Review is limited to architectural and site design standards. The City works to expedite project review and approval. Furthermore, to comply with SB 35

(Affordable Housing Streamlined Approval), the City will establish a ministerial review process for qualifying multi-family residential projects.

Use Permits

The Seaside Zoning Ordinance specifies that the purpose of a use permit is to ensure the proper integration of uses which, because of their special nature, may be suitable only in certain locations; and provided such uses are arranged or operated in a particular manner.

The Use Permit and Minor Use Permit are for the discretionary review of uses and activities that may be appropriate in an applicable zone, but whose effects on a site and surroundings cannot be determined before being proposed for a specific site. Minor Use Permit approval may be considered only for a project that is exempt from the California Environmental Quality Act (CEQA). A Use Permit is reviewed by the Planning Commission, whereas a Minor Use Permit is reviewed by the Zoning Administrator. Findings and decisions are based on the following criteria (Zoning Ordinance Section 17.62.070):

- The proposed use is allowed within the applicable zone and complies with all other applicable provisions of the Zoning Ordinance and the Municipal Code;
- The proposed use is consistent with the General Plan and any applicable specific plan;
- The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and planned future land uses in the vicinity;
- The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints; and
- Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone district in which the property is located.

A Use Permit is typically processed within 2 to 3 months for approval by the Planning Commission and ten weeks if City Council approval is also requested on appeal. For the Minor Use Permit, a public hearing before the Zoning Administrator is required. A Minor Use Permit likely would take around 8 weeks. However, these processing times do not add substantial time or cost to the processing of a project and are not considered a constraint to development.

Variances

Variance and Minor Variances allow alterations of development standards as they apply to particular uses when practical difficulties and unique physical hardships on the property unduly prevent the proposed development from occurring if the strict interpretation and enforcement of zoning codes is applied. A variance may be granted, or variances may be required in particular cases for building setbacks, height, bulk and density, parking, landscaping, walls and fencing and business operation. Variances may not be granted for land uses, residential density, specific prohibitions (such as prohibited signs and procedural requirements), or other economic considerations.

A Variance is reviewed by the Planning Commission and a Minor Variance is reviewed by the Zoning Administrator. A Minor Variance provides relief from the Zoning Ordinance for the following requirements up to a maximum reduction of 10%:

- Distance between structures;
- Parcel dimensions (not area);
- Setbacks;
- Structure height; or
- On-site parking, loading, and landscaping.

A public hearing is required for a Variance and a Minor Variance. A Variance can take approximately two to three months to process while a Minor Variance usually takes about 8 weeks. Findings and decisions are based on:

- There are special circumstances applicable to the property, including size, shape, topography, location, or surroundings, so that the strict application of the Zoning Ordinance deprives the property of privileges enjoyed by other property in the vicinity and within the same zone;
- The approval of the Variance or Minor Variance includes conditions of approval as necessary to ensure that the adjustment granted does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and within the same zone; and
- The Variance or Minor Variance is consistent with the General Plan, and any applicable specific plan.

Architectural Review

Architectural review is intended to improve the aesthetic appearance of open spaces and structures, especially those visible from the public rights-of-way, and to establish design standards and policies promoting and enhancing good design. Architectural review is required for the following residential projects:

- Nonresidential, multi-family residential, and mixed-use projects: all new construction and additions of 50% or greater to existing structures
- Single-family residential projects: all new construction, additions to existing structures that result in a height of greater than 18 feet, and all new second-story elements including decks, roofs, projections, etc.
- Landscape and irrigation plans for new construction of multi-family residential, commercial, and other nonresidential development
- Residential subdivisions resulting in two or more dwellings

Historically, architectural review has been conducted by the Board of Architectural Review (BAR). In 2020, the BAR was eliminated and merged with the Planning Commission. Per Ord. 1094, "The Planning Commission will also act as the Board of Architectural Review, as it pertains to all references in Chapter 17.70.070 of the Seaside Municipal Code." References to the BAR below refer to the Planning Commission acting as the BAR. The PC considers all aspects of architecture, landscape and lighting and may impose conditions of approval. The process ensures that the architectural review is focused on the aesthetics of the project. Specifically, the Zoning Ordinance identifies three aspects of review:

- Architectural considerations
- Landscape considerations
- Light considerations

In making its decisions, the PC can impose conditions it deems reasonable and necessary to protect the best interests of the surrounding areas, as well as to further the public health, safety and general welfare of the community. The PC can adopt, by resolution, subject to ratification by the Planning Commission, measures to streamline the review and approval of minor changes.

The City of Seaside provides the Single-Family Residential Design Guidelines on its website. The purpose of the document is to assist staff, the public and decision-makers through the architectural review process by clearly defining the City's expectations for design quality, use of materials and architectural imagery. These Design Guidelines are also used by the PC in the case of formal architectural review as their guidelines for approving a single-family project. The guidelines are designed to reinforce policies set out in the General Plan including improving the physical appearance of residential neighborhoods and protecting the character of single-family neighborhoods by restricting out-of-scale buildings, incompatible uses and designs, blocked views and/or access to sunlight and excessive through traffic. The Design Guidelines are summarized below:

1. Site Planning
    a. Front Yard Coverage, Landscape and Hardscape
    - Enhance neighborhood character by enhancing the minimized paved surfaces in front yards and maintain landscaped areas.
    - Encourage drought-tolerant and low water usage plants artfully installed.

    b. Garage Placement
    - Street frontages dominated by front-loaded garages are detrimental to the sense of a people-friendly and pedestrian-oriented neighborhood.
    - Side-accessed, alley-accessed and detached rear garages are encouraged to diminish the visual impact of the garage along street frontages.

    c. Driveways
    - Provide adequate space between driveways (at least 18 inches) and minimize visual impact.
    - One curb cut per residential lot and encourage the use of alternative materials.

    d. Walls, Fences and Screening
    - Walls and fences should be designed in such a manner as to create an attractive appearance to the street and to compliment the style and character of the homes and the neighborhood.
    - Solid walls over 36 inches in height are strongly discouraged.

2. Mass and Scale
    - Physical size and mass of building should be proportional to lot size.
    - Overall design should be compatible with scale and mass of surrounding properties.
    - Architectural elements should be designed to eliminate box-like appearances.
    - Scale and mass of new infill development should be reduced by stepping down building height toward street and adjacent smaller structures.

    a. Building Heights and Second Story Decks
    - Entries and massing of stories should be proportion to building façade.

    b. Second Story Setbacks
    - The second story setback should average five feet more than the first floor setback

3. Architectural Features – designed to encourage high quality design to enhance the character of residential neighborhoods.
   a. General – so specific style is required but the focus is on compatibility with surrounding homes and styles.
- Building should be consistently one style rather than a mix of styles.

   b. Front Porches and Entries
- Front porches, back porches and/or decks that permit casual observation of alleys and streets, are encouraged.

   c. Roof Articulation
- The use of traditional roof forms such as gables, hips and dormers are encouraged.
- Avoid box-like appearance through variation in the roofline and building elevations.

   d. Materials
- Consistent and harmonious use of high quality, durable materials is encouraged.
- Piecemeal embellishment and frequent changes in material is discouraged.

The City does not have specific multi-family design guidelines and generally applies the single-family design guidelines to multi-family development. These guidelines encourage the use of design, materials, or placement that are compatible with the surrounding neighborhood. They do not necessarily result in increases in construction costs. Since the guidelines are only generally applied to multi-family development, they do not constrain the development of affordable housing. However, pursuant SB 330, the City will adopt objective design standards. An "objective design standard" is "a design standard that involve[s] no personal or subjective judgment by a public official and is uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal of an application." (Government Code section 66300(a)(7).The City will develop design guidelines to provide objective review criteria for site planning, mass and scale, and architectural features.

Planned Development Permit

A Planned Development permit is intended to provide for flexibility in the application of Zoning Ordinance standards to proposed developments under limited and unique circumstances. A Planned Development permit allows for innovation in site planning and other aspects of project design. The City expects each planned development project to be of obvious, significantly higher quality than would be achieved through conventional design practices and standards. Planned Development permits are only accepted for sites larger than one acre, and the project must also be approved before the grading or building permits are issued.

A Planned Development must meet certain standards:

- **Infrastructure Requirements:** Proposal shall not be approved unless adequate sewer and water lines and streets already service the site, or the developer proposes to install the facilities at the developer's expense.

- **Street Design:** The street system in a Planned Development shall conform to the existing topography rather than cut through it, to minimize cut-and-fill grading activities. A planned development of five or more acres shall be designed and constructed with direct access to at least one major thoroughfare.

- **Preservation of Community Assets and Landmarks:** Historic places, groves, scenic points, trees, waterways, and other community assets and landmarks within the project site shall be preserved to the greatest extent possible.
- **Open Space:** A residential Planned Development project of 3 acres or more shall be designed to either provide a minimum of 10% of the total area in one centrally located usable open space area, or dedicate 10% of the total area of the site to the City.
- **Screening Buffer:** A Planned Development project proposed to be of higher density or different character than an existing abutting single-family residential neighborhood shall be designed and constructed to provide an appropriate screening buffer between the proposed development and the abutting residential neighborhood.

The timeframe for processing a Planned Development varies depending on the complexity and level of CEQA review required.

10. Planning and Development Fees

Planning Fees

Housing construction imposes certain short- and long-term costs upon local government, such as the cost of providing planning services and inspections. In addition, long-term costs related to the maintenance and improvement of the community's infrastructure, facilities, parks, and streets are also imposed. Proposition 13 has severely constrained the amount of property tax revenue that a city in California receives. As a result, Seaside charges various planning and development fees to recoup costs and ensure that essential services and infrastructure are available when needed. Seaside is sensitive to the issue that excessive fees may hinder development and strives to encourage responsible and affordable development. In 2022, the City Council adopted a new fee schedule, which reflects minor upward adjustments for most fees except for conditional use permits, minor use permits, and design/architectural reviews from the 2018 fee schedule. Planning fees for the City of Seaside and neighboring jurisdictions are summarized in Table App-38. As shown, fees charged by Seaside for FY 2022-2023 are generally lower than comparable sized communities such as Monterey and Santa Cruz.

Table App-38: Comparison of Planning Fees

	Seaside	Carmel	Marina[1]	Monterey	Pacific Grove	Santa Cruz
Single-Family Residence						
Conditional Use Permit	$800	$2,620	$5,350	n/a $4,000 deposit	$1,991	$2,598
Minor Use Permit	$700	N/A	n/a	$2,278.50	$1,287	n/a
Design/Architectural Review	$1,200	$430 to $780 (Track 1, minor-major) or $2,265-$5,175 (Track 2, minor-major)	$340 to 7,775	$1,236.50	$3,318	$349 + 3.49 per $1000 valuation
Variance	$3,034	$2,145	$4,745	$1,804	$2,771	$3,240
Minor Variance	$3,034	n/a	n/a	$964	n/a	n/a
Multi-family Residential						
Conditional Use Permit	$1,000	$2,620	$1,690	$4,000 deposit	$3,248	$1,678

Table App-38: Comparison of Planning Fees						
	Seaside	Carmel	Marina[1]	Monterey	Pacific Grove	Santa Cruz
Minor Use Permit	$700	N/A	n/a	$2,278.50	$1,287	n/a
Design/Architectural Review	$1,200	$430 to $780 (Track 1, minor-major) or $2,265-$5,175 (Track 2, minor-major)	$340 to 7,775	$1,236.50	$3,318	$349 + 3.49 per $1000 valuation
Variance	$4,505	$2,145	$4,745	$1,804	$2,771	$3,240
Minor Variance	$3,034	n/a	n/a	$964	n/a	n/a
Planned Unit Developments	$8,825	n/a	n/a	n/a	n/a	$8,711
Tentative Map (up to 4 lots)	$5,889	$4,000	$3,845	$6,000 deposit*	Min $2495 (+$302 per lot)	$8,918
Tentative Map (4 or more lots)	$8,714	$4,000	$7924 (5-20 lots) add. charges	$6,000 deposit*	Min $2495 (+$302 per lot)	$17,903
Lot Line Adjustment	$1,724	$520	$2,870	$4,056	$2,058	$1,188

Source: City of Seaside, Master Fee Schedule effective September 15, 2022. City of Carmel, Master Fee Schedule effective July 3, 2022; City of Marina, Fee Schedule as of July 15, 2018); City of Monterey, Master Fee Schedule, Fiscal Year 2023; City of Pacific Grove, Master Fee Schedule Fiscal Year 2022; City of Santa Cruz Master Fee Schedule Effective July 1, 2022.
[there's an asterisk and a footnote in the table that are not explained in the notes]

Development Fees

As of this writing, the City of Seaside does not charge any development impact fees on new residential development. While the school district, the water management district, the regional sewage collection and treatment agency, and the regional transportation agency charge fees for new development, the City has no discretionary review authority over these fees or these agencies. Table App-39 summarizes the development fees charged by other agencies. As shown, reduced water and sewer fees are available for affordable housing units.

The Transportation Agency for Monterey County (TAMC) has established a Regional Development Impact Fee (RDIF) program in Monterey County, helping to streamline the process for analyzing and mitigating transportation impacts. The Regional Fee program has been approved by the requisite number of city councils and the County Board of Supervisors and went into effect August 27, 2008. The fee revenues collected through RDIF compensate for future developments' impact on Monterey County roadways and to program regionally significant capital improvements. In 2018, TAMC conducted a Regional Development Impact Fee Nexus Study Update which analyzed fees based on the following benefit zones in Monterey County: North County, Greater Salinas, Peninsula/South Coast, and South County. For residential development in the City of Seaside, as part of "Zone 3: Peninsula/South Coast," these fees average $3,528 per unit, with lower multi-family fees per unit compared to single-family development.[18]

New development within the jurisdiction of the Fort Ord Reuse Authority (FORA) (which includes lands located in the cities of Seaside and Marina, and unincorporated Monterey County) is assessed impact fees established and collected by the Reuse Authority.

18 Final 2018 TAMC RDIF Nexus Study Update. https://www.tamcmonterey.org/files/40892d42f/Final_2018_TAMC_RDIF_Nexus_Study_Update_10182018.pdf

Although the cost of impact fees may constrain residential development, these fees are necessary for public entities to recoup the cost of service delivery and these fees are imposed by other agencies not within the City's control. Furthermore, other jurisdictions served by these agencies are also charged comparable fees.

Table App-39: Planning and Development Fees Collected by Other Agencies

		Single-Family Project[1]	Multi-family Project[2]	Affordable Project[3]
Water	Monterey Peninsula Water Management District (MPWMD)	$6,194 ($210 + $273/fixture unit)	$108,318 ($210 + $273/fixture unit)	$1,166 ($210 + $137/fixture unit)
	California American Water Company (Cal-Am)	$5,000	Actual cost	$3,000
	Marina Coast Water District (MCWD)	$4,526	$81,468	$4,526
Sewer	Monterey Regional Water Pollution Control Agency (MRWPCA)	$3,506	$63,099	$1,800
	Seaside County Sanitation District (SCSD)	$1,753	$31,554	$900
	Marina Coast Water District (MCWD)	$2,333	$41,994	$1,000
School	Monterey Peninsula Unified School District (MPUSD)	$8,160 ($4.08/sq. ft.)	$4, 896 ($4.08/sq. ft.)	$6,720 ($3.36/sq. ft.)
Transportation	Transportation Agency for Monterey County (TAMC)[4]	$4,484.75	$56,685.03	$2,746.15
Housing	FORA	$23,279	$23,279	$23,279

Assumptions:

1. Single-family development based on 2,000 square feet
2. Multi-family development based on 1,200 square feet at 18 units
3. Affordable unit project is assumed to be multi-family low income
4. Affordable cost per edu, 400 square feet garage per unit is used for Building Permit Fees Estimation; to meet Affordable Standards for sewer, units must have maximum 7 fixture units (1 bathroom, no dishwasher or clothes washer). Traditional residential has 22 fixture units (2 bathrooms, dishwasher, clothes washer)
5. TAMC fees (http://www.tamcmonterey.org/programs/dev-impact-fees/) shown are for single-family unit, for 18 apartment units, and for a moderate-income condominium unit using the Regional Fee implementation worksheet (excel)

Conclusion

For a typical single-family home (1,000 square feet home and 200 square feet garage), the total fees are estimated at $23,433 as follow:

- Plan Check Fees: $5,334.15
- Permit Fees: $6,820.32
- Impact Fees (collected by outside agencies): $11,278.56

For a typical multi-family housing project (six units at ground level and 12 carports), the total fees are estimated at $79,751.09 (or $11,791.85 per unit) as follow:

- Plan Check Fees: $5,872.45
- Permit Fees: $8,414.08
- Impact Fees (collected by outside agencies): $56,464.56

Fees for a single-family residence or for a multi-family unit constitute no more than 10% of the building valuation (excluding land cost).

Overall planning and processing fees charged by the City and impact fees charged by other public/quasi-public agencies amount may serve to constrain affordable housing development. Therefore, the City offers incentives such as financial assistance, regulatory concessions, and technical assistance to help facilitate affordable housing development in the community.

11. On- and Off-Site Improvements

Another factor adding to the cost of new construction is the provision of adequate infrastructure to support municipal services for new residential development. In many cases, these improvements are dedicated to the City, which is then responsible for their maintenance. The cost of these facilities is borne by developers, added to the cost of new housing units, and eventually passed in various degrees to the homebuyer or property owner. Because areas where new development and redevelopment will occur are largely developed with infrastructure in place, the City does not assess major infrastructure buy-in fees.

On- and off-site infrastructure improvements/requirements are assessed based on the merits of each project during discretionary project review, and for larger projects may be determined through the environmental review process. Typically, the following are required for new construction and new subdivisions:

- Install city standard sidewalk, curb and gutter.
- Install reclaimed water system for landscaping irrigation.
- Install storm water retention system for all impervious surfaces.

Fees associated would be billed as actual time spent by staff.

For new homes within existing neighborhood, the following are typically required:

- Install storm water retention system.
- Repair sidewalk, curb and gutter if damaged or unsafe. If repair is necessary, the applicable fee for curb/gutter or sidewalk encroachment permit would apply.

12. Building Codes and Enforcement

Building and safety codes, while adopted to preserve public health and safety ensure the construction of safe and decent housing, have the potential to increase construction costs and impact the affordability of housing. These include the following building codes, accessibility standards, and other related ordinances.

California Building Code

Seaside has adopted the California Building Code (CBC), which includes the International Building Code. No local amendments have been made to the CBC. Enforcement of applicable building codes requires inspections at various stages of construction to ensure code compliance. The California Building Code prescribes minimum insulation requirements to reduce noise and promote energy efficiency.

Americans with Disabilities Act (ADA)

The City's building code requires new residential construction to comply with ADA requirements. State law requires buildings consisting of three or more units to incorporate design features, including: 1) adaptive design features for the interior of the unit; 2) accessible public and common use portions; and 3) sufficiently wider doors to allow wheelchair access. These codes apply to all jurisdictions and are enforced by federal and state agencies. This Housing Element includes a program for the City to process Reasonable Accommodation requests through an administrative review process.

National Pollutant Discharge Elimination System

As the permit holder of a Municipal Storm Water Permit, the City must implement an Urban Runoff Management Program to reduce the discharge of pollutants into the storm sewer system. Prior to issuance of a building permit or any discretionary land use approval or permit, the applicant must submit a storm water mitigation plan and implement Best Management Practices in accordance with state and local regulations.

Code Enforcement

The City's compliance/inspection staff is responsible for enforcing local and state property maintenance codes. Building inspections are made daily and are typically available the day following request by the contractor. Additional fees to cover inspection costs are charged to the requesting party. Inspections of unsafe buildings are made on a complaint or referral basis.

C. Environmental/Infrastructure Constraints

Overcoming environmental and infrastructure constraints can add significantly to the cost of developing housing. In Seaside, the primary environmental constraints are lack of an adequate water supply, inadequate water, sewer, and storm drainage collector lines in some areas, inadequate road widths in other areas, environmental hazards located on the former Fort Ord, and significant biological resources located in the eastern portion of the community and protected by the Habitat Management Plan (HMP). The citywide environmental constraints are described below. The sites identified for potential near-term development are all located within Seaside Proper or in approved specific plans. There are no known environmental constraints that cannot be mitigated.

1. Protected Habitat

Federal and State regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, use permits). Costs, resulting from fees charged by local government and private consultants needed to complete the environmental analyses and from delays caused by mandated public review period, also add to the cost of housing. However, the presence of these regulations helps preserve the environment and ensure environmental quality for Seaside residents.

2. Tree Ordinance

The Tree Ordinance prohibits the removal of any tree on private property in the City without a permit. The ordinance also contains a list of trees which may not be planted without a permit (including Coast Redwood, Blue Gum Eucalyptus, Willows, Cottonwood, and Poplar).

3. Hazardous and Toxic Sites

Large portions of the former Fort Ord base contain hazardous and toxic waste sites, as well as unexploded ordnance. These areas of Seaside are identified as a Superfund National Priority Hazardous Waste Site. No housing is currently proposed in these areas. As described in the Safety Element, the City cooperates with the federal government to obtain Superfund monies and implement Superfund clean-up activities. Clean-up of these sites is the responsibility of the federal government.

4. Infrastructure

Development on existing undeveloped land or redeveloped to higher residential densities would not require the provision of new infrastructure systems, but the development may create a need for upgrades to existing storm drain lines, water lines, sewer lines, streets, and other infrastructure. These upgrades will add to development costs, which could reduce the construction feasibility of units affordable to lower income households without subsidy. The upgrade of the local water distribution and other infrastructure serving Seaside is ongoing as part of the City's Capital Improvements Program (CIP).

5. Water Supply

The Monterey Peninsula has long faced water supply challenges which have hindered new residential development opportunities. Challenges facing the Peninsula include the lack of permanent diversion rights from the Carmel River, with a cease-and-desist order (amended in July 2016) requiring termination of illegal diversions by the end of 2021, and pumping reduction requirements of the Seaside Basin Adjudication.

The City of Seaside receives its primary potable water supply from the Seaside Basin, the Carmel River, and Salinas Valley Groundwater Basin. Historic use of the region's groundwater resources has exceeded safe yield and resulted in lowering of water levels and in saltwater intrusion. Constrained water supply will continue to be a significant factor in growth locally and regionally.

The Seaside Municipal Water System, California-American Water Company (Cal-Am), and the Marina Coast Water District (MCWD) provide water services to the City. The Seaside Municipal System is operated and maintained by the City. The system serves the northeast portion of the City and is bounded by La Salle Avenue to the north, Hilby Avenue to the south, Soto Street to the west and General Jim Moore Boulevard to the east. The rest of the City is served by Cal-Am, a privately owned and operated company. Cal-Am serves their customers with water drawn from Carmel River surface water, alluvial ground water in the Carmel Valley, and from the Seaside coastal ground water basin. MCWD serves Fort Ord lands within the City limits.

The Monterey Peninsula Water Management District (MPWMD) has authority over the creation or expansion of all water districts and allocates supplies to cities within its jurisdiction. MPWMD has established criteria by which water credits are allocated for new development. Residential water credits are based on the number of plumbing fixtures. To build a subordinate unit on an existing lot, the number of plumbing fixtures must be maintained for both the main and subordinate units, making the addition of a full functioning unit difficult. To build housing in commercial zones, the existing commercial use must be reduced in size to provide water credits for the units.

Seaside has allocated the entirety of its remaining water balance, some 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. Additionally, in 2020 the City allocated 5 acre-feet of water to support the development of ADUs in Seaside – over 140 pending and completed projects have moved forward utilizing this water allocation

Although water scarcity and the provision of an alternative water supply is ultimately beyond the control of the City, Seaside supports regional efforts to create new water supply projects and the use of recycled water. In July 2016, the State Water Resources Control Board revised the schedule for California American Water Company (Cal-Am) to cease-and-desist illegal diversions of water from the Carmel River. The deadline was extended by five years from the end of 2016 to the end of 2021, to allow time for completion of various regional projects. The projects include two new water supply projects, the Monterey Peninsula Water Supply Project (MPWSP) and the Pure Water Monterey Project (Pure Water) will provide water to Monterey Peninsula communities. MPWSP is a proposed desalination project with a capacity of up to 9.6 million gallons per day. Pure Water would deliver purified recycled water for groundwater replenishment, domestic delivery to Monterey Peninsula urban water customers and treated water for Salinas Valley irrigation. The Monterey Peninsula Regional Water Authority and the Monterey Peninsula Water Management District are jointly developing Pure Water. Additionally, cal-Am anticipates that a second pipeline for an existing groundwater storage project, the Aquifer Storage and Recovery Project, will allow for additional lawful diversions from the Carmel River in wet years. Under the requested changes to Cal-Am's compliance schedule, Cal-Am would not be penalized for continued Carmel River diversions up to 7,990 afa so long as permitting and construction milestones for the water supply and diversion projects are met.

The City has recently been attempting to take action in order to increase its supply of available water. In 2022 the City entered into an agreement to utilize non-potable water to water the Black Horse and Bayonet Golf Course in northern Seaside. The City has also purchased a property located at 1271 Canyon Del Rey which contains a well that produces non-potable water. The non-potable water can then be used to offset water usage that does not require a potable source (such as landscape areas), freeing up potable water for development (including residential development). At this point the amount of water which can be saved is unknown; further, additional infrastructure must be built to support this transfer. It is unlikely that the water will be available to support development until 2025 at the earliest. In the meantime, the lack of regional water supply during the short term, and perhaps longer, will continue to constrain the production of housing in Seaside proper.

The City also continues to require new public and private development and redevelopment projects to install and utilize water conservation measures per Section 13.18.010 of the Seaside Municipal Code. Section 13.18.010 requires:

- The installation of low water-use plumbing fixtures, and low water-use landscape materials in new construction;
- The installation of low water-use plumbing fixtures in existing hotels and motels; and
- The retrofitting of plumbing fixtures in all existing residential buildings at the time of change of ownership or physical expansion, or in the cases of commercial property, at the time of change of ownership, or change or expansion of use.

Senate Bill 1087 (enacted 2006) requires that water providers develop written policies that grant priority to proposed development that includes housing affordable to lower-income households. The legislation also prohibits water providers from denying or conditioning the approval of development that includes housing affordable to lower income households, unless specific written findings are made. The City will provide a copy of the adopted 2023-2031 Housing Element to the water service providers within 30 days of adoption. The City will also continue to coordinate with the water service providers to ensure affordable housing developments receive priority water service provision.

6. Sanitary Sewer

Outside of the boundaries of the former Fort Ord, sanitary sewer service is provided by the Seaside County Sanitation District, a Monterey County Special District, which serves the cities of Seaside, Del Rey Oaks and Sand City. Within the boundaries of the former Fort Ord, sanitary sewer service is provided by the Marina Coast Water District. Wastewater discharged to the either District's sanitary sewer system is ultimately pumped to the Regional Wastewater Treatment Plant located north of Marina. Monterey One Water, formerly known as the Monterey Regional Water Pollution Control Agency, operates the treatment plant. Monterey One Water (M1W) provides wastewater treatment, disposal, and reclamation services for the cities of Seaside, Monterey, Pacific Grove, Del Rey Oaks, Sand City, Marina, and Salinas; Castroville, Moss Landing, and Boronda Community Service Districts; and the former Fort Ord military base.

M1W's Sewer System Management Plan (2019) includes a capacity analysis of the treatment plan to ensure capacity for future growth and demand based upon regional population growth estimates through 2040. The plan states that due to significant conservation efforts, flows have decreased in recent years and no capacity issues are anticipated in future years. The plan also indicates that M1W's annual capital improvement master plan addresses identified maintenance needs and deficiencies to ensure ongoing capacity. Therefore, the Regional Wastewater Treatment Plant has capacity to meet the wastewater treatment demands that would be generated from the development and growth envisioned for the General Plan Area in the 2040 General Plan in the long term and certainly adequate capacity to accommodate the Regional Housing Needs Allocation (RHNA) in the short term. Expansion or construction of a new wastewater treatment facility to meet the demands of the 2040 General Plan would not be required.

Section 4: Housing Resources

This section analyzes the resources available for the development, rehabilitation, and preservation of housing in Seaside. This includes an evaluation of the availability of land for potential future residential development; the City's ability to satisfy its share of the region's future housing needs, and the financial and administrative resources available to assist in implementing the City's housing programs.

A. Future Housing Needs

State law requires communities to demonstrate that they encourage and facilitate housing production commensurate with their fair share of the region's future growth from 2023-2031. The City's fair share is assigned by the Association of Monterey Bay Area Governments (AMBAG) and outlined in their Regional Housing Needs Allocation Plan (RHNP). Therefore, an important component of the Housing Element is the identification of suitable sites to accommodate housing that is affordable in accordance with the RHNP.

1. Regional Housing Needs Allocation

AMBAG has assigned a portion of the region's future need for housing to each community within the counties of Santa Cruz and Monterey as part of the Regional Housing Needs Allocation Plan (RHNP). Seaside's Regional Housing Needs Allocation (RHNA) for the 6th Cycle planning period from June 30, 2023 to December 15, 2031 is 616 housing units (Table App-40).

Table App-40: Regional Housing Needs Share for Seaside

Income Category	Income Threshold	Number of Units
Extremely Low/Very Low	50% or less of the AMI	86
Low	51% to 80% of the AMI	55
Moderate	81% to 120% of the AMI	156
Above Moderate	Over 120% of the AMI	319
Total		**616**

Source: AMBAG, October 2022.

The City has a RHNA allocation of 86 very low income units. Pursuant to new state law (AB 2634), the City must project the number of extremely low income (30% or less of AMI) housing needs based on Census income distribution or assume 50% of the very low income units as extremely low. According to the CHAS data developed by HUD using 2015-2019 ACS data, the City had 3,160 households with incomes at or below 50% AMI, 1,425 (45%) extremely low and 1,735 (55%) very low income as shown in Table App-30. Therefore, the City's RHNA of 95 very low income units may be split into 39 extremely low and 47 very low income units. However, for purposes of identifying adequate sites for the RHNA, State law does not mandate the separate accounting for the extremely low income category.

2. Credits toward RHNA

Jurisdictions may count toward their RHNA units that have received building permits, planning approvals, and other discretionary approvals that will be constructed during the 2023-3031 RHNA period (June 30, 2023 to December 15, 2031). Jurisdictions may also credit anticipated ADU units towards its RHNA. Table App-41 summarizes the number of units expected to be produced after June 30, 2023 that can be credited toward the City's RHNA. For the Housing Element planning period, the City has a remaining RHNA of 60 lower income units and six moderate income units.

Table App-41: Summary of Credits toward RHNA

	Income Categories				
	Very Low	Low	Moderate	Above Moderate	Total
RHNA	86	55	156	319	616
Potential ADU (based on trends)	--	--	112	--	112
Projects	39	42	38	1,379	1,498
Total Credits	39	42	150	1,379	1,610
Remaining Need	47	13	6	0	66
Combined Remaining Need	60		6	0	66

Accessory Dwelling Units (ADUs)

Pursuant to State law, the City may credit potential ADUs to the RHNA requirements by using the trends in ADU construction to estimate new production. Between 2018 and 2022, 69 ADU units were built in the City for an average of 14 ADUs per year (Table App-42). Assuming that 14 ADU units will be built per year, the City has assumed a total of 112 ADUs will be built between June of 2023 and December of 2031. This is a conservative estimate considering that as of December 1, 2022, 17 ADUs had been built in 2022 and an additional 56 had been approved, issued permits, or in construction but had not been completed. In addition, the City of Seaside actively promotes ADUs as a means of expanding housing opportunities and providing homeowners with extra rental income. To that end, the City's website contains a complete "ADU Guide" which lays out the step-by-step process for obtaining building permits through the City. The City has also contracted with an architectural firm to create Pre-Approved ADU Plans that have been reviewed and stamped by the City's Chief Building Official. Residents may utilize these plans free of charge and only need to submit an accompanying specific site plan for review prior to approval. In 2022, the City also began the process of implementing its $1,000,000 CalHome ADU Loan Program grant.

Table App-42: ADU Trends (2018-2022)

Year	ADUs Built	Approved/Permitted/In Construction
2018	3	0
2019	7	0
2020	14	0
2021	28	5
2022	17	51
Total	69	56
Average	14	–

To determine the affordability of ADUs, the City conducted survey of online rentals posted on Zillow in Seaside and other surrounding cities and compared the sizes of rental units with the sizes of ADUs built in Seaside. The average size of ADUs constructed in Seaside between 2018 and 2022 is 547 square feet. Table App-43 shows the average size and market rents of studios, one-bedroom, and two-bedroom units in Seaside, Marina, and Salinas. ADUs constructed in Seaside are closest in size to one-bedroom units posted on Zillow in Seaside (523 square feet) and surrounding cities. Based on an average rental price if $1,995 for one-bedroom units in Seaside, ADUs of similar size would only be affordable to moderate income households (Table App-18). As a result, the City is assuming all potential 112 ADUs as affordable to moderate income households.

Table App-43: Size and Cost of Studio, 1-BR, and 2-BR Rentals – Seaside and Surrounding Areas						
	Average of Size (sq/ft)			Average of Cost		
City	Studio	1-Bedroom	2-Bedroom	Studio	1-Bedroom	2-Bedroom
Seaside	N/A	523	925	$1,518	$1,995	$3,061
Marina	N/A	596	1549	N/A	$2,107	$2,534
Salinas	420	667	950	$1,654	$1,991	$2,614
Combined	420	646	938	$1,635	$2,004	$2,649

Zillow, October 2022.

Approved Projects

Residential developments approved and permitted, but not yet built ("pipeline projects") can be credited towards the City's RHNA for the 6th cycle Housing Element provided the City can demonstrate the units can be built by the end of the 6th cycle's planning period. Similarly, units within completed projects which have received a certificate of occupancy after June 30, 2023 can also be credited towards the RHNA. The City currently has three active projects, two of which are associated with the buildout of previously approved development plans.

Enclave at Cypress Grove (Phase 2 and 3)

The Seaside Estates Subdivision (known as the Enclaves at Cypress Grove) was approved by City Council on July 20, 2005 as a 125-parcel residential project for the construction of detached single-family residential home sites in conjunction with the Seaside Resort Development. The residential lots have an average lot size of 11,500 square feet for a total of 46.77 acres. The Seaside Resort Development also included the approval of a 330-unit hotel and 170 Timeshare units. The entire development will be constructed around the two existing 18 hole golf courses (Bayonet and Blackhorse). A total of 46 units from Phase 2 and Phase 3 of the Enclave development are not expected to be finalized until after June 30, 2023.

Parker Flats

Parker Flats is a 42-unit infill building remodel of former nurses barracks site in a high density residential (RH) zoning district (APN: 031-150-011). The project will remodel two buildings, Building A with an existing footprint of 19,909 square feet (sf) and Building B with an existing footprint of 19,380 sf. Building A will house 21 dwelling units, including 2 one-bedroom, 14 two-bedroom, and 5 three-bedroom units, as well as the laundromat and administration offices. Building B will house 21 dwelling units, including 15 two-bedroom and 6 three-bedroom units. While the project is located on a 4.98-acre parcel, project activities are to be contained entirely within the footprint of the two existing three-story vacant military nursing barracks buildings, an existing paved parking lot, and an existing paved driveway, which make up 0.90 acres. Twenty percent of the units will be deed restricted as affordable, to include equal numbers of very low income, low income, and moderate income units. The remaining 33 units are expected to be affordable to above moderate households.

Campus Town Specific Plan

The Campus Town site comprises about two neighboring tracts called the "Surplus II site" south of Gigling Road and the “26 Acres” site south of Lightfighter Drive. The following parcels make up the Specific Plan area:

031-151-013 (Portion)	031-151-040
031-151-018	031-151-041
031-151-024	031-151-042
031-151-029	031-151-043
031-151-031	031-151-044
031-151-032	031-151-054
031-151-036 (Portion)	031-151-055
031-151-037	031-151-056
031-151-038	031-261-003
031-151-039	031-261-004

This planning area consists of 120 acres of vacant and underutilized properties just south of California State University Monterey Bay on the former Fort Ord. Most of the existing buildings were originally a part of the Fort Ord base and will be demolished by FORA. As of July 2019, FORA had removed most of the buildings in the Specific Plan Area that had been identified for demolition, with the exception of eight buildings.

In May 2017, the City issued a Request for Proposal to develop a specific plan for this area, envisioned to provide arts, entertainment, retail, recreation, and housing opportunities to students, faculty, and to the region at-large. The Campus Town Specific Plan was approved by the City Council in March 2020.

Overall, the Specific Plan provides for a maximum 1,485 housing units to be developed,[19] including 648 apartments, 228 townhomes, and 609 single-family homes (Figure App-9). Campus Town is required to provide 20% affordable housing. The developer, KB-Bakewell, opted to provide deeper affordability for 15% affordable units. The City Inclusionary Housing Ordinance allows the equivalent inclusionary units at the following ratios: very low income units – 2:1; low income units – 1.5:1; and moderate income units – 1:1. At buildout, the inclusionary housing plan for Campus Town offers 225 affordable units (15.2% – 74 very low, 78 low, and 73 moderate income units), equivalent to 350 affordable units (23.6% – 148 very low, 129 low, and 73 moderate income units).

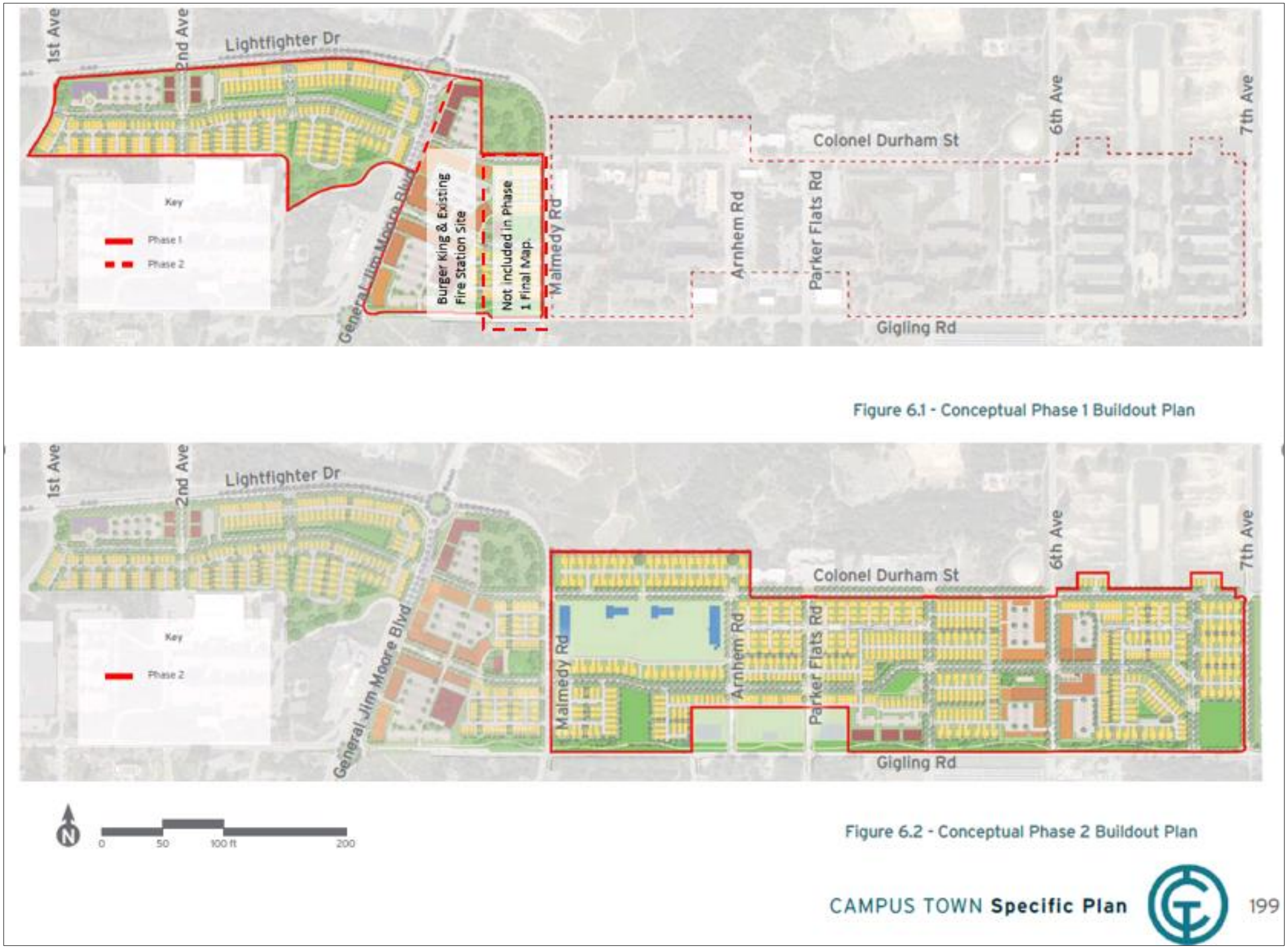
19 While there is a maximum capacity for 1,485 units within the Campus Town Specific Plan Area, 45 inclusionary units are expected to be built offsite. Thus, the total number of units expected from the Campus Town Project are 1,530.

Figure App-9: Campus Town Phasing and Timing

Phase	Location	Housing Type	Rent/ Sale/ Fee	Total Units	Inc Units	Inc Level	X	EIUs[1]	Timing	Notes
Phase 1	OFFSITE	Apts	Rent	0	21	VLOW	2	42	w/in next 8 yrs	Victory Temple Site; Discussions in Process
Phase 1	OFFSITE	Apts /Condo	For Sale	0	24	LOW	2	48	w/in next 8 yrs	Discussions in process with the City
Phase 1	ONSITE	THs	For Sale	117	4	MOD	1	4	w/in next 8 yrs	Located on Phase 1A per Final Map Note
Phase 1	ONSITE	SFDs-Alley	For Sale	126	0	MOD	1	0	w/in next 8 yrs	
	PHASE 1A Total			**243**	**49**					
Phase 1	ONSITE	Apts	Rent	100	33	VLOW	2	66	Post 8 yrs	Burger King & Existing Fire Station Site - Future Phase
Phase 1	ONSITE	Apts	Rent		34	LOW	1.5	51	Post 8 yrs	
Phase 1	ONSITE	Apts	Rent		33	MID	1	33	Post 8 yrs	
Phase 1	ONSITE	THs	For Sale	111	10	MOD	1	10	w/in next 8 yrs	Note: Area not included in Phase 1 FM
Phase 1	ONSITE	SFDs-Alley	For Sale	483	6	MOD	1	6	w/in next 8 yrs	
	PHASE 1B Total			**694**	**116**					
Phase 2	ONSITE	Apts	Rent	548	20	VLOW	2	40	528 of 548 units expected within 8 years.	20 units are expected post-8 yrs because they are located between 6th and 7th Ave, where substantial demolition efforts to remove existing barracks are expected.[2]
Phase 2	ONSITE	Apts	Rent		20	LOW	1.5	30		
Phase 2	ONSITE	Apts	Rent		20	MOD	1	20		
	Phase 2 Total			**548**	**60**					
				1,485	**225**	**15.2%**	**1.56**	**350**		

Source: Campus Town Specific Plan Phasing Schedule, February 6, 2020
Notes. 1. Equivalent Inclusionary Units. 2. Income breakdown of those 20 units post- 8 year units unknown so the City assumed 5 units from each income level (VLow, Low, Mod, Above Mod).

Figure App-10: Campus Town Specific Plan



Campus Town Phasing and Timing

Figure App-9 also shows the phasing and timing for the Campus Town Specific Plan Area. Of the 1,485 units, 1,365 are expected to be built within the 6th Cycle Planning Period (next eight years). Only 120 units – 100 units in the Burger King and Existing Fire Station Site of Phase 1 and 20 units between 6th and 7th Avenues in Phase 2) are expected to be built after the next eight years. With the addition of 45 offsite inclusionary units, 1,410 units are expected to result from the Campus Town Project (Table App-44).

Table App-44: Campus Town Units Expected by Income Level						
	VL	**L**	**Mod**	**AM**	**Total**	
Phase 1A	21	24	4	239	288	243 onsite units plus 45 offsite inclusionary units
Phase 1B	0	0	16	578	594	excluding 100 units in Burger King & Existing Fire Station Site
Phase 2	15	15	15	483	528	excluding 20 units in 6th and 7th Ave
Total	36	39	35	1,300	1,410	

Remaining Need

Based on the City's potential ADUs and approved projects (Enclave, Parker Flats, and Campus Town), the City has a total of 1,498 credit units. Since most of these units (1,379) are above moderate, the City still has a remaining need of 60 lower income units and six moderate units.

Table App-45: Summary of Credits toward RHNA					
	Income Categories				
	Very Low	**Low**	**Moderate**	**Above Moderate**	**Total**
RHNA	86	55	156	319	616
Potential ADU (based on trends)	0	0	112	0	112
Projects	39	42	38	1379	1,498
Enclave- Phase 2	0	0	0	16	16
Enclave- Phase 3	0	0	0	30	30
Parker Flats	3	3	3	33	42
Campus Town	36	39	35	1,300	1,410
Total Credits	39	42	150	1,379	1,610
Remaining Need	47	13	6	0	66
Combined Remaining Need	60		6	0	66

B. Inventory of Sites

This section assesses available land for near-term residential development to accommodate the remaining RHNA for this Housing Element planning period. The inventory was compiled based on a careful review of the existing and proposed Community and Land Use Element of the General Plan, Zoning Ordinance, Specific Plans, and other reports such as the Long-Range Property Management Plan, as well as field and aerial photo observations. As the General Plan is not yet adopted, the sites inventory provides estimates of development capacity based on both the existing and proposed General Plan.

1. Vacant and Underutilized Sites Inventory

Residential growth in Seaside could occur on a variety of residential and mixed-use acreage throughout the community. Since the City completed its Mid-Term Housing Element Update recently (2020), the City focused its efforts on re-evaluating the suitability of 5th Cycle element sites based on HCD's 6th Cycle Element requirements.

To evaluate potential land resources for residential development, a parcel-specific site analysis was performed using a Geographic Information System (GIS) data, field observations, aerial photos, and building records. The vacant and underutilized land survey was conducted by reviewing individual parcels, the current development and density on those parcels, and potential units based on maximum and average densities. A vacant parcel is one that has no development on site. An underutilized parcel is or one that has built structures that are currently vacant, is a parking lot, or where the structure on the site does not maximize its potential, such as taking advantage of a land use designation or location to benefit both the property/business owner and the community. Many businesses are marginally operating and have not gone through major upgrades, and retrofitting/renovating for modern uses would not be cost-effective.

Various sources of information were used to help identify vacant and underutilized sites:

- **West Broadway Specific Plan Existing Conditions Report:** The West Broadway Urban Village Specific Plan (WBSP) was created to revitalize and enhance the economic, social, cultural, and recreational fabric of the City of Seaside's West Broadway Avenue. The Specific Plan describes and illustrates a vision for the area and provides a framework for creating an Urban Village around West Broadway Avenue as the City's downtown commercial core. In developing the Specific Plan, the City reviewed the existing conditions of properties within the Specific Plan area. Underutilized sites with potential for redevelopment were identified during this process. The Specific Plan noted vacant and underutilized properties throughout the entire Specific Plan area. They range in size and location, with some at significant and strategic locations. More details on the WBSP are provided in the next section.
- **Long Range Property Management Plan:** Several properties owned by the Successor Agency to the Redevelopment Agency were identified in the LRPMP as appropriate for residential/mixed use development and to be sold to private developers.
- **Field Surveys and Aerial Photos:** Sites were also identified as a result of field surveys and review of aerial photos.
- **Building and Assessor Records:** Building and Assessor records were reviewed to confirm recent activities on site.
- **AFFH Conditions:** AB 686 now requires that a jurisdiction identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing (AFFH) and the findings of its assessment of fair housing (see Section 7). In the context of AFFH, the site identification requirement involves whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity. The analysis found that the Olympia and Terrace neighborhoods (Census Tract 137) had the highest concentrations of minorities, low and moderate income persons, limited access to opportunities, and that Terrace had the highest need for substantial repair and property maintenance. The Cabrillo neighborhood

was also found to have low economic scores and is known to have some of the oldest housing in the City (developed around 1930s and 1940s). Northernmost parts of Cabrillo overlap within the West Broadway Specific Plan, making sites within this area suitable for development as they have been identified as having the potential to create strong linkages between activity centers within the City of Seaside and throughout the Monterey Peninsula, to help create a vibrant revitalized downtown that will provide economic growth and stability, and to and provide diverse housing opportunities for all income levels through the Specific Plan process.

West Broadway Urban Village Specific Plan

Parcels in the West Broadway Urban Village Specific Plan Area are designated for a range of residential densities. For example, the Mixed-use (MX) designation for parcels in the Specific Plan Area allows between 30 and 60 units per acre within a total FAR of 3.0, including high intensity residential, commercial, office, and civic uses. Residential High and Mixed Use (RH/MX) designation allows residential and mixed use developments using the Residential High development standards at a density of 25 units per acre. The Specific Plan area currently contains about 80 units but envisions close to 500 units at buildout along with approximately 317,000 square feet of nonresidential development, as shown in Table App-46. As stated earlier, underutilized sites with potential for redevelopment were identified during this process. The Specific Plan noted vacant and underutilized properties throughout the entire Specific Plan area. The City reviewed the suitability of these vacant and underutilized properties to be included in the 6th Cycle sites inventory.

Table App-46: Development Potential in West Broadway Urban Village Plan

New Use	Phase I		Phase II		Phase III		Phase IV	
	Sq. Ft.	DU	Sq. Ft.	DU	Sq. Ft.	DU	Sq. Ft.	DU
Mixed-Use Residential	15,100	41	87,600	58	58,000	114	160,700	213
Mixed-Use Office	--	--	116,100	--	--	--	116,100	--
Library/Parking Project[1]	40,000	82	--	--	--	--	40,000	82
Transit Center[2]	28,700	--	--	--	--	--	28,700	--
Gateway Hotel Project	50,000	--	--	--	--	--	50,000	--
Multi-family Housing	--	14	--	61	--	124	--	199
Total per Phase	133,800	137	203,700	119	58,000	238	395,500	494

Notes:
1. Square footage of the library/parking mixed-use project includes the library, retail and housing, but does not include the parking structure.
2. Square footage in the transit station project accounts for office above the ground floor.

Source: City of Seaside, West Urban Village Specific Plan, 2010

Estimating Development Potential

To estimate the level of development allowed, each vacant and underutilized parcel was reviewed for appropriateness for residential use. Recognizing the new State law requirements for assessing the City's continued ability to meet the RHNA (SB 166 and AB 1379), this sites inventory conservatively uses a density factor of 70% of the maximum allowable density. This density factor brings the estimating of realistic capacity to the lower end of the density range of the respective zones, and is similar to the density factor used in Salinas based on typical developments in the City.

As the proposed General Plan may be adopted after with the Housing Element, development potential on the vacant and underutilized sites is estimated based on both the existing and proposed General Plan. Table App-47 shows the densities used for the based on the proposed and existing land use designations.

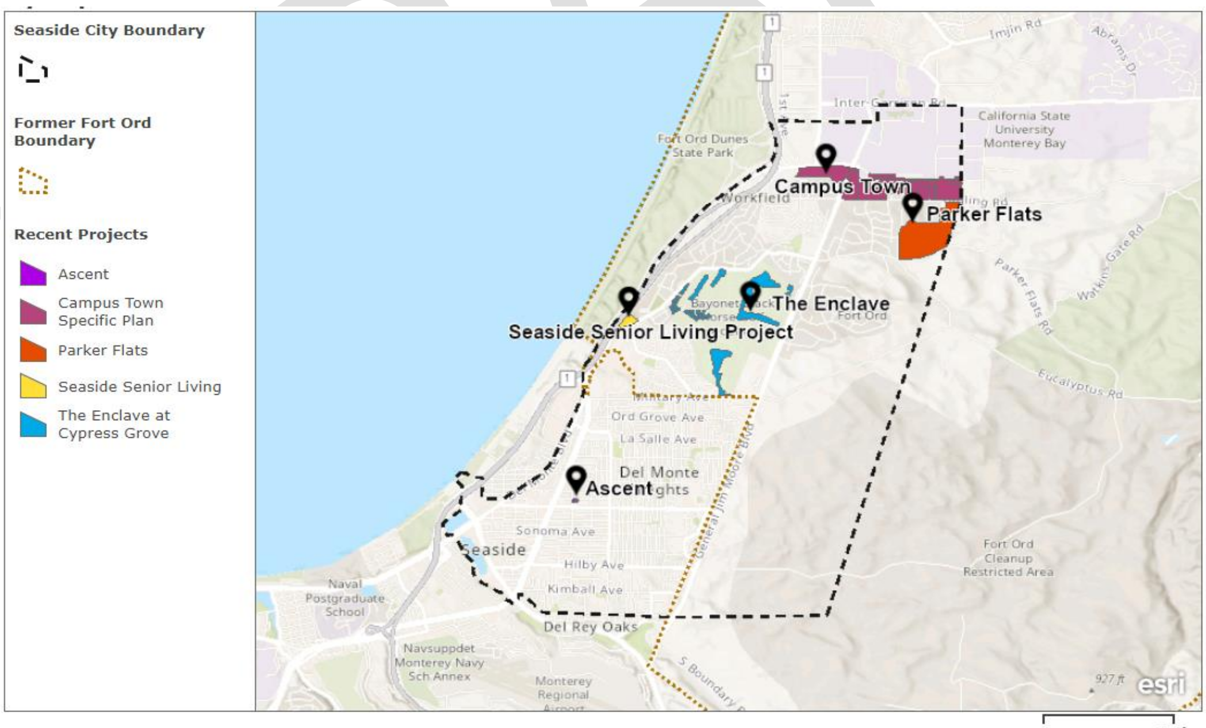
Figure App-2 shows the geographic locations of selected sites. With the proposed General Plan, standalone residential uses would be permitted uses in the Mixed Use Low and Mixed Use High neighborhoods and therefore, enhancing the feasibility and capacity for residential development in these areas.

Table App-47: Proposed vs Existing General Plan Land Use Designations and Densities			
Proposed General Plan Land Use Designation	**Proposed Density (units/acre)**	**Existing General Plan (2004) Land Use Designation**	**Existing Density (units/acre)**
Neighborhood Low	8	Low Density Single Family Residential	8
Neighborhood Medium	15	Medium Density Single Family Residential	12
Neighborhood General	30	Medium Density Residential	15
Neighborhood High	45	High Density Residential	25
Mixed Use Low Mixed Use High	45 60	Mixed Use Community Commercial (CC)	25
WBSP	20-30	WBSP-RH/MX	20-30
WBSP	30-60	WBSP-MX	30-60

Development Trends

Most of the City's recent projects have been within former Fort Ord or Campus Town Specific Plan areas, such that trends and conditions from these projects are not applicable to the sites considered in the Sites Inventory. The Seaside Senior Living Project, Seaside Resort (which includes the Enclave homes), and Parker Flats are all projects within former Fort Ord.

Figure App-11: Seaside Recent Projects



Esri, NASA, NGA, USGS, FEMA | California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

The City's only recent infill redevelopment project is the Ascent—a ten-building workforce rental housing consisting of 105 one-bedroom, two-bedroom, three-bedroom units and townhouses. Pursuant to the development agreement, the project set aside 14 units affordable to low income households. The project also included 4,000 square feet of retail space, a shared vehicular court and green space areas for residents. The Ascent was also Seaside's first multi-family project redevelopment in over 20 years which converted a one-story, 3,240 square foot commercial building occupied with a barber shop and beauty shop and a one-story, 5,760 square-foot vacant commercial building and its associated parking into a mixed-use space. This development realized the City priorities of growing upward, increasing affordable housing supply and becoming more transit and pedestrian-friendly and will accelerate the City's improvements for the Downtown district.

Lot Consolidation

The City recognizes that many existing parcels in the City are small and lot consolidation may be required to accommodate new affordable housing construction. The City has an incentive program to encourage lot consolidation, providing redevelopment funds to affordable housing developers to assist in the acquisition of adjoining properties. The Ascent Project used lot line adjustment to combine 14 parcels into six adjusted parcels. In addition, for lower income sites, which must be at least 0.5 acres, sites selected that would require lot consolidation have the same owner (Site D) or at least one of the parcels in the sites in the consolidation group is at least 0.5 acres (Site H). In Site H, if lot consolidation does not occur due to differences of ownership, there would only be a loss of four lower income units and there would still be enough lower income units (83 units) to satisfy the City's remaining lower income RHNA of 60 units.

Sites to Accommodate Lower Income RHNA

Sites to accommodate lower income RHNA must meet density and size requirements to be deemed appropriate for lower income RHNA. Parcels must be zoned to allow sufficient density to accommodate the economies of scale needed to produce affordable housing. In 2004 state law was amended (AB 2348) to identify "default densities" that are considered suitable for lower-income housing. For suburban jurisdictions such as Seaside, the default density is "at least" 20 units per acre. "At least" means the density range allowed on the parcel by the zone has to include the default density. Mixed-Use Low, Mixed-Use High, Neighborhood General and West Broadway Urban Village Specific Plan land use designations in the Proposed General Plan and Mixed-Use, Community Commercial (CC), High Density Residential, and WBSP land use designations in the Existing General Plan allow densities within the default density of 20 units per acre and can accommodate lower income units. In addition, parcels need to be appropriately sized (between 0.5 to 10 acres) to achieve financial feasibility of lower income units. The City identified eight parcels with capacity for 87 lower income units to meet the City's remaining lower income need of 60 units under the City's proposed General Plan densities. About 23% of the City's remaining lower income RHNA was accommodated in vacant sites (Table App-48).

Lower Income Sites- Vacant vs Underutilized- Proposed General Plan

Table App-48: Lower Income Sites- Vacant vs Underutilized- Proposed General Plan			
	Parcels	Units	% Total Lower Income RHNA
Vacant	3	20	23.0%
Underutilized	5	67	77.%
Total	8	87	100.0%

Under the existing General Plan, these eight sites have a capacity of 48 lower income units. Without adopting the General Plan, the City cannot meet its remaining need of 60 lower income units and will have a shortfall of 12 units. The City has included a program in its Housing Plan to ensure the General Plan is adopted by Spring 2024.

Table App-49: Lower Income Sites- Vacant vs Underutilized- Existing General Plan			
	Parcels	Units	% Total Lower Income RHNA
Vacant	3	10	20.8%
Underutilized	5	38	79.2%
Total	8	48	100.0%

Site H

Proposed GP: Site H is made up of sites 16, 17, and 18 with a combined capacity of 20 units. All three sites are vacant and adjacent to each other and are considered to have consolidation potential. Sites 16 and 17 have the same owner. Even if the sites are not consolidated, Site 18 alone meets the requirements to be considered a lower income housing site (is at least half an acre and has a density of at least 20 units per acre).

Existing GP: Site H has a combined capacity of 10 units under the existing General Plan.

Figure App-12: Site H – Lower Income Site

Site #	Acres	Proposed GP LUD	Proposed Density	Den. Discount	Potential Capacity	Lot Consol. ID.	Owner ID	Existing Use	Neighborhood
16	0.06	Mixed Use Low	45	0.7	1	H	4	vacant	Terrace
17	0.11	Mixed Use Low	45	0.7	3	H	4	vacant	Terrace
18	0.51	Mixed Use Low	45	0.7	16	H	3	vacant	Terrace
				Total	**20**				

Site #	Acres	Existing GP LU	Existing Density	Den. Discount	Potential Capacity	Lot Consol. ID.	Owner ID	Existing Use	Neighborhood
16	0.06	Mixed Use	25	0.7	1	H	4	vacant	Terrace
17	0.11	Mixed Use	25	0.7	1	H	4	vacant	Terrace
18	0.51	Mixed Use	25	0.7	8	H	3	vacant	Terrace
				Total	**10**				

Site D

<u>Proposed GP:</u> Site D is made up of sites 8-11 with a combined acreage of 0.59 acres and capacity of 18 lower income units. These underutilized sites are located within the West Broadway Urban Village Specific Plan and have a proposed density ranging from 25 to 60 units per acre. While each parcel is less than 0.5 acres, all sites have the same owner, making the possibility for lot consolidation highly likely. The majority of the site is either parking lot or is vacant. Site 11 was a market but has permanently closed. Only about a third of Site 10 has an active commercial use – a tattoo shop.

<u>Existing GP</u>: Site D has the same capacity of 18 lower income units under the existing General Plan as the existing General Plan and proposed General plan densities are the same.

Figure App-13: Site D – Lower Income Site

Site #	Acres	Existing/ Proposed GP LUD	Existing/ Proposed Density	Den. Discount	Potential Capacity	Lot Consol. ID.	Owner ID	Existing Use	Neighborhood
8	0.10	WBSP-RH/MX	25	0.7	1	D	21	parking;	Cabrillo
9	0.10	WBSP- RH/MX	25	0.7	1	D	21	parking;	Cabrillo
10	0.17	WBSP- MX	60	0.7	7	D	21	tattoo shop/parking	Cabrillo
11	0.22	WBSP- MX	60	0.7	9	D	21	seaside market-permanently closed;	Cabrillo
				Total	18				

Note: The land use designation of WBSP-RH/MX allows housing densities from 20 to 30 du/ac while a designation of WBSP-MX allows housing densities from 30 to 60 du du/ac. A density of 25 du/ac was used for WBSP-RH/MX based on density proposed by another project across the street.

Site K

Proposed GP: Site K is made up of a single parcel (site 23) which is mostly undeveloped except for a single-family home that covers about one-third of the parcel. This site has a Mixed-Use High land use designation, with a potential capacity of 49 units. Site 23 is located in a neighborhood (Rousch) that was not found to have park access or education issues like those in the nearby Terrace and Olympia neighborhoods, which also had a concentration of lower income households.

Existing GP: Site K has the potential for 20 units under the existing General Plan.

Figure App-14: Site K – Lower Income Site

Site #	Acres	Proposed GP LUD	Proposed Density	Den. Discount	Potential Capacity	Lot Consol. ID.	Owner ID	Existing Use	Neighborhood
23	1.19	Mixed Use High	60	0.7	49	K	27	SFH with unimproved lot	Rousch
				Total	**49**				

Site #	Acres	Existing GP LUD	Existing Density	Den. Discount	Potential Capacity	Lot Consol. ID.	Owner ID	Existing Use	Neighborhood
23	1.19	Community Commercial	25	0.7	20	K	27	SFH with unimproved lot	Rousch
				Total	**20**				

Sites to Accommodate Moderate Income RHNA

The City has a remaining need to accommodate six moderate income units. The City identified moderate income sites based on the output of the preliminary analysis to identify underutilized and vacant sites described earlier. Most underutilized sites identified were in or near the WBSP area or were more suitable for lower income units since they met the size and density requirements. The WBSP area is also within an area with a concentration of low and moderate income households. WBSP sites were selected as suitable for moderate income if they did not meet the lower income site requirements. However, to avoid a concentration of moderate income sites in one area, the City also identified vacant sites throughout the City, though they tend to be smaller in size. As stated earlier, the City recognizes that many existing parcels in the City are small and lot consolidation may be required. As a result, sites were considered appropriate for moderate income if they could be developed to fit at least two units alone or in conjunction with adjacent parcels. Most vacant adjacent parcels selected had the same ownership increasing the likelihood of lot consolidation.

City identified 18 sites with a combined capacity of 65 units to meet its remaining moderate income RHNA need under the proposed General Plan and 47 moderate income units under the existing General Plan. The majority of these units are located within the West Broadway Urban Village Specific Plan area and in vacant sites.

The site-by-site analysis below is grouped based on Proposed General Plan land use designations but a discussion on capacity based on existing General Plan land use designations is included in each section.

Table App-50: Moderate Income Sites – Proposed General Plan

Proposed GP Designation	Parcels	Units	% Moderate Income RHNA	Moderate Income Units in vacant sites
WBSP	7	29	44.6%	19
Mixed Use Low	6	25	38.5%	19
Neighborhood General	5	11	16.9%	11
Grand Total	**18**	**65**	**100.0%**	**49**

Table App-51: Moderate Income Sites – Existing General Plan

Existing GP Designation	Parcels	Units	% Moderate Income RHNA	Moderate Income Units in vacant sites
WBSP	7	29	61.7%	19
Mixed Use	2	3	6.4%	6
Community Commercial	2	6	12.8%	3
High Density Residential	1	3	6.4%	6
Medium Density Residential	6	6	12.8%	34
Grand Total	**18**	**47**	**100.0%**	**19**

WBSP Sites

Proposed GP: There are seven moderate income sites located within the West Broadway Urban Village Specific Plan area. Site C is made up of vacant Sites 5-7 with a combined capacity for nine moderate income units. Sites 6 and 7 have the same owner. Site B is made of up vacant Site 3 and underutilized Site 4 with a combined capacity of 14 units. Site 4 is currently being used as an auto body shop and parking for that body shop. Site A is made up of underutilized Site 1 and vacant Site 2 with a combined capacity of six units. Site 1 currently has a beauty salon and a car tinting shop. Site 2 was identified to be sold and appropriate as transit-oriented development in Seaside's Long Range Property Management Plan. Combined, all WBSP sites have a capacity of 29 moderate income units.

As stated earlier, the WBSP is intended to help create a vibrant revitalized downtown that will provide economic growth and stability, and to and provide diverse housing opportunities for all income levels Sites within the WBSP are intended to incentivize investment in this area and improve local conditions.

<u>Existing GP:</u> WBSP moderate income sites have the same capacity of 29 sites under the existing General Plan because the densities are the same as in the proposed General Plan.

Figure App-15: Moderate Income Sites within West Broadway Specific Plan

Site A and Site B

Site C

Site #	Acres	Propose/ Existing GP LUD	Proposed/ Existing Density	discount	realistic cap.	Lot Consol. ID.	Owner ID	Existing Use	Neighborhood
1	0.09	WBSP	60	0.7	3	A	24	beauty salon /tinting; adjacent to 49	N/A
2	0.09	WBSP	60	0.7	3	A	18	Identified in the LRPMP to be sold and appropriate as transit-oriented development;	N/A
3	0.17	WBSP	60	0.7	7	B	22	vacant; next to body shop parking	N/A
4	0.17	WBSP	60	0.7	7	B	23	Auto body shop; Parking Lot	N/A
5	0.09	WBSP	60	0.7	3	C	17	vacant	Cabrillo
6	0.09	WBSP	60	0.7	3	C	16	vacant	Cabrillo
7	0.08	WBSP	60	0.7	3	C	16	vacant	Cabrillo
				Total	29				

Mixed-Use Low

Proposed GP: The City identified six sites with a Mixed Use Low land use designation to accommodate 25 moderate income units. Site F is made up of Sites 12 and 13 that are currently in use as a restaurant and parking lot. Site G is located south of Site G and is made up of two adjacent vacant parcels (Site 14 and 15). Site 14 and 15 also have the same owner making development in these two parcels likely and with a capacity for 8 moderate income units. Site K is made up of sites 24 and 25 with a combined capacity for 11 moderate income. Sites 24 and 25 are located in Ord Grove, and area outside neighborhoods with a concentration of low and moderate income concentration and minority concentration but still close to transit. With a mixed-use low designation these sites are expected to be redeveloped in conjunction with amenities.

Existing GP: Sites with a mixed-use low designation under the proposed General Plan have a variety of land use designations under the existing General Plan: Mixed Use, Community Commercial, and Medium Density Residential. These sites have the potential for a combined 11 moderate income units.

Figure App-16: Mixed-Use Low Moderate Income Sites

Site #	Acres	Proposed GP	Proposed Density	discount	realistic capacity	Lot Consol. ID.	Owner ID	Existing Use	Neighborhood
12	0.15	Mixed Use Low	45	0.7	4	F	5	Parking lot	Terrace
13	0.08	Mixed Use Low	45	0.7	2	F	6	restaurant	Terrace
14	0.15	Mixed Use Low	45	0.7	4	G	7	vacant	Terrace
15	0.15	Mixed Use Low	45	0.7	4	G	7	vacant	Terrace
24	0.22	Mixed Use Low	45	0.7	6	M	1	vacant	Ord Grove
25	0.18	Mixed Use Low	45	0.7	5	M	1	vacant	Ord Grove
Total					**25**				

Site #	Acres	Existing GP	Existing Density	discount	realistic capacity	Lot Consol. ID.	Owner ID	Existing Use	Neighborhood
12	0.15	Mixed Use	25	0.7	2	F	5	Parking lot	Terrace
13	0.08	Mixed Use	25	0.7	1	F	6	restaurant	Terrace
14	0.15	Medium Density Residential	15	0.7	1	G	7	vacant	Terrace
15	0.15	Medium Density Residential	15	0.7	1	G	7	vacant	Terrace
24	0.22	Community Commercial	25	0.7	3	M	1	vacant	Ord Grove
25	0.18	Community Commercial	25	0.7	3	M	1	vacant	Ord Grove
Total					**11**				

Neighborhood General Sites

Proposed GP: The City identified five sites with a proposed Neighborhood General land use designation with a combined capacity of 11 moderate income units. All Neighborhood General sites identified are vacant and located in Terrace or Ord Grove.

Existing GP: Sites with a proposed Neighborhood General land use designation have Medium and High Density Residential designations under the existing General Plan. Densities for sites range from 15 units per acre in medium density residential sites and 25 units per acre in high density residential sites. These sites have a combined capacity of seven moderate income units

Figure App-17: Neighborhood General Sites

Site #	Acres	Proposed GP LUD	Proposed Density	discount	realistic capacity	Lot Consol. ID.	Owner ID	Existing Use	Neighborhood
19	0.13	Neighborhood General	30	0.7	2	I	11	vacant	Terrace
20	0.13	Neighborhood General	30	0.7	2	I	11	vacant	Terrace
21	0.18	Neighborhood General	30	0.7	3	J	10	vacant	Terrace
22	0.09	Neighborhood General	30	0.7	1	J	10	vacant	Terrace
26	0.19	Neighborhood General	30	0.7	3	L	9	vacant	Ord Grove
				Total	**11**				

Site #	Acres	Existing GP lUD	Existing Density	discount	realistic capacity	Lot Consol. ID.	Owner ID	Existing Use	Neighborhood
19	0.13	Medium Density Residential	15	0.7	1	I	11	vacant	Terrace
20	0.13	Medium Density Residential	15	0.7	1	I	11	vacant	Terrace
21	0.18	Medium Density Residential	15	0.7	1	J	10	vacant	Terrace
22	0.09	Medium Density Residential	15	0.7	1	J	10	vacant	Terrace
26	0.19	High Density Residential	25	0.7	3	L	9	vacant	Ord Grove
				Total	**7**				

2. Adequacy of Sites Inventory

State law requires that adequate sites are available to accommodate the City's RHNA for the entire duration of the RHNA planning period. This analysis assesses the adequacy of the sites inventory based on two scenarios: the existing General Plan and the proposed General Plan. The proposed General Plan Land Use Element offers increased opportunities for higher density residential development.

Table App-52 shows the capacity in the 26 identified sites in the inventory under the existing General Plan conditions. Under the existing General Plan, the City meets its remaining need of six moderate income units but has a shortfall of lower income units. The City does not have enough lower income sites to fulfill its RHNA obligations under the existing General Plan.

Table App-53 shows that under the Proposed General Plan, the 26 sites have a combined capacity of 152 units (87 lower income units and 65 moderate income units). These are able to are available to accommodate the City's remaining RHNA of 60 lower income RHNA and six moderate income RHNA. Pursuant to SB 166, HCD recommends an additional buffer that will provide the City with the capacity to address potential net loss issues over the planning period. HCD recommends that each jurisdiction identify additional candidate sites to accommodate a RHNA buffer of 15% to 30%. The Sites Inventory includes surplus units that exceed the recommended 30% buffer. The City has included a program in its Housing Plan to address this shortfall.

Table App-52: Sixth Cycle Sites Inventory – Existing General Plan

	Income Level				
	Extremely/ Very Low (0-50% AMI)	**Low (51%-80%)**	**Moderate (81%-120%)**	**Above Moderate (121%+)**	**Total**
RHNA	86	55	156	319	616
Total Credits	39	42	150	1,379	1,610
Potential ADUs	0	0	112	0	0
Projects	39	42	38	1379	1,498
Remaining RHNA	60		6	0	66
6th Cycle Sites					
WBSP	18		29	--	47
Mixed Use	10		3	--	13
Community Commercial	20		6	--	26
High Density Residential	--		3	--	3
Medium Density Residential	--		6	--	6
Grand Total	48		47	--	95
Shortfall/Surplus	-12		+41	--	-12
% of Remaining Need	-20%		+683.3%	--	--
Adequate Sites	No		Yes	--	No

Table App-53: Sixth Cycle Sites Inventory – Proposed General Plan					
	Income Level				
	Extremely/ Very Low (0-50% AMI)	Low (51%-80%)	Moderate (81%-120%)	Above Moderate (121%+)	Total
RHNA	86	55	156	319	616
Total Credits	39	42	150	1,379	1,610
Potential ADUs	0	0	112	0	0
Projects	39	42	38	1379	1,498
Remaining RHNA	60		6	0	66
6th Cycle Sites					
WBSP	18		29	--	47
Mixed-Use Low	49			--	49
Mixed-Use High	20		25	--	45
Neighborhood General	--		11	--	11
Grand Total	87		65	--	152
Shortfall/Surplus	+27		+59	--	+86
% of remaining Need	+45.0%		+983.3%	--	130.3%
Adequate Sites	Yes		Yes	--	Yes

3. Availability of Water

Development in the Monterey Bay area has long been constrained by the lack of water and the City of Seaside is among one of the most constrained communities. A cease and desist order from the State Water Resources Control Board prohibits the installation of new water meters until July 2021. Therefore, while the City has rights to a certain amount of water in the next 5 years, the City does not currently have access to that water.

The City of Seaside is pursuing multiple strategies to make water available for development:

- **Private Water:** Some developers have access to private water for development. For example, the 105-unit project Ascent Project at Broadway and Terrace utilizes private water.
- **Diverting Potable Water used at the Bayonet and Black Horse Golf Course:** The City of Seaside owns the land but leased it out for the golf course. Currently the golf course is watered with potable water. The City is in the midst of a legal battle to take the potable water from the golf course for human consumption and redirect reclaimed stormwater for the golf course.
- **In-Lieu Storage and Recovery Program:** The City has proposed partnering with MCWD to develop an in-lieu storage and recovery program involving a portion of MCWD's 600 AF per year entitlement to advanced-treated recycled water from the Pure Water Monterey Project. MCWD has plans to increase the use of recycled water to offset potable water demand, up to 453 AFY by 2035 (MCWD 2016). Additional projects to replace potable water with recycled water for golf course uses (see below) is being considered by the City. The increased use of recycled water will offset the increased potable water demand anticipated by future projects.
- **Pure Water Monterey:** The City is participating in the Pure Water Monterey project, which will provide a clean, safe and sustainable source of water for Monterey County. It emphasizes advanced water recycling technology, replenishment of the groundwater supply and protection of the environment. Pure Water Monterey provides both purified potable water for domestic use, as well

as a supply for irrigating agricultural areas in the Salinas Valley. This project, once implemented, will have the potential of removing the cease and desist order for Seaside.

- **California American Water Desalination Project:** CalAm Water is pursuing plan to construct a desalination plan that would provide water for the region.

4. Availability of Infrastructure

The sites identified in this Housing Element are located within Seaside Proper or approved specific plan areas. Infrastructure is either existing or will be provided concurrently to serve the development potential anticipated.

5. Future Residential Development Potential

In addition to vacant and underutilized sites identified in the detailed sites inventory, the General Plan update also sets aside areas for future residential development.

Seaside East Future Growth Area

This Seaside East Area is comprised of 495 acres within the City of Seaside, on property that was formerly part of the Fort Ord Army base. The Area includes parcels along both sides of General Jim Moore Boulevard and Eucalyptus Road. The Former Fort Ord Base Reuse Plan identifies the Area as part of the Reuse Plan's Planned Residential Extension Districts and calls for a variety of uses. As part of the General Plan update, this Area is designated Future Growth Area, envisioning for a range of designations such as Employment, Habitat Management, and Neighborhood Low (at eight units per acre). While land use designations are not specified on the map at this time, the General Plan will include appropriate mix of residential development.

6. Parcel-by-Parcel Sites Inventory

Table App-54 and Table App-55 below shows the site characteristics by parcel for all sites selected for the Sixth Cycle Sites Inventory under the proposed General Plan and existing General Plan, respectively.

Table App-54: Parcel-by-Parcel Site Characteristics- Proposed General Plan

Site	APN	Acres	Prop GLPU	Zoning	Prop Den	Adj.	Pot. Cap	Lot ID	Own. ID	Infra/ Dry Utilities	Income	Neighbor-hood	ILV ratio	Comments
1	11301006	0.09	WBSP	WBSP	60	0.7	3	A	24	Y	Mod	N/A	0.10	
2	11301007	0.09	WBSP	WBSP	60	0.7	3	A	18	Y	Mod	N/A		beauty salon /tinting;
3	11301018	0.17	WBSP	WBSP	60	0.7	7	B	22	Y	Mod	N/A		Identified in the LRPMP to be sold and appropriate as transit-oriented development;
4	11301020	0.17	WBSP	WBSP	60	0.7	7	B	23	Y	Mod	N/A		vacant; next to body shop parking
5	11303004	0.09	WBSP	WBSP	60	0.7	3	C	17	Y	Mod	Cabrillo		body shop Parking Lot
6	11303005	0.09	WBSP	WBSP	60	0.7	3	C	16	Y	Mod	Cabrillo		Vacant
7	11303006	0.08	WBSP	WBSP	60	0.7	3	C	16	Y	Mod	Cabrillo		Vacant
8	11306003	0.1	WBSP	WBSP	25	0.7	1	D	21	Y	lower	Cabrillo	0.23	vacant
9	11306004	0.1	WBSP	WBSP	25	0.7	1	D	21	Y	lower	Cabrillo	0.23	parking;
10	11306006	0.17	WBSP	WBSP	60	0.7	7	D	21	Y	lower	Cabrillo	0.57	parking;
11	11306008	0.22	WBSP	WBSP	60	0.7	9	D	21	Y	lower	Cabrillo	0.73	tattoo shop/parking;
12	12182006	0.15	Mixed Use Low	T4	45	0.7	4	F	5	Y	Mod	Terrace	0.03	seaside market- permanently closed;
13	12182007	0.08	Mixed Use Low	T4	45	0.7	2	F	6	Y	Mod	Terrace		parking lot
14	12182017	0.15	Mixed Use Low	T4	45	0.7	4	G	7	Y	Mod	Terrace		restaurant
15	12182018	0.15	Mixed Use Low	T4	45	0.7	4	G	7	Y	Mod	Terrace		vacant
16	12195004	0.06	Mixed Use Low	T4	45	0.7	1	H	4	Y	Lower	Terrace		vacant
17	12195005	0.11	Mixed Use Low	T4	45	0.7	3	H	4	Y	Lower	Terrace		vacant
18	12195059	0.51	Mixed Use Low	T4	45	0.7	16	H	3	Y	Lower	Terrace		vacant
19	12272003	0.13	Neighborhood General	T4	30	0.7	2	I	11	Y	Mod	Terrace		vacant
20	12272004	0.13	Neighborhood General	T4	30	0.7	2	I	11	Y	Mod	Terrace		vacant
21	12272012	0.18	Neighborhood General	T4	30	0.7	3	J	10	Y	Mod	Terrace		vacant
22	12272028	0.09	Neighborhood General	T4	30	0.7	1	J	10	Y	Mod	Terrace		vacant
23	12371003	1.19	Mixed Use High	T5	60	0.7	49	K	27	Y	lower	Rousch	0.71	vacant
24	11095001	0.22	Mixed Use Low	T4	45	0.7	6	L	1	Y	Mod	Ord Grove		SFH with unimproved lot
25	11095002	0.18	Mixed Use Low	T4	45	0.7	5	L	1	Y	Mod	Ord Grove		vacant
26	11091006	0.19	Neighborhood General	T4	30	0.7	3	M	9	Y	Mod	Ord Grove		vacant

Notes:
1. In estimating potential, fractional unit is rounded down to the nearest whole number, except that a legally created parcel is assumed to allow at least one unit.
2. All Sites were included in the 5th Cycle sites inventory. All sites except 3,4, and 23 were also included in the 4th Cycle sites inventory.

Table App-55: Parcel-by-Parcel Site Characteristics- Existing General Plan

Site	APN	Acres	Existing GLPU	Zoning	Existing Den	Adj.	Pot. Cap	Lot ID	Own. ID	Infra/ Dry Utilities	Income	Neighbor-hood	ILV ratio	Comments
1	11301006	0.09	WBSP	WBSP-MX	60	0.7	3	A	24	Y	Mod	N/A	0.10	
2	11301007	0.09	WBSP	WBSP-MX	60	0.7	3	A	18	Y	Mod	N/A		beauty salon /tinting;
3	11301018	0.17	WBSP	WBSP-MX	60	0.7	7	B	22	Y	Mod	N/A		Identified in the LRPMP to be sold and appropriate as transit-oriented development
4	11301020	0.17	WBSP	WBSP-MX	60	0.7	7	B	23	Y	Mod	N/A		vacant; next to body shop parking
5	11303004	0.09	WBSP	WBSP-MX	60	0.7	3	C	17	Y	Mod	Cabrillo		body shop Parking Lot
6	11303005	0.09	WBSP	WBSP-MX	60	0.7	3	C	16	Y	Mod	Cabrillo		Vacant
7	11303006	0.08	WBSP	WBSP-MX	60	0.7	3	C	16	Y	Mod	Cabrillo		Vacant
8	11306003	0.1	WBSP	WBSP-RH/MX	25	0.7	1	D	21	Y	lower	Cabrillo	0.23	vacant
9	11306004	0.1	WBSP	WBSP-RH/MX	25	0.7	1	D	21	Y	lower	Cabrillo	0.23	parking;
10	11306006	0.17	WBSP	WBSP-MX	60	0.7	7	D	21	Y	lower	Cabrillo	0.57	parking;
11	11306008	0.22	WBSP	WBSP-MX	60	0.7	9	D	21	Y	lower	Cabrillo	0.73	tattoo shop/parking;
12	12182006	0.15	Mixed Use	CMX	25	0.7	2	F	5	Y	Mod	Terrace	0.03	seaside market- permanently closed;
13	12182007	0.08	Mixed Use	CMX	25	0.7	1	F	6	Y	Mod	Terrace		parking lot
14	12182017	0.15	Medium Density Residential	RM	15	0.7	1	G	7	Y	Mod	Terrace		restaurant
15	12182018	0.15	Medium Density Residential	RM	15	0.7	1	G	7	Y	Mod	Terrace		vacant
16	12195004	0.06	Mixed Use	CMX	25	0.7	1	H	4	Y	Lower	Terrace		vacant
17	12195005	0.11	Mixed Use	CMX	25	0.7	1	H	4	Y	Lower	Terrace		vacant
18	12195059	0.51	Mixed Use	CMX	25	0.7	8	H	3	Y	Lower	Terrace		vacant
19	12272003	0.13	Medium Density Residential	RM	15	0.7	1	I	11	Y	Mod	Terrace		vacant
20	12272004	0.13	Medium Density Residential	RM	15	0.7	1	I	11	Y	Mod	Terrace		vacant
21	12272012	0.18	Medium Density Residential	RM	15	0.7	1	J	10	Y	Mod	Terrace		vacant
22	12272028	0.09	Medium Density Residential	RM	15	0.7	1	J	10	Y	Mod	Terrace		vacant
23	12371003	1.19	Community Commercial	CC	25	0.7	20	K	27	Y	lower	Rousch	0.71	vacant
24	11095001	0.22	Community Commercial	CC	25	0.7	3	L	1	Y	Mod	Ord Grove		SFH with unimproved lot
25	11095002	0.18	Community Commercial	CC	25	0.7	3	L	1	Y	Mod	Ord Grove		vacant
26	11091006	0.19	High Density Residential	RH	25	0.7	3	M	9	Y	Mod	Ord Grove		vacant

Notes:

1. In estimating potential, fractional unit is rounded down to the nearest whole number, except that a legally created parcel is assumed to allow at least one unit.
2. All Sites were included in the 5th Cycle sites inventory. All sites except 3,4, and 23 were also included in the 4th Cycle sites inventory.

C. Financial Resources

As a small community, and especially since the loss of Redevelopment Agencies statewide, the City has limited availability of funds for affordable housing activities. Key funding sources now include limited Community Development Block Grant funds and the City's Inclusionary Housing Program. Through these funding sources, the City has achieved affordable housing for lower and moderate income households.

1. Community Development Block Grant (CDBG) Funds

Through the CDBG program, HUD provides funds to local governments for a range of community development activities. The eligible activities include, but are not limited to, acquisition and/or disposition of real estate property, public facilities and improvements, relocation, rehabilitation and construction (under certain limitations) of housing, home ownership assistance, and also clearance activities. In addition, these funds can be used to acquire or subsidize at-risk units. The City of Seaside typically receives approximately $350,000 annually from the U. S. Department of Housing and Urban Development (HUD).

2. Inclusionary Housing In-Lieu Fund

Seaside's Inclusionary Housing Program (IHP) provides alternative means of compliance for the inclusionary housing requirements as provided in Section 17.32.060 of the City's Zoning Ordinance. The IHP requires developers of any residential development, to provide at least 20% of the total units as inclusionary units made available as affordable rental housing on-site, off-site, through land dedication, or through the payment of an in-lieu fee (or any combination of the above listed, that at least equal the cost of providing inclusionary units on-site).

The City collects an in-lieu fee for projects unable to provide on-site affordable units. In the past, the City has used in-lieu funds to assist non-profit developers by providing grants to purchase existing housing or to finance the construction of new affordable housing. As of 2023, approximately $2.6 million was available in the in-lieu fund.

3. Permanent Local Housing Allocation

In 2017, Governor Brown signed a 15-bill housing package aimed at addressing the State's housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2, 2017), which establishes a $75 recording fee on real estate documents to increase the supply of affordable homes in California. Because the number of real estate transactions recorded in each county will vary from year to year, the revenues collected will fluctuate.

The first year of SB 2 funds are available as planning grants to local jurisdictions. For the second year and onward, 70% of the funding will be allocated to local governments for affordable housing purposes and will be distributed using the same formula used to allocate Federal CDBG. This funding is known as the Permanent Local Housing Allocation (PLHA) and can be used to:

- Increase the supply of housing for households at or below 60% of AMI
- Increase assistance to affordable owner-occupied workforce housing
- Assist persons experiencing or at risk of homelessness
- Facilitate housing affordability, particularly for lower and moderate income households

- Promote projects and programs to meet the local government's unmet share of regional housing needs allocation

A Housing Element certified by the State HCD is a prerequisite for receiving PLHA funds.

4. Public Financing

The State Housing and Community Development Agency, and HUD, offer construction, rehabilitation, and permanent financing as low as 3% to qualified applicants such as housing authorities or private not-for-profit developers. These funds are competed for based on participation of other funding sources and local need.

D. Partnership Resources

Described below are public and non-profit agencies that can serve as resources in the implementation of housing activities in Seaside. These agencies play an important role in meeting the housing needs of the City. In particular, they are critical in the production of affordable housing and the preservation of at-risk housing units in Seaside. There are additional nonprofit agencies that are developing a local track record; these agencies may also assist in this area during the life of this Housing Element.

Housing Authority of the County of Monterey (HACM)

HACM administers the Housing Choice Voucher program that covers also the City of Seaside. In addition, HACM actively pursues affordable housing development, especially farm labor housing, through its developer arm – Monterey County Housing Authority Development Corporation (MCHADC).

Community Housing Improvement Systems and Planning Association (CHISPA)

CHISPA is a Community Housing Development Organization (CHDO) operating in the Central Coast area. As the largest private, nonprofit developer in Monterey County, CHISPA has completed more than 2,200 affordable single-family, multi-family, and senior housing units since its incorporation in 1980.

Mid-Peninsula Housing

Mid-Pen is also an active nonprofit affordable housing developers in the Silicon Valley and Monterey Bay area. Currently Mid-Pen is working a 90-unit affordable permanent supportive housing project in Salinas' Chinatown area. Through a groundbreaking collaboration between MidPen Housing and the Central California Alliance for Health, Moon Gate Plaza connects housing and health services for the highest utilizers of the healthcare system, with 20 supportive apartments set aside for that population. Another 20 apartments accepts referrals from Interim, Inc., a leading provider of mental health services and support. The other 50 apartments provide homes for the area's other low-income residents.

Interim, Inc.

This nonprofit organization provides supportive services and affordable housing for persons with mental disabilities. It provides a range of housing options throughout the County.

Habitat for Humanity

Habitat for Humanity is a community service organization that renovates and builds homes with the goal of eliminating poverty and providing decent shelter for all. Through volunteer labor and tax deductible donations of money and materials, Habitat for Humanity constructs or rehabilitates homes in partnership with the families that will become the owners of the properties. Rehabilitated or newly constructed homes are sold to the families for the cost of materials through a mortgage that does not include interest or profit. Habitat for Humanity, Monterey County is located in Monterey and actively works with jurisdictions to find and acquire appropriate properties for residential development and redevelopment.

Alliance on Aging of Monterey County

The Alliance on Aging offers a homeshare program that pairs senior home owners with a companion who is willing to assist with household chores such as cooking or driving in exchange for a place to live at a reduced rate. The stated mission of the program is to help seniors stay in their homes as long as possible, to prevent early institutionalization. At the same time, the program makes available affordable housing opportunities for companion seniors.

Monterey Bay Economic Partnership

Monterey Bay Economic Partnership (MBEP) is a regional nonprofit, membership organization consisting of public, private and civic entities located throughout the counties of Monterey, San Benito and Santa Cruz. Founded in 2015, its mission is to improve the economic health and quality of life in the region.

In 2016, MBEP launched its housing initiative to support an increase in the supply of all housing at all income levels in the Monterey Bay region. The initiative starts with a broad, regional coalition of individuals and organizations to advocate for the construction of all types of housing through our MBEP Action Center. To encourage development, MBEP joined forces with Housing Trust Silicon Valley to create the Monterey Bay Housing Trust: a local housing trust fund that provides a new loan pool to bring affordable housing projects throughout the region. In the Trust Fund's first year, MBEP raised $12 million and funded three projects.

TerraCorp and Terrex Companies

TerraCorp Financial Inc. is a real estate services company located in Lafayette, California. In concert with its sister company Terrex Development Corporation, TerraCorp Financial provides full-service real estate development and management of multi-family and commercial properties in Northern California including affordable housing. In August 2019, the Seaside City Council provided an $800,000 bridge loan for TerraCorp/Terrex with an understanding that they are pursuing LIHTC and providing $20 million in improvements to Del Monte Manor, the City's largest affordable housing project. Improvements began in January 2020.

Section 5: Evaluation of Adopted Housing Element

To draft an effective housing plan for the 2023-2029 Housing Element, the City must evaluate the effectiveness and continued appropriateness of its existing housing programs and actions. This evaluation includes the following as required by Government Code (GC) §65588:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal;
- The effectiveness of the housing element in attainment of the community's housing goals and objectives;
- The progress of the City in implementation of the housing element ; and
- The effectiveness of goals, policies, and related actions to meet the community's special housing needs.

A. Accomplishments of Adopted Housing Element

This section presents a comparison of the objectives established for each housing program adopted under the 2019 Midterm Update Table App-56 summarizes the City's accomplishments in the areas of:

- Providing Adequate Site;
- Housing Rehabilitation and Improvement;
- Housing Affordability;
- Preservation of Affordable Housing;
- Removing Constraints; and
- Fair Housing

The 5th Cycle Housing Element for the City of Seaside 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 5th Cycle Housing Element was revised to maintain consistency with both the existing and proposed General Plans and adopted December 2019. The City's 5th Cycle Element reviewed the accomplishments of the 4th Cycle Element from 2009 through to 2017, instead of through 2015. As such, even though the 5th Cycle covers 2015-2023, Fifth Cycle Element Programs have a 2019-2023 Implementation Timeline.

Due to the delayed adoption of the 2015-2023 Housing Element, the City of Seaside was subject to the requirement of preparing a midterm review of the adopted Element. The City's 2019 Midterm Review was adopted in April 2020 and reviewed the City's accomplishments up to March 2020. This section reviews and evaluates the City's progress in implementing the 2019-2023 Housing Element from 2019 to the end of FY 2022 (as of the writing of this housing element).

Effectiveness in Addressing Special Needs

With limited funding, the City addresses the housing needs of special needs populations by establishing incentives to build affordable housing as well as removing constraints to the development of lower income units. During the planning period, two projects, the Ascent and Campus Town, have taken advantage of the incentives from the lot consolidation program (Program 7), the affordable housing development program (Program 12), and inclusionary housing program (Program 14) concessions that will add 166 lower income units to the City's housing stock (14 low in Ascent, 74 very low and 78 low in Campus Town). The Comprehensive Zoning Ordinance update in the General Plan is also expected to create more incentives and remove current barriers to housing for special needs, including Housing for Extremely Low Income and Special Needs Households (Program 18).

The City has emerged as a leader in ADU policy and promotion, holding monthly meetings to discuss best practices and financing. As of the end of 2021, the City issued more than 42 ADU permits and 50 units were pending approval. An additional 52 housing permits were issued in 2022.

The City also aims to preserve existing affordable housing stock and provide assistance to lower income households through the Acquisition/Rehabilitation Program, Homebuyer Assistance Program, and Housing Choice Voucher Program. In 2021, the City created an affordable housing development non-profit called Seaside Housing Collaborative whose mission is to conceptualize, plan, entitle, construct, acquire, sell or lease affordable housing up to and including workforce housing within the City of Seaside. The City also has also partnered with AmeriNat, a professional loan servicing company, to support the City's First-Time Homebuyer Down payment Assistance and Home rehabilitation loan programs. This partnership increases the City's capacity to approve and service more loans to increase the stock of long-term affordable units and to conserve and maintain existing homes. On April 2023, HCD notified Seaside that their PLHA application was approved in the amount of $823,633.

Much as is the case with affordable housing, the City of Seaside's limited resources prevent it from engaging in significant efforts to assist the homeless and chronically homeless, and to prevent homelessness, other than through its partnership with the Coalition and other agencies and organizations. However, the services the City selected to fund with its annual CDBG funds do address poverty and substance abuse, which are key issues for the homeless, chronically homeless, and prevention of homelessness. In particular, Legal Services for Seniors provides services to prevent the displacement of seniors from their homes by means of eviction and foreclosure.

Table App-56: Summary of Program Accomplishments		
Program	**Housing Element Goals and Objectives**	**Accomplishments/Continued Appropriateness**
Goal: 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.	• 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.	**Accomplishments:** The City conducts general code compliance citywide through the Building and Code Enforcement Division of the Building Department. Code compliance in Seaside is complaint-based and City staff works with individuals to correct violations, which can include improvement of substandard housing conditions and blight, as well as neighborhood safety. Council approved a budget increase for 2019-2020 to allow additional code enforcement time on nights and weekends. The City uses the SeeClickFix platform, a public application that allows residents to report code compliance issues, safety issues, abandoned property and dumping, etc., and track progress of their requests. The City distributes business cards with links to the app. Residents and businesses appreciate the SeeClickFix app. Between 2019 to 2022, 274 complaints were registered using the see click fix app. Neighborhood Improvement Commission continues to convene regularly, producing recommendations to City Council on ways to improve the appearance of the City and elicit voluntary cooperation to minimize vandalism. The Neighborhood Improvement Commission participates in public nuisance hearings as outlined in Section 17.36.110 of the Seaside Municipal Code. Over the past 24 months, the Commission has declared a total of (5) properties as public nuisances following a process with public administrative hearings. All properties were deemed to warrant abatement actions by the City due to their excessive accumulations of junk and debris. **Continued Appropriateness:** Code enforcement remains an important component of the City's housing strategy.
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,	• Continue to implement program and utilize the Code Enforcement team to ensure compliance with the ordinance.	**Accomplishments:** Ordinance No. 996 established 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. Through the use of the SeeClickFix app, residents and businesses can report abandoned properties.

Table App-56: Summary of Program Accomplishments		
Program	**Housing Element Goals and Objectives**	**Accomplishments/Continued Appropriateness**
voided building permits, and security of abandoned properties.		**Continued Appropriateness:** Foreclosures appear to be on a rise due to delayed COVID-19 impacts on the economy. This program is included in the 2023-2031 Housing Element.
Acquisition/Rehabilitation: Approximately 77% 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.	• 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.	**Accomplishments:** In 2021, the City received a $1,000,000 CalHome ADU Loan Program for the construction or rehabilitation of ten ADUs via ten no-interest, deferred loans to low-income homeowners in the City. The ADUs will be rented to tenants at or below 80% AMI. Due to the Covid-19 Pandemic, program implementation was delayed; however, implementation resumed in 2023. City Staff has identified several interested applicants and will begin outreach and accepting applications in Summer 2023 Also in 2021, the City created an affordable housing development non-profit called Seaside Housing Collaborative whose mission is to conceptualize, plan, entitle, construct, acquire, sell or lease affordable housing up to and including workforce housing within the City of Seaside. **Continued Appropriateness:** Program implementation remains appropriate for the Housing Element update.
3. Resource Conservation: The City will promote resource conservation in residential construction and rehabilitation.	• 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.	**Accomplishments:** The City continues to promote resource conservation by implementing State Title 24 energy performance requirements through building codes. In addition, in July 2015, the City adopted an ordinance (No. 1024) to expedite the permitting procedures for small residential rooftop solar systems. The purpose of the ordinance is to promote and encourage the installation and use of solar energy systems by limiting obstacles to their use and by minimizing the permitting costs of such systems. The City of Seaside also joined the Monterey Bay Community Power (MBCP), another energy provider. MBCP promotes electrification, incentives for Building Reach Codes, and low interest loans for generators. The City will continue to work with energy suppliers and distributors to institute energy conservation programs, and inform the public of these programs. The City provides information on energy conservation for residents and businesses on the City's website(https://www.ci.seaside.ca.us/257/Renewable-Energy-Programs).

Table App-56: Summary of Program Accomplishments		
Program	**Housing Element Goals and Objectives**	**Accomplishments/Continued Appropriateness**
		Continued Appropriateness: Program implementation remains appropriate for the Housing Element update.
Goal: 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**.**	• 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% 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.	**Accomplishments:** In 2020, the City approved the 105-unit Ascent project and Campus Town, which includes 225 affordable housing units. These project and other citywide and city-owned sites available offer adequate sites to meet the City's remaining RHNA. As of the end of 2022, the City has added 74 very low, 78 low, 76 moderate, and 155 above moderate income units for a total of 383 units. The City did not meet its very low income RHNA of 95. As part of the City's efforts to consider the appropriate mix of housing needs in the community, the City contracted with DPZ design firm to conduct a charrette to establish a community vision for Seaside East, a 625 acres future housing growth area. **Continued Appropriateness:** Program implementation remains appropriate for the Housing Element update. This program will be updated to reflect the new RHNA for the 2023-2031 Housing Element.
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	• 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.	**Accomplishments:** There were no developments that required replacement housing. The Development of The Ascent and Campus Town would not result in the loss of affordable units for lower income households. **Continued Appropriateness:** Program implementation remains appropriate for the Housing Element update.

Table App-56: Summary of Program Accomplishments		
Program	**Housing Element Goals and Objectives**	**Accomplishments/Continued Appropriateness**
use of lower income households at any time during the previous five years.		
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 §65863.	• 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.	**Accomplishments:** The City monitored 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. In addition, the City has adhered to Assembly Bill 35 and Assembly Bill 879, submitting Housing Element Annual Progress Reports tracking progress by income level and development progression. **Continued Appropriateness:** Program implementation remains appropriate for the Housing Element update.
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	• 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.	**Accomplishments:** The Ascent Project involves the consolidation of 14 parcels to a site of 2.68 acres As part of the City's comprehensive General Plan update program, the City is proposing modifications to its standards and incentives to encourage residential and mixed use development. The Comprehensive Zoning Ordinance update is underway is expected to be completed in 2024. **Continued Appropriateness:** Program implementation remains appropriate for the Housing Element update.

Table App-56: Summary of Program Accomplishments		
Program	**Housing Element Goals and Objectives**	**Accomplishments/Continued Appropriateness**
mechanisms and incentives to encourage lot consolidation.		
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.	• 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.	**Accomplishments:** Seaside is recognized among peers as a leader in ADU policy and promotion. On the March 11, 2020 Planning Commission meeting, the topic of ADUs was discussed. Additional study sessions were conducted in 2020 as the City worked on updating the ADU Ordinance to comply with new State law. City will had a first reading of the ADU code on March 17, 2022 and second reading on March 2, 2023. The new ordinance became effective April 2, 2023. Staff coordinated with United Way to host a virtual Seaside ADU Workshop and meet monthly with peers to discuss ADU best practices and financing. As of the end of FY 2021, the City had: • Waived permit inspection fees for 2 years • Hired Workbench architects to prep ADU Pre-Approved Plans • Waived plan check fees for projects using Pre-Approved ADU plans • Allocated 5 AF of water for owners to purchase to construct ADUs • Issued more than 42 ADU permits • About 50 ADU applications still in plan check. In FY 2022, the City updated the City website with ADU development information including pre-approved ADU plans. The City also began the process of implementing its $1,000,000 CalHome ADU Loan Program grant. The City provides ADU Guide on its website at: https://www.ci.seaside.ca.us/740/ADU-Guide **Continued Appropriateness:** Program implementation remains appropriate for the Housing Element update and has been updated to reflect changes in state law.
Goal: Housing Affordability and Protections.		
9. Homebuyer Assistance: With the dissolution of the redevelopment agency, the City has	• Periodically update the City website to promoting resources available to first-time homebuyers.	**Accomplishments:** The 5th Cycle's Homebuyer Assistance Program focused on connecting households with available State and federal

Table App-56: Summary of Program Accomplishments		
Program	**Housing Element Goals and Objectives**	**Accomplishments/Continued Appropriateness**
suspended its First-Time Homebuyer Program. However, the City recognizes the value its residents place on homeownership opportunities. 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.		resources. 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 The City will continue to explore avenues for reinstating a Homebuyer Assistance Program, such as grants. **Continued Appropriateness:** Program implementation remains appropriate for the Housing Element update and is updated in the 2023-2031 Housing Element.
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% 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.	• 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.	**Accomplishments:** The Housing Choice Voucher program represents an important resource for the City's extremely low and very low income households. In March 2020, the City created a dedicated Housing page on its website to provide links to various housing resources, including the HCV Program: http://www.ci.seaside.ca.us/705/Housing In 2021, the City partnered with Monterey County and United Way to implement the Emergency Rent and Utility Assistance Relief Program and provided $1.5M in assistance to maintain housing for Seaside residents impacted by the COVID-19 pandemic. **Continued Appropriateness:** Program implementation remains appropriate for the Housing Element update.
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	• 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	**Accomplishments:** At-Risk units at Hannon Sea View Apartments did not convert to non-low income during the past Housing Element planning period. . The units continue to be affordable, using project-based Section 8 vouchers and Tax Credit subsidy. The project has a long-term project-based Section 8 contract through 2039. In 2021, the City created an affordable housing development non-profit called Seaside Housing Collaborative whose mission is to conceptualize, plan, entitle, construct, acquire, sell or lease affordable housing up to and including workforce housing within the City of Seaside.

Table App-56: Summary of Program Accomplishments		
Program	**Housing Element Goals and Objectives**	**Accomplishments/Continued Appropriateness**
expressed intent to convert to market-rate housing.	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.	**Continued Appropriateness:** Program implementation remains appropriate for the Housing Element update.
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.	• 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. • 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.	**Accomplishments:** The City contracted with AmeriNat professional loan servicing company to support the City's First-Time Homebuyer Downpayment Assistance and Home rehabilitation loan programs. This partnership increases the City's capacity to approve and service more loans to increase the stock of long-term affordable units and to conserve and maintain existing homes. The City added a total of 74 very low and 78 low income units to its housing stock - meeting its goal of facilitating the development of 50 affordable housing units for lower income households. A Comprehensive Zoning Ordinance update is underway in the General Plan and is expected to be adopted by 2024. **Continued Appropriateness:** Program implementation remains appropriate for the Housing Element update.
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.	• 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.	**Accomplishments:** The Comprehensive Zoning Ordinance update is underway to be included in the General Plan. The General Plan is expected to be adopted by 2024. **Continued Appropriateness:** Program implementation remains appropriate for the Housing Element update.
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	• 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.	**Accomplishments:** The City continues to implement its Inclusionary Housing Program and reviews development applications on a case-by-case basis to determine incentives and/or concessions needed to enhance project feasibility. Both The Ascent and Campus Town include affordable housing, adding lower income units to the City's housing stock. **Continued Appropriateness:** Program implementation remains appropriate for the Housing Element update.

Table App-56: Summary of Program Accomplishments		
Program	**Housing Element Goals and Objectives**	**Accomplishments/Continued Appropriateness**
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.		
Goal: Remove Potential Constraints		
15. Multi-family 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.	• By the end of 2020, establish design guidelines on site planning, massing and scale, and architecture features for multi-family and mixed use development.	**Accomplishments:** The City is adopting a form-based code as part of its General Plan. The General Plan is expected to be adopted by 2024. **Continued Appropriateness**: Program implementation remains appropriate for the Housing Element update.
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.	• 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.	**Accomplishments:** The City has not amended the ordinance to address this discrepancy in its Zoning Ordinance. The Comprehensive Zoning Ordinance update is underway in the General Plan. The General Plan is expected to be adopted in 2024. **Continued Appropriateness**: Program implementation remains appropriate for the Housing Element update.
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 5 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.	• 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 MPWMP 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.	**Accomplishments:** Stormwater reclamation and other methods are being pursued to increase the availability of water for housing in Seaside. The City has contracted with the Wallace Group to conduct a feasibility study of groundwater recharge to potentially increase water supply. In 2021, the City also approved water storage project to bring recycled water into Seaside Basin. **Continued Appropriateness**: Program implementation remains appropriate for the Housing Element update.

Table App-56: Summary of Program Accomplishments		
Program	**Housing Element Goals and Objectives**	**Accomplishments/Continued Appropriateness**
	• 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.	
Goal: 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).	By the end of 2020 and as part of the comprehensive update to the Zoning Ordinance, housing-related code amendments related to: • Transitional and Supportive Housing • Reasonable Accommodations • Single-Room Occupancy (SRO) • Employee Housing • Low Barrier Navigation Center (LBNC)	**Accomplishments:** The Comprehensive Zoning Ordinance update is underway in the General Plan. The General Plan is expected to be adopted on 2024. **Continued Appropriateness:** Program implementation remains appropriate for the Housing Element update.
19. 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.	• 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. • 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.	**Accomplishments:** Coordination continues with HAMC. The City has provided CDBG public service funding to Eden Council for Hope and Opportunity (ECHO) since 2018 and to Legal Services for Seniors (LSS) since 2016. ECHO provides fair housing information and education to renters and housing providers, investigate suspected cases of housing discrimination, conduct systemic audits to uncover housing discrimination, and provides counseling and conciliation to renters and housing providers regarding their rights and responsibilities in rental housing. Additionally, ECHO also conducts presentations and conduct mass media advertising (social media ads, TV/radio interviews, electronic flyers) throughout the City of Seaside. LSS provides no-cost legal representation to senior (aged 62+) Seaside residents. LSS services include direct representation in court and legal support to resolve bureaucratic processes such as Medicare and Medi-Cal issues and landlord-tenant disputes. LSS also provides educational workshops to help Seaside residents, caregivers, family members and elder care professionals recognize and prevent mortgage fraud, consumer fraud, landlord abuses and elder abuse. The City continues to offer CDBG public service funding to both agencies for their continued services

Table App-56: Summary of Program Accomplishments		
Program	**Housing Element Goals and Objectives**	**Accomplishments/Continued Appropriateness**
		The comprehensive Zoning Ordinance update is underway. **Continued Appropriateness:** Program implementation remains appropriate for the Housing Element update but has been updated to reflect new requirements for affirmatively furthering fair housing.
20. Childcare Costs. Following housing costs, single female-headed families must allocate a portion of their incomes towards childcare costs as reliable child care is often necessary to retain stable employment.		**Accomplishments:** Amended Municipal Code to reduce discretion for both Small and Large Family Daycare Homes allowing them by-right in all residential and commercial zones. **Continued Appropriateness:** This is not a direct housing program/action. It is not included in the 2023-2021 Housing Element.

B. Quantified Objectives

The following table summarizes the City's progress in meeting the quantified housing objectives for the 2015-2023 planning period.

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Units to be Constructed	95		62	72	164	393
Units Constructed	74		78	76	155	383
Units to be Rehabilitated	1	2	2	0	0	5
Units Rehabilitated	0	0	0	0	0	0
Units to be Conserved	66	67	--	--	--	133
Units Conserved	66	67	--	--	--	133

Section 6: Community Engagement

This 2023-2031 Housing Element Update was prepared in coordination with Seaside 2040, the comprehensive update to the General Plan Both the 2015-2023 Housing Element (adopted December 2019) and the Midterm Update (April 2020) were also prepared alongside the General Plan Update so much of the feedback has carried over into the Sixth Cycle Housing Element. A draft General Plan was releases in 2017 but efforts to complete the update were delayed and exacerbated due to coronavirus disease concerns. A second round of outreach was kicked off in 2022 and continues through the review and adoption of both the General Plan and Housing Element. The engagement activities provide different opportunities for participation and are offered in both English and Spanish, in-person and virtually. The specific activities that pertain to the Housing Element Update are described below:

The City will hold additional in person and virtual engagement sessions for the Sixth Cycle Housing Element during the Public Review period in Spring/Summer 2023:

- 5/19: Housing Element available for public review
- 6/14 or 6/21: Planning Commission presentation on Housing Element
- 6/20: Virtual community workshop on General Plan Update and Housing Element
- 6/22: In person community workshop on General Plan Update and Housing Element

A. Stakeholder Interviews

In March 2020, Seaside staff conducted six email and phone stakeholder interviews with Seaside residential leaders about their views of housing characteristics, key issues and opportunities, vision for the future and community engagement opportunities. The responses are summarized below:

- **Housing affordability and housing age.** While homes are perceived to be more affordable in Seaside than the rest of the peninsula, homeownership remains out of reach for many residents. The age of housing presents a cost-burden to people, especially those on fixed-income, when maintaining the home.
- **Housing and neighborhood conditions.** Code enforcement is viewed as having limited staff and funding to properly maintain the quality of all neighborhoods.
- **Overcrowding.** Homes often have multiple families living together in one home.
- **Water availability.** Water availability and the ability to set a meter often limits the development of vacant parcels.
- **Housing for all.** Seaside is viewed as having housing opportunities at various price points for all income levels; there just is not sufficient quantity of housing.
- **Workforce housing.** Housing for people of modest incomes, like teachers, are often unable to secure housing, without spending a high percentage of their income. There is growing awareness of this problem, and institutions like the Monterey Peninsula Unified School District [MPUSD] are looking at providing teacher housing to address this issue.
- **Momentum.** Seaside residents, especially the long-term ones, view Seaside as finally on the verge of opportunity with Campus Town and Ascent having been recently approved. There is a local

advocacy movement to put Seaside first, with housing a priority, and this community advocacy has already proven effective.

The City conducted a series of stakeholder interviews to kick off this process again in the Summer of 2022 to ensure that the updates to the General Plan and Housing Element are informed by and reflective of its community's diverse views and priorities. Stakeholders included representatives from advocacy groups for youth and family, arts, education, environment, housing, and the Hispanic/Latinx population. A key purpose of these interviews was to reach and elevate the voices of those who have not been historically represented in planning processes.

The interview questionnaire consisted of general questions to identify strengths and issues and several questions specific to housing (see Section 4 of this report for the list of questions.) The interviews were conducted from June 2022 to July 2022. A total of 10 representatives participated in this stakeholder interview process. The list of participating organizations and interview questions are included at the end of the report, in Section 5.

These interviews reiterated some of the findings from the 2020 interviews such as housing affordability and overcrowding but also identified the connection between other issues (jobs, education) and provided a holistic look at the issues facing the community such as:

- **Childcare**: Lack and price of childcare makes it difficult for families (and especially single mothers) to find work. Without work, they have limited housing choices and families may be doubling up to afford housing costs.
- **Youth housing opportunities and engagement**: Despite the presence of higher education and technical institutions in Seaside, youth need more opportunities and stuff to do in the city. 18-to-24 years also get "lost in the weeds" post-high school. Youth are also struggling with housing when they cannot get it through their social support system (e.g., family).
- **Transit/Walkability**: Making existing neighborhoods more walkable and accessible for pedestrians. Safety and maintenance need to be prioritized. Streets feel especially unsafe because of several factors: width, traffic speed, and lack of sidewalk maintenance. The City also needs more safe routes and dedicated bike lanes.
- **Engagement:** The City can do a better job at community engagement, and through that, learn what are the real community priorities rather than only listen to the same group of voices. The City should engage with:
    - Business owners, especially Latinx and Black and young people interested in opening a business but being priced out.
    - Parents to understand rent struggles.
    - Youth: both high school and college
    - Spanish-speaking community
    - Generacion: based out of Watsonville and working on climate justice and are inclusive/accessible to Spanish speakers
    - Black churches
    - The elderly community
    - Chamber of commerce

1. Strengths, Issues and Challenges, and Opportunities

Overall, the following strengths, opportunities, issues, and challenges were shared by stakeholders.

Strengths	Issues and Challenges	Opportunities

• Diversity of housing types
• Close-knit community
• Educational institutions
• Geographic location
• Broadway Plan
• Diversity
• City services
• City leadership
• Partnerships across agencies and with nonprofits
• Park beautification and rehabilitation (e.g., wetlands)
• Small and big/franchise business balance
	• Lack of sufficient and affordable childcare
	• Lack of youth opportunities
	• Lack of housing affordability
	• Overcrowding
	• Climate
	  • Climate Action Plan's role in the General Plan Update
	  • Water use and open space
	• Parking
	  • Role of overcrowding
	  • Role of short-term rentals and push for infill development
	• Safety
	  • Need for safer roads (from pedestrians in sidewalks, to cyclists in bike lanes)
	  • Insufficient dedicated bike lanes
	• Housing
	  • No more room for housing development within city limits
	  • Unaffordable housing leading to seeking multiple jobs, doubling up in single-family housing, and forcing out residents
	  • Growing Airbnb units as an obstacle to housing quantity and affordability
	  • Coastal Commission leading to hard approval process for large housing development
	• Work
	  • Low wage hospitality or service jobs most common among immigrant population
	• Health
	  • Lack of proper healthcare
	  • Limited number of clinics providing preventive care and mental health services
	• Walkability
	  • Few walkable places
	  • Factors determining street safety: width, traffic speed, and lack of sidewalk maintenance
	• Open Spaces
	  • Park distribution inequity/high concentration in few areas
		• Childcare
		  • Role of city services to support working parents
		  • Parent engagement on identifying childcare solutions
		• Housing
		  • Locations:
		    - Broadway Gate area
		    - Hamilton and Sonoma intersection
		    - Fort Ord
		    - General Gillmore Boulevard
		  • Types:
		    - ADUs
		    - Multifamily
		    - Mixed use integration
		• Climate
		  • Alternative transportation and connectivity
		  • Walkability (15-minute city)
		  • Lens for development approval
		  • Electrification
		  • Regional response requiring cross-jurisdictional partnerships
		• Education
		• Partnership with local schools and nearby higher education institutions

2. Summary by Stakeholder Group

a. Arts, Education and Youth

Strengths

Housing

- Compared to other cities in the region, Seaside has a diversity of housing.

City and Community

- Seaside has a tight knit community that is more like a family.
- City staff are doing a great job to face new and ongoing challenges.

Education

- Education is a big strength of the City given the presence of higher education and technical institutions, including California State University Monterey Bay.

Issues

Childcare

- There is not sufficient and affordable childcare in Seaside, and it is much needed especially for children under five years old.
- There are not sufficient people working in childcare, and that has many repercussions, including fewer staff available to take care of children of working families or families that do want to work but cannot because of lack of childcare options. The hospitality field, one of Seaside's strongest industries, is suffering as a result.

Work and Other Opportunities

- Related to childcare, people remain in a lower income bracket when they cannot take on work because of childcare unavailability and costs.
  - This is particularly true for single mothers.
- Youth need more opportunities and stuff to do in the city. 18-to-24 years also get "lost in the weeds" post-high school.

Housing

- Rents are increasing too rapidly.
  - People are moving out of Seaside such as to Pacific Grove where rents are cheaper.
  - Families are living together to reduce housing costs, leading to overcrowding.
  - Older generations feel like the newer generations will not be able to buy a house in Seaside and stay here.
- Lack of housing affordability is particularly affecting the Black community of Seaside.
- It takes a long time to get Section 8 Housing.
- When housing is proposed, the approval and construction periods take too long.
- Golf course area got housing but it is not affordable for people in this community.

Cost of Living

- In addition to housing, other aspects of living in Seaside are becoming more expensive. This impacts families and their quality of life.
- Create family programs to support working families and for people to meet and learn from each other.

Opportunities

City Services

- The City should consider providing services to those who do want to work but currently cannot because of they need to take care of their children.
- Single purpose soccer fields could me made multi-use to include football.

Childcare

- Parents are very active in this space. Involve them in identifying opportunities to make childcare more accessible and affordable.

Housing

- There is an opportunity to bring housing to the Broadway Gate area.
- ADU is a good opportunity and conversation around it should be strengthened.

Land Use Diversity

- Seaside has become more of a bedroom community, and could benefit from different uses that reactivate the community.

Community Engagement

- The City can do a better job at community engagement, and through that, learn what are the real community priorities rather than only listen to the same group of voices.
- As part of the General Plan Update process, engage with:
  - Business owners, especially Latinx and Black and young people interested in opening a business but being priced out.
  - Parents to understand rent struggles.
  - Youth, especially those graduating high school and entering college, who are struggling with housing when they cannot get it through their social support system (e.g., family).

COVID-19 Pandemic

- The following were identified as the biggest impacts:
  - Stipends for covering basic needs, especially food
  - Rental assistance
  - Vaccination and medical assistance
    - Piloted Vida project to bring community health workers to help educate people on COVID safety and vaccination.
  - Food banks (including going door-to-door)
  - Internet access

b. Environmental

Strengths

Seaside's Special Features

- Location: Proximity to Highway 1 and so many recreational spots make Seaside uniquely situated.
- Education: The City has many public education schools, including for special education, international education, and arts education, that need to be included as special features in the General Plan.

Housing

- Seaside has some diversity of housing type relative to other Peninsula municipalities.
- Seaside has balanced neighborhoods, instead of enclaves such as gated communities, which create a friendly, neighborly, and close-knit community.

Broadway Plan

- The multi-level parking structure in the Broadway Plan may offer some relief to make West Broadway area more commercial and walkable.
- Easy rapid transit would mean not having to rely on a car.

Issues

Climate

- Climate Action Plan was adopted but it was not clear if and how it would guide the General Plan Update.
- Water use and open space will continue to be pressing issues for the City.

Housing

- Overcrowding is a major issue that has gotten. It is basically turning single family housing into multifamily housing out of necessity.
- Avoid another Seaside Highland.
- It is very difficult for people to qualify for a loan and buy a house in Seaside.
- The unhoused population is undercounted.

Parking

- Overcrowding is also resulting in lack of sufficient parking.
- Both increase in short-term rentals and push for infill development will exacerbate parking issue.

Safety

- More safe routes are needed.
- Dedicated bike lanes are only in Broadway and one other street. This is not sufficient.

Opportunities

Climate

- Create a plan that supports alternative transportation and connectivity to reduce carbon emissions.
  - Together, these can mitigate parking development.
- All developments should be though a climate change lens to ensure that they do not exacerbate the problem.
- Electrification will be an important aspect to responding to climate and meeting future codes.
- Addressing climate change requires a regional response that does not adhere to city boundaries. It will require cross-jurisdictional partnerships.
- Looking elsewhere:
  - Santa Cruz County and San Luis Obispo provide good models for climate planning.
  - Watsonville is a good example of how to apply a climate justice lens.
  - Other jurisdictions are farther ahead when it comes to climate action and environmental justice. Partner and learn from them.

Walkability

- Make 15-minute city a priority especially for Seaside East. This includes making existing neighborhoods more walkable and accessible for pedestrians.

Housing

- Hamilton and Sonoma intersection is densely populated and has lots that could support multifamily housing.
  - Some buildings are rundown and need better maintenance.
- Emphasize multifamily housing and equitable location that leads to more socioeconomic integration.

Community Engagement

- As part of the General Plan Update process, engage with:
  - Spanish-speaking community
  - Generacion: based out of Watsonville and working on climate justice and are inclusive/accessible to Spanish speakers
  - Black churches

COVID-19 Pandemic

- The following were identified as the biggest impacts:
  - Open spaces: more people were trying to get outdoors. There is a stronger need to make amenities and services more accessible within walking distance.
  - Restricted commerce and business closures

c. Latinx

Strengths

Seaside's Special Features

- Location: Seaside is close to other cities that create opportunities for jobs, recreation, and other.
- City leadership: The current mayor has been doing a great job.
- Diversity: Seaside's population is diverse and is increasingly so.
- City services: It has fire and police departments and the DMV.
- Partnerships: More nonprofits are establishing here and partnering with City Council to bring services to residents (e.g., Palenque Arts)

Environment

- The City and nonprofits have done good efforts in park beautification and rehabilitation, especially some of the wetlands closer to the beach.

Economic Development

- The City has done a good job of balancing the need and presence of small and big/franchise businesses.
- The Auto Mall is an asset, as it might be the only one in the Peninsula.

Issues

Housing

- There is no more room for housing development.
- Because housing is so expensive, people are either finding multiple jobs are living together in single-family housing.
  - Seaside will continue to lose residents if it does not address the housing problem, as they will be forced to look to other places to live.
- The growing number of Airbnb's is another obstacle for housing quantity and affordability.
- Any large housing development has to go through a hard approval process when the project is within the Coastal Commission's boundaries.

Work

- Among the immigrant community, hospitality or service jobs tend to be the most common. But these do not pay much. Many have to live with multiple families or work a second job.

Health

- The City is missing proper healthcare.
- There are a limited number of clinics providing preventive care and mental health services.
- During the pandemic, it was hard to find healthcare locations. Many people had to travel out of the city to receive the services they were looking for.

Walkability

- The City has few walking spaces.
- Streets feel especially unsafe because of several factors: width, traffic speed, and lack of sidewalk maintenance.
- People did not know where it was safe to walk and bike and so did not get that many opportunities to be outside during the pandemic.

Open Spaces

- Many parks are located near General Gillmore Boulevard, whereas Fremont and surrounding areas do not have many open spaces.
- Parks are highly concentrated when looking at the land use map.

Opportunities

Housing

- Location:
  - Use some of the Fort Ord land and areas around General Gillmore Boulevard for accommodating new housing.
  - There is a small vacant plot on Broadway next to the post office that could become housing.
- Support economic development through housing opportunities.
- The City should find more opportunities to partner with private housing developers.
- Create a first-time homebuyer's program.
- Looking elsewhere:
  - The City of Marina started the development Sea Haven, where the developer established a fund wherein part of the sale of a house would go to a fund that awards money back to nonprofits based in Marina.
    - This could be a model for Seaside to follow and establish a community benefits plan or agreement.

Education

- The City should partner with local schools to create programs to increase education partnership with nearby universities.
- The City of Gonzales offers a good example of how to collaborate between the city and schools.

Community Engagement

- As part of the General Plan Update process, engage with:
  - The elderly community
    - Myer Center
  - Student clubs
    - High school and college students
  - Chamber of Commerce

COVID-19 Pandemic

- The following were identified as the biggest impacts:
  - Service industry: many had to seek government relief.
  - Sense of community

3. Participating Stakeholders

A total of 10 organizations participated in the stakeholder interview process, representing five diverse groups: environmental, arts, education, youth and Latinx.

- Building Healthy Community
- Community Partnerships for Youth
- LandWatch
- League of United Latin American Citizens
- Seaside High School
- Seaside Peninsula
- Siembra Latinos Fund
- Sustainable California State Monterey Bay
- Sustainable Monterey County
- Sustainable Seaside

4. Interview Questionnaire

. Interview Questionnaire

Part 1: Strengths, Assets, and Characteristics

1. Previously, stakeholders identified the following as key assets and characteristics that make Seaside special: community characteristics including culture, diversity, and community involvement, the fire and police department, housing affordability, small businesses, churches, park and recreation space, the auto mall and CSUMB. Do these still resonate?

    - Are there any additional characteristics of Seaside today that you do not see reflected in this list?

Part 2: Issues

2. Previously, stakeholders identified key issues surrounding expensive housing, with aging stock and overcrowding, lack of economic development opportunities, and various infrastructure improvements needed as top priority issues. Do these still resonate?

    - Have any new issues emerged in the past five years not considered in this list, or become particularly exacerbated?

3. How were you and your community affected by the Covid-19 pandemic? What lasting effects are you experiencing, or do you anticipate experiencing?

Part 3: Housing

4. What concerns you about housing in Seaside?

    - In what ways are residents' housing needs not being met? Such as, for certain income groups? In certain neighborhoods? For people with special needs?
    - What do you think are the greatest barriers or constraints that are preventing those needs from being addressed?

5. Where in the city do you think more or different types of housing should be built? Are there any sites that you think are particularly well-suited for new or additional housing?

Part 4: Process Going Forward

6. Is there anything you'd like to see or change related to community engagement, processes, and General Plan topics going forward?

B. Seaside Chats…

The City of Seaside hosts a recurring community conversation event called Seaside Chats… which covers a variety of topics. In advance of the Housing Element Update, staff conducted two Seaside Chats: Electrification and Housing. The format of a Chat is to begin with a brief introduction and offer the latest information about the topic, followed by a free-form discussion. Even the seating arrangements are carefully considered, to emphasize the equality of participants.

Seaside Chats… Electrification was held on February 25, 2020. This conversation featured three speakers: Dan Bertoldi with Monterey Bay Community Power, Rob Nicely with Carmel Building and Design, and Matt Hough with Sierra Club. Electrification was a topic per the request of a council member. Introduction of the topic took longer, as many were less familiar with electrification. Community questions included:

- What happens when PG&E does a shutdown? [Monterey Bay Community Power has a generator program they are announcing, and passive energy may reduce the need for some power.]
- What about people who like to cook using gas? [Gas, when used with improper exhaust, increases indoor air pollution to dangerous levels, also induction burners can be used.]
- Are there incentives to do this? [There are various incentives for homeowners and businesses, as well as incentives for cities to adopt reach codes.]
- If Seaside considered reach codes, what might help that happen? [Partnerships and outreach in advance are essential, with Sierra Club offering to assist.]

Seaside Chats… Housing was held on March 12, 2020. This conversation covered water availability, code enforcement, increasing density in existing neighborhoods, affordable housing, and ADUs. The discussion included State efforts, like SB-330 and SB-902, among others. Community questions included:

- What is being done about Veteran housing? [An allocation of CDBG funds are directed to VTC which supports veteran housing.]
- Does Seaside have its own ADU code? [No, the City follows State regulations, and is considering adopting its own ADU code.]
- How big can an ADU be? [ADU and JADU sizes were discussed.]
- What about parking for the ADU? [State regulations do not allow consideration of parking.]
- Where will jobs be located? [The new zoning code will define employment zones and Seaside East is anticipated to create a new, small employment area.]
- How can we find out what the City is doing about development? [A development dashboard will inform people of both commercial and residential development status in the city.]

C. Planning Commission

The City of Seaside Planning Commission met on March 11, 2020 to discuss topics included in the Housing Element Update. The Planning Commission discussion included:

- Affordable housing
- Procuring water for housing development
- Parking concerns
- Jobs / housing balance

- Seaside East development
- MPUSD and workforce housing

The Planning Commission is aware of recently approved affordable housing that will be part of Campus Town and Ascent. The Planning Commission had more sophisticated questions related to housing at a variety of price points, the housing/jobs balance, water concerns, and several questions about the potential of Seaside East.

The Planning Commission is invited to a special design charrette for Seaside East taking place late in April 2020. Duany Plater-Zyberk (DPZ) is a consulting firm, well known for their work on Seaside, Florida and DPZ is scheduled to come to Seaside to conduct a week-long design charrette that will include a wide variety of stakeholders crafting a plan for the use of 600 acres of land that abuts the Fort Ord National Monument and overlooks the beauty of Monterey Bay. The former Army base land will be used for parks, open space, residential, a civic campus and employment.

The Planning Commission will review the Draft Housing Element on June 14, 2023 or June 21, 2023.

D. Internet Survey

An internet survey was created in both English and Spanish for the 2020 Housing Element Update. The City of Seaside continued to solicit survey responses until March 25, 2020 to allow the maximum opportunity for participation. The City mass emailed the survey links to over 800 people to encourage participation. The survey links were available on the City's website and via social media. There is awareness, however, of subordinating the survey message to all of the City's coronavirus messaging.

A fun marketing campaign to generate participation was conducted via Facebook and Twitter, with the intent of reaching people who are self-isolating and may be more likely to participate in a short survey.

The survey was designed as a coordinated effort between the City of Seaside and Rincon Consultants and covers topics such as: affordable housing, water availability, ADUs, increasing density in existing neighborhoods, workforce housing, and the use of technology to speed up the development process.

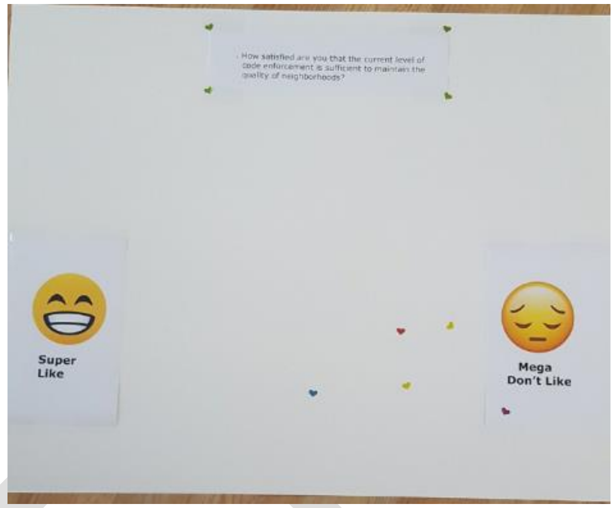
The survey results indicate: affordable housing remains a concern, code enforcement could be improved, and identifying additional water acquisition to support housing development is popular. These are preliminary findings and the survey is still ongoing. Final survey results will be included in the version of this document sent to Council for adoption, due to time constraints.

E. Community Engagement during Coronavirus

While the outreach for the 2023 Housing Element Update is different from the usual methods, a good faith effort has been made to reach as many facets of the community as possible. The City of Seaside prioritizes public health and safety, so alternatives had to be found. While the number of people engaged may have been less than prior efforts, the feedback has been outstanding: the proposed budget for code enforcement should be considered for an increase to respond to concerns; a development dashboard, which can both inform the community and be part of economic development marketing, will be considered for the city website; reach codes for electrification may be discussed by Council; people are excited about the ADU technology and plan submittal software to be funded via SB-2. These items improve the quality of neighborhoods, the speed of development, and also the marketing of the City.

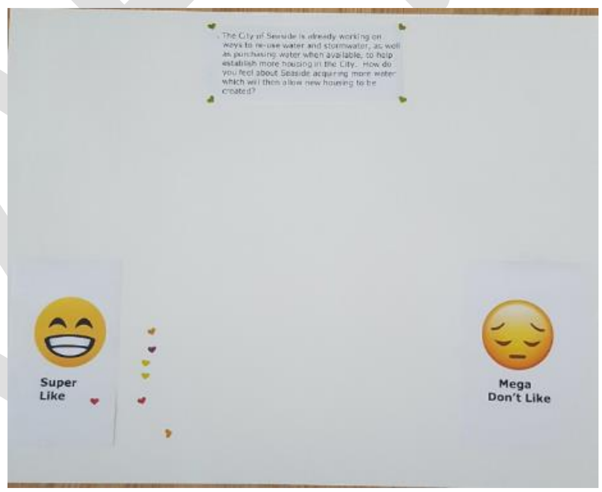
City staff took extra precautions when conducting community engagement for the 2020 Housing Element Update. Health and safety were emphasized during events due to COVID-19.

Amount of workforce housing

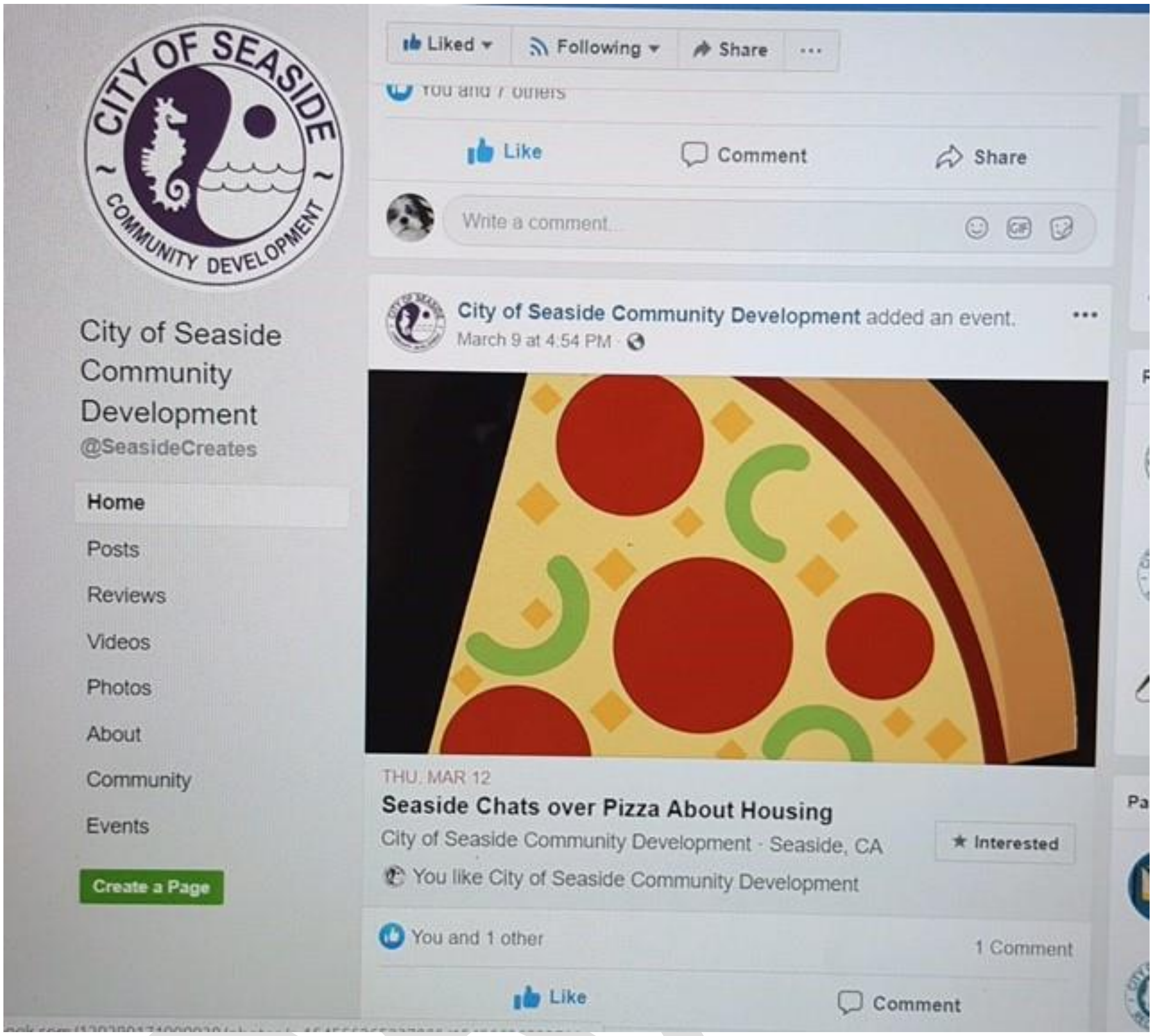


Current level of code enforcement

Technology to speed up development process



Increase sources of water


Liked
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Write a comment...
CITY OF SEASIDE
COMMUNITY DEVELOPMENT
City of Seaside Community Development
@SeasideCreates
Home
Posts
Reviews
Videos
Photos
About
Community
Events
Create a Page
City of Seaside Community Development added an event.
March 9 at 4:54 PM
THU, MAR 12
Seaside Chats over Pizza About Housing
City of Seaside Community Development · Seaside, CA
Interested
You like City of Seaside Community Development
You and 1 other
1 Comment
Like
Comment

Section 7: AFFH

A. Introduction and Overview of AB 686

Assembly Bill 686 passed in 2017 requires the inclusion in the Housing Element an analysis of barriers that restrict access to opportunity[20] and a commitment to specific meaningful actions to affirmatively further fair housing.[21] AB 686 mandates that local governments identify meaningful goals to address the impacts of systemic issues such as residential segregation, housing cost burden, and unequal educational or employment opportunities to the extent these issues create and/or perpetuate discrimination against protected classes.[22] In addition, it:

- Requires the state, cities, counties, and public housing authorities to administer their programs and activities related to housing and community development in a way that affirmatively furthers fair housing
- Prohibits the state, cities, counties, and public housing authorities from taking actions materially inconsistent with their AFFH obligation
- Requires that the AFFH obligation be interpreted consistent with HUD's 2015 regulation, regardless of federal action regarding the regulation
- Adds an AFFH analysis to the Housing Element (an existing planning process that California cities and counties must complete) for plans that are due beginning in 2021
- Includes in the Housing Element's AFFH analysis a required examination of issues such as segregation and resident displacement, as well as the required identification of fair housing goals

The Bill added an assessment of fair housing to the Housing Element which includes the following components: a summary of fair housing issues and assessment of the City's fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities; an assessment of contributing factors; and an identification of fair housing goals and actions.

B. Analysis Requirements

An assessment of fair housing must consider the elements and factors that cause, increase, contribute to, maintain, or perpetuate segregation, racially or ethnically concentrated areas of poverty, significant disparities in access to opportunity, and disproportionate housing needs.[23] The analysis must address patterns at a regional and local level and trends in patterns over time. This analysis should compare the

20 While California's Department of Housing and Community Development (HCD) does not provide a definition of opportunity, opportunity usually relates to access to resources and ability to improve quality of life. HCD and the California Tax Credit Allocation Committee (TCAC) have created Opportunity Maps to visualize place-based characteristics linked to critical life outcomes, such as educational attainment, earnings from employment, and economic mobility.

21 "Affirmatively furthering fair housing" is defined to mean taking meaningful actions that "overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity" for communities of color, persons with disabilities, and others protected by California law.

22. A protected class is a group of people sharing a common trait who are legally protected from being discriminated against on the basis of that trait.

23 Gov. Code, §§65583, subds. (c)(10)(A), (c)(10)(B), 8899.50, subds. (a), (b), (c); see also AFFH Final Rule and Commentary (AFFH Rule), 80 Fed. Reg. 42271, 42274, 42282-42283, 42322, 42323, 42336, 42339, 42353-42360, esp. 42355-42356 (July 16, 2015). See also 24 C.F.R. §§ 5.150, 5.154(b)(2) (2016).

locality at a county level or even broader regional level such as a Council of Governments, where appropriate, for the purposes of promoting more inclusive communities.

For the purposes of this AFFH, “Regional Trends” describe trends in Monterey County and the Bay Area, depending on the availability of data from the U.S. Census and other data sources. “Local Trends” describe trends specific to Seaside and communities within the City.

1. Sources of Information

The City used a variety of data sources for the assessment of fair housing at the regional and local level. These include:

- U.S. Census Bureau’s Decennial Census (referred to as “Census”) and American Community Survey (ACS)
- U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) reports (based on the 2014-2018 ACS)
- Monterey County’s Analysis of Impediments to Fair Housing Choice 2019 (2019 AI), a joint effort by the County Collaborating Entities[24]
- Local Knowledge

Some of these sources provide data on the same topic, but because of different methodologies, the resulting data differ. For example, the decennial census and ACS report slightly different estimates for the total population, number of households, number of housing units, and household size. This is in part because ACS provides estimates based on a small survey of the population taken over the course of the whole year.[25] Because of the survey size and seasonal population shifts, some information provided by the ACS is less reliable. For this reason, the readers should keep in mind the potential for data errors when drawing conclusions based on the ACS data used in this chapter. The information is included because it provides an indication of possible trends. The analysis makes comparisons between data from the same source during the same time periods, using U.S. Census data as a first source.

The City also used findings and data from the 2019 Monterey County Analysis of Impediments to Fair Housing Choice (2019 AI) for its local knowledge as it includes a variety of locally gathered and available information on issues affecting fair housing choice. The City also used HCD’s 2020 Analysis of Impediments to Fair Housing Choice for its regional findings and data.

In addition, HCD has developed a statewide AFFH Data Viewer. The AFFH Data Viewer consists of map data layers from various data sources and provides options for addressing each of the components within the full scope of the assessment of fair housing. The data source and time frame used in the AFFH mapping tools may differ from the most current available Census and ACS data. The City tried to the best of its ability to ensure comparisons between the same time frames but in some instances, comparisons may have been

24 2019 Monterey County Analysis of Impediments to Fair Housing Choice covers the entitlement jurisdictions of Monterey, Salinas, and Seaside, as well as the Monterey Urban County Entitlement Area, which is comprised of the cities of Gonzales, Greenfield, Sand City (participating cities), and the unincorporated areas of Monterey County

25 The American Community Survey is sent to approximately 250,000 addresses in the United States monthly (or 3 million per year). It regularly gathers information previously contained only in the long form of the decennial census. This information is then averaged to create an estimate reflecting a 1- or 5-year reporting period (referred to as a “5-year estimate”). 5-year estimates have a smaller margin of error due to the longer reporting period and are used throughout the AFFH.

made for different time frames (often different by 1 year). As explained earlier, the assessment is most useful in providing an indication of possible trends.

2. Fair Housing Defined

Fair housing throughout this report is defined as follows:

> A condition in which individuals of similar income levels in the same housing market have a like range of choice available to them regardless of their characteristics as protected under State and Federal laws.

The housing markets across the Monterey region are very different. Therefore, in most cases, discussions and assessments on housing options and choices are made in the context of the local communities, particularly relating to local policies that would impact the range of housing choices available.

3. Housing Issues, Affordability, and Fair Housing

HUD's Fair Housing and Equal Opportunity (FHEO) Division draws a distinction between housing affordability and fair housing. Economic factors that affect a household's housing choices are not fair housing issues per se. Only when the relationship between household income, household type, race/ethnicity, and other factors create misconceptions, biases, and differential treatments would fair housing concerns arise.

Tenant/landlord disputes are also typically not related to fair housing. Most disputes between tenants and landlords result from a lack of understanding by either or both parties on their rights and responsibilities. Tenant/landlord disputes and housing discrimination cross paths when the disputes are based on factors protected by fair housing laws and result in differential treatment.

C. Geography

1. Monterey County

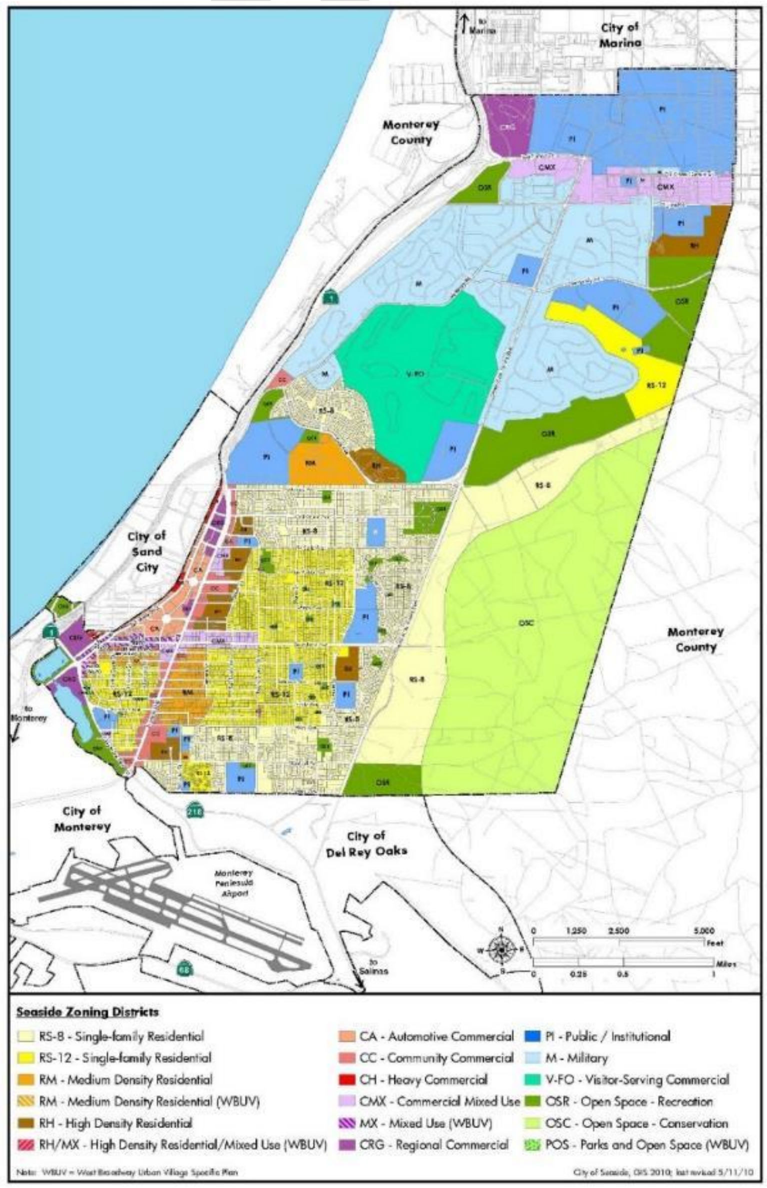
Monterey County is predominantly rural, with urban development clustered along the Monterey Bay coastline and in agricultural inland valleys along U.S. 101. Major urban development in the Monterey Bay Area primarily occurs along the Monterey Peninsula from Marina to the north and Carmel-by-the-Sea to the south. The Seaside-Monterey, and Salinas urbanized areas are the most densely developed in the region. The cities in Monterey County are generally broken up into two areas – the Peninsula cities (Carmel-by-the-Sea, Pacific Grove, Monterey, Sand City, Seaside and Marina) and the Valley cities which are located along SR-101 in the inland areas (Salinas, Gonzales, Soledad, Greenfield and King City). For this analysis, the regional context will be the Monterey County Area. Where more detail or data is needed, the City compared Seaside to its neighboring Peninsula Cities of Monterey and Marina and to the Valley Cities of Salinas and Gonzales.

2. Seaside

Seaside is one of seven cities on the Monterey Peninsula. Nearby cities include Marina, Del Rey Oaks, Monterey, and Carmel-by-the-Sea. The City was developed as a primarily single-family community in the 1950s and 1960s. 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, faced an increased rate of development during that time to meet this housing demand of an expanding military base. As a result, Seaside produced a significant amount of low-cost housing for the military personnel. This housing demand was eased somewhat when the Army built more housing on base in the late 1980s. However, workers in the hospitality and other service industries have replaced military personnel in Seaside, where the majority of the affordable housing on the Monterey Peninsula could be found. Even with the base closure at Fort Ord, Seaside continues to provide the bulk of the most affordable housing on the Monterey Peninsula. The closure of Fort Ord and the continuing growth of California State University Monterey Bay (CSUMB), as well as the decrease in available land, have brought new opportunities and challenges for Seaside.

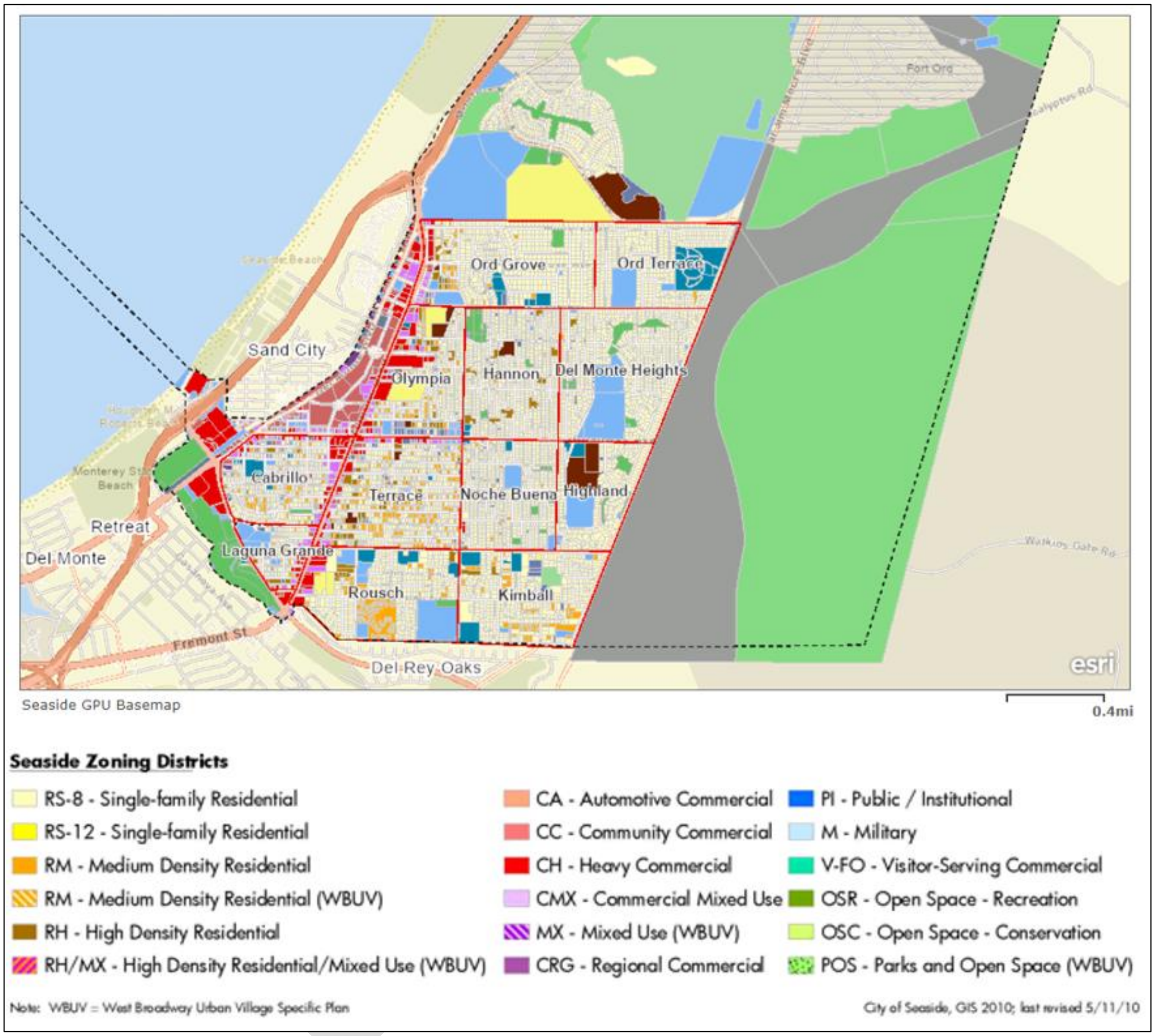
As shown in Figure App-18, the southern portions of Seaside contain the residential housing while northern Seaside (north of Military Avenue) contains mostly non-residential districts such as Public/ Institutional (PI), Military (M), Visitor-Serving Commercial (V-FO), Open Space with scattered housing and mixed-use commercial.

Figure App-18: 2007 Zoning Map



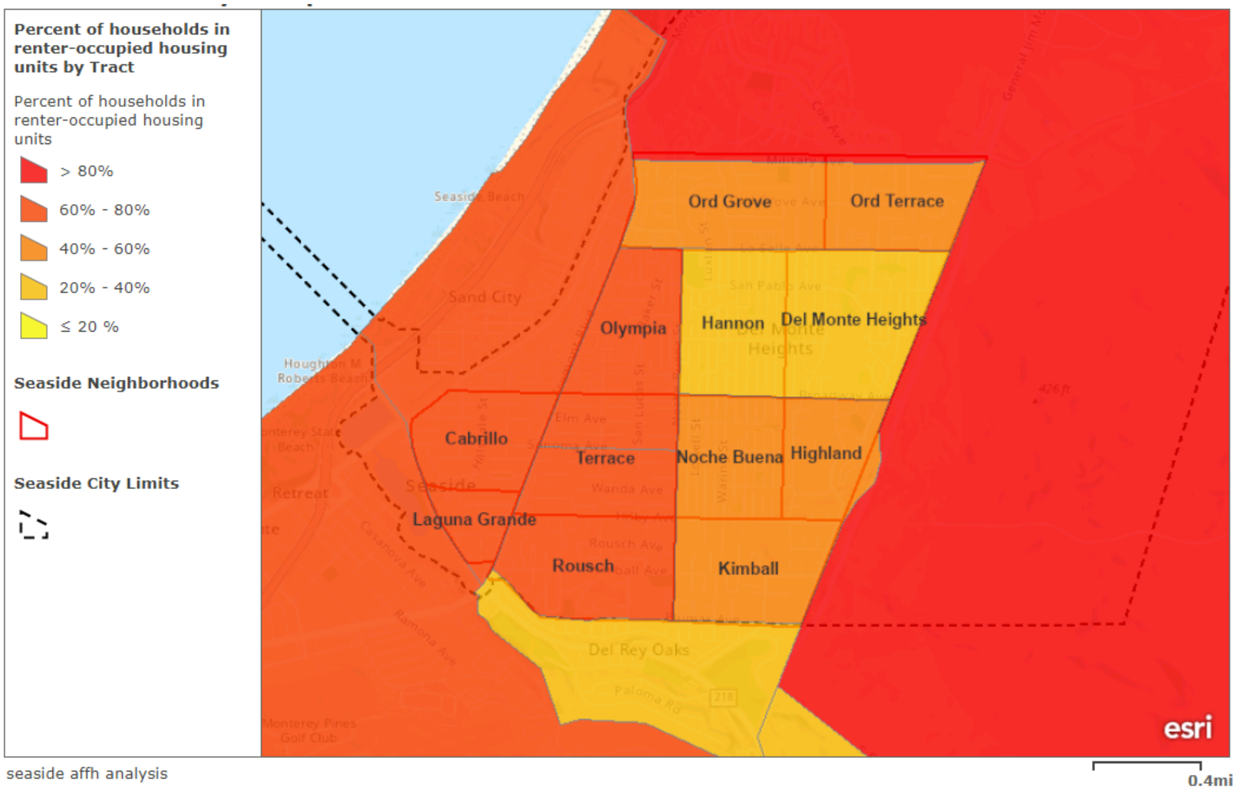
Seaside’s residential neighborhoods are shown in Figure App-19. Most neighborhoods are single family housing districts, with multi-family residential housing (medium and high) allowed mostly along Fremont Boulevard in the Old Grove, Olympia, Terrace, Rousch, and Kimball neighborhoods. The Highland Neighborhood has the highest concentration of High Density Residential acreage.

Figure App-19: Seaside Neighborhoods



The City's renter population is concentrated west of Noche Buena Boulevard in the Olympia, Terrace, Rousch, Cabrillo, and Laguna Grande neighborhoods. Between 60% and 80% of households in these neighborhoods are renter households (Figure App-20).

Figure App-20: Renter Household Concentration



D. Assessment of Fair Housing

1. Fair Housing Enforcement and Outreach Capacity

Fair housing is a right protected by both federal and state of California laws and virtually every housing unit in California is subject to fair housing practices. Enforcement includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing. Fair housing outreach capacity also relates to the ability of a locality and fair housing entities to disseminate information related to fair housing and provide outreach and education to assure community members are well aware of fair housing laws and rights.

a. Fair Housing Service Providers

This section identifies local and regional agencies and organizations that provide fair housing information, outreach, and enforcement in the jurisdiction and region; including discussions of their capacity and the resources available.

In general, fair housing services include the investigation and resolution of housing discrimination complaints, discrimination auditing and testing, and education and outreach, including the dissemination of fair housing information such as written material, workshops, and seminars. Landlord/tenant counseling is another fair housing service that involves informing landlords and tenants of their rights and responsibilities under fair housing law and other consumer protection legislations as well as mediating disputes between tenants and landlords.

U.S. Department of Housing and Urban Development (HUD)

The mission of HUD's Office of Fair Housing and Equal Opportunity (FHEO) is to eliminate housing discrimination, promote economic opportunity, and achieve diverse, inclusive communities by leading the nation in the enforcement, administration, development, and public understanding of federal fair housing policies and laws. FHEO offers the following programs:

HUD investigates complaints of housing discrimination based on race, color, religion, national origin, sex, disability, or familial status. At no cost to the complainants, HUD will investigate the complaint and try to conciliate the matter with both parties. HUD maintains a record of all housing discrimination complaints for jurisdictions, including the County of Monterey. According to the HUD website, any person who feels their housing rights have been violated may submit a complaint to HUD via phone, mail, or the Internet. These grievances can be filed on the basis of race, color, national origin, sex, disability, religion, familial status and retaliation. HUD refers complaints to the California DEFH, which has 30 days to address the complaint. As a substantially equivalent agency, DFEH's findings are usually accepted by HUD. Thereafter, HUD tracks the complaint and its issues and outcomes as a "dually filed" complaint.

California Department of Fair Employment and Housing (DFEH)

The mission of the Department of Fair Employment and Housing (DFEH) is to protect Californians from employment, housing and public accommodation discrimination, and hate violence. To achieve this mission, DFEH tracks and investigates complaints of housing discrimination as well as complaints in the areas of employment, housing, public accommodations and hate violence.

California Rural Legal Assistance

California Rural Legal Assistance (CRLA) is a nonprofit legal service program created to help California's low income individuals and communities. CRLA provides low income rural Californians with free legal assistance and a variety of community education and outreach programs. Half of its resources are committed to multi-client cases that grapple with the root causes of poverty, with the goal of improving conditions for farmworkers, single parents, school children, the elderly, people with disabilities, and entire communities. Specifically, CRLA provides a wide range housing protection including: foreclosure and eviction defense, housing discrimination, substandard housing, farmworker housing, lockout and utility shut-offs by landlords, and rent deposit refunds.

CRLA has a HUD-funded fair housing program providing a range of services to support fair housing and civil rights for rural populations facing housing discrimination. CRLA's work includes investigating violations of state and federal fair housing laws, filing administrative complaints and engaging in affirmative litigation, land use and housing element advocacy, and conducting education, outreach, workshops, and training. CRLA also works with state and local fair housing agencies, local governments, and other non-profits and community based organizations to remedy discrimination in public and private housing markets and to reduce the incidence of practices that perpetuate segregation.

ECHO Housing

The Eden Council for Hope and Opportunity (ECHO Housing) was founded in 1964 and incorporated in 1965 by community volunteers dedicated to equal housing opportunities and the prevention and elimination of homelessness. Established as a fair housing agency, ECHO has expanded to a full service housing counseling organization providing services to very low and moderate income clients. ECHO's current service programs include:

- Fair Housing Services serving urban and unincorporated Alameda, Contra Costa, and Monterey Counties, and the Cities of Alameda, Antioch, Concord, Hayward, Livermore, Monterey, Oakland, Pleasanton, Richmond, Salinas, San Leandro, Seaside, Union City, and Walnut Creek;
- Tenant/Landlord Services serving urban and unincorporated Alameda, Contra Costa, and Monterey Counties, and the Cities of Alameda, Hayward, Livermore, Monterey, Pleasanton, Richmond, Salinas, San Leandro, Seaside, Union City, and Walnut Creek;
- Shared Housing Counseling Program serving the Cities of Livermore and Pleasanton;
- Homeless Prevention Program serving the City of Livermore;
- Rental Assistance Program and the Rent/Deposit Grant Program serving Alameda County,
- First-Time Homebuyer Education for those living or working in the Cities of Livermore and Pleasanton; and
- Rent Review and Eviction Harassment Programs for the Cities of Albany, Concord, Emeryville, and Union City; and unincorporated Alameda County.

Local Trends

According to the City's 2020-2025 Consolidated Plan, the City has allocated $300,000 in CDBG funds during the five-year consolidated plan period to public services, which include ECHO fair housing services. ECHO provided the following fair housing services for Seaside:

- **Fair Housing Inquiries**: When a client calls ECHO with a question pertaining to a fair housing issue and does not wish any investigation, this is called an inquiry. An example of an inquiry is: "Do I have to pay a pet deposit for my therapy animal?" The client wants an answer to his/her inquiry and does not necessarily have a desire to have ECHO act further. The Counselor then provides or researches an answer for the client.

- **Fair Housing Investigations:** A complaint involves intensive case management. A client lodges a complaint with ECHO regarding illegal housing discrimination and wants ECHO to investigate the complaint. An investigation might take any or all of the following forms: conducting tenant or landlord interviews, conducting interviews of all parties to the discriminatory act, conducting tenant surveys, conducting a test of the property using trained testers. A test generally uses at least two testers, one minority tester and one majority tester. The data from both testers is gathered, compared and contrasted to determine if discrimination has occurred. Fair housing complaints may be conciliated, or resolved by ECHO by providing education to tenants and landlords, or may be referred to attorneys, the Department of Fair Employment and Housing, or the Department of Housing and Urban Development.

- **Tenant-Landlord Inquiries:** Counseling provides clients with information and education on rental housing rights and responsibilities, such as evictions, repairs, habitability, deposits, or rent increases. The Counselor may provide counseling in the form of education and options which may help the client to assert and protect his/her rights.

- **Tenant-Landlord Conciliation/Mediation:** Conciliation and mediation are dispute resolution processes where renters and landlords attempt to resolve their differences. The Counselor facilitates this by improving communication, reinterpreting issues, exploring solutions, and bringing about a negotiated settlement.

Between 2019 and 2021, ECHO assisted 113 persons in Seaside. The largest share of fair housing services provided by ECHO was offering tenant-landlord inquiries (58%). The second largest share of services provided was conducting fair housing investigations (28%). Most tenant-landlord inquiries (35%) were related to rights and responsibilities (Table App-58). Eviction inquiries made up about a third of the tenant-landlord inquiries. Of these inquiries, eight were followed by tenant-landlord mediations. Due to the COVID-19 pandemic in 2020, housing issues were heightened as a result of several factors including: loss of income leading to inability to pay rent, and a higher occurrence of Fair Housing complaints. 2020 also saw a skyrocketing in frequency of inquirers related to rights and responsibilities.

Table App-57: ECHO Services Provided (2019-2022)

	2019	2020	2021	Total	%
Clients Served*	29	38	46	113	100.00%
Tenant-Landlord Inquiries	12	23	30	65	57.5%
Tenant-Landlord Conciliations/Mediations	5	2	1	8	7.1%
FH Investigations	12	10	9	31	27.4%
Audits	5	4	5	14	12.4%
FH Inquiries	4	4	3	11	9.7%

Note: Clients served represents the unduplicated number of households assisted. The types of services may not add up due to possible multiple actions taken by the same household.
Source: ECHO Year-End Accomplishment Reports, FY 2019-2020, 2020-2021, 2021-2020

Table App-58: Tenant/Landlord Inquiries

	2019	2020	2021	Total	%
Rights and Responsibilities	--	13	14	27	35.1%
Eviction	3	8	9	20	26.0%
Deposits	1	2	3	6	7.8%
Repairs	3	1	2	6	7.8%
Rent Increases	1	2	2	5	6.5%
Entry	--	--	2	2	2.6%
Harassment	--	--	1	1	1.3%
Other	4	3	3	10	13.0%

The types of services may not add up due to possible multiple actions taken by the same household.
Source: ECHO Year-End Accomplishment Reports, FY 2019-2020, 2020-2021, 2021-2020

As shown in Table App-59 the most common basis for discrimination for the cases opened by ECHO was disability (38% of cases). Race was the second highest basis of discrimination (31%) followed by gender (19%). Most fair housing investigations resulted in tenant education (33%, Table App-60). However, about one third of the cases were followed up by testing. The majority of these tests showed no evidence of discrimination. Table App-61 shows a summary of ECHO's fair housing service accomplishments.

Table App-59: Basis for Discrimination Cases (2019-2021)					
Protected Class	**2019**	**2020**	**2021**	**Total**	**%**
Disability	5	3	8	16	38.1%
Race	4	7	2	13	31.0%
Gender	5	3		8	19.0%
Familial Status	1			1	2.4%
Source of Income	0		1	1	2.4%
Other	1	1	1	3	7.1%

Note: Totals may not add up to the unduplicated number of client households because a client may file a complaint/case based on multiple protected classes.
Source: ECHO Year-End Accomplishment Reports, FY 2019-2020, 2020-2021, 2021-2020.

Table App-60: Outcome of Discrimination Cases					
Outcome	**2019**	**2020**	**2021**	**Total**	**%**
Tenant Education	5	5	4	14	33.3%
Tested	--	4	8	12	28.6%
No Evidence	--	3	8	11	--
Landlord Education	--	1	--	1	--
No Evidence	5	5	--	10	23.8%
Counseled	3	--	--	3	7.1%
Insufficient Evidence	2	--	--	2	4.8%
Landlord Education	1	--	--	1	2.4%

Source: ECHO Year-End Accomplishment Reports, FY 2019-2020, 2020-2021, 2021-2020.

Table App-61: Summary of Accomplishments		
2019	**2020**	**2021**
Tenant/Landlord Mediation		
Evictions - 3 cases: • 1 case successfully mediated, • 2 cases counseled. Deposits - 1 case: • 1 case counseled. Repairs/Habitability - 3 cases: • 2 cases successfully mediated; • 1 case counseled. Rent Increase - 1 case: • 1 case successfully mediated. Other - 4 cases: • 1 case successfully mediated, • 3 cases counseled	Eviction: Counseling provided to 8 households; 4 cases referred to attorney. Deposits: Counseling provided to 2 households; 1 case successfully mediated. Repairs: Counseling provided to 1 household. Rent Increase: Counseling provided to 2 households. Rights and Responsibilities: Counseling provided to 13 households; 1 case successfully mediated.	Eviction: Counseling provided to 9 households; 4 cases referred to attorney. Entry: Counseling provided to 2 households. Deposits: Counseling provided to 3 households; 1 case referred to small claims. Harassment: Counseling provided to 1 household. Repairs: Counseling provided to 2 households. Rent Increase: Counseling provided to 2 households. Rights and Responsibilities: Counseling provided to 14 households; 1 case successfully mediated. Other: Counseling provided to 3 household
Fair Housing Investigations		
Disability - 5 cases: • one case investigated and provided education to landlord; • 2 cases counseled; • 2 case no evidence. Race - 4 cases:	Disability - 3 cases opened: • 2 cases counseling to tenant; • 1 case tested; • 1 case provided educ.to landlord. Race - 7 cases opened: • 1 case counseling provided to tenant:	Disability - 8 cases opened: • 3 cases counseling to tenant; • 5 case tested; • 5 case no evidence of discrim. Race - 2 cases opened: • 2 cases tested;

Table App-61: Summary of Accomplishments		
2019	**2020**	**2021**
• 2 cases counseling provided to tenant, • 2 cases insufficient evidence. Gender - 5 cases: • 2 cases counseling provided to tenant, • 3 cases no evidence. Familial Status - 1 cases: • 1 case counseling provided to tenant. Other - One case: • one case counseled	• 6 cases tested; • 1 case education provided to landlord; • 5 cases no evidence of discrim. Gender: - 3 cases opened: • 3 cases tested; • 3 cases no evidence of discrim. Other - 1 case opened: • 1 case counseling to tenant.	• 2 cases no evidence of discrim. Source of Income: • 1 case opened: • 1 case tested; • 1 case no evidence of discrim. National Origin - 1 case opened: • case counseling to tenant

b. Outreach Capacity

Fair housing outreach capacity relates to the ability of a locality and fair housing entities to disseminate information related to fair housing and provide outreach and education to assure community members are well aware of fair housing laws and rights.

For the preparation of the County 2019 AI, extensive community outreach program consisting of an online fair housing survey, partner forums, and community workshops, was conducted throughout the County. The survey was conducted online to collect information from community members and stakeholders on fair housing and discrimination throughout Monterey County. The survey was available starting from November 2017 and remained open for approximately seven months until June 2018. During this time, 464 responses were gathered.

The survey was available in English and Spanish and was prompted by:

- Posting to City and County websites (County of Monterey, County of Monterey Housing Authority, City of Salinas, City of Seaside, City of Monterey, City of Gonzales, and City of Greenfield)
- Posting to social media platforms (Facebook, Twitter, NextDoor)
- Phone calls to 142 organizations in the stakeholder database
- Personal emails sent to 181 email addresses from the 142 organizations in the stakeholder database
- Article in the Gonzales Tribune
- City of Salinas City Manager Newsletter

There were two partner forums held in order to collect input on fair housing needs and disparities of access. The audience targeted for these forums included housing providers, advocacy organizations and public agencies. Digital flyers in English and Spanish were emailed to 142 organizations and agencies in a stakeholder database and e-blast reminders were sent to all of them two to three times before each forum. Eighteen individuals attended the partner forums. Partner forums were hosted by the City of Seaside and the City of Salinas.

Four community workshops were conducted in May and June of 2018 throughout the County. All workshops were held in ADA accessible venues that were located close to public transit. The workshops were scheduled at varying times and days of the week to accommodate the needs of residents and the employees who were to facilitate each workshop. The workshops were as follows:

Thursday May 24, 2018 6:30 – 8:30 PM Maria J. Torres-Gil Community Center, Salinas	Tuesday June 19, 2018 6:30 – 8:30 PM Monterey Public Library, Monterey
Wednesday June 20, 2018 6:00 – 8:00 PM Castroville Branch Library, Castroville	Saturday June 23, 2018 12:00 – 2:00 PM Gonzales Branch Library, Gonzales

CRLA, ECHO and Legal Services for Seniors (LSS) are the main regional organizations that provide ongoing outreach and educational services in the County. However, according to the 2019 AI, the Collaborating Entities have struggled for many years to retain the services of a professional fair housing service provider due to its geographic location and limited resources. The Collaborating Entities have not been able to offer consistent services due to need to constantly replace service providers.

According to the 2019 AI, the greatest challenges that organizations face when assisting with fair housing needs of residents are the lack of funding and resources that they can provide. Agencies made it clear that the lack of awareness of potential fair housing impediments and ways to address those impediments with the resources they have available is challenging. Forum participants encouraged that collaboration between housing services, public agencies and the like, could better assist the County as a whole when it comes to addressing fair housing

Local Trends

In addition to working with the County and other jurisdictions for a joint Analysis of Impediments, the City of Seaside coordinates with the Housing Authority of Monterey County (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.

The City also contracts with ECHO Fair Housing and LSS to provide outreach and educational services. Prior to the COVID-19 pandemic, ECHO staff had strategized ways to increase visibility within the City by identifying areas of low-income neighborhoods and provide direct outreach services. These direct outreach services included face-to-face outreach to apartment complexes and presentations. Due to the pandemic, this strategy was halted and education was delivered via Zoom. Outreach in FY 2019-2020 included bilingual flyers, billboards, public service announcements, radio interviews and presentations, especially during the state of the emergency relating to COVID-19. Given the success of web-based services in FY 2019-2020 and FY 2020-2021, ECHO will continue to incorporate web-based services to the residents of the Seaside including presentations and counseling sessions during FY 2022-2023. In addition, in-person events and activities will resume during FY 2022-2023 to increase visibility among the City's residents.

Public participation in City items is requested through public notices. Meeting locations occur throughout all City-owned buildings and times depend on the body that is meeting. Translation services in Spanish are offered for City Council Regular Meetings. Staff has reported that improved marketing to target audiences may result in more effective outreach efforts.

c. Fair Housing Enforcement

Enforcement includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing.

Discrimination Complaints

HUD

From 2012 to 2017, 78 fair housing cases in Monterey County were recorded by HUD. Cases involving discrimination based on disability, national origin, and familial/marital status were the most common (Table App-62). Cases concerning race, sex, and religion were also reported. Understandably, as the largest jurisdiction in the County and high concentrations of minority populations, Salinas had 46% of the reported cases. All 78 fair housing cases between 2012 and 2017 have been closed. Many of these cases (41 cases) were found to have no probable cause and subsequently closed. An additional 25 cases were closed after successful conciliation or resolution (Table App-62).

Table App-62: Basis for Discrimination of Cases filed with HUD – Monterey County (2012-2017)

Jurisdiction	Race	National Origin	Sex	Disability	Religion	Familial/ Marital Status	Total
Bradley	0	0	1	0	0	0	1
Carmel	0	0	0	0	0	1	1
Carmel Village	0	1	0	1	0	0	2
Gonzales	0	1	0	1	1	0	3
Greenfield	0	0	0	1	0	0	1
King City	0	0	1	3	0	0	4
Marina	1	1	0	6	0	1	9
Monterey	2	0	0	5	0	4	11
Moss Landing	0	1	0	0	0	0	1
Pacific Grove	0	0	0	0	0	1	1
Pebble Beach	0	0	0	0	0	1	1
Salinas	3	7	4	11	1	10	36
Seaside	0	1	1	3	0	0	5
Soledad	0	0	1	0	0	1	2
Total	6	12	8	31	2	19	78

Source: Department of Housing and Urban Development (HUD), 2018.

Table App-63: Disposition of Fair Housing Cases Filed with HUD - Monterey County (2012-2017)					
Jurisdiction	Conciliated/ Settled	No Cause	Withdraw After Resolution	Complainant Failed to Cooperate	Total
Bradley	0	1	0	0	1
Carmel	1	0	0	0	1
Carmel Valley	0	2	0	0	2
Gonzales	1	2	0	0	3
Greenfield	0	1	0	0	1
King City	0	3	1	0	4
Marina	2	6	0	1	9
Monterey	2	7	2	0	11
Moss Landing	0	1	0	0	1
Pacific Grove	0	1	0	0	1
Pebble Beach	0	1	0	0	1
Salinas	17	13	5	1	36
Seaside	2	1	1	1	5
Soledad	0	2	0	0	2
Total	25	41	9	3	78

Source: Department of Housing and Urban Development (HUD), 2018.

Local Trends

Cases from Seaside residents accounted about 6% of the County's fair housing cases from 2012 to 2018. Like the County trends, the most common basis for discrimination reported was disability (three of the five cases). As shown in Table App-63, of the five cases in Seaside, two were conciliated/settled, one was found to have no cause, one was withdrawn after resolution, and in one the complaint failed to cooperate.

DFEH

Between 2012 and 2017, 53 fair housing complaints in Monterey County were filed with DFEH (Table App-64). Among the complaints countywide, most were related to physical disabilities (23 instances) and familial/marital status (ten instances). Discrimination based on race was also common (seven instances). A single complaint may involve one or multiple acts of discrimination. A total of 57 acts of discrimination were recorded in Monterey County. Refusal to rent (17 instances), discriminatory statements (12 instances), and denial of reasonable accommodation/modifications (12 instances) were the most common discriminatory acts in the County (Table App-65).

Table App-64: Basis for Discrimination of Complaints filed with DFEH - Monterey County (2012-2017)	
Basis of Complaints	Number of Complaints
Physical Disability	23
Familial/Marital Status	10
Sex - (harassment, pregnancy, other allegations)	3
Race	7
National origin/ancestry	6
Religion	1
Age	1
No specific data	2
Total	53

Source: California Department of Fair Employment & Housing, 2018.

Table App-65: Acts of Discrimination for Complaints Filed with DFEH – Monterey County (2012-2017)	
Act of Discrimination	**Number of Acts**
Eviction	5
Harassment	7
Refusal to Rent	17
Denied Reasonable Accommodation/ Modification	12
Unequal Terms	2
Discriminatory Statements	12
No Specific Data	2
Total	57

Source: California Department of Fair Employment & Housing, 2018.
Note: Each complaint can involve multiple acts of discrimination.

Approximately half of total fair housing cases (26 cases) in the County were found to have insufficient evidence and subsequently closed. An additional 14 cases were closed after successful mediation, while two cases were successfully conciliated between the two parties involved (Table App-66).

Table App-66: Disposition of Fair Housing Complaints Filed with DFEH – Monterey County (2012-2017)	
Closing Category	**Number of Cases**
Successful Conciliation	2
Insufficient Evidence	26
Settled by Enforcement	5
Successful Mediation	14
Administrative Dismissal	1
No Basis to Proceed	5
Total	53

Source: California Department of Fair Employment & Housing, 2018.

Local Trends

Of the 53 fair housing complaints filed with DFEH, three were filed In Seaside (Table App-67). Two of the three cases cited disability as the basis for discrimination, specifically denial of reasonable accommodation. All three cases were eventually dismissed.

Table App-67: Complaints filed with DFEH – Seaside (2012-2017)			
Year	**Basis**	**Harm**	**Close Reason**
2013	Color; Disability; Race	Denied reasonable accommodation; other; harassed	Administrative dismissal
2014	Disability	Denied reasonable accommodation	Investigated and Dismissed - Insufficient Evidence and NJI - CP Failed to Cooperate
2015	Sex-gender	Evicted	Investigated and Dismissed - Insufficient Evidence and NJI - CP Failed to Respond to 30 Day Letter

Source: California Department of Fair Employment and Housing, 2022-2017.

ECHO Housing

ECHO Housing began providing fair housing services to Monterey, Salinas, and Monterey Urban County residents in FY 2017. Based in the Bay Area, ECHO Housing has established offices in Salinas and Monterey. In one year, each jurisdiction had five clients filing fair housing complaints for a total of 15 complaints. The majority were White. Mental disabilities, followed by physical disabilities, were the most frequent alleged bases for discrimination. Among the 15 cases, however, only five allegations were sustained. Three of those were resolved through conciliation but two were referred to other agencies such as the DFEH and HUD.

Table App-68: Clients Served by Race – ECHO Housing (2017)

Race	Monterey	Salinas	Monterey Urban County	Total
Asian	0	0	0	0
Asian/White	0	0	0	0
White	5	3	4	12
Black	0	2	0	2
Black/White	0	0	0	0
Other	0	0	1	1
Total	5	5	5	15

Source: ECHO Housing, 2019.

Table App-69: Complaints by Protected Classification – ECHO Housing (2017)

Race	Monterey	Salinas	Monterey Urban County	Total
Age	0	0	0	0
Familial Status	0	0	0	0
Gender	0	0	0	0
Mental Disability	3	1	2	6
National Origin	0	0	0	0
Physical Disability	1	1	1	3
Race	1	1	0	2
Religion	0	0	0	0
Sexual Orientation	0	0	0	0
Source of Income	0	0	1	1
Arbitrary	0	1	0	1
General Information	0	1	1	2
Total	5	5	5	15

Source: ECHO Housing, 2019.

Table App-70: Findings and Disposition – ECHO Housing (2017)				
Race	Monterey	Salinas	Monterey Urban County	Total
Allegations	3	2	4	9
Cases	2	3	1	6
Findings				
Allegations Sustained	0	4	1	5
Inclusive Evidence	5	0	4	9
No Evidence	0	1	0	1
Pending	0	0	0	0
Disposition				
Successful Conciliation	2	1	0	3
No Enforcement Possible	3	2	4	9
Client Withdrew	0	0	1	1
Pending	0	0	0	0
Referred to Other Agencies	0	2	0	2

Source: ECHO Housing, 2019.

Respondents to the 2019 AI Fair Housing Survey were asked about their experience with housing discrimination. Of the 402 respondents that answered the question about discrimination in housing, 146 of the respondents (26%) indicated that they had personally experienced discrimination when trying to find housing. A majority of the respondents believe they were discriminated against based on their family status and or their race. Respondents were allowed to choose more than one category when stating what they believed to be the basis of the discrimination against them. These results contrast with the formal discrimination complaints filed to HUD, DFEH, and ECHO and 2020 State AI trends where discrimination on the basis of disability is more common. According to the 2020 State AI, 51% of housing-related complaints filed with DFEH between 2015 and 2019 were filed under disability claims.

Local Trends

While the 2019 AI does not provide data on fair housing discrimination by City, it does provide services to the City of Seaside. Seaside contracts with ECHO Housing to provide fair housing services, including fair housing inquiries and fair housing investigations, tenant-landlord inquiries, and tenant-landlord mediation/conciliation. Between 2019 and 2021, 42 fair housing discrimination cases were opened by ECHO. Most of these cases were in the basis of disability (38%) and race (31%). Cases were resolved most commonly with tenant education (33%) and testing (29%).[26] Of these 42 cases, 12 resulted in testing. Of the 12 test cases, 11 did not have evidence of discrimination.

Fair Housing Audits

Despite the presence of strong, enforceable laws, discrimination continues to be a problem in the Bay Area. The Eden Council for Hope and Opportunity (ECHO Housing) is committed to ending illegal discrimination in housing. As part of the ongoing effort to document the occurrence of housing discrimination in Bay Area communities, ECHO Housing conducts an annual audit of rental properties in local communities to see how well they are conforming to fair housing laws. A different protected class is selected each year as the focus of the audit. Auditing is a tool used to measure compliance with federal and state fair housing laws, and to

26 The third most common outcome was “no evidence” (24 percent).

determine if illegal patterns and practices are employed by the rental housing industry. Although most audits are educational in nature, the audit findings can be referred for litigation when patterns and practices of discrimination have become entrenched and the property owner is uncooperative or resistant to the educational process. ECHO's annual testing usually includes the cities of Alameda, Antioch, Concord, Cupertino, Hayward, Livermore, Monterey, Oakland, San Leandro, Salinas, Union City, and Walnut Creek, and the urban areas of Alameda, Contra Costa and Monterey Counties. Since ECHO works to reduce discrimination in housing through education and enforcement. The owners and managers of the properties where evidence of discrimination was found were invited and encouraged to participate in fair housing training seminars and workshops offered by ECHO.

In FY 2017, ECHO also conducted a Fair Housing Audit in which a total of 134 properties were tested, including five in Monterey, ten in Salinas, and five in Monterey County. Properties were chosen from advertisements for available rental units found in www.forrent.com, www.craigslist.org, www.rent.com, www.apartmentguide.com, as well as some property management websites. Findings of the audit pertaining to Monterey County jurisdictions are summarized in this section.

Among the 20 tests conducted in Monterey County communities, 10% received differential treatment based on the name used in the emails (a minority name – Laquesha Jackson vs. a majority name – Megan O'Reilly). After the tests, ECHO followed up with an educational campaign directed at the owners and managers involved. Each property was emailed a report on their performance and encouraged to meet with ECHO's Fair Housing Counselors to discuss findings at their properties, and in cases where differential treatment was found, ECHO suggested possible changes that could be made to bring their rental policies and practices in compliance with federal and state fair housing laws.

Table App-71: Fair Housing Audits – Minority Names (FY 2017)

Jurisdiction	Differential Treatment		No Differential Treatment		Total
	Number	Percent	Number	Percent	
Monterey	0	0%	5	100%	5
Monterey County	1	20%	4	80%	5
Salinas	1	10%	9	90%	10
Total Study	21	16%	113	84%	134

Source: ECHO Housing, 2018

In FY 2019, ECHO conducted an audit on voice identification based on national origin to learn if an agent would treat home seekers differently based on their accent, also known as linguistic profiling. For this audit, a White female tester and a Hispanic female tester with a discernable Spanish accent called available rental units. Each tester was instructed to call and leave a voicemail message. Testers reported on whether, or not, they received a return call. If the testers spoke to a "live person", ECHO analyzed if the agent gave the same information to both testers. ECHO tested 183 properties in 17 jurisdictions throughout the Alameda County, Contra Costa County, and Monterey County and found that in 10% of the tests, the Hispanic tester did not receive a return phone call or was given less favorable information about the unit. Differential treatment rates were higher in Monterey County sites. Of the 26 sites tested in Monterey County, 15% found differential treatment.

Table App-72: Fair Housing Audits – Linguistic Profiling (FY 2019)					
	Differential Treatment		No differential Treatment		
Jurisdiction	Number	Percent	Number	Percent	Total
Monterey	2	33.3%	4	66.7%	6
Monterey County*	1	20.0%	4	80.0%	5
Salinas	1	10.0%	9	90.0%	10
Seaside	0	0.0%	5	100.0%	5
Total Monterey County	4	15.4%	22	84.6%	26
Total Study	18	9.8%	165	90.2%	183

*Urban Areas
Source: ECHO Housing, 2023.

In FY 2020, the audit focused on discrimination against home seekers who have a Housing Choice Voucher, commonly known as Section 8. The Section 8 program is funded by the federal government and administered through local Housing Authorities. Low-income individuals and families who possess a Section 8 voucher pay about 30% of their income on rent and the federal government pays the balance of rent directly to the property owner. In January 2020, California Governor Gavin Newsom signed SB329 into law. This law prohibits landlords from discriminating against applicants who have a Section 8 voucher. In the past, managers and landlords could legally deny housing to Section 8 voucher holders, and many did.

The audit asked testers to call local housing providers and reveal that they had a Section 8 voucher. ECHO wanted to determine if the testers were turned away and denied housing or discouraged from renting housing. ECHO tested 207 properties in 17 jurisdictions and found that in 8% of the tests, testers were informed that the property would not accept their Section 8 voucher. The same share of testers were discriminated based on Section 8 within Monterey County.

Table App-73: Fair Housing Audits – Source of Income Protection (FY 2020)					
	Differential Treatment		No differential Treatment		
Jurisdiction	Number	Percent	Number	Percent	Total
Monterey	1	20.0%	4	80.0%	5
Monterey County*	3	30.0%	7	70.0%	10
Salinas	0	0.0%	30	100.0%	30
Seaside	0	0.0%	4	100.0%	4
Total Monterey County	4	8.2%	45	91.8%	49
Total Study	17	8.2%	190	91.8%	207

*Urban Areas
Source: ECHO Housing, 2023.

In FY 2021, ECHO looked at same-sex discrimination. In one test the home seeker was a man and his husband looking for a rental. In the other test the home seeker was a straight man looking for a place for himself and his wife. ECHO tested 211 properties in 17 jurisdictions and found that in 11% of the cases, the same-sex male couple experienced less favorable treatment. Differential treatment based on sexual orientation was lower in Monterey County – the same-sex male couple experienced less favorable treatment in 4% of the cases.

Table App-74: Fair Housing Audits – Sexual Orientation (FY 2021)					
	Differential Treatment		No differential Treatment		
Jurisdiction	Number	Percent	Number	Percent	Total
Monterey	1	20.0%	4	80.0%	5
Monterey County*	0	0.0%	10	100.0%	10
Salinas	0	0.0%	30	100.0%	30
Seaside	1	20.0%	4	80.0%	5
Total Monterey County	2	4.0%	48	96.0%	50
Total Study	24	10.9%	197	89.1%	221

*Urban Areas
Source: ECHO Housing, 2023.

ECHO will also continue its general education campaign within the communities it serves, informing home seekers that they are legally protected from housing discrimination, and working with housing providers to make sure that acts of illegal discrimination against persons in all the protected classes can be prevented. ECHO is committed to assuring everyone a fair opportunity to meet his or her housing needs.

Local Trends

ECHO conducted 14 audits in the City of Seaside between 2019 and 2021. ECHO only found differential treatment in two cases, both testing for discrimination based on sexual orientation. There was no differential treatment in the cases for discrimination based on national origin (linguistic profiling) or based on source of income (Section 8).

Fair Housing Law Compliance

The County and its Collaborating Entities[27] have established a commitment towards providing equal housing opportunities for their residents. Through the federally funded programs such as the Community Development Block Grant (CDBG), HOME Investment Partnership, and Emergency Solutions Grant programs, and other state and local programs, the County and its Collaborating Entities work to provide a decent living environment for all. Pursuant to CDBG regulations [24 CFR Subtitle A §91.225(a)(1)], to receive CDBG funds, a jurisdiction must certify that it "actively furthers fair housing choice" through the following:

- Completion of an Analysis of Impediments to Fair Housing Choice (AI);
- Actions to eliminate identified impediments; and
- Maintenance of fair housing records.

A joint Analysis of Impediments document was approved by the five participating agencies in May of 2019.

Local Trends

As stated earlier, the City of Seaside coordinated planning efforts with the Housing Authority of the County of Monterey (HACM) and the Cities of Salinas and Monterey in preparation of the joint Analysis of Impediments (approved by all five agencies in 2019). The agencies share information in completing their Housing Elements, Consolidated Plans and other related documents.

Through the preparation of the County AI and the allocation of CDBG funds to fair housing service providers like ECHO and LSS, the City of Seaside meets HUD's mandate that all recipients of federal housing and

27 See Footnote 24.

community development assistance such as CDBG take actions to affirmatively further fair housing choice within their communities. According to the City's 2020-2025 Consolidated Plan, the City has allocated $300,000 in CDBG funds during the five-year consolidated plan period to public services, which include ECHO Fair Housing and LSS. The organizations submit fair housing records for activities and services in the City as part of CDBG's reporting requirements. ECHO helps combat illegal housing and discrimination through auditing. Audit results are used to provide fair housing education to owners and managers, with the goal of obtaining compliance with fair housing laws, thus ensuring that equal housing opportunities are available to all people.

According to the 2020-2025 Consolidated Plan (CP), the City provided Public Services funding to Legal Services for Seniors to provide legal services for seniors over 62 years of age during the 2015-2020 Consolidated Plan period. LSS has been included in the 2020-2025 CP as recipient of Public Service CDBG funds and collaborator in addressing Senior Needs. During the April 5, 2018 City Council meeting for the 2020-2025 CP, LSS indicated that they currently provide tenant-landlord assistance in Seaside. In particular, Legal Services for Seniors provides services to prevent the displacement of seniors from their homes by means of eviction and foreclosure.

The City of Seaside also contracted with ECHO during the previous Consolidated Plan period (2015-2020). Between FY 2019 and FY 2021, ECHO provided fair housing services to approximately 113 Seaside residents. The vast majority of ECHO's clients (85%) were lower income. Consistent with the demographic makeup of the region, Hispanic residents represented a substantial proportion of clients served (48%). However, there is some indication that fair housing issues disproportionately affect lower income residents. About 85% of ECHO's clients were lower income.

Table App-75: ECHO Seaside Client Households (2019-2021)

	2019	2020	2021	Total	% Clients	% City Demographic
Race/Ethnicity						
White*	21	35	36	92	81.4%	55.4%
Black/African Amer	1	1	6	8	7.1%	7.2%
Asian	1	1	3	5	4.4%	9.7%
Am. Indian/Alaska Native				0	0.0%	N/A
Other	6	1	1	8	7.1%	3.1%
Hispanic	16	19	19	54	47.8%	44.8%
Income Level						
Extremely Low	10	11	10	31	27.4%	13.4%
Very Low	11	16	23	50	44.2%	16.4%
Low	1	2	12	15	13.3%	20.2%
Non-Low/Moderate (80%+)	7	9	1	17	15.0%	50.0%

*Includes non-Hispanic and Hispanic Whites
Source: ECHO Year End Accomplishment Reports FY 2019-2021; HUD Comprehensive Housing Affordability Strategy (CHAS) Data (2015-2019), ACS 2016-2020.

In addition, the City of Seaside complies with Government Code §11135 et seq. which requires full and equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of one's membership or perceived membership in a protected class. For example, the City certifies its compliance with HUD's requirement to affirmatively further fair housing choice in each Annual Action requesting an annual allocation of CDBG funds.

The City of Seaside's strives to offer equal access for all to the housing opportunities. The City's Housing Element includes the following policies:

- Work to ensure equal housing opportunities for all, including those special groups protected by State and federal fair housing laws.
- Periodically conduct assessment of fair housing conditions in the City and identify actions to remove impediments to Fair Housing Choice (2019 AI)
- Continue to provide fair housing outreach and education to residents, housing providers, and housing professionals.

The City of Seaside is also taking meaningful actions to ensure compliance with SB 329 and SB 222, expanding the source of income protection to include "federal, state, or local public assistance and federal, state, or local housing subsidies." Prior to these bills, source of income protection excluded public housing subsidies, such as the Housing Choice Vouchers, in the definition of income. Both bills went into effect on January 1, 2020. As stated in the Program 21, the City will work with ECHO to develop informational materials to expand outreach and education on SB 329 and SB 229 to promote the use and expand the locational choices for Housing Choice Vouchers.

The City of Seaside also reviewed its compliance with recent changes to Sections 65580-65589.8 that require local jurisdictions to address the provision of housing options for special needs groups, including transitional and supportive housing for persons, residential care facilities, and employee housing, among others. Table App-76 shows the review of the development regulations for special needs housing for the Collaborating Entities from the 2019 AI.

Table App-76: Zoning Provisions for Special Needs Housing

	Monterey	Salinas	Seaside	Del Rey Oaks	Greenfield	Gonzales	Sand City	County
Accessory Dwelling Unit	✓	✓	✸	✸	✸	✸	✓	✸
Definition of Family	✓	✓	✓	✸	✓	✓	✓	✓
Emergency Shelters	✓	✓	✓	✸	✓	✓	✓	✸
Transitional Housing	✓	✓	✸	✸	✓	✸	✸	✸
Supportive Housing	✓	✓	✸	✸	✓	✸	✸	✸
Residential Care Facilities	✓	✓	✸	✸	✓	✸	✓	✓
Single Room Occupancy	✓	✓	✸	✸	✸	✓	✸	✓
Farmworker Housing	✸	✓	✓	✸	✸	✸	✓	✓
Employee Housing	✸	✓	✸	✸	✸	✸	✓	✓
Reasonable Accommodation	✓	✓	✸	✸	✸	✓	✓	✓

✓ = Compliant with laws ✸ = Potential issues or not addressed in Zoning

The City has included a program (Program 19) to amend zoning regulations in conformance with state law.

2. Segregation and Integration

a. Race and Ethnicity

The ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences and mobility. To measure segregation in a given jurisdiction, the US Department of Housing and Urban Development (HUD) provides racial or ethnic dissimilarity trends. Dissimilarity indices are used to measure how evenly two groups are distributed throughout a jurisdiction. The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

Regional Trends

Regionally, non-Hispanic Whites and Hispanic/Latinos make up the majority (89%) of Monterey County's population (30% Whites and 59% Hispanics, Table App-77). The Valley cities of Gonzales, and Salinas have the highest concentration of Hispanic population with Hispanic residents making up over 79% of their population. By contrast, Peninsula cities have higher concentrations of White residents, ranging from 30% to 68%. The City of Monterey has a concentration of White residents (68%), compared to Gonzales and Salinas where White residents make up less than 12% of the population.

Table App-77: Race/Ethnicity- Monterey County

	Monterey County	Gonzales	Marina	Monterey	Salinas	Seaside
Not Hispanic or Latino						
White	29.5%	5.0%	39.7%	67.7%	12.1%	30.4%
Black or African American	2.4%	0.5%	6.7%	3.6%	1.1%	7.2%
American Indian/Alaska Native	0.2%	0.2%	0.0%	0.3%	0.1%	0.2%
Asian	5.6%	1.6%	14.1%	6.0%	6.0%	9.7%
Native Hawaiian/Pacific Islander	0.4%	0.4%	1.6%	0.4%	0.1%	2.5%
Other races or 2+ races	2.9%	0.2%	9.7%	5.1%	1.4%	5.2%
Hispanic or Latino (any race)	59.0%	92.2%	28.2%	17.0%	79.2%	44.8%
Total persons	438,953	8,628	18,833	30,014	163,004	32,631

Source: American Community Survey, 2020 5-Year Estimates

As explained above, dissimilarity indices are measures of segregation, with higher indices meaning a higher degree of segregation. The dissimilarity index at the County level can be interpreted as the share of one group that would have to move to a different tract to create perfect integration for these two groups. In Monterey County, all minority (non-white) residents combined are considered highly segregated from White residents (index is 59.27 in 2020, Table App-78). Since 1990, segregation between non-White (all non-white residents combined) and White residents has increased.

Dissimilarity indices between Hispanic and White residents have also increased since 1990, indicating that Monterey County has become increasingly racially segregated for Hispanic residents. Based on HUD's definition of the index, Hispanic and White residents are highly segregated. In the same time frame, dissimilarity indices for Black and Asian/Pacific Islander residents and Whites have decreased. Black and White residents are moderately segregated, while segregation between Asian/Pacific Islander and White residents is considered low.

Table App-78: Racial/Ethnic Dissimilarity Indices for Monterey County				
Monterey County	**1990 Trend**	**2000 Trend**	**2010 Trend**	**Current (2020)**
Non-White/White	55.12	60.05	56.45	59.27
Black/White	46.73	49.49	39.24	44.06
Hispanic/White	60.27	65.65	61.94	63.38
Asian or Pacific Islander/White	32.83	25.78	24.82	29.85

Source: HUD Dissimilarity Index, 2020.

Figure App-21 below shows the minority populations are concentrated along Highway 101 in the Valley Cities and less so at the Monterey Peninsula cities of Monterey and Pacific Grove. Red block groups indicate that over 81% of the population in the tract is non-white. Figure App-22 shows census tracts in Monterey County by the concentration of Hispanic residents. The categories show the percentage population gap between the Hispanic population and the next largest racial/ethnic group. The more intense the color, the higher the percentage gap between Hispanic population and the next largest racial/ethnic group. As expected, based on the high percentage of Hispanic population, the Valley Cities have the highest concentration of Hispanic majority census tracts, while Peninsula cities have low concentration of Hispanic residents, except for some tracts in Seaside and Marina.

Figure App-21: Minority Population - Region

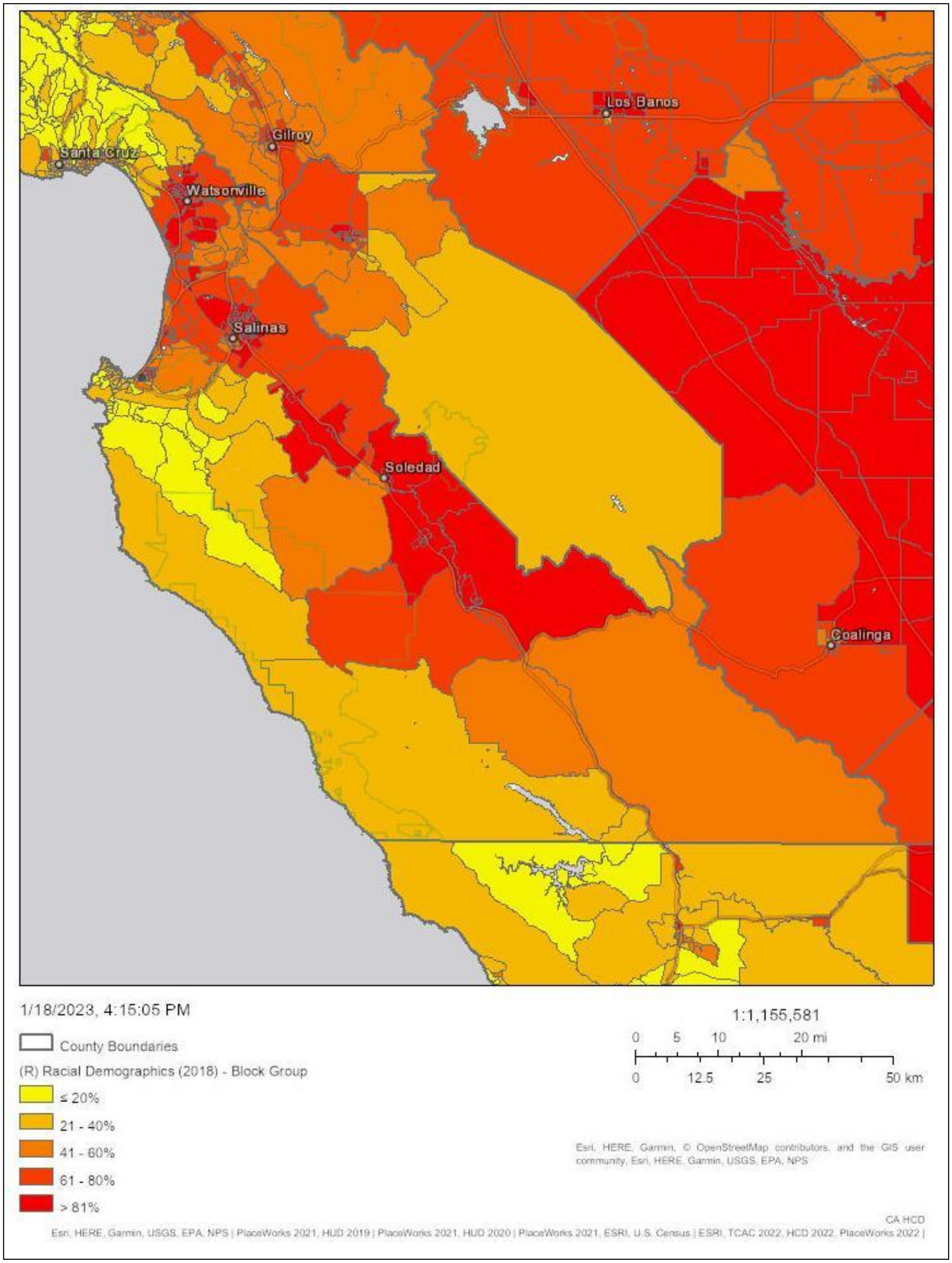
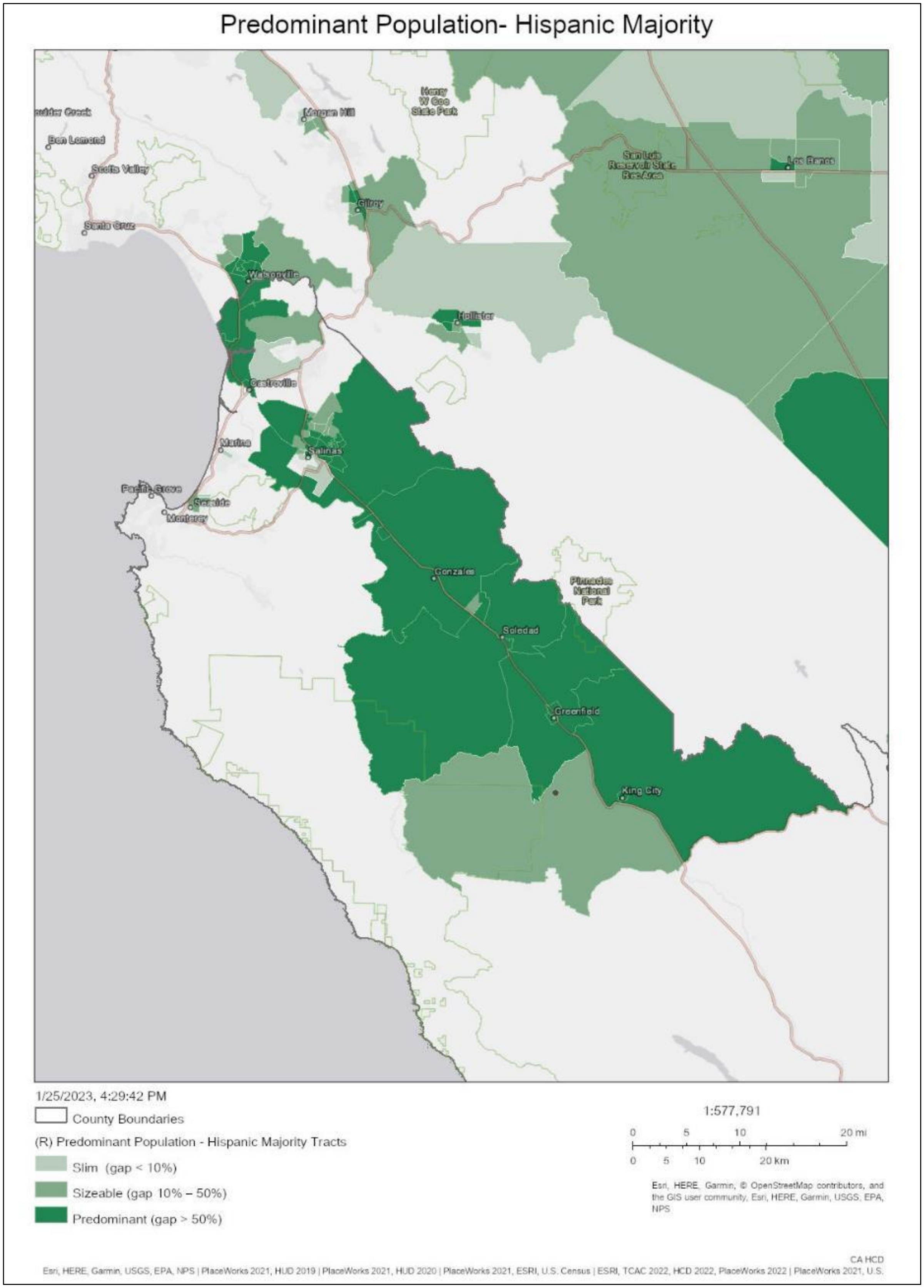


Figure App-22: Predominant Population - Region



Local Trends

As shown in Table App-79, the racial and ethnic composition of the City is the more similar to the County as a whole than other selected jurisdictions. Whites make up about a third of the population in the County and Seaside. However, Seaside has a lower concentration of Hispanic residents than the County but a higher percentage of Asian and Black residents.

From 1990 to 2020, racial/ethnic groups in Seaside have become increasingly segregated. While the dissimilarity index between White and non-White residents is categorized as "low segregation" (with a 37.39 index), the index is near the moderate segregation threshold. In addition, White and Hispanic and White and Black residents have the highest degree of segregation compared to other groups, both considered moderately segregated. Like in the County, Asian and White residents are considered to have "low" segregation.

Seaside showed a lower extent of segregation in comparison to Monterey County as a whole for White/non-White, Hispanic/White, and Asian/White groups. However, dissimilarity indices have increased by a greater magnitude between 2010 and 2020 in Seaside.

Table App-79: Racial/Ethnic Dissimilarity Indices for Seaside

Seaside	1990 Trend	2000 Trend	2010 Trend	Current
Non-White/White	19.9	30.67	30.22	37.39
Black/White	16.9	39.09	36.16	45.85
Hispanic/White	24.75	37.64	38.42	43.06
Asian or Pacific Islander/White	31.57	32.44	20.3	26.1

Source: HUD Dissimilarity Index, 2020.

HCD's AFFH maps on Figure App-23 and Figure App-24 show minority concentrations and predominant populations by race by block group. As explained in the Geography section above, residential uses under the City's jurisdiction are concentrated in the southwestern parts of Seaside. Areas east of General Moore Boulevard have Institutional (military) or Recreational land uses so analysis focuses on Seaside's residential neighborhoods. Figure App-23 shows the highest concentration of minorities are located in the Olympia, Hamon, Terrance, and Highland neighborhoods of the City. For the race gap analysis, Hispanic populations were predominant in certain tracts of the City (Figure App-24). Hispanic population had the highest concentration in Olympia, with a Hispanic population of 74%. The ethnic/race group with the second highest share of residents in Olympia are White residents (11%).[28]

[28] Thus the gap analysis shows it as greater than 50 percent. The difference between the largest group and second largest group is greater than 50 percent.

Figure App-23: Minority Population – Seaside

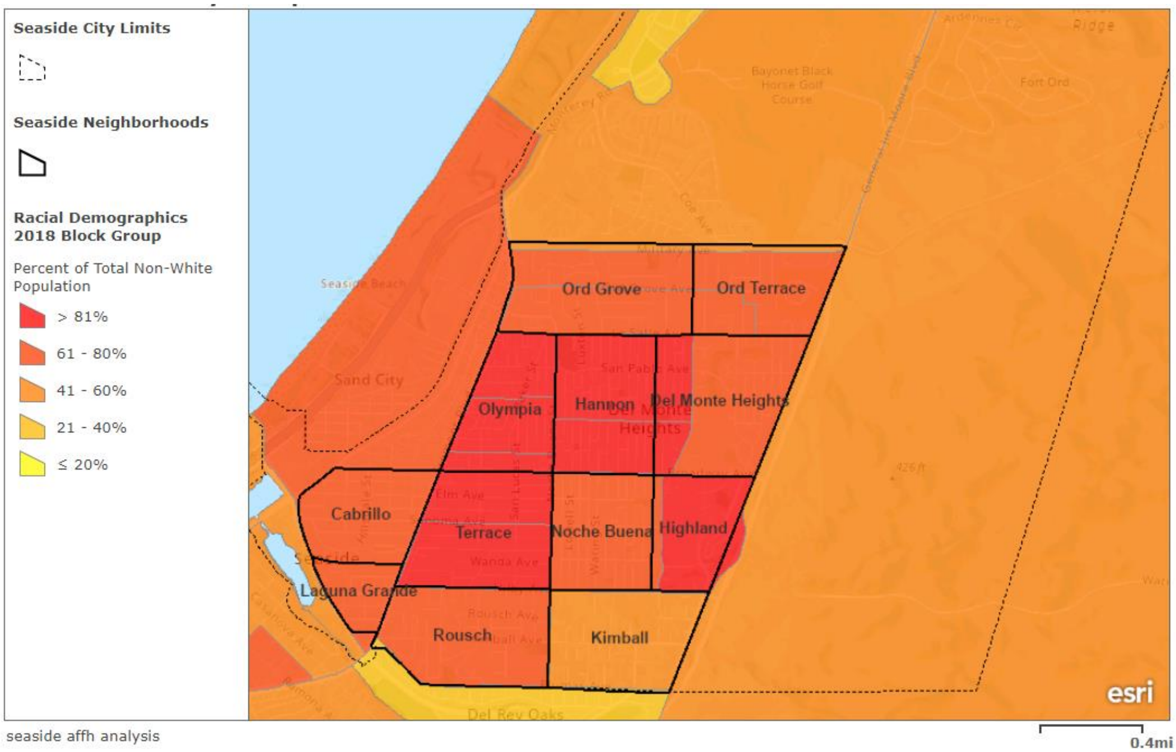
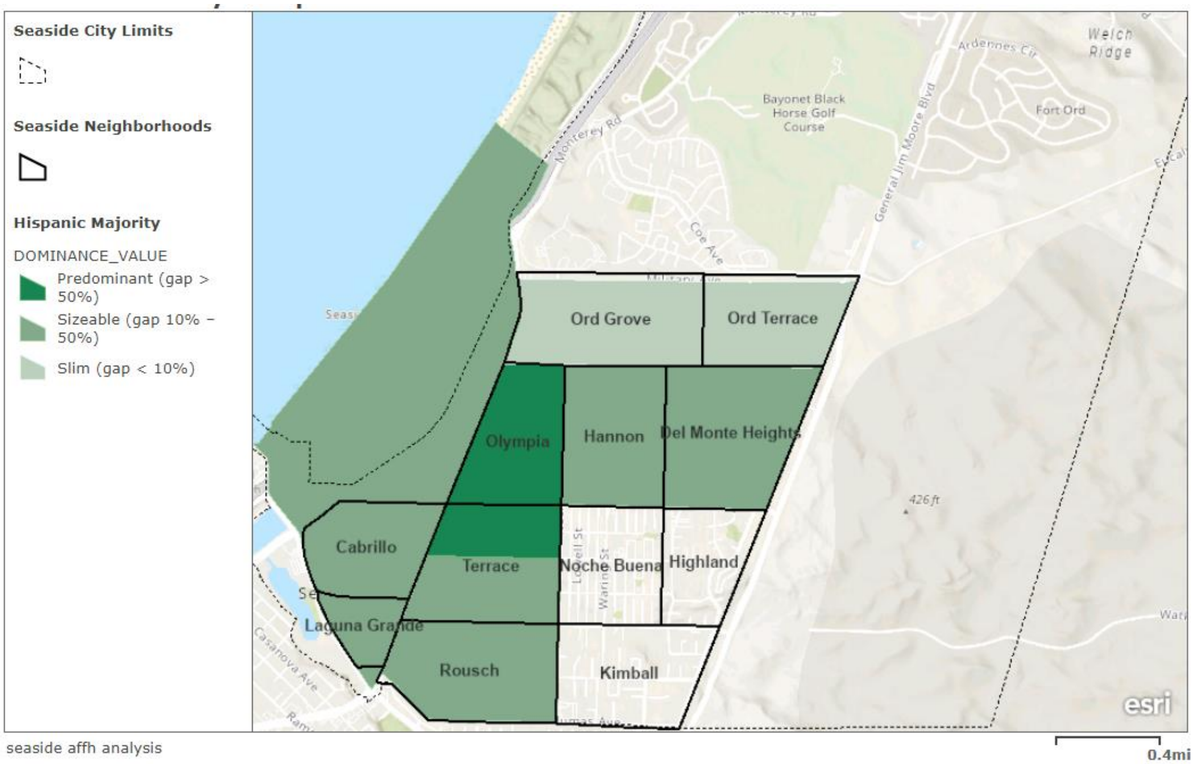


Figure App-24: Predominant Hispanic Population- Seaside



b. Persons with Disabilities

Persons with disabilities have special housing needs because of their fixed income, the lack of accessible and affordable housing, the higher health costs associated with their disability, and discrimination in housing access.

Regional Trends

According to the 2020 Regional AI, housing choices for special needs groups, especially persons with disabilities, are limited in the region. In Monterey County, about 8.9% of the population has a disability. Seaside's share of population with disabilities is slightly higher than the County (11%) and the City of Monterey (9%) but is lower than Marina (12%).

Figure App-25 shows that areas in the Peninsula and Monterey Bay have the highest concentration of persons with disabilities, with the population with a disability ranging between 10% and 20% per tract. The majority of census tracts in the Salinas Valley have lower concentrations of persons with disabilities (less than 10%).

Table App-80: Population with a Disability						
	Monterey County	Gonzales	Marina	Monterey	Salinas	Seaside
Total Pop	417,425	8,348	21,857	25,183	155,281	33,360
Pop with a disability	37,082	328	2,703	2,315	12,315	3,646
% with a disability	8.9%	3.9%	12.4%	9.2%	7.9%	10.9%

Source: American Community Survey, 2020 5-Year Estimates

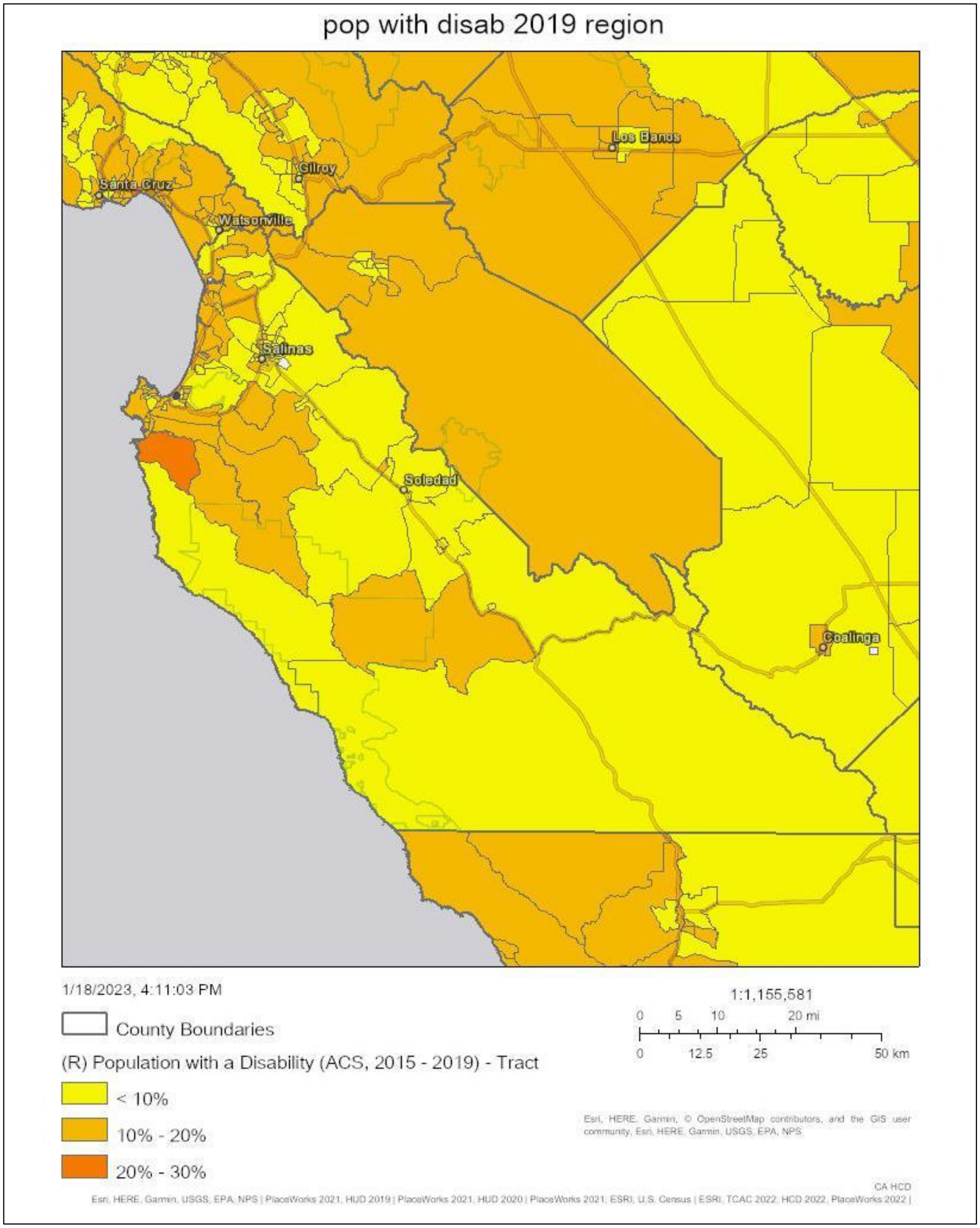
c. Family Status

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the martial status of the head of households. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns.

Regional Trends

According to the 2016-2020 ACS, 38% of households in Monterey County have children under the age of 18. The cities in the Valley region of the County have higher proportions of households with children than Peninsula cities. Gonzales and Salinas have the highest percentage of households with children (58% and 49%, respectively). Female-headed households need special consideration since they may lack the resources needed for adequate childcare or job training services, often making the search for affordable, decent, and safe housing more difficult because they may have lower incomes and higher living expenses. In Monterey County, about 62% of female-headed households have children under the age of 18. The Valley Cities of Gonzales and Salinas have higher proportions of female-headed households with children (75% and 69%, respectively) than in the County overall (62%).

Figure App-25: Population with a Disability- Region



Local Trends

Within Seaside, most census tracts have a population with a disability of 10% to 20%. Only the tracts in the Olympia, Terrace, and Rousch neighborhoods have a population with a disability of less than 10%. The Needs Assessment (Section 2) also reported that ambulatory and cognitive disabilities were the most common among all age groups, though the City's elderly population was the most affected by disabilities.

Figure App-26: Population with Disability- Seaside

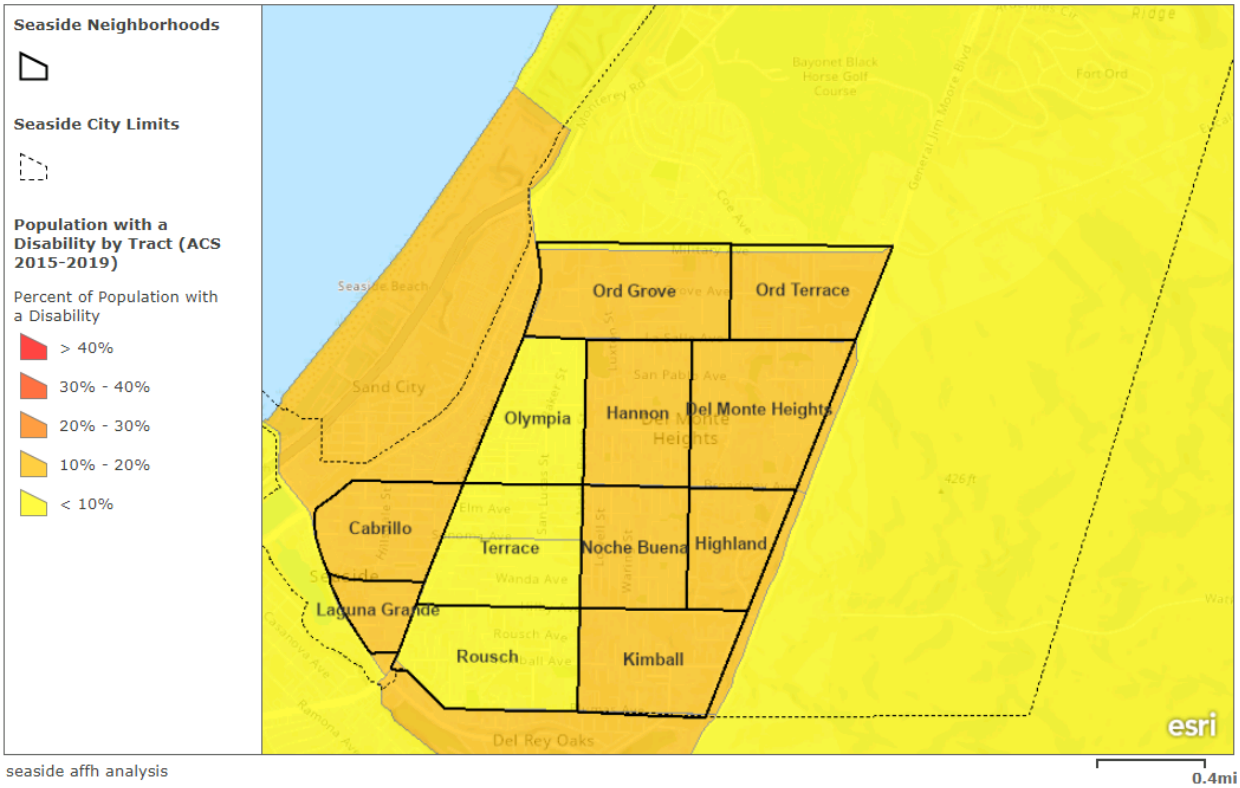


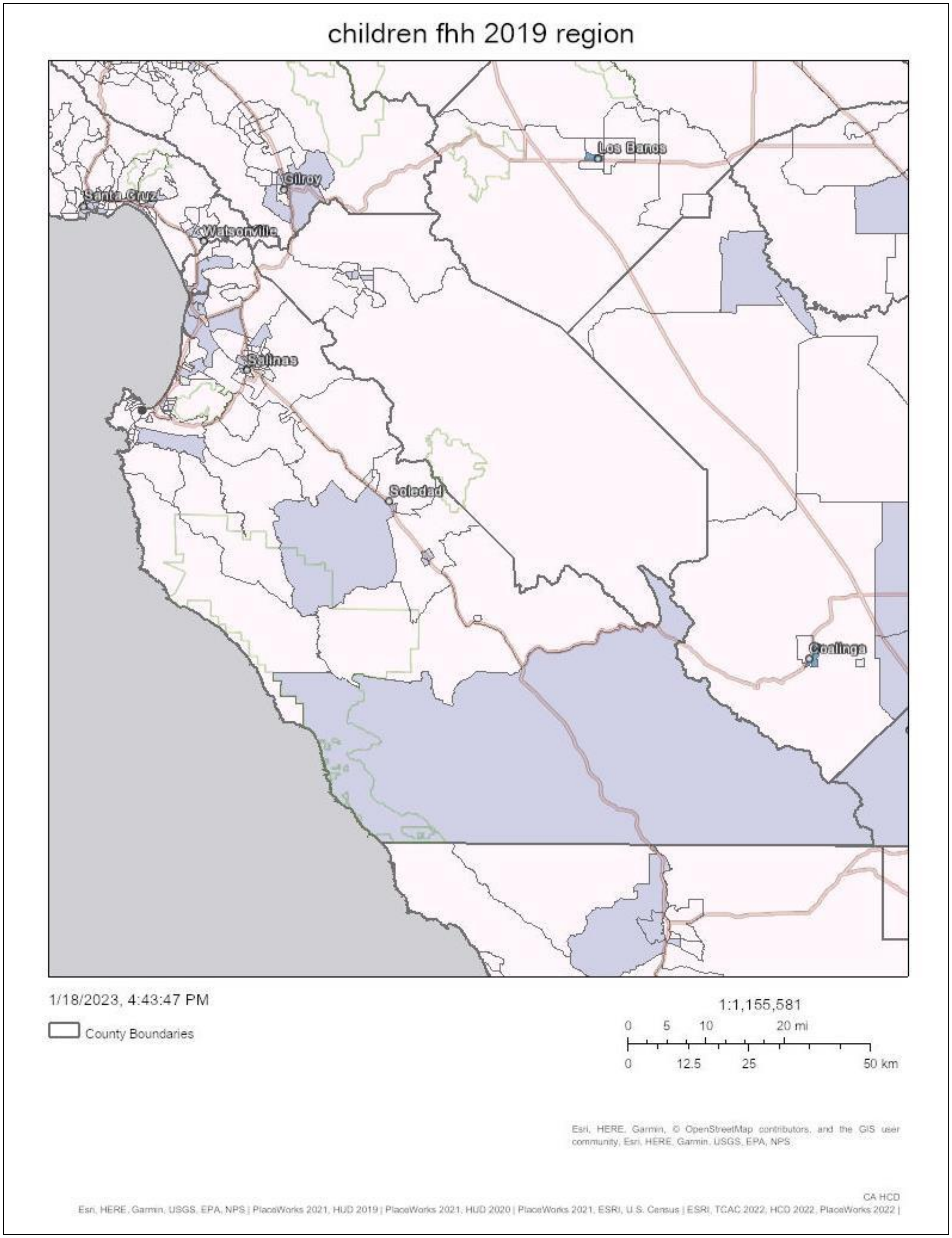
Figure App-27 shows the concentration of children in female-headed households by tract. Census tracts with a high concentration of children in single female-headed households are concentrated in the San Ardo and Soledad areas of the County as well as tracts scattered throughout Seaside, Marina, Castroville, and Salinas. Between 20% and 40% of children in these tracts live in single female-headed households.

Table App-81: Households with Children under the Age of 18

	Monterey County	Gonzales	Marina	Monterey	Salinas	Seaside
All HH	38.3%	57.8%	29.8%	17.7%	48.9%	33.5%
Married Couple HH	49.0%	58.4%	43.8%	38.2%	58.7%	45.5%
Single Male HH	60.4%	76.2%	34.4%	49.0%	60.2%	62.1%
Single Female HH	62.2%	74.8%	62.5%	27.3%	69.2%	53.2%

Source: American Community Survey, 2020 5-Year Estimates

Figure App-27: Percent of Children in Single Female-Headed Households- Region

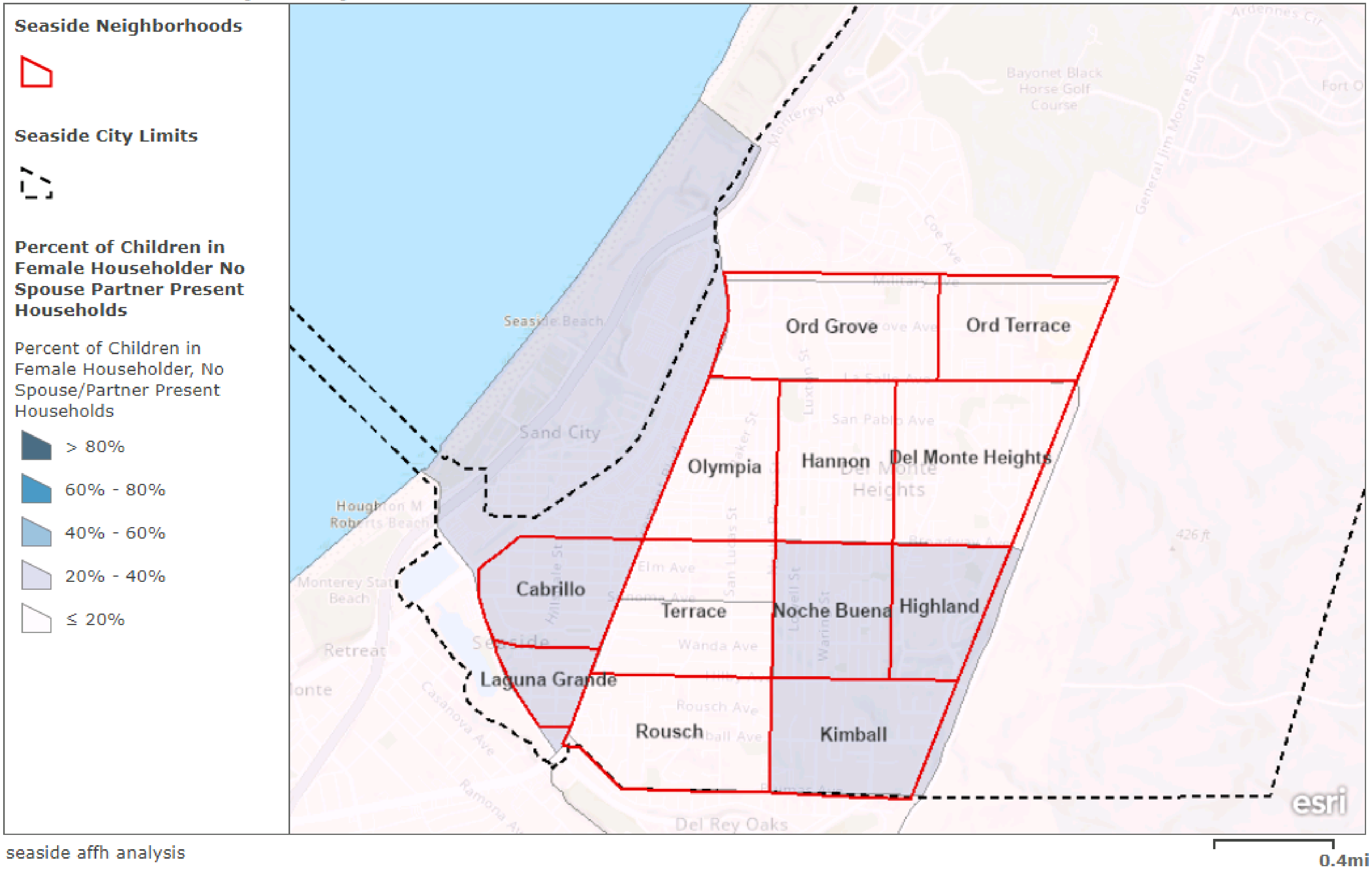


Local Trends

According to 2020 ACS 5-year estimates, about 34% of households in Seaside have children under the age of 18. The City's share of households with children is higher than the neighboring Peninsula cities of Monterey (18%) and Marina (30%) but lower than the County overall (38%). While HUD received 19 discrimination complaints based on familial status in the County from 2012-2017, none of the cases occurred in Seaside.

Single parent households are also protected by fair housing law. About 4% of households are single-parent households with children and 3% (341 households) are headed by single females. Figure App-28 shows that the population of children is concentrated in the southeastern census tracts of the City, particularly in Noche Buena, Highland, and Kimball, as well as southwestern tracts in Cabrillo and Laguna Grande. Between 20% and 40% of children in these tracts live in single-female headed households.

Figure App-28: Percent Children in Single Female-Headed Households – Seaside



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d. Income Level

Household income is the most important factor determining a household's ability to balance housing costs with other basic life necessities. A stable income is the means by which most individuals and families finance current consumption and make provision for the future through saving and investment. The level of cash income can be used as an indicator of the standard of living for most of the population.

Households with lower incomes are limited in their ability to balance housing costs with other needs and often the ability to find housing of adequate size. While economic factors that affect a household's housing choice are not a fair housing issue per se, the relationships among household income, household type, race/ethnicity, and other factors often create misconceptions and biases that raise fair housing concerns.

For purposes of most housing and community development activities, HUD has established the four income categories based on the Area Median Income (AMI) for the Metropolitan Statistical Area (MSA). HUD income definitions differ from the State of California income definitions. Table App-82 compares the HUD and State income categories. HUD defines a Low and Moderate Income (LMI) area as a census tract or block group where over 51% of the households earn extremely-low, very low, low, or moderate incomes (<80% AMI). This means LMI areas as defined by HUD, are lower income areas (extremely low, very low, and low), as defined by HCD. These terms may be used interchangeably.

Table App-82: Income Category Definitions

HCD Definition		HUD Definition	
Extremely Low	0%-30% of AMI	Extremely Low	0%-30% of AMI
Very Low	31%-50% of AMI	Low	31%-50% of AMI
Low Income	51%-80% of AMI	Moderate	51%-80% of AMI
Moderate income	81-120% of AMI	Middle/Upper	> 81% of AMI
Above Moderate Income	>120% of AMI	--	--

Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas and uses Salinas MSA, which is made up of Monterey County.

Identifying low or moderate income (LMI) geographies and individuals is important to overcome patterns of segregation. HUD defines a LMI area as a census tract or block group where over 51% of the population is LMI (based on HUD income definition of up to 80% of the AMI).

Regional Trends

About 46% of the County's households are considered lower income. Peninsula Cities have a lower concentration of lower income households compared to the County overall and the Valley Cities.

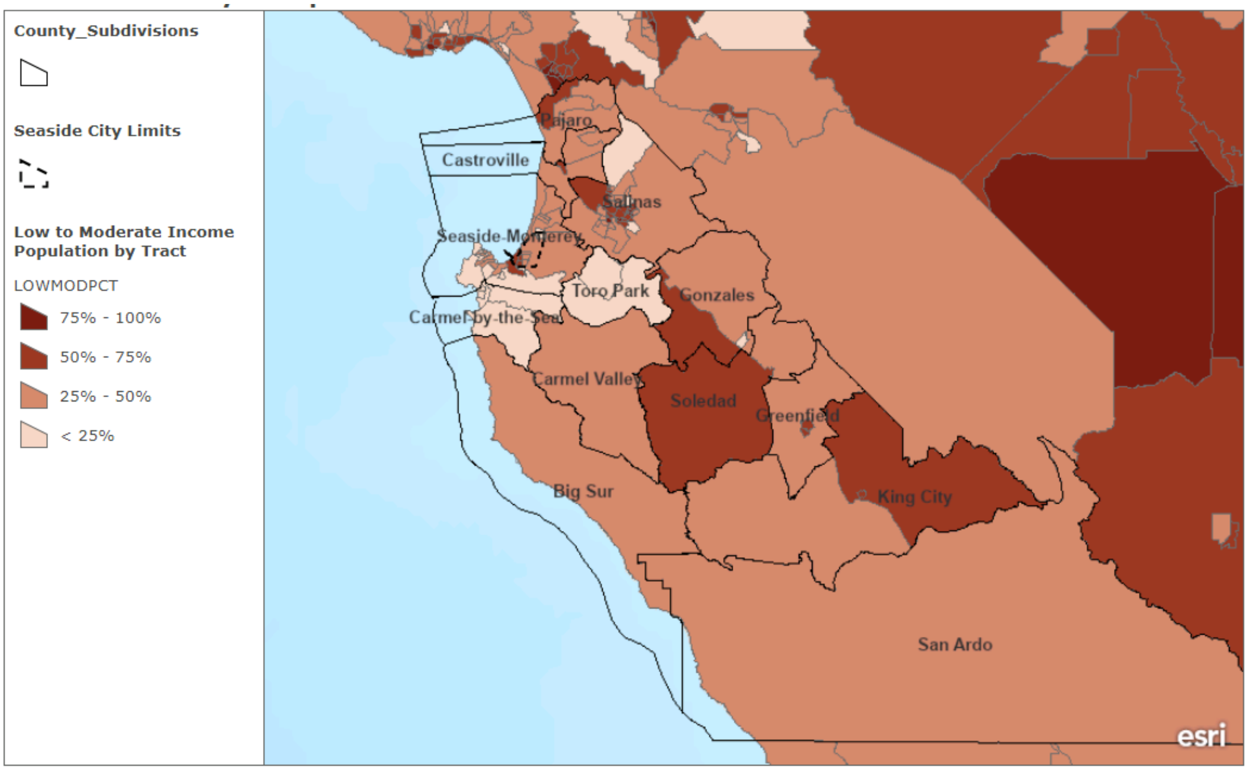
Table App-83: Income Distribution – Regional

	Monterey County	Gonzales	Marina	Monterey	Salinas	Seaside
< 80% AMI	45.6%	52.8%	45.3%	35.0%	55.2%	50.0%
> 80% AMI	54.4%	47.2%	54.6%	65.0%	44.8%	50.0%
Total HH	13,044,265	127,155	2,075	7,770	11,870	10,600

Note: Data presented in this table is based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% count due to the need to extrapolate sample data out to total households. Interpretations of this data should focus on the proportion of households in need of assistance rather than on precise numbers. Furthermore, because HUD programs do not cover households with incomes above 80% of the County Area Median Income (AMI), CHAS data does not provide any breakdown of income groups above 80% AMI.
Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data, based on 2015-2019 ACS

Geographically, low- and moderate-income (LMI) areas (tracts where over 50% of the population earn less than 80% AMI) are concentrated in the Valley cities along Highway 101, specifically in tracts in the Salinas, Gonzales, Soledad, and King City areas. Among the Peninsula cities, there is a concentration of LMI tracts at the junction of Monterey, Sand City, Seaside, and Del Rey Oaks.

Figure App-29: Low and Moderate Income Population – Region



seaside affh analysis

Local Trends

Half of Seaside's households are lower income (<80% AMI). As seen in Figure App-30, Seaside has a concentration of tracts with a high percentage of LMI population (50% to 75%) in its neighborhoods west of Noche Buena Street (Olympia, Terrace, Rousch, Cabrillo, and Laguna Grande). These neighborhoods are also neighborhoods with higher acreage of multifamily, medium density neighborhoods. Of these neighborhoods west of Noche Buena Street, Olympia, and the northern portions of Terrace (Tract 137) have the highest concentration of poverty (Figure App-31). About 24% of the population in this tract earn incomes below the federal poverty level.

Figure App-30: Low and Moderate Income Population- Seaside

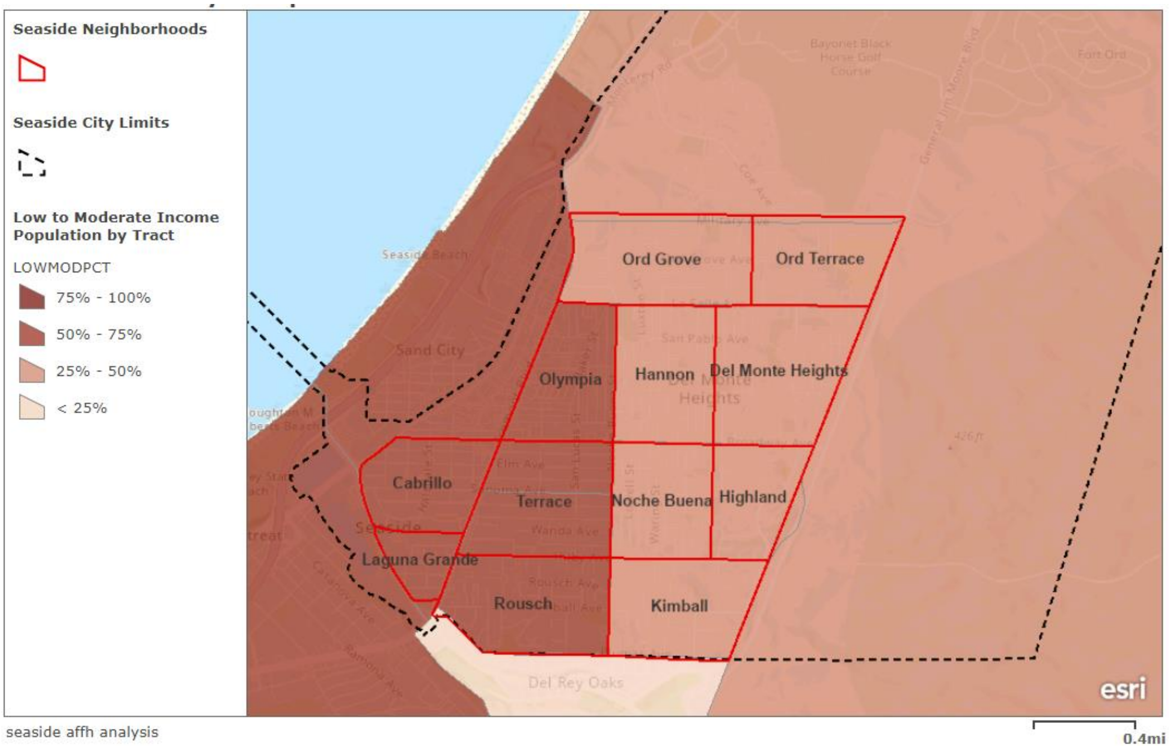
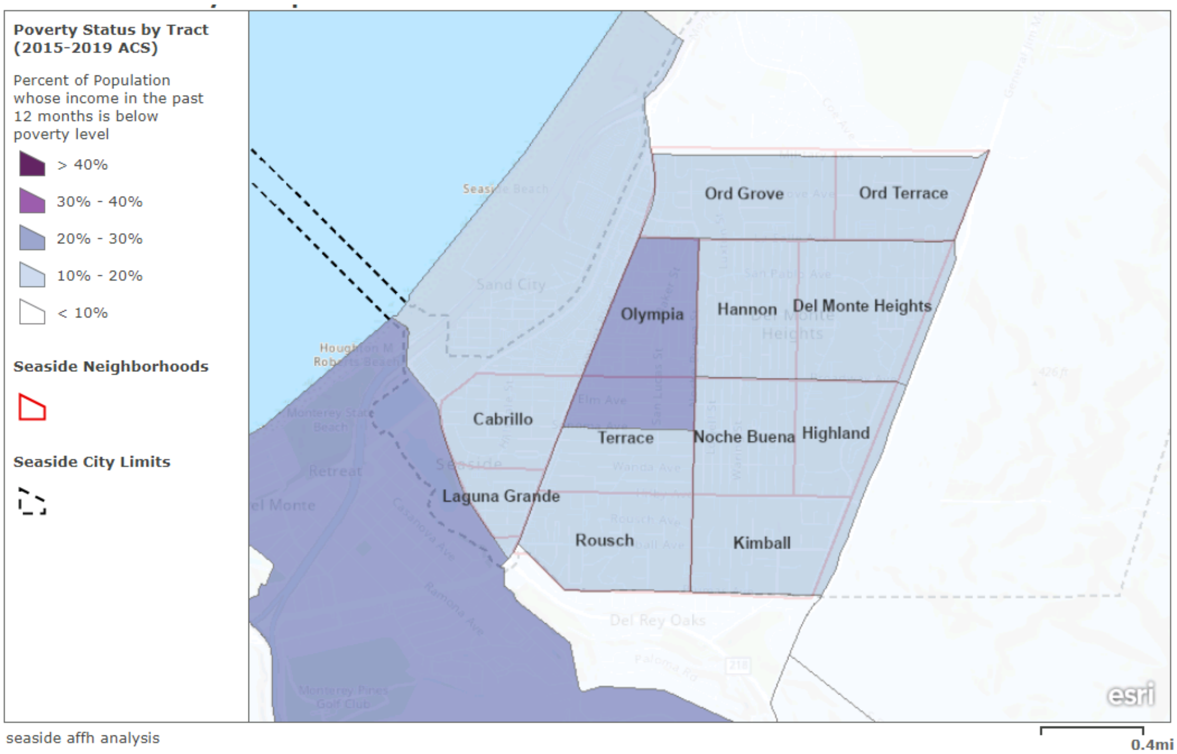


Figure App-31: Poverty Status by Tract- Seaside



e. Housing Choice Voucher

The Housing Choice Voucher Program (HCV) provides rental assistance to very low-income households who obtain housing in the private rental market. The HCV program's success depends upon the ability of participants to search for and find suitable housing in the private rental market. The program encourages participants to avoid high-poverty neighborhoods and encourages the recruitment of landlords with rental properties in lower-poverty neighborhoods. An analysis of the trends in HCV concentration can be useful in examining the success of the program in improving the living conditions and quality of life of its holders.

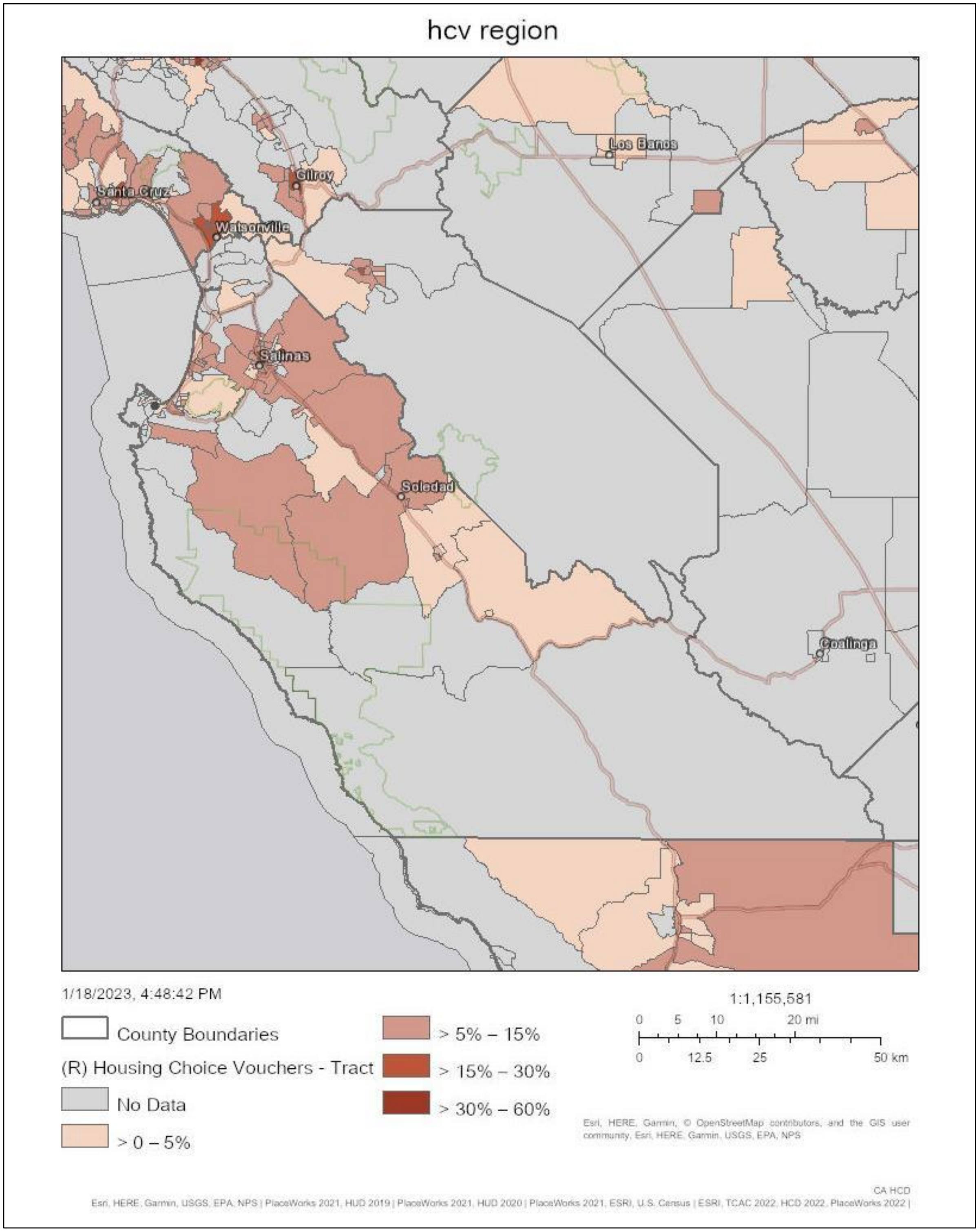
HCV programs are managed by Public Housing Agencies (PHAs), and the programs assessment structure (SEMAPS) includes an "expanding housing opportunities" indicator that shows whether the PHA has adopted and implemented a written policy to encourage participation by owners of units located outside areas of poverty or minority concentration. A study prepared by HUD's Development Office of Policy Development and Research found a positive association between the HCV share of occupied-housing and neighborhood poverty concentration and a negative association between rent and neighborhood poverty. This means that HCV use was concentrated in areas of high poverty where rents tend to be lower. In areas where these patterns occur, the program has not succeeded in moving holders out of areas of poverty.

Regional Trends

The HACM administers the Housing Choice Voucher program on behalf of jurisdictions within Monterey County. According to the Housing Authority data provided in the Picture of Subsidized Households dataset developed by HUD, as of 2021, 3,394 households in Monterey County were receiving Housing Choice Vouchers. The racial/ethnic composition of the voucher recipients was 28% White; 1% Black; 4% Asian; and 59% Hispanic.

Figure App-32 shows that Housing Choice Voucher use is concentrated in the Salinas Valley areas. In these tracts, between 5% and 15% of renter-occupied households were HCV participants.

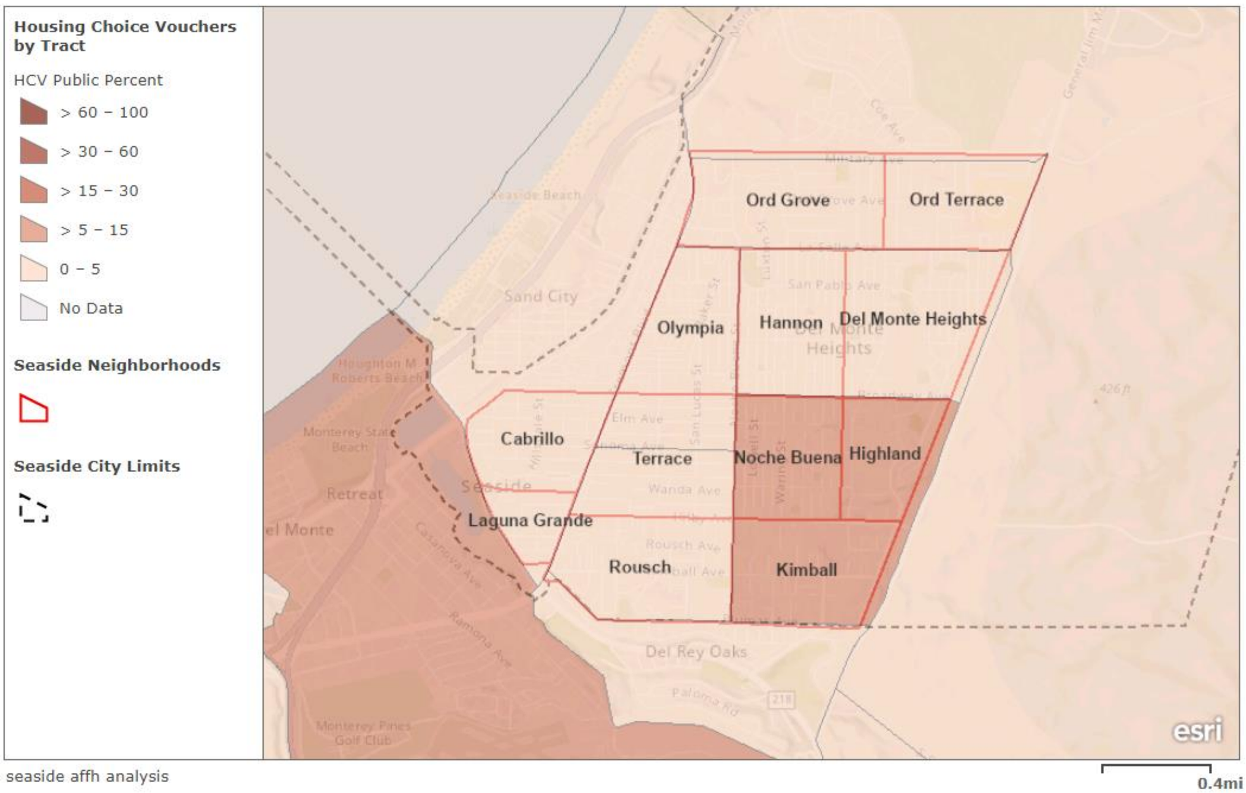
Figure App-32: Housing Choice Voucher Concentration – Regional



Local Trends

Within Seaside, there are about 121 HCVs distributed across the City.[29] Census tracts with the highest concentration of HCV renter households is concentrated in Census Tract 135 which covers the southeastern neighborhoods of Noche Buena, Highland, and Kimball. About 5.3% of renter households (41 households) in this census tract are HCV holders. Census Tract 135 also has one of the lowest median gross rents in the City ($1,180).[30] This means HCV participants are finding housing in the most affordable areas of the City. As shown in Figure App-34, HCV use is not directly correlated with areas with a concentration of poverty since most tracts have similar percentages of households living below the federal poverty line. Only the neighborhood of Olympia and north Terrace neighborhoods have higher poverty rates than surrounding tracts.

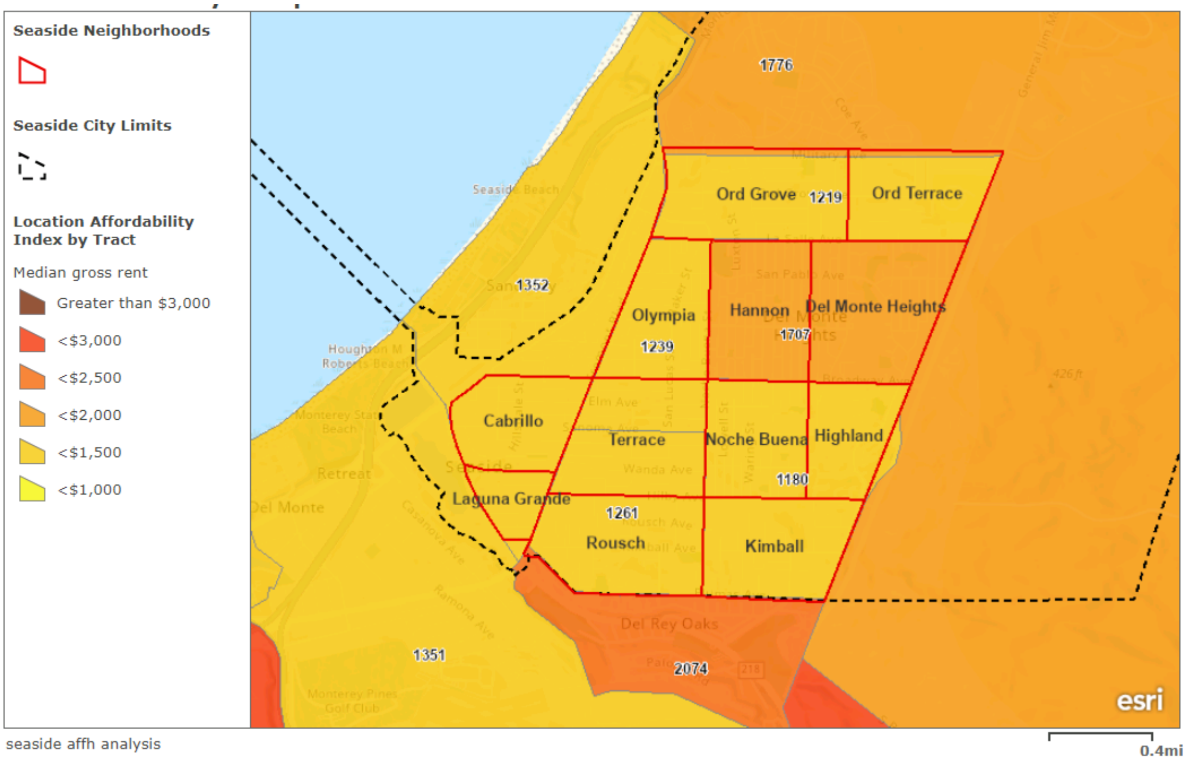
Figure App-33: Housing Choice Voucher Concentration – Seaside

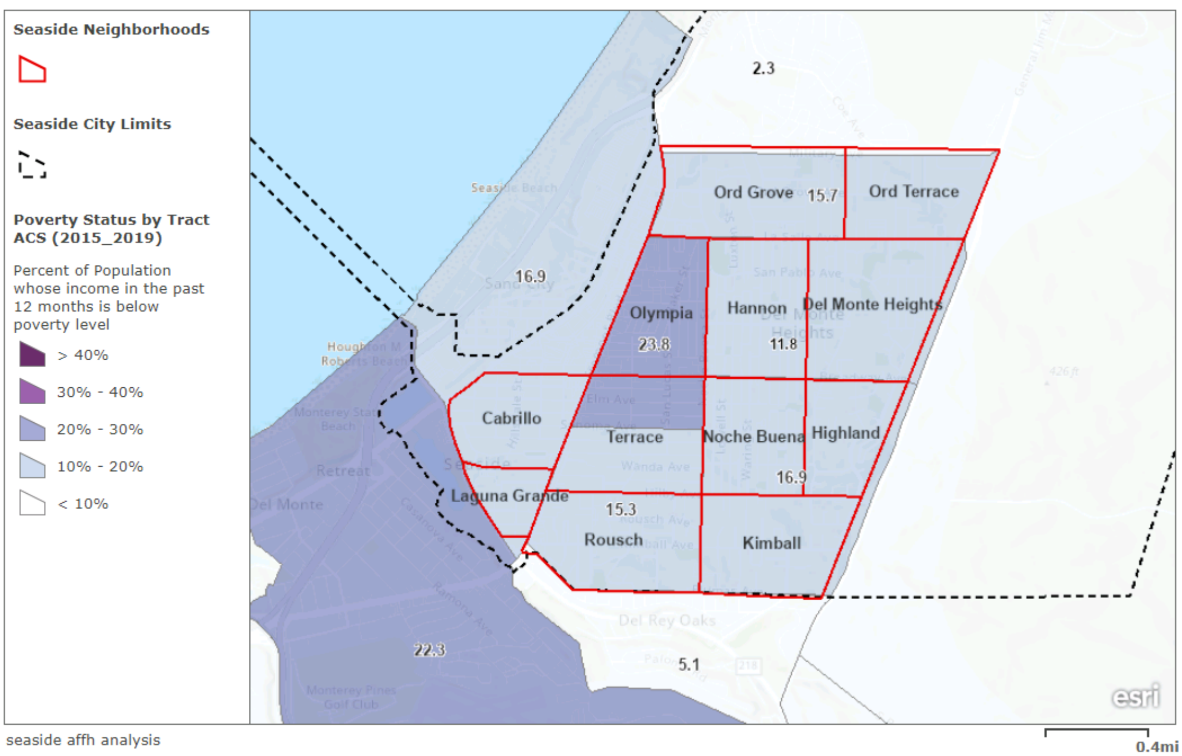


29 Based on HCD's AFFH Data Viewer portal that provided data by census tract.

30 In the AFFH Data Viewer Tool, the value shown under the Housing Affordability Index is the median gross rent per census tract. The map showing the Housing Affordability Index (LAI) provides standardized household housing and transportation cost estimates for all 50 states and the District of Columbia.

Figure App-34: Median Gross Rent and Poverty Status – Seaside



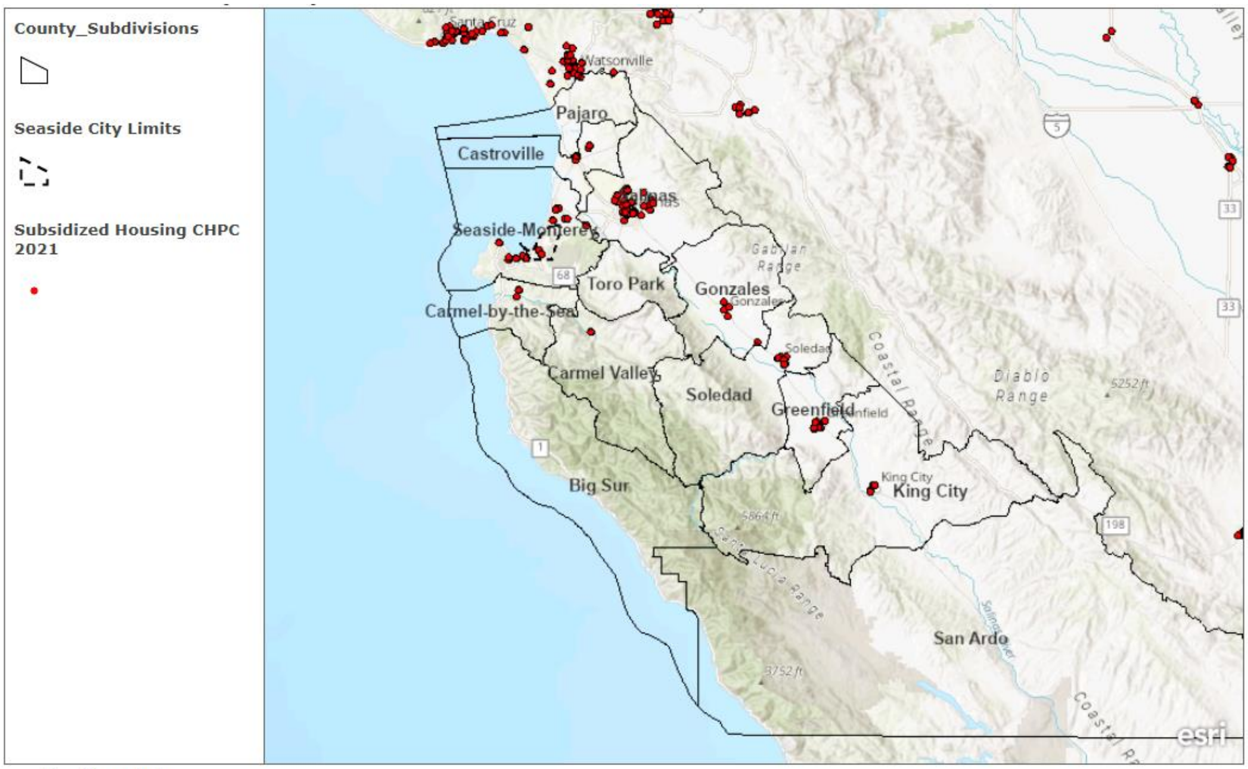


f. Public Housing Buildings

Regional Trends

Figure App-35 shows existing federal- and state-subsidized affordable housing. This includes affordable developments assisted and or/subsidized by HUD, USDA, CalHFA, the Low-Income Housing Tax Credit, and only a portion of HCD developments. In Monterey County subsidized housing is located primarily in Valley Cities, with most located in Salinas. Public housing buildings are also scatted in the Seaside-Monterey areas in the Peninsula.

Figure App-35: Public Housing Buildings – Monterey County

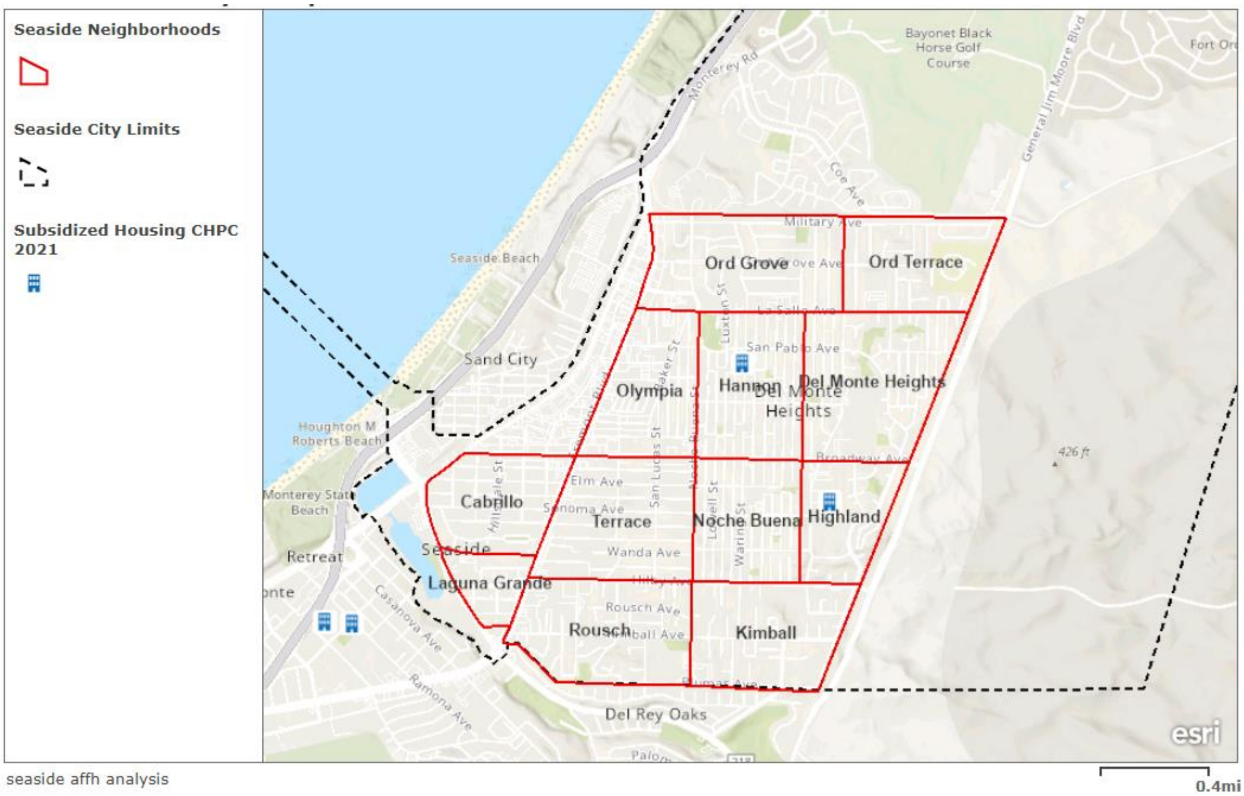


seaside affh analysis

Local Trends

HCD's AFFH Data tool shows two Public Housing buildings within Seaside, Seaview Village Apartments and Del Monte Manor. Seaview Village contains 132 affordable housing units and Del Monte Manor has 190 affordable units. These buildings are located in the Hannon and Highland neighborhoods. The location of these units is correlated with areas with a concentration of minorities and persons with disabilities but not with a concentration of lower income households (<80% AMI).

Figure App-36: Public Housing Buildings – Seaside



3. Racially Concentrated Areas

a. Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs)

In an effort to identify racially and ethnically concentrated areas of poverty (R/ECAPs), HUD has identified census tracts with a majority non-White population (greater than 50 %) and has a poverty rate that exceeds 40% or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower.

Regional Trends

There are large R/ECAP areas located east of Monterey County in Fresno County. Within Monterey County, R/ECAPs are only found in Salinas (Figure App-37).

Local Trends

There are no R/ECAPs in Seaside.

Figure App-37: Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs) – Region

seaside affh analysis

b. Racially Concentrated Areas of Affluence (RCAAs)

While racially concentrated areas of poverty and segregation (R/ECAPs) have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. According to a policy paper published by HUD, a RCAA is defined as affluent, White communities. According to HUD's policy paper, "Whites are the most racially segregated group in the United States and in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities."

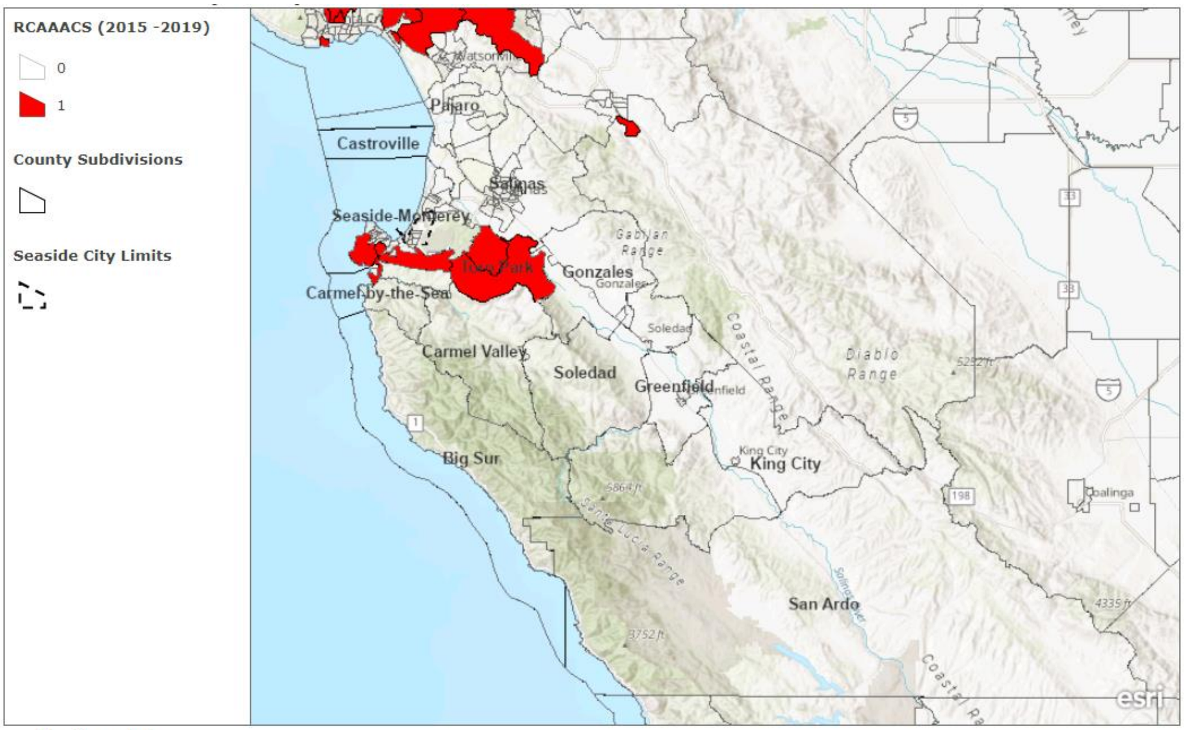
Regional Trends

RCAAs in the County are located in the Toro-Park and Seaside-Monterey regions of the County.

Local Trends

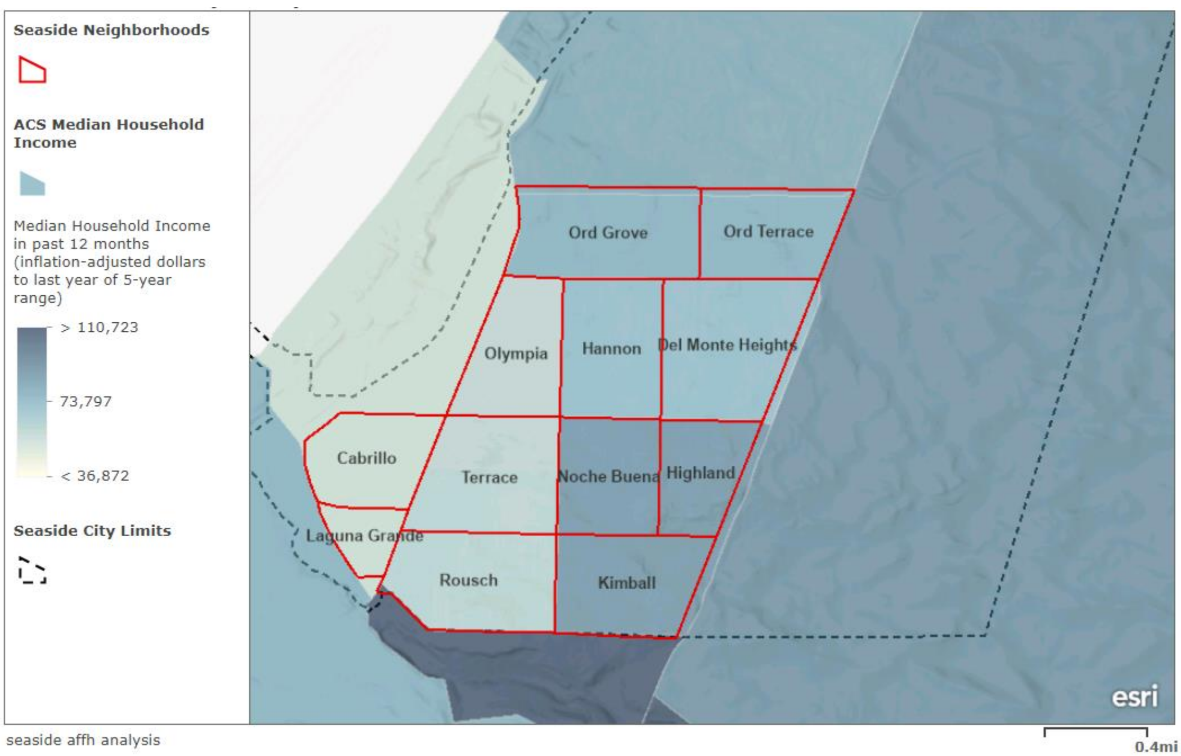
There are no RCAAs located in Seaside. However, there is a correlation between areas with a low concentration of minorities and higher median incomes. Census Tract 135 has the highest median income in the City and lowest concentration of non-white minorities (between 20% and 41%, Figure App-39 and Figure App-23).

Figure App-38: RCAAs- Regional



seaside affh analysis

Figure App-39: Median Household Income by Tract (ACS 2017-2021)



seaside affh analysis

4. Access to Opportunities

Significant disparities in access to opportunity are defined by the AFFH Final Rule as "substantial and measurable differences in access to educational, transportation, economic, and other opportunities in a community based on protected class related to housing."

a. TCAC/HCD

To assist in the assessment of fair housing, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (CTCAC) convened in the California Fair Housing Task force to "provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD)." The Task Force has created Opportunity Maps to identify resources levels across the state "to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9 % Low Income Housing Tax Credits (LIHTCs)". These opportunity maps are made from composite scores of three different domains made up of a set of indicators. Table App-84 shows the full list of indicators. The opportunity maps include a measure or "filter" to identify areas with poverty and racial segregation. To identify these areas, census tracts were first filtered by poverty and then by a measure of racial segregation. The criteria for these filters were:

- Poverty: Tracts with at least 30% of population under federal poverty line.
- Racial Segregation: Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County.

Table App-84: Domains and List of Indicators for Opportunity Maps

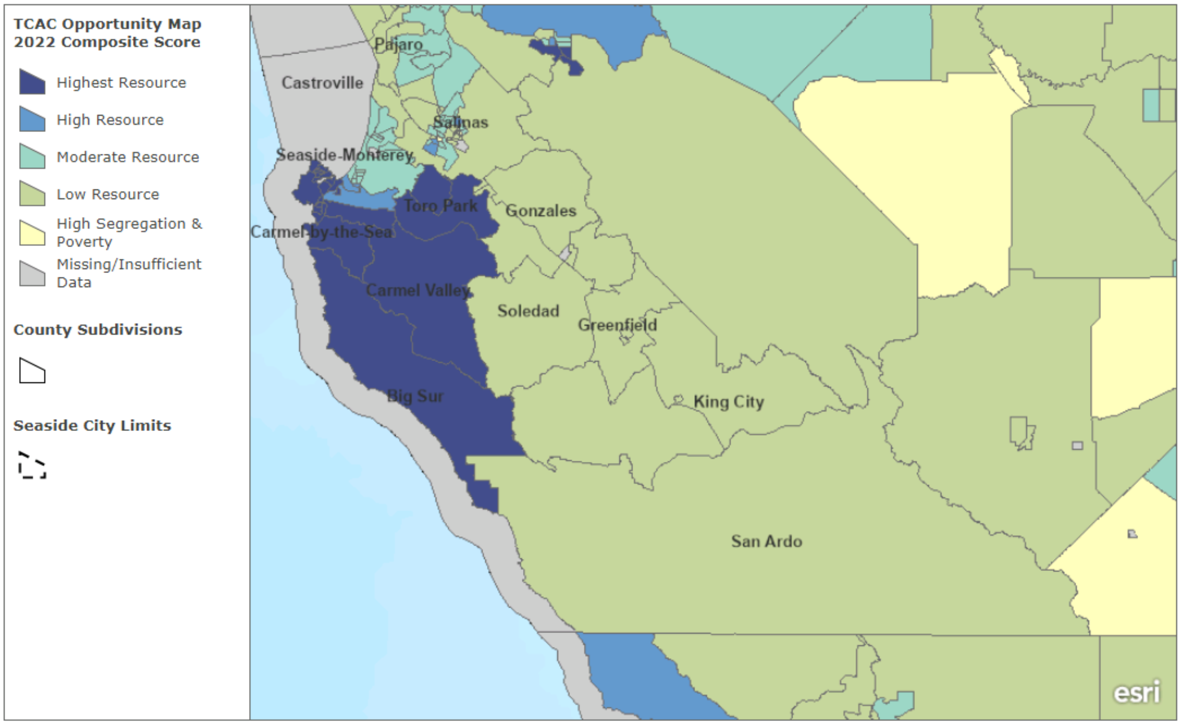
Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 4.0 pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates

Source: California Fair Housing Task Force, Methodology for the 2022 TCAC/HCD Opportunity Maps, December 2021.

Regional Trends

The 2022 TCAC/HCD opportunity map for Monterey County identified higher resource areas in the western portion of the County and lower resource areas in the east and south, Figure App-40). The Peninsula cities range from highest resource areas for Carmel-by-the-Sea, Pacific Grove and Monterey to moderate resource areas for Sand City, Seaside and Marina. The Valley cities (along Highway 101) are all low resource areas. Two tracts in the County are areas with high segregation and poverty. These are both located in the City of Salinas.

Figure App-40: TCAC Composite Score- Region



Local Trends

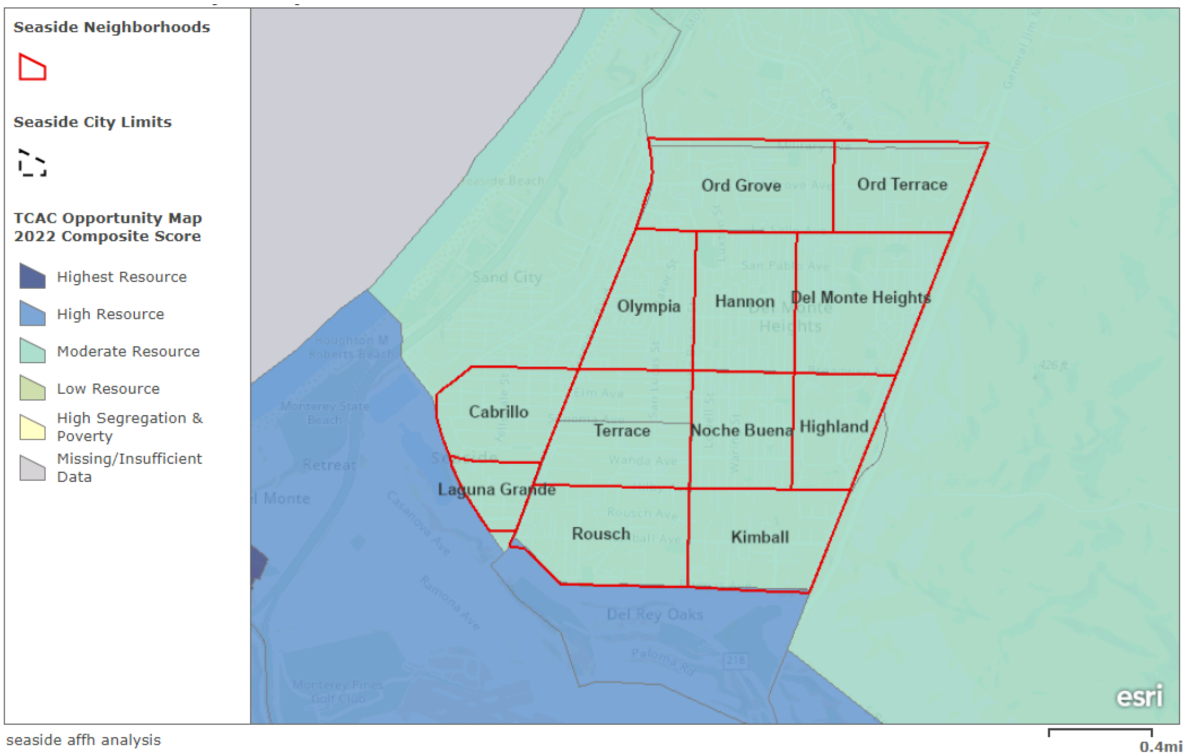
Opportunity map categorization and domain scores for Seaside census tracts are shown in Table App-85 and Figure App-41). All of the city's tracts have a moderate resource designation. This is a similar designation to the City of Marina, but lower than the other Peninsula cities. As mentioned above, no areas of high poverty are located in Seaside.

Table App-85: Domains and List of Indicators for Opportunity Maps

Census Tract	Economic Score	Environmental Score	Education Score	Composite Score	Final Category
06053014107	0.657	0.321	0.529	0.029	Moderate Resource
06053014000	0.179	0.100	0.571	-0.313	Moderate Resource
06053013900	0.521	0.614	0.471	-0.043	Moderate Resource
06053013800	0.279	0.871	0.471	-0.123	Moderate Resource
06053013700	0.264	0.807	0.457	-0.161	Moderate Resource
06053013600	0.271	0.771	0.321	-0.221	Moderate Resource
06053013500	0.379	0.893	0.321	-0.112	Moderate Resource

Source: California Housing and Community Development AFFH Data Viewer, 2022 TCAC/HCD Opportunity Maps

Figure App-41: TCAC/HCD Opportunity Areas in the- City of Seaside



b. Opportunity Indices

HUD developed an index for assessing fair housing by informing communities about disparities in access to opportunities based on race ethnicity and poverty status. This section presents the HUD-developed index scores to assess Seaside residents' access to key opportunity assets in comparison to the County. Table App-86 provides index scores or values (the values range from 0 to 100) for the following opportunity indicator indices:

- **Low Poverty Index:** The low poverty index captures poverty in a given neighborhood. The poverty rate is determined at the census tract level. *The higher the score, the less exposure to poverty in a neighborhood.*
- **School Proficiency Index:** The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. *The higher the score, the higher the school system quality is in a neighborhood.*
- **Labor Market Engagement Index:** The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. *The higher the score, the higher the labor force participation and human capital in a neighborhood.*
- **Transit Trips Index:** This index is based on estimates of transit trips taken by a family that meets the following description: a 3-person single-parent family with income at 50% of the median income for renters for the region (i.e., the Core-Based Statistical Area (CBSA). *The higher the transit trips index, the more likely residents in that neighborhood utilize public transit.*

- **Low Transportation Cost Index:** This index is based on estimates of transportation costs for a family that meets the following description: a 3-person single-parent family with income at 50 % of the median income for renters for the region/CBSA. *The higher the index, the lower the cost of transportation in that neighborhood.*
- **Jobs Proximity Index:** The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. *The higher the index value, the better the access to employment opportunities for residents in a neighborhood.*
- **Environmental Health Index:** The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. *Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group.*

Regional Trends

In Monterey County, Hispanic and Native American residents were more likely (compared to other racial/ethnic groups) to be impacted by poverty, limited access to proficient schools, have a lower labor participation rate and reside in areas with the lowest environmental quality levels. Black residents scored highest as most likely to utilize public transportation and had the lowest cost of transportation. White and Asian residents had the closest proximity to jobs. For the population living below the poverty line in the county, residents had lower transportation costs, regardless of race or ethnicity. Asian residents living below poverty had better index scores for all categories compared to Asian residents above the poverty line. Black, Hispanic and Native American residents below the poverty line face a severe lack of access to proficient schools in the county.

Local Trends

In Seaside, while index scores for transit access, low transportation costs and environmental health are favorable, less opportunities are seen for access to jobs, proficient schools and labor market participation. The likelihood of poverty is higher for all racial and ethnic groups compared to the County overall. Hispanic residents in Seaside are more likely to face poverty while all minority populations have less access to proficient schools compared to White residents. Black residents in Seaside have the highest score for labor participation and, along with Hispanic residents, utilize public transit the most. Hispanic residents have the lowest transportation costs and also are most likely to live close to jobs. All residents of the city, regardless of race or ethnicity, have similar environmental health scores. For Seaside’s population living below the poverty line, some access to opportunities decline while others increase. For instance, Black, Hispanic and Asian residents living below the poverty line have a higher labor market score compared to these racial groups living above the poverty line while White and Native American residents have lower labor market scores. Labor market participation scores are higher for Black, Hispanic and Asian residents below the poverty line compared to the residents of these racial and ethnic groups not living in poverty.

Table App-86: Opportunity Indicators by Race/Ethnicity							
	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Monterey County							
Total Population							
White	65.84	50.07	60.65	59.73	42.66	59.62	66.45
Black	55.53	25.21	51.70	66.97	48.52	44.82	55.47
Hispanic	35.58	12.52	29.63	61.05	46.63	45.15	42.65
Asian or Pacific Islander	61.51	40.33	55.75	62.03	44.21	57.54	57.60
Native American	49.86	26.46	41.98	61.72	45.27	50.42	55.03
Population below federal poverty line							
White	55.97	43.61	54.23	58.48	45.39	56.19	67.88
Black	49.21	5.32	49.59	69.03	56.54	42.40	44.63
Hispanic	32.15	9.37	26.92	60.83	47.72	44.97	41.51
Asian or Pacific Islander	76.33	59.58	73.37	66.77	45.93	67.42	63.74
Native American	23.49	7.85	18.71	57.39	50.76	38.11	41.45
City of Seaside							
Total Population							
White	42.19	36.09	40.30	68.46	59.81	45.81	66.18
Black	37.53	24.33	41.44	73.23	61.81	41.51	65.47
Hispanic	31.57	24.9	39.22	73.26	66.00	46.57	65.94
Asian or Pacific Islander	38.24	27.67	38.64	71.13	61.97	44.05	66.81
Native American	36.18	29.74	40.77	70.64	63.12	44.70	66.52
Population below federal poverty line							
White	43.80	31.33	38.78	64.03	59.16	46.25	65.32
Black	33.57	24.37	46.25	74.63	64.43	42.93	65.05
Hispanic	28.17	24.69	41.43	74.63	67.87	45.51	65.67
Asian or Pacific Islander	34.16	23.92	44.66	73.44	65.44	42.28	65.31
Native American	36.37	29.88	28.56	75.21	60.75	46.20	65.95

Note: American Community Survey Data are based on a sample and are subject to sampling variability. See text for index score meanings. Table is comparing the total Seaside and County population, by race/ethnicity, to the Seaside and County population living below the federal poverty line, also by race/ethnicity.
Source: Affirmatively Furthering Fair Housing (AFFH) Data and Mapping Tool (AFFH-T), 2017

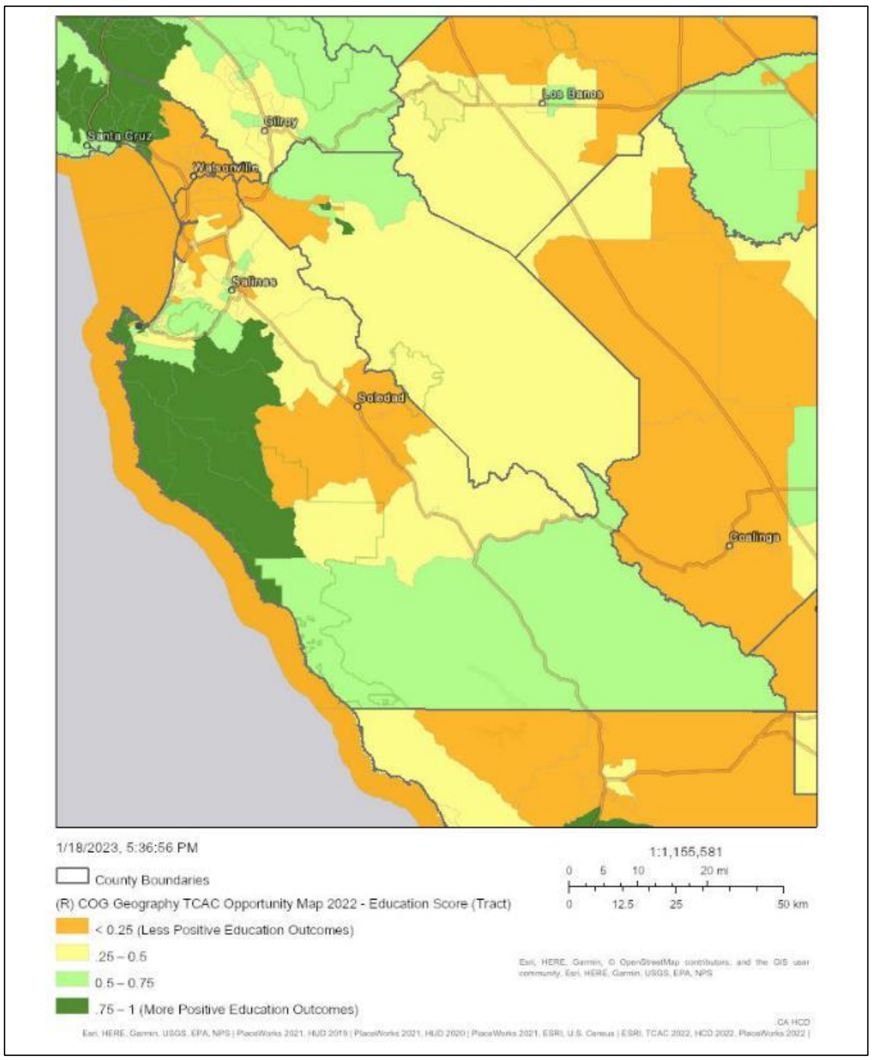
c. Education

Regional Trends

School proficiency scores are indicators of school system quality. *The higher the score, the higher the quality of schools*. In Monterey County, Whites and Asian residents higher school proficiency indices (50 and 40, respectively) compared to Black, Hispanic, and Native American residents. For residents living below the federal poverty line, scores were lower for all races except for Asian residents where the score increased from 40 to 60. For Black, Hispanic and Asian students below the poverty line, school proficiency scores were exceedingly low (all below 10).

The HCD/TCAC education scores for the region show the distribution of education quality based on education outcomes (Figure App-42). Higher education scores are concentrated along the Peninsula, the southern portion of the County. Lower education scores are found in northern and central inland tracts, including many of the Valley cities.

Figure App-42: TCAC Education Score- Region



Source: California Housing and Community Development AFFH Data Viewer, 2022

Local Trends

In Seaside, school proficiency scores for all races range from 24 to 36 across all races and from 24 to 31 across all races living below the federal poverty line. White and Native American population indices are higher than the other race groups, indicating access to better quality schools, while Black and Hispanic population indices are the lowest. Populations living below the poverty line tended to score either lower or the same than the population at-large.

Seaside is part of the Monterey Peninsula Unified School District (School District). This School District has 17 schools, eight of which are located in Seaside. This includes the Dual Language Academy of the Monterey Peninsula, which is a K-8 school that has a Two-Way Bilingual Immersion (TWBI) program.

The California Department of Education has an online tool called the California School Dashboard (Dashboard).[31] This Dashboard displays the performance of local education agencies, schools and student groups on a set of state and local measures to identify strengths, challenges and areas in need of improvement. According to the Dashboard website, the School District's information for the 2021/22 school year included the following: Enrollment was 9,349 students, 65.4% of students were considered socioeconomically disadvantaged, 28.3% of students were English language learners, English Language Arts scores were 34.4 points below the State standard and Math scores were 83.3 points below the State standard.

Greatschools.org is a non-profit organization that rates schools across the States. The GreatSchools Summary Rating calculation is based on four ratings: Student Progress Rating or Academic Progress Rating, College Readiness Rating, Equity Rating, and Test Score Rating. Ratings at the lower end of the scale (1-4) signal that the school is "below average," 5-6 indicate "average," and 7-10 are "above average."[32] Figure App-43 shows that Seaside elementary, middle, and high schools rate from below average to average, with the lowest average schools in the southern half of the City (including the Rousch and Del Monte Heights neighborhoods). The TCAC's Education Score[33] map (Figure App-44) shows that these census tracts in the middle of the City that do not have schools also have lower Education scores (0.25-0.5).

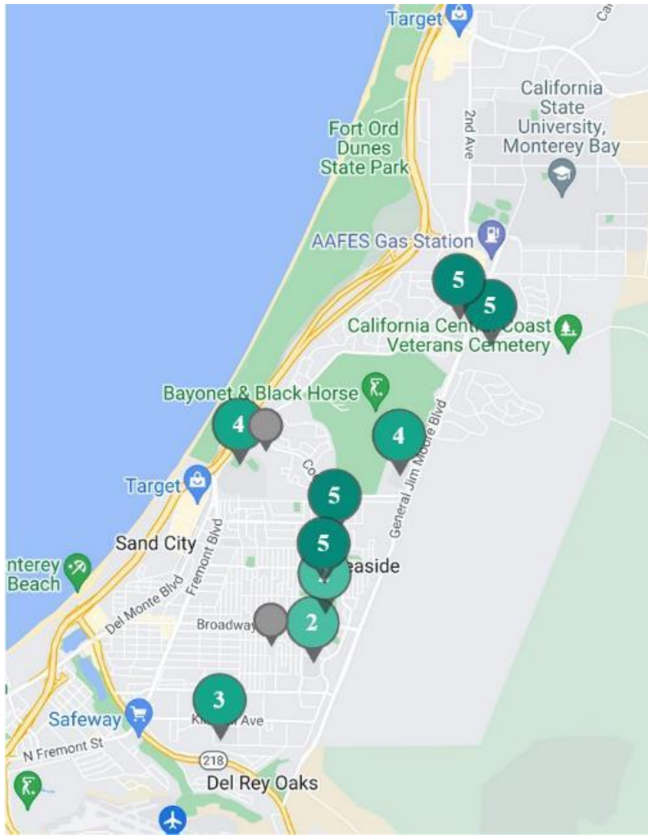
Regionally, Seaside's School Proficiency Index scores are lower compared to Monterey County for some racial and ethnic groups, including White, Black and Asian residents. However, Hispanic and Native American groups in Seaside have higher index scores than the County overall. The TCAC education map (Figure App-42) also shows that, while Seaside has lower education scores than the southern Peninsula cities, the scores are higher than or similar to cities and unincorporated areas to the north and east (including Marina and the Valley cities of Salinas, King City, Greenfield, Soledad and Gonzales).

31 California Department of Education www.cde.ca.gov

32 For more information of GreatSchools ratings, visit: https://www.greatschools.org/gk/ratings/

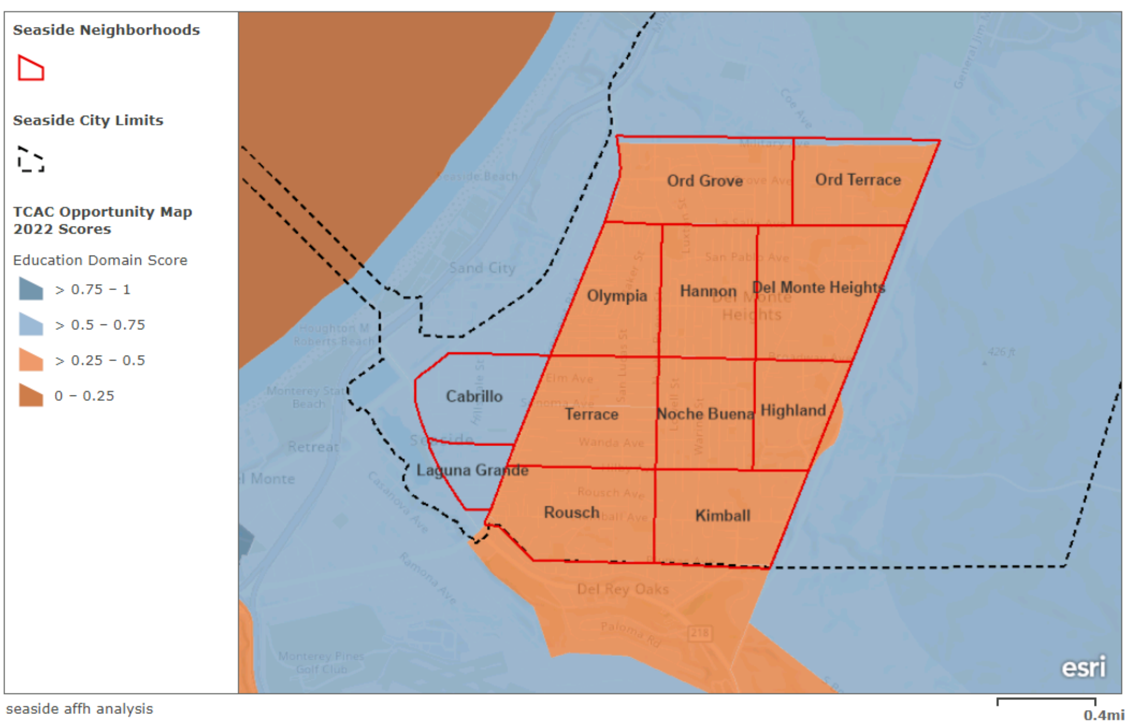
33 Education scores are a composite of different indicators including math proficiency, reading proficiency, high school graduation rates, student poverty rates

Figure App-43: GreatSchools Summary Ratings



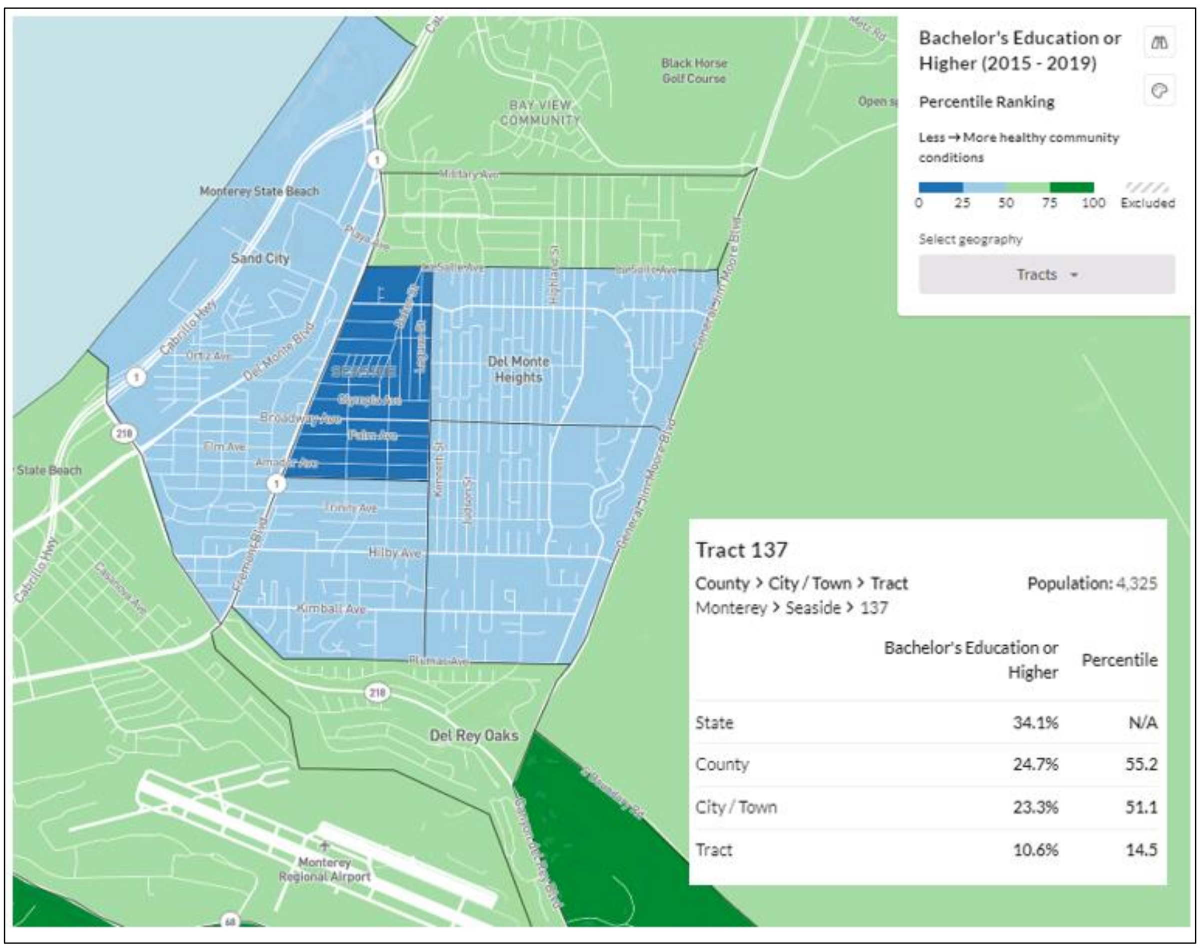
Source: www.greatschools.org

Figure App-44: TCAC Education Scores- Seaside



Healthy Places Index (HPI) is a new tool that allows local officials to diagnose and change community conditions that affect health outcomes and the wellbeing of residents. The HPI tool was developed by the Public Health Alliance of Southern California to assist in comparing community conditions across the state and combined 25 community characteristics such as transportation, housing, education, economic, and social factors into a single indexed HPI Percentile Score, where lower percentiles indicate lower conditions. One of the indicators reviewed by HPI Indicators is bachelor’s degree attainment. A college education is essential for many higher-paying careers, and it also helps people develop the cognitive skills and knowledge necessary to make healthy choices. As seen in Figure App-45, census tract 137 (the neighborhoods of Olympia and northern Terrace) have the lowest bachelor’s degree attainment in the City. In this tract, only 11% of persons over the age of 25 have a bachelor’s degree or higher. College graduation rates vary across California, and the nation, reflecting historic and often persistent funding inequities in places with fewer resources and social power, such as African American/Black, Latino, working class communities, and those with low-English proficiency. In this case, lower educational attainment is seen in a community identified to have a concentration of minorities, particularly Hispanic population, as well as poverty. Improving the rate of people attending and graduating college requires policies that encourage student success during college, as well as in the years leading up to college.

Figure App-45: HPI- Bachelor’s Education or Higher



d. Transportation

Regional Trends

HUD's opportunity indicators have two categories to describe transportation-transit index[34] and low transportation cost index.[35] In the County, transit index scores are in the 60s for all races/ethnicities except for White residents, which has the lowest transit index of 60. Black residents have the highest index score of 67. For residents living below the poverty line, the transit indices have a slightly larger range from 57 for Native American residents to 70 for Black residents. Regardless of income, Black residents have the highest transit index.

In the County, low transportation cost indices have a small range from 43 to 49 across all races and are slightly higher for residents living below the poverty line. Like transit indices, Black residents have the highest low transportation cost indices, while White residents have the lowest. Considering that a higher transit index score indicates a higher likelihood to use public transit and a higher "low transportation cost" indicates a lower cost of transportation, Monterey County's Black residents had higher access and likelihood of using public transit while White residents had lower access and were least likely to use transit.

Local Trends

Transit index scores are approximately five to ten points higher in Seaside compared to the County and range from 69 to 73. For those residents living below the poverty line, use of transit increases slightly regardless of race or ethnicity, with the exception of White residents where usage decreased. In Seaside, Black and Hispanic residents are most likely to use public transit while White residents are the least likely. Low transportation cost indices in the City are in the mid-60s for White residents and the mid 70s for all other residents. Similar to the County, transit usage was slightly higher for residents of all races and ethnicities living below the poverty line except for White residents. Considering that a higher transit index score indicates a higher likelihood to use public transit and a higher "low transportation cost" indicates a lower cost of transportation, Seaside has better access to transit compared to the County.

Monterey-Salinas Transit provides bus service throughout Monterey County. Several lines traverse across the Monterey Peninsula, including two that provide service to Marina, Seaside and Sand City. Figure App-46 shows the routes for bus route 17 and 18. Service for these two lines is available every 30 to 60 minutes starting after 7:00 a.m. and ending before 10:00 p.m.

AllTransit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. According to the most recent data posted (2019), Seaside has an AllTransit Performance Score of 6.2. This is a moderate score but the map in Figure App-47 shows transit scores are lower in the Ord Grove and Ord Terrace areas along with the eastern portions of the City along General Jim Moore Boulevard. According to the AllTransit Equity metric, 98.6% of Seaside households are within ½ mile of a transit route, but no households have access to full day, 24-hour service, or high frequency rush hour transit. This is consistent with the route information available from Monterey-Salinas Transit.

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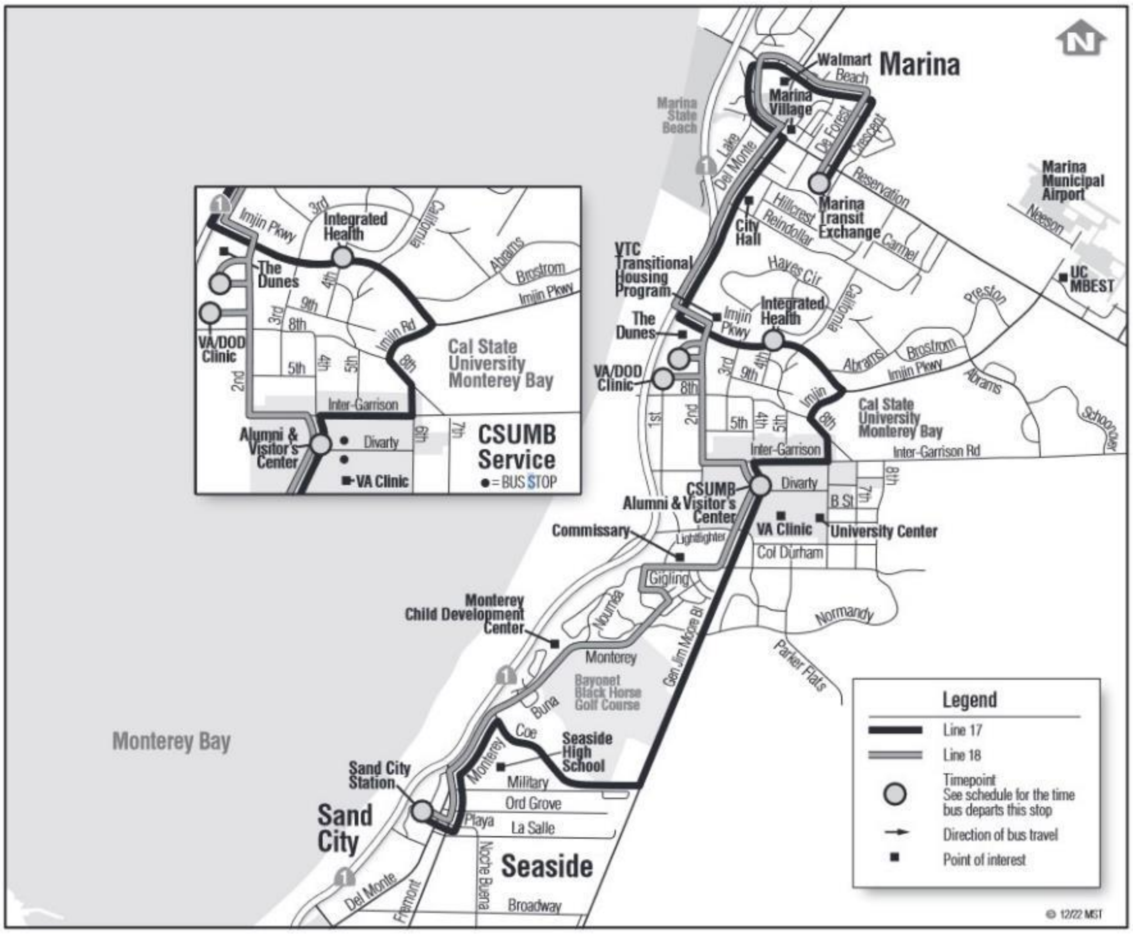
34 The transit index is based on estimates of transit trips taken by a family that meets the following description: a 3-person single-parent family with income at 50 % of the median income for renters for the region (i.e., the Core-Based Statistical Area (CBSA). The higher the transit trips index, the more likely residents in that neighborhood utilize public transit.

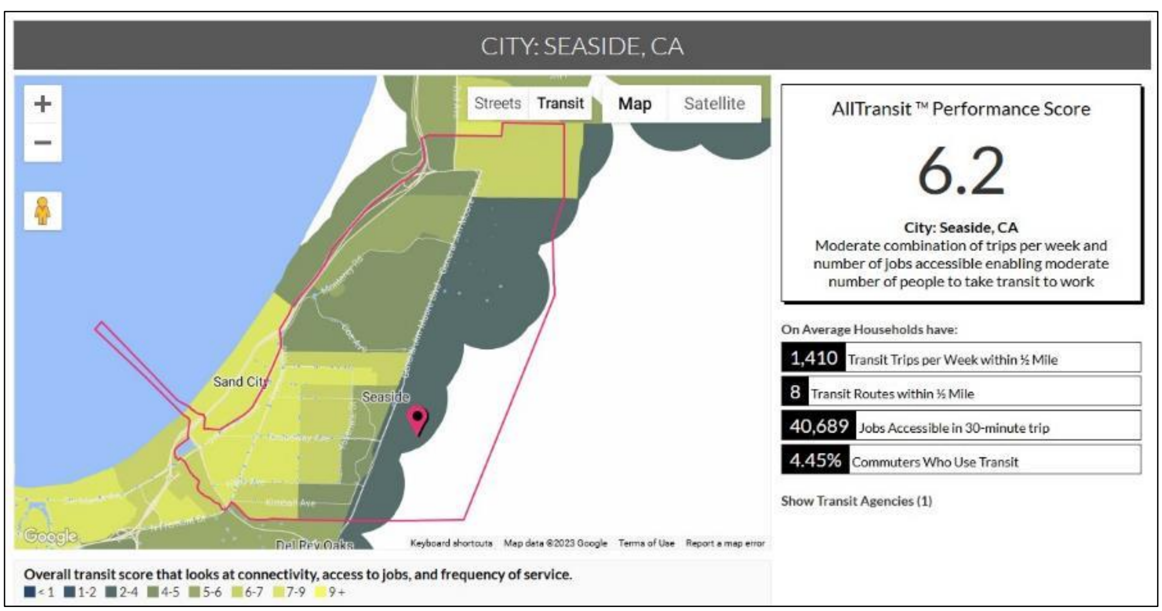
35 The low transportation cost index is based on estimates of transportation costs for a family that meets the following description: a 3-person single-parent family with income at 50% of the median income for renters for the region/CBSA. The higher the index, the lower the cost of transportation in that neighborhood.

Figure App-46: Transit Service in Seaside



Source: Monterey-Salinas Transit, mst.org/routes

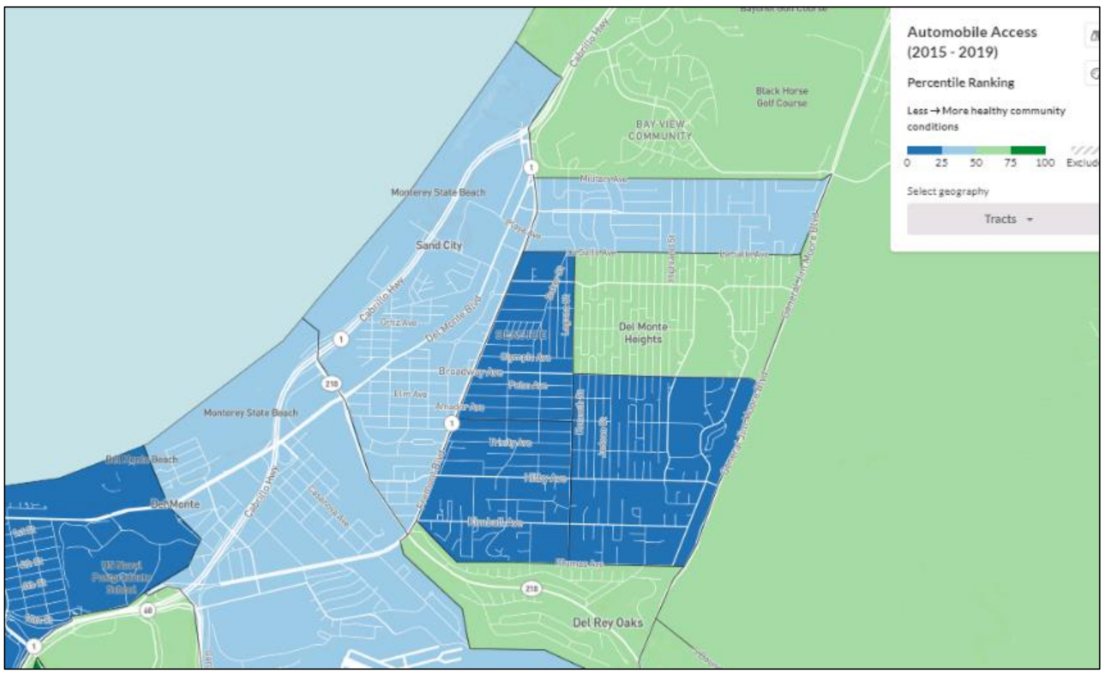
Figure App-47: AllTransit Performance Score- Seaside



Source: AllTransit, atlltransit.cnt.org

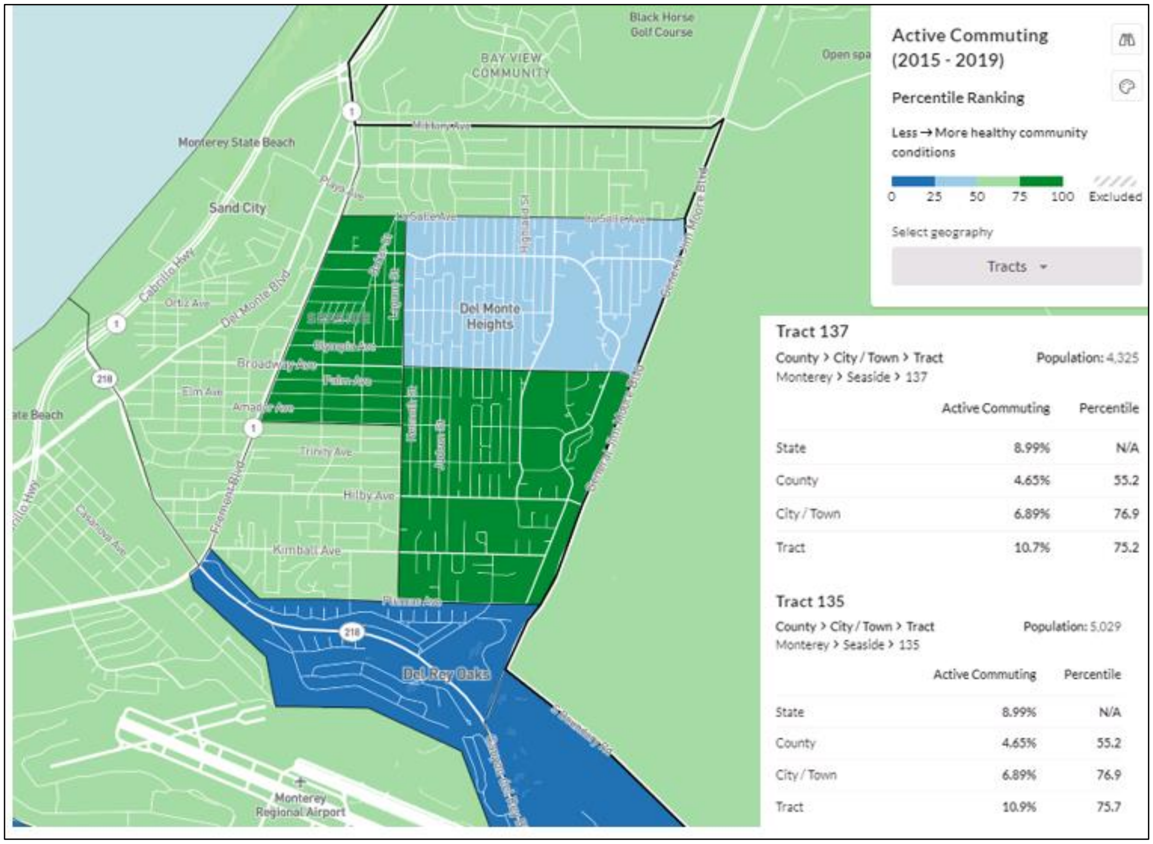
The Healthy Place Index mapping tool also includes access to automobiles (based on the percentage of households with access to a car) as a measure of transportation access and opportunities. As seen in Figure App-48 , access to automobiles is lowest in neighborhoods along Noche Buena Street, in the neighborhoods of Olympia, Terrace, and Rousch to the west, and Noche Buena, Highland, and Kimball to the east. According to the HPI, "places with a high percentage of people without cars tend to have a higher number of people walking, bicycling and taking public transportation to get around, even if the existing infrastructure (i.e., sidewalks, bike lanes, bus stops) and service (i.e. bus routes, rail lines) is inadequate."[36] Tracts 135 and 137 are consistent with these trends. In both of these tracts, about 11% of workers over the age of 16 commute to work (transit, walking, or cycling), compared to 7% in the city and 5% in the County. However, access to public transit is lowest east of Yosemite Street (Figure App-47), the neighborhoods of Highland and east Kimball have the highest need for public transit given their limited automobile access and higher tendencies to use it. Alternatively, providing housing opportunities for lower income residents, like those in Census tract 135 and 137, near existing transit can also improve their access to transportation.

Figure App-48: HPI – Automobile Access



36 map.healthyplacesindex.org; Automobile access: What is the connection to health?

Figure App-49: HPI – Active Commuting



e. Economic

Regional Trends

HUD's opportunity indicators provide indices for labor market and jobs proximity. The labor market index is based the level of employment, labor force participation, and educational attainment in a census tract. Monterey County's labor market indices ranged from 30 to 61, with Hispanic residents having the lowest index and White residents having the highest. Indices for Monterey County residents living below the poverty line dropped for all races except for Asian residents, whose labor market index increased to 73. The most significant drop occurred for Native American residents living below the poverty line, where the labor market index decreased from 42 to 19. HUD's jobs proximity index quantifies the accessibility of a neighborhood to jobs in the region. County jobs proximity indices range from 45 for Black and Hispanic residents to 60 for White residents. The jobs proximity map in Figure App-50 shows the distribution of scores in Monterey County. The highest scores are tracts along the Peninsula, the southern coast line and areas west of Soledad and east of Gonzales in the central portion of the county.

The TCAC Economic Scores are a composite of jobs proximity as well as poverty, adult education, employment, and median home value characteristics. The map in Figure App-51 shows that the lowest economic scores are located in the southern portion of the county as well as along the Valley cities along Highway 101. The highest economic scores are concentrated in the Peninsula and the Carmel Valley. A few higher resource tracts are also located in the city of Salinas and the northeast edge of the county.

Figure App-50: HUD Jobs Proximity Index- Region

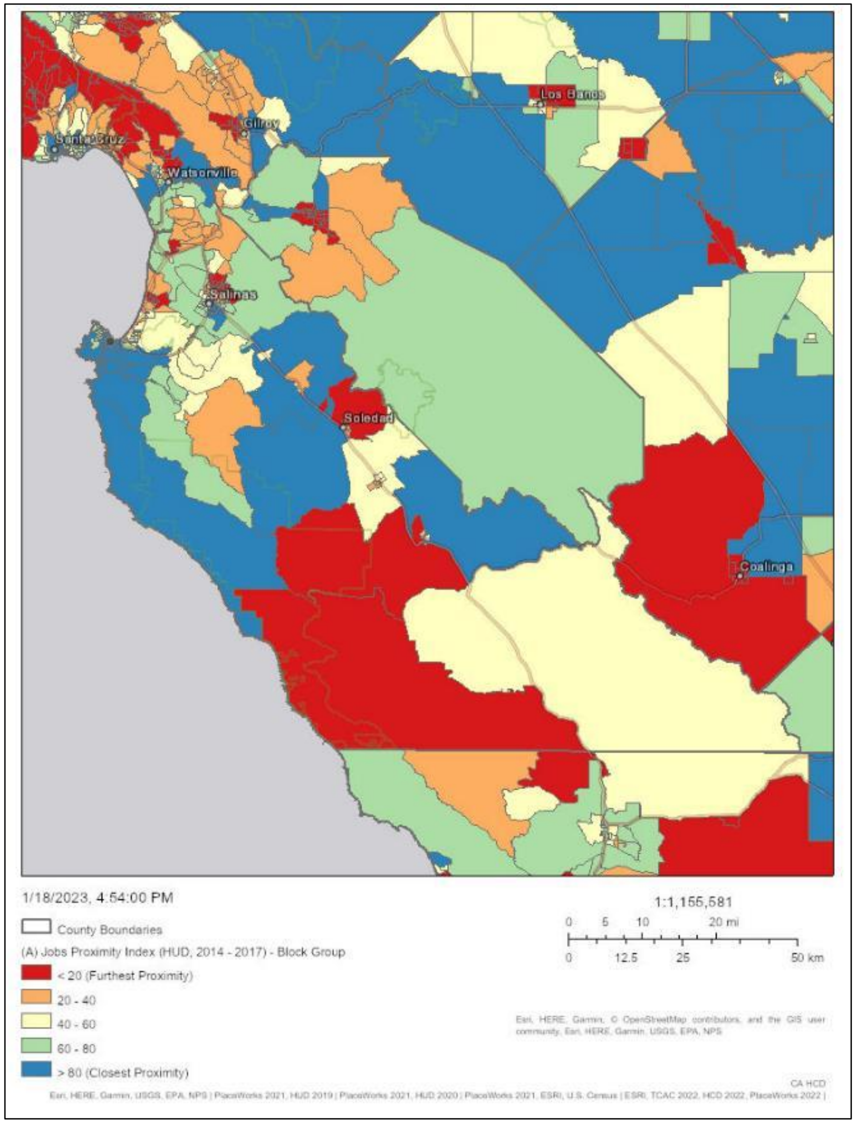
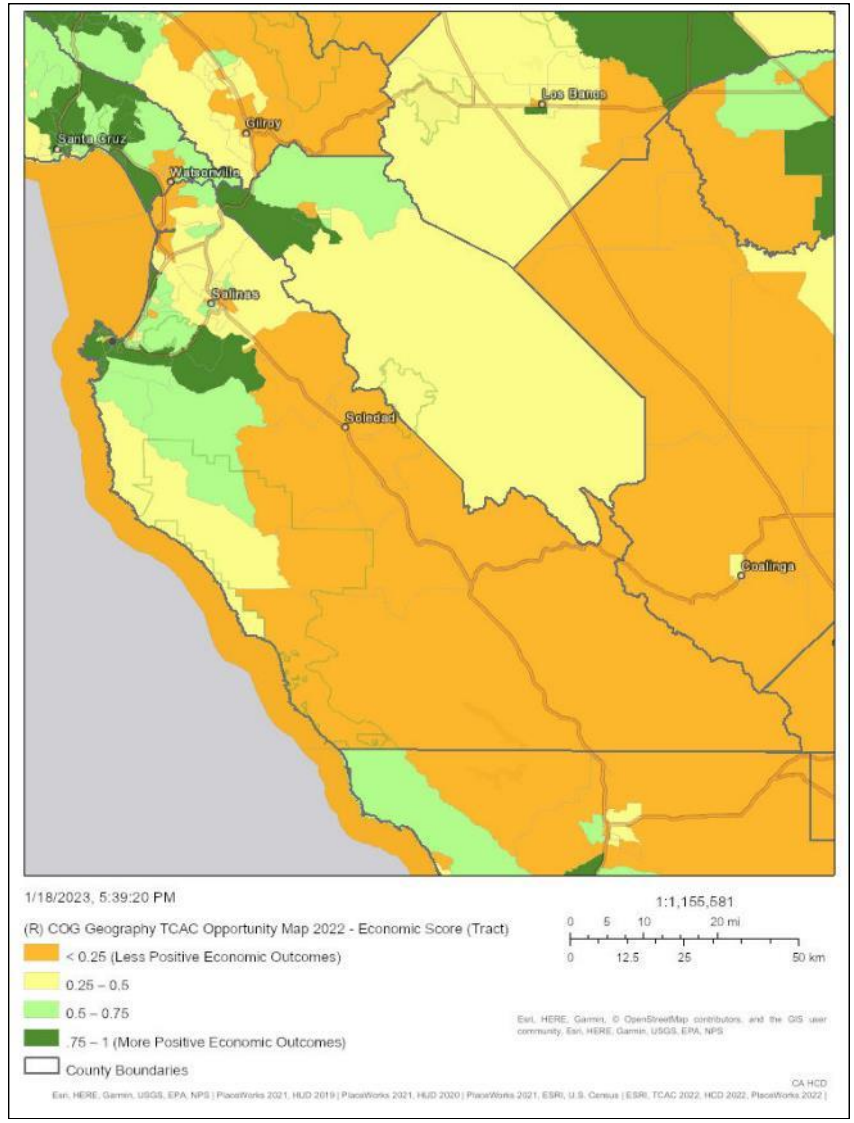


Figure App-51: TCAC Economic Score- Region



Local Trends

As described earlier, HUD's opportunity indicators provide indices for labor market and jobs proximity. The labor market index is based on level of employment, labor force participation, and educational attainment in a census tract. Seaside's labor market indices range from 39 to 41, with Asians having the lowest index and Blacks having the highest. Seaside's Black, Hispanic and Asian populations living below the poverty line have higher labor market indices than the population overall, while White and Native American residents have lower indices. Seaside's job proximity indices are in the 40s for all race and ethnicities regardless of income level. For the population overall, Hispanic residents have the closest job proximity (47) while Black residents have the farthest (42). For the population below the poverty line, White and Native American residents have closer access to jobs (46) while Asian residents have the furthest access (42).

Overall, Seaside's indices are lower than Monterey County for both the labor market and jobs proximity, except for Hispanic residents where the indices are higher. Within Seaside, jobs proximity scores are lower in the neighborhood north of the Bayonet Black Horse Golf Course, the Highland neighborhood and portions of the Ord Grove, Ord Terrace and Del Monte Heights neighborhoods (Figure App-52). This is likely to the distance between these neighborhoods and the city's commercial areas.

The TCAC's Economic Score is based on a composite of the following area characteristics: poverty, adult education, employment, job proximity, median home value. Within the City, the lowest economic indices are found in Census Tract 140, which covers Laguna Grande and Cabrillo (Figure App-53). Most neighborhoods east of Freemont Boulevard have similar Economic composite scores, except for Ord Grove and Ord Terrace, where scores are more positive than the rest of the City. Considering that these neighborhoods are further from jobs, their higher economic scores are not due to jobs proximity but rather the socioeconomic composition of the residents (See Figure App-39 [higher incomes] and Figure App-45 [higher education]) and home values.

Figure App-52: Jobs Proximity Index- Seaside

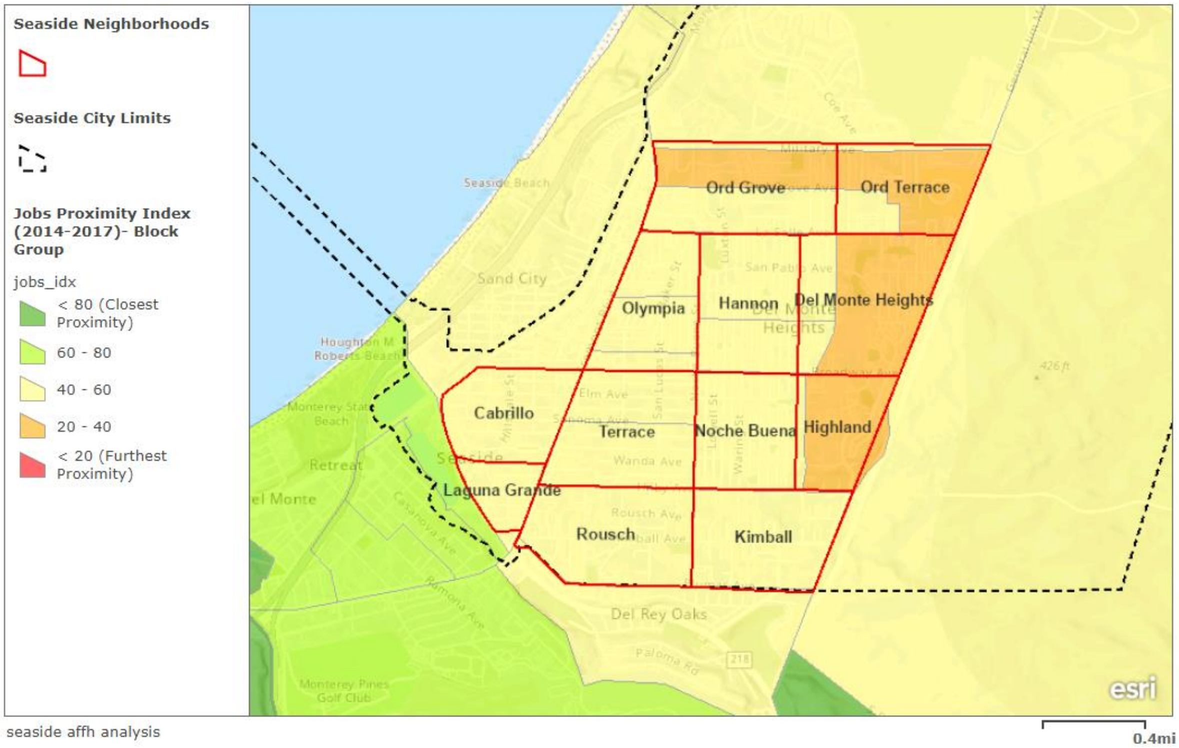
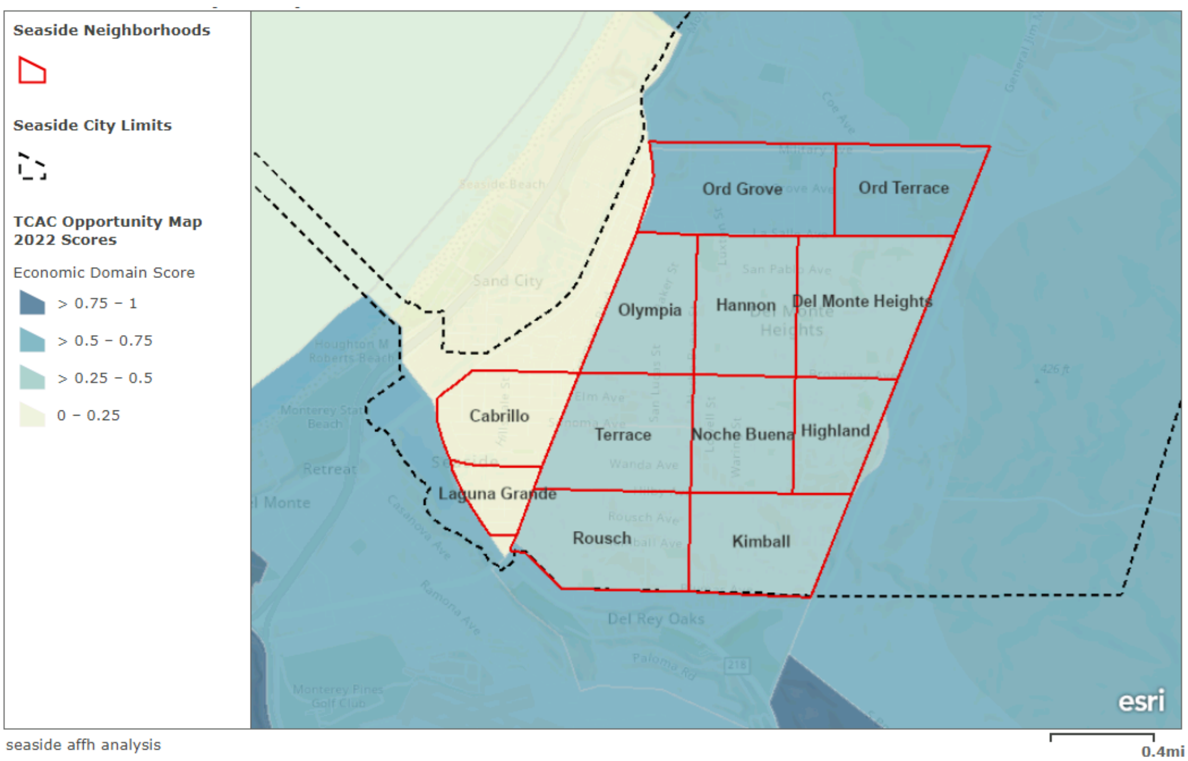


Figure App-53: TCAC Economic Score- Seaside



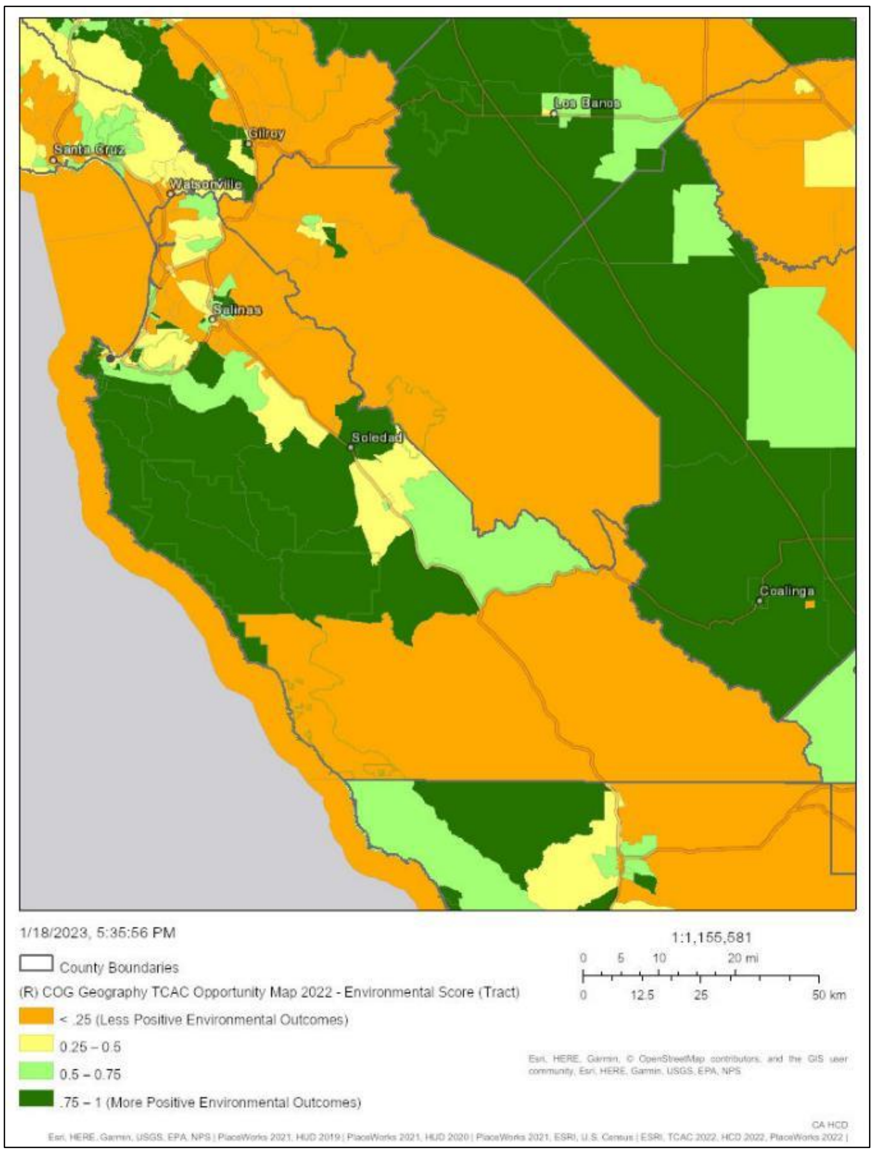
f. Environment

The TCAC Environmental Score is based on CalEnviroScreen 4.0 scores. The California Office of Environmental Health Hazard Assessment (OEHHA) utilizes these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment.

Regional Trends

TCAC's environmental scores are lowest in the southern part of the county, and in and around the cities of Greenfield, Gonzales, Seaside, Marina and Salinas (Figure App-54), indicating low environmental outcomes.

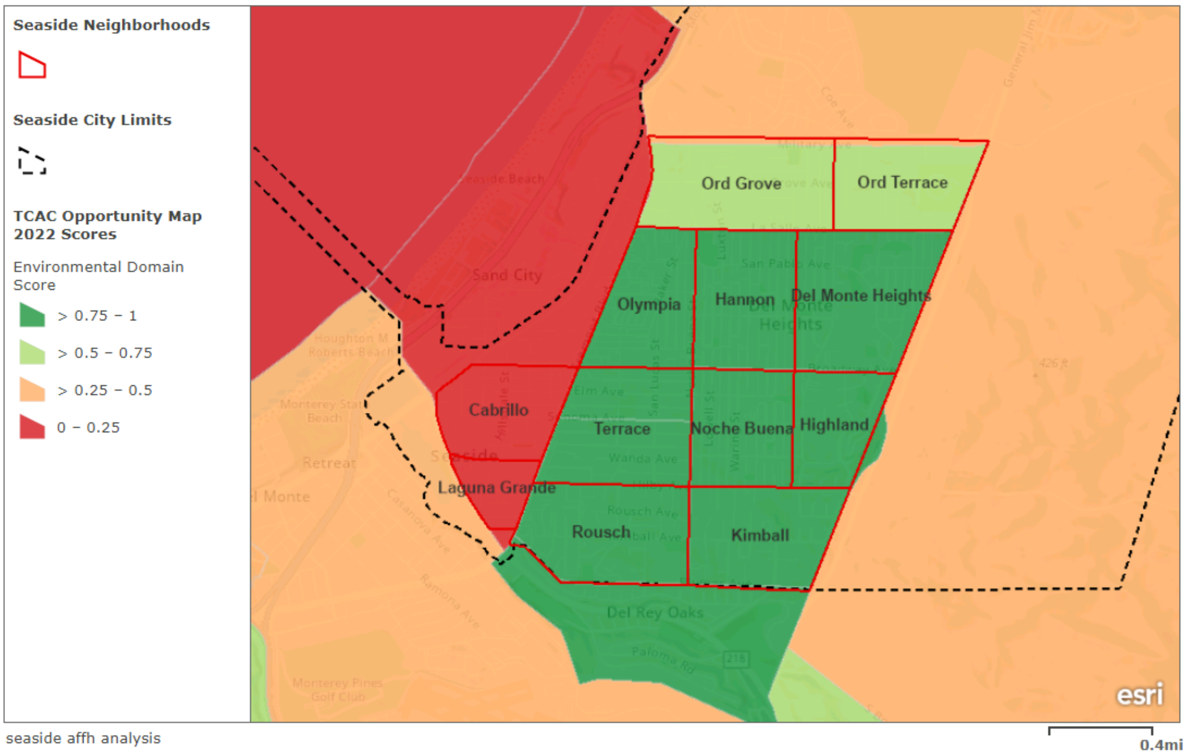
Figure App-54: TCAC Environmental Score- Region



Local Trends

As mentioned earlier, TCAC's environmental score is based on the CalEnviroScreen 4.0 scores, which measures for environmental factors/exposure to pollutants, sensitive populations (e.g., seniors, children), and socioeconomic factors. As shown in Figure App-55, most census tracts in the north and western portions of the City of Seaside (outside of the neighborhoods) have low TCAC environmental scores (less than 0.5). Most neighborhoods east of Freemont Boulevard and west of General Jim Moore Boulevard have environmental scores above 0.5 (more positive outcomes).

Figure App-55: TCAC Environmental Score- Seaside



Access to parks, recreation and open space is also crucial to healthy communities. To affirmatively further fair housing, all residents, regardless of demographics, should have access to recreational areas and open space. The City of Seaside has 86 acres of open space, including 22 neighborhood parks and the Laguna Grande Regional Park, which is located in the cities of Seaside and Monterey. The Seaside portion of the Laguna Grande Regional Park includes Roberts Lake as well as vegetation and natural habitat areas, walking trails, barbecue areas, picnic tables and a playground.[37] Figure App-56 shows protected open space in Seaside. In addition, Monterey State Beach is located in the southwest corner of the city. As shown in Figure App-56, there is a lack of parks in the Olympia, Terrace, and Rousch neighborhoods. HPI's mapping tool also shows a disproportionate access to parks throughout the City, based on the percent of people living within walkable distance (half-mile) of a park, beach, or open space (Figure App-57). In Olympia and north Terrace (census tract 137), 77% have park access, compared to 94% of the total City population.

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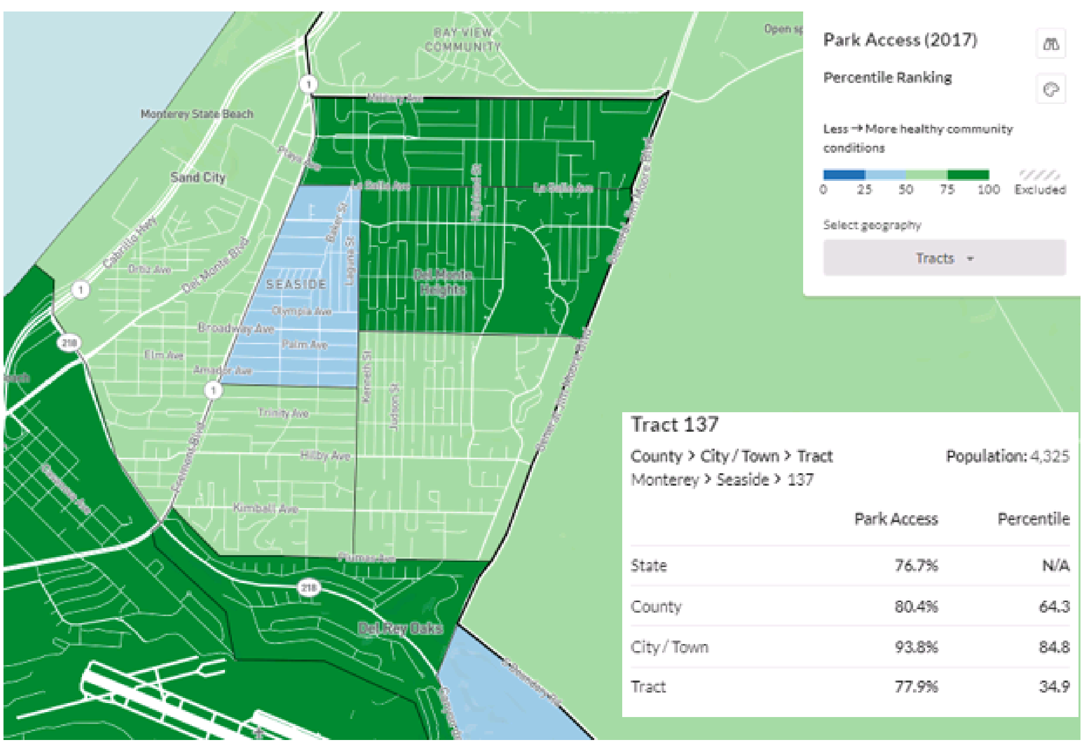
[37] City of Seaside website; ci.seaside.ca.us

Figure App-56: Parks in Seaside

Source: City of Seaside

Figure App-57: HPI – Park Access



5. Disproportionate Housing Needs

The AFFH Rule Guidebook defines "disproportionate housing needs" as "a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area" (24 C.F.R. § 5.152). The analysis is completed by assessing cost burden, severe cost burden, overcrowding, and substandard housing.

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Seaside. Housing problems considered by CHAS include:

- Housing cost burden, including utilities, exceeding 30% of gross income;
- Severe housing cost burden, including utilities, exceeding 50% of gross income;
- Overcrowded conditions (housing units with more than one person per room); and,
- Units with physical defects (lacking complete kitchen or bathroom)

According to CHAS data based on the 2015-2019 ACS (the most recent dataset available), Monterey County households experience housing problems at lower rates (49%) than Seaside households (57%). In both the County and City, renters are more likely to be affected by housing problems than owners.

a. Cost Burden

Regional Trends

In Monterey County, approximately 40% of households experienced cost burdens in 2019 (Table App-87). Renters experience cost burdens at higher rates than owners (51% compared to 30%), regardless of race. Among renters, American Indian, Black and Hispanic households experience the highest rates of cost burden (59%, 56% and 55%). A large percentage of Monterey County's homeowners have monthly housing costs that are 30% or more of their monthly income (Figure App-58). Tracts with the highest percentage of cost burdened homeowners are concentrated in Carmel, Marina and Salinas. There are more census tracts with a high concentration of cost burdened renter households than cost burdened owner households, and these areas of concentration are located throughout cities and unincorporated areas in the Peninsula as well as Salinas and Greenfield (Figure App-59).

Table App-87: Housing Problems by Race, Monterey County

	White	Black	Asian	Am. Ind.	Pac Isl.	Hispanic	All
With Housing Problem							
Owner-Occupied	30%	35%	33%	34%	61%	44%	37%
Renter-Occupied	51%	59%	47%	58%	73%	71%	62%
All Households	39%	51%	39%	45%	66%	60%	49%
With Cost Burden >30%							
Owner-Occupied	29%	35%	30%	15%	49%	33%	30%
Renter-Occupied	47%	56%	35%	59%	42%	55%	51%
All Households	36%	50%	32%	35%	46%	46%	40%

Note: Data presented in this table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% total due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers. In the 2015-2019 CHAS data, the "other" race category (such as multiple races) is not included.
Source: HUD CHAS, (2015-2019).

Figure App-58: Cost Burdened Owners (2019) – Region

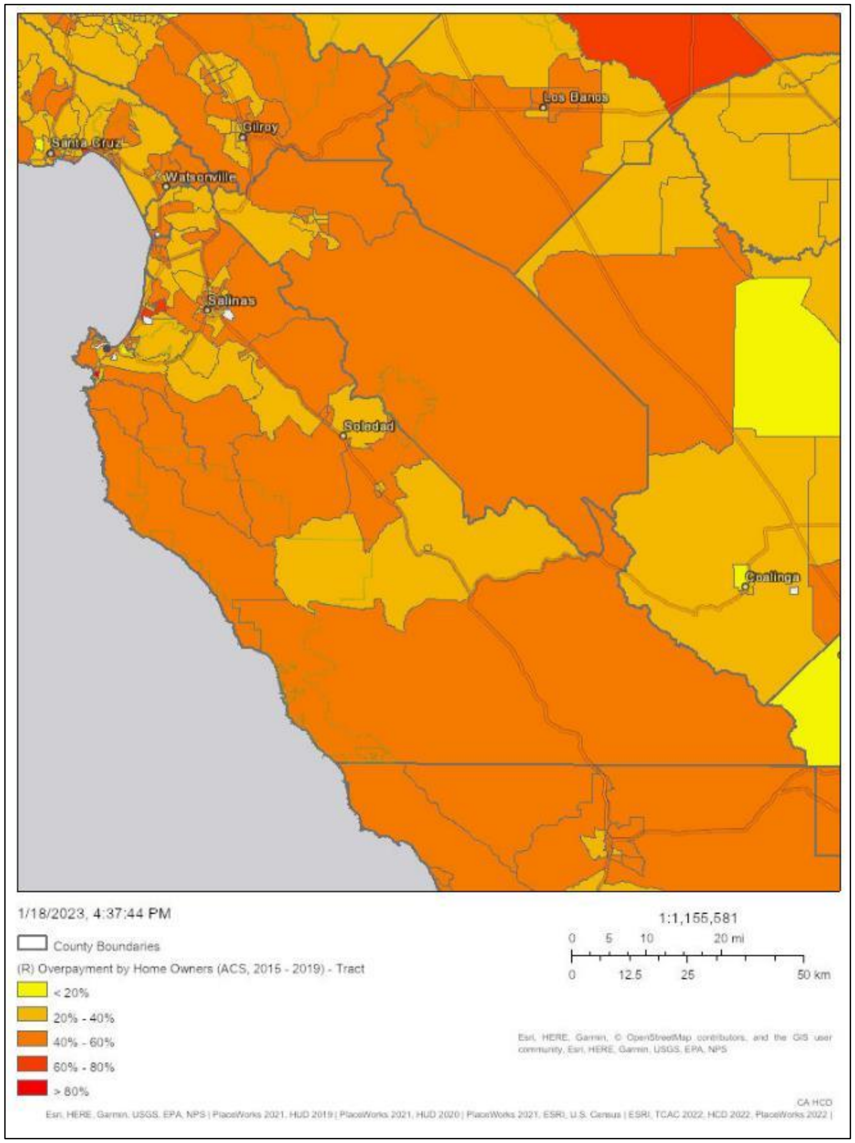
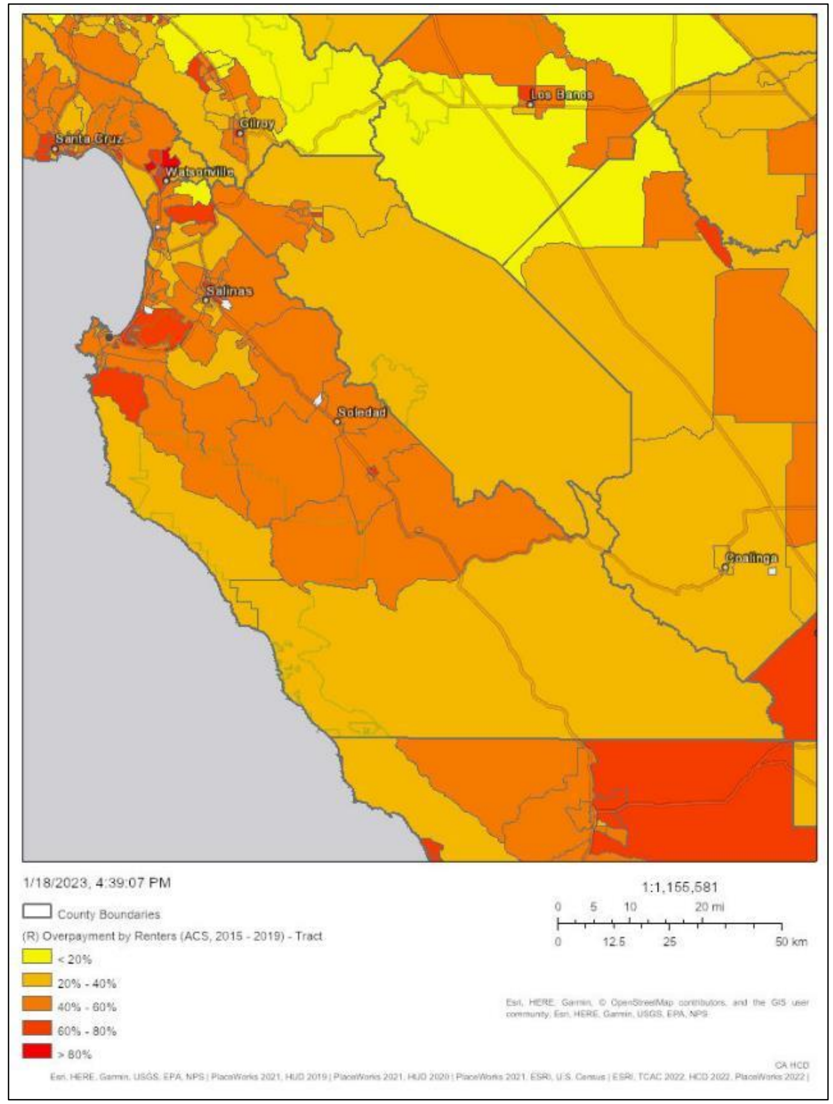


Figure App-59: Cost Burdened Renters (2019) – Region



Housing problems and cost burdens can also affect special needs populations disproportionately. Table App-88 shows that renter elderly and large households experience housing problems and cost burdens at higher rates than all renter households, all households, and their owner counterparts.

Table App-88: Housing Problems, Elderly and Large Households, Monterey County							
	Renter-Occupied			Owner-Occupied			
	Elderly	Large HH	All Renter	Elderly	Large HH	All Owners	All HHs
Any Housing Problem	69%	85%	62%	32%	59%	37%	49%
Cost Burden > 30%	66%	52%	51%	32%	29%	30%	40%

Note: Data presented in this table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% total due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers.
Source: HUD CHAS, (2015-2019).

Local Trends

As shown in Table App-89, Hispanic and Pacific Islander households experience a disproportionate level of housing problems (74% and 79%) compared to White, Black and Asian households and all households in the City (57%). Independent of Pacific Islander households, renter-households, experience housing problems at much higher rates than owner-occupied households. Renters are also cost burdened at higher rates than owners, independent of race, except for Pacific Islander households.

Seaside households experience housing problems (57%) and cost burdens (49%) at higher rates than the County overall (49% and 40%, respectively). All races, with the exception of Black households, are more likely to experience housing problems or cost burdens in Seaside than households across the entire county. Black residents are likely to experience housing problems (51%) and cost burdens (50%) at the same rate in Seaside and Countywide.

Table App-89: Housing Problems by Race, Seaside							
	White	Black	Asian	Am. Ind.	Pac Isl.	Hispanic	All
With Housing Problem							
Owner-Occupied	27%	33%	26%	--	78%	48%	32%
Renter-Occupied	65%	60%	73%	--	79%	82%	73%
All Households	46%	51%	45%	--	79%	74%	57%
With Cost Burden >30%							
Owner-Occupied	25%	32%	22%	--	52%	39%	28%
Renter-Occupied	63%	59%	65%	--	45%	64%	63%
All Households	44%	50%	39%	--	48%	58%	49%

Note: Data presented in this table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% total due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers. In the 2015-2019 CHAS data, the "other" race category (such as multiple races) is not included.
Source: HUD CHAS, (2015-2019).

Figure App-60 and Figure App-61 show the concentration of cost burdened owners in 2014 and 2019 in the City of Seaside. Geographically, cost burdened owner households have decreased between 2014 and 2019 in the northern portion of the city as well as the Ord Grove, Ord Terrace, Olympia and north Terrace neighborhood. By 2019, there were less tracts with more than 40% of owners experiencing cost burdens.

Figure App-60: Cost Burdened Owners (2014)- Seaside

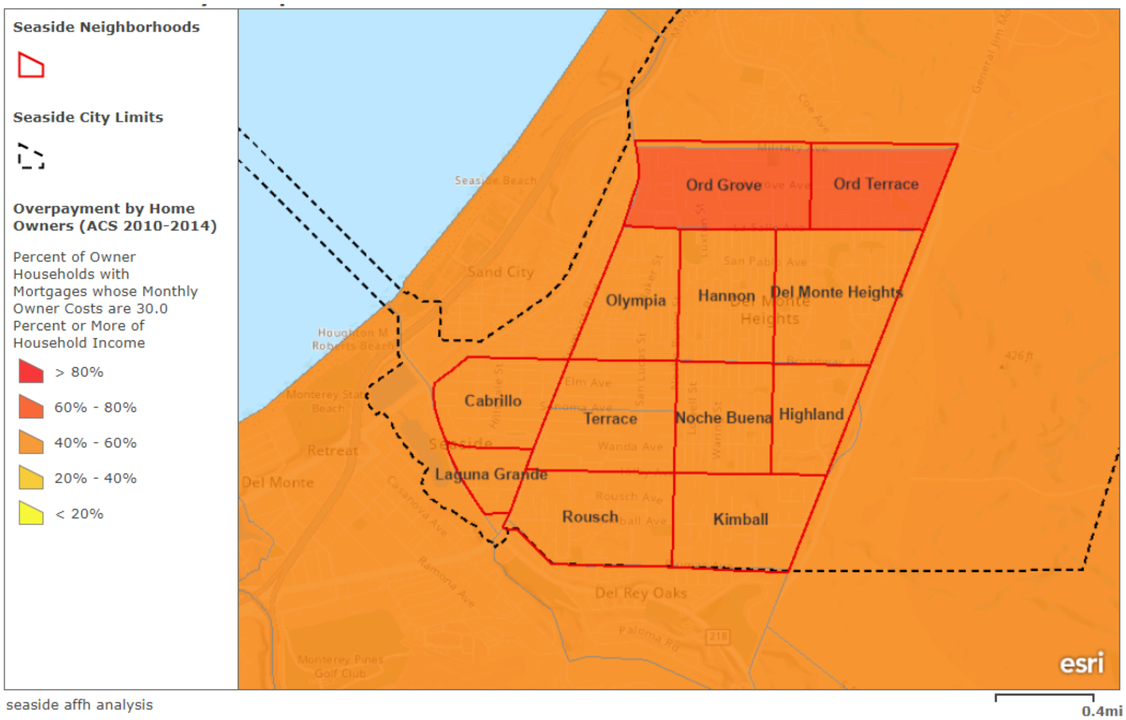
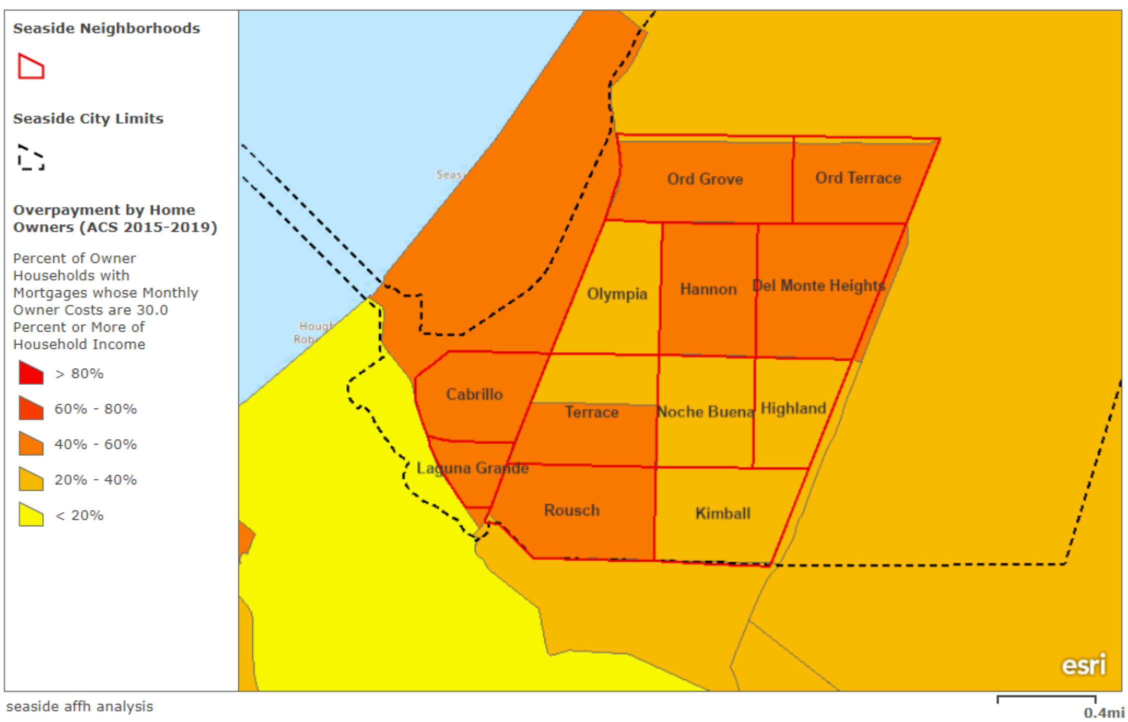


Figure App-61: Cost Burdened Owners (2019)- Seaside



The distribution of cost burdened renter households has increased between 2014 and 2019 (Figure App-62: and Figure App-63:). Since 2014, tracts in the Ord Grove, Ord Terrace, Noche Buena, Highland, Kimball, and Rousch neighborhoods have increased from 40% to 60% cost burdened households to 60% to 80% cost burdened households.

Figure App-62: Cost Burdened Renters (2014) – Seaside

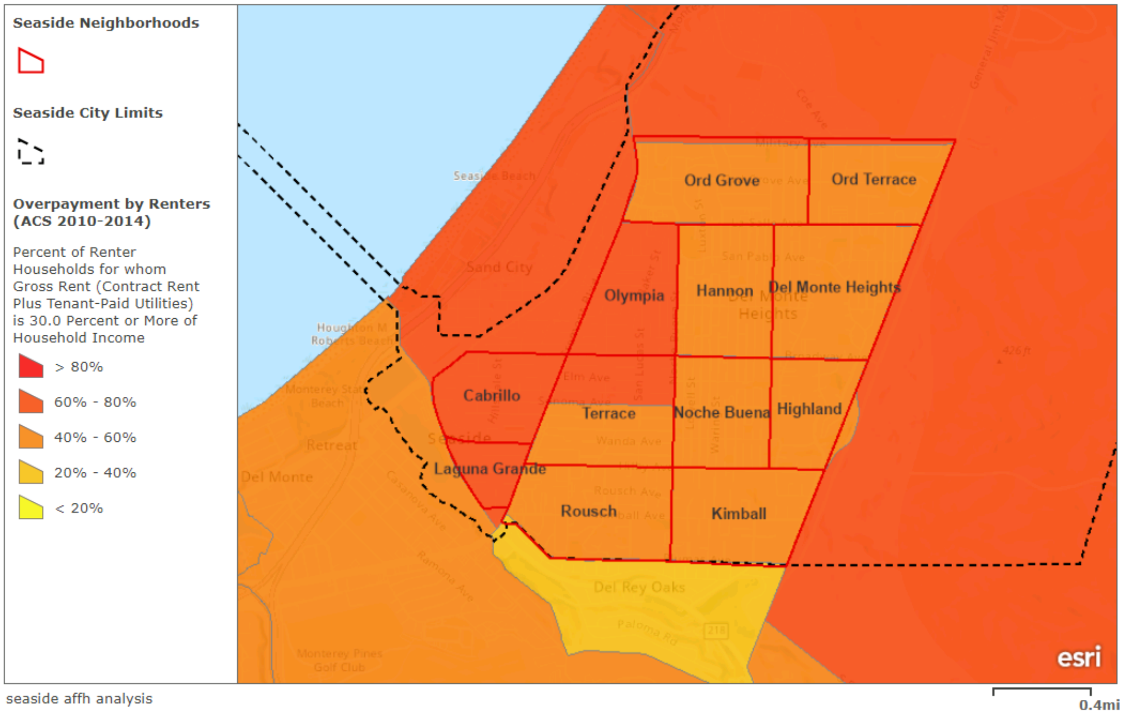
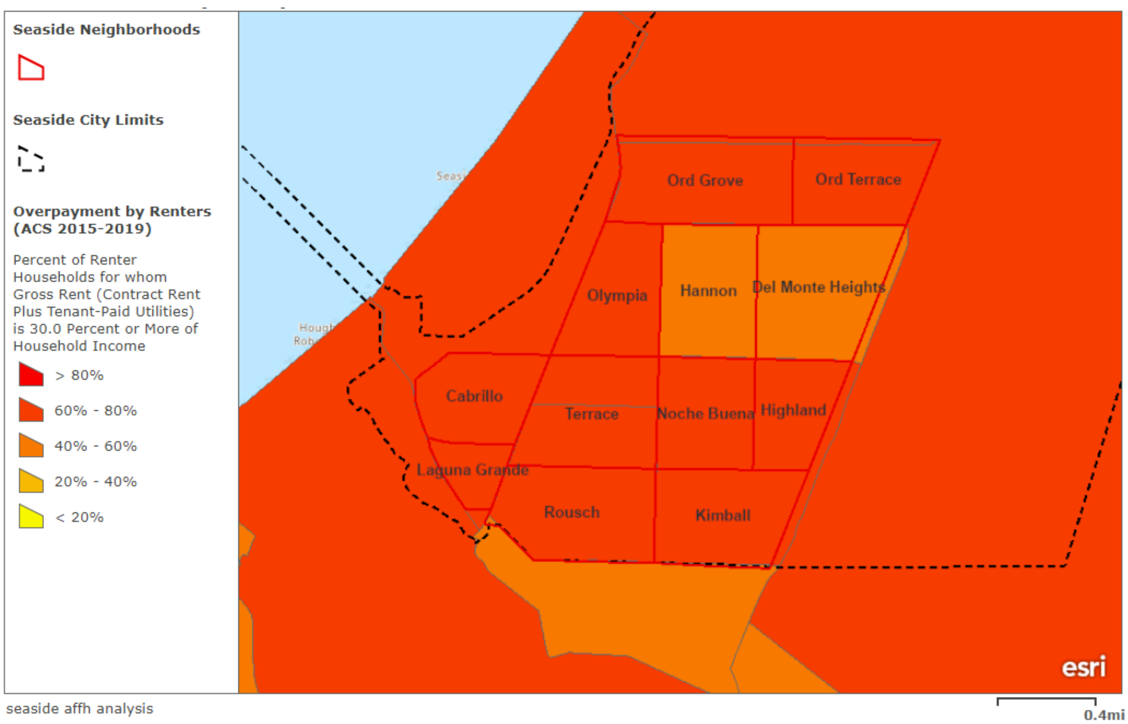


Figure App-63: Cost Burdened Renters (2019) – Seaside



Elderly and large households may also be subject to disproportionate housing problems, whether it is affordability or adequate physical needs (i.e., number of rooms, complete facilities).Table App-90 shows that renter-elderly households experience housing problems and cost burden at greater rates than owner-households and all households in the City. About 80% of elderly renter-households experience any housing problem and cost burdens. The similar rates of elderly renter-households experiencing cost burden and housing problems suggest cost is an issue for all households with any problem.

Larger renter households in Seaside experience less housing problems and cost burden than renter households overall. Housing problems and cost burden for large owner households is similar to the rates experienced by all owner households in the city. An important note is that while 58% of renter large households experience at least one housing problem, only 38% are experiencing cost burden. This means that 20% of households are not experiencing cost burden but instead are experiencing one of the other housing problems (i.e., overcrowding, unit with defects). This suggests a need for large renter-housing or rehabilitation of units.

Table App-90: Housing Problems, Elderly and Large Households, Seaside

	Renter-Occupied			Owner-Occupied			
	Elderly	Large HH	All Renter	Elderly	Large HH	All Owners	All HHs
Any Housing Problem	82%	58%	73%	27%	31%	32%	57%
Cost Burden > 30%	80%	38%	63%	27%	26%	28%	49%

Note: Data presented in this table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% total due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers.
Source: HUD CHAS, (2015-2019).

b. Overcrowding

Regional Trends

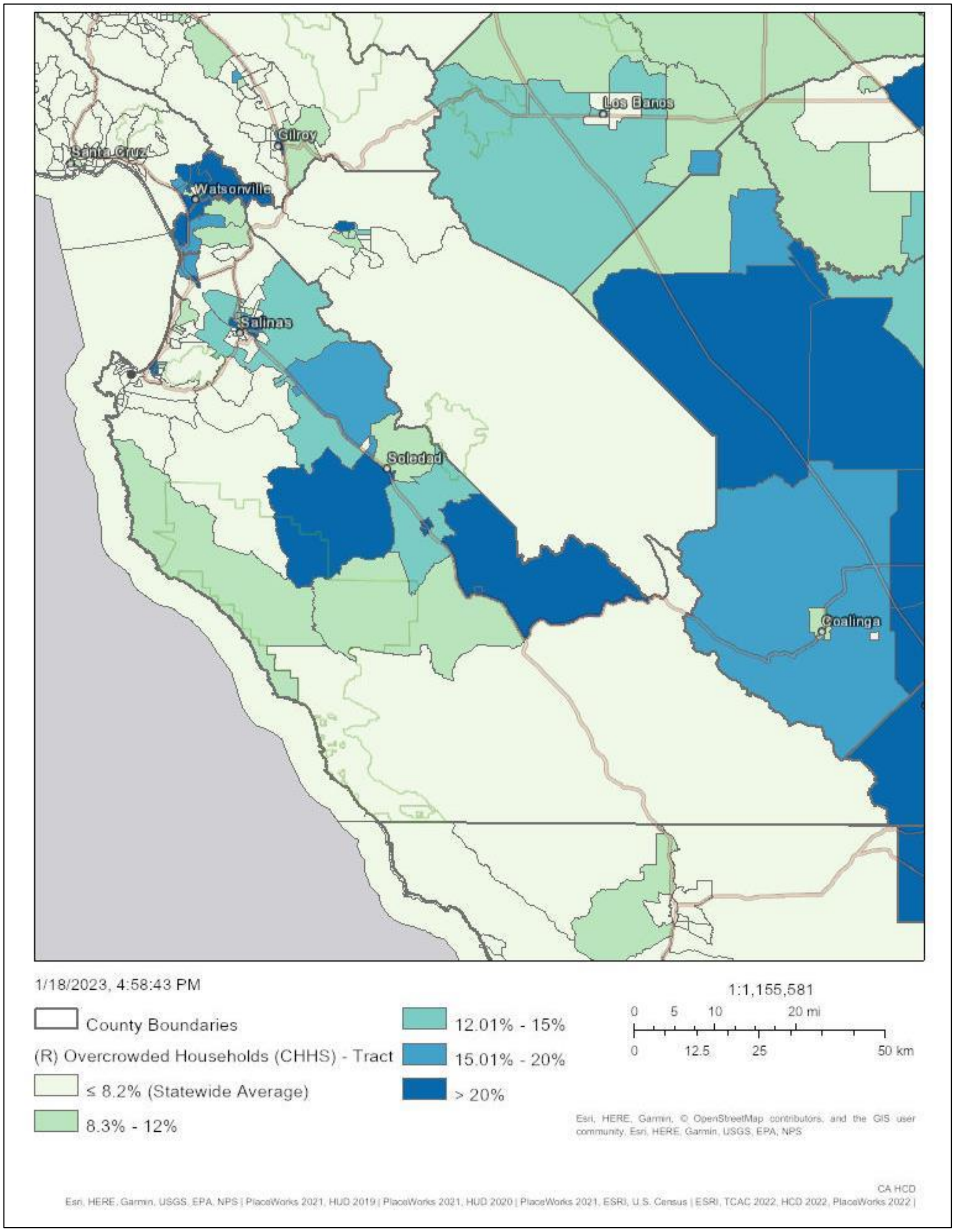
Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen). According to the 2020 five-year ACS estimates, about 14% of households in the County are living in overcrowded conditions (Table App-91). This is higher than the statewide average of 8.2% overcrowded households. About 21% of renter households are living in overcrowded conditions, compared to 7% of owner households. Proportionally, renter households make up 73% of all overcrowded households in the County. Overcrowded households in the County are found throughout the inland region along the Valley cities, as well as the tracts north of Castroville and in Salinas and Seaside (Figure App-64).

Table App-91: Overcrowded Households-Monterey County

	Overcrowded (>1.0 persons per room)	% of All Overcrowded Households
Owner-Occupied	7%	27%
Renter Occupied	21%	73%
All Households	14%	128,003

Source: American Community Survey, 2016-2020.

Figure App-64: Overcrowded Households- Region



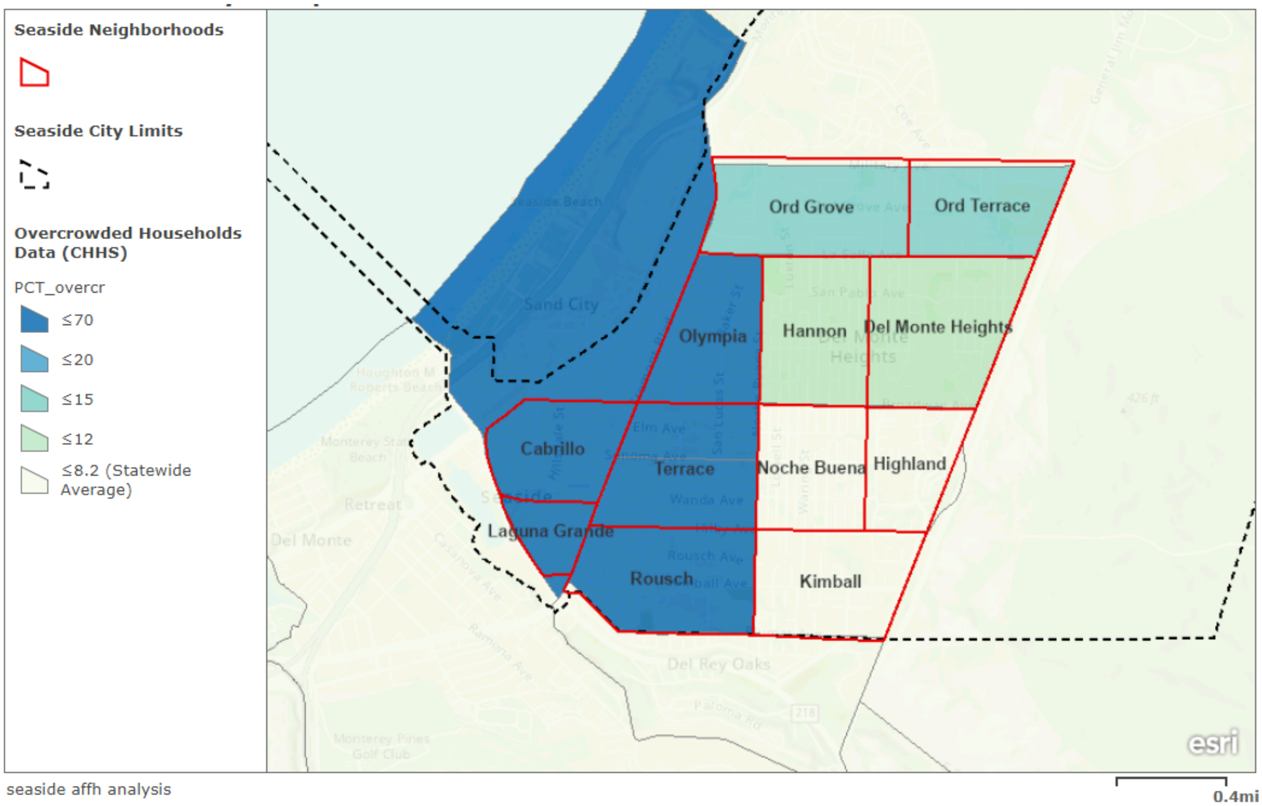
Local Trends

According to the 2020 five-year ACS estimates, a slightly lower percentage of households in Seaside (12%) are living in overcrowded conditions than the County (14%). However, the overall percentage is still higher than the statewide average of 8.2%. Approximately 17% of Seaside renter households are overcrowded (Table App-92). Figure App-65 shows that overcrowded households are located in the southwestern tracts of the city, with the highest concentrations in the Olympia, Terrace, Rousch, Cabrillo and Laguna Grande neighborhoods (20% or more of households are overcrowded).

Table App-92: Overcrowded Households – Seaside		
	Overcrowded (>1.0 persons per room)	% of All Overcrowded Households
Owner-Occupied	5%	17%
Renter Occupied	17%	83%
All Households	12%	10,709

Source: American Community Survey, 2016-2020.

Figure App-65: Overcrowded Housing – Seaside



c. Substandard Conditions

Regional Trends

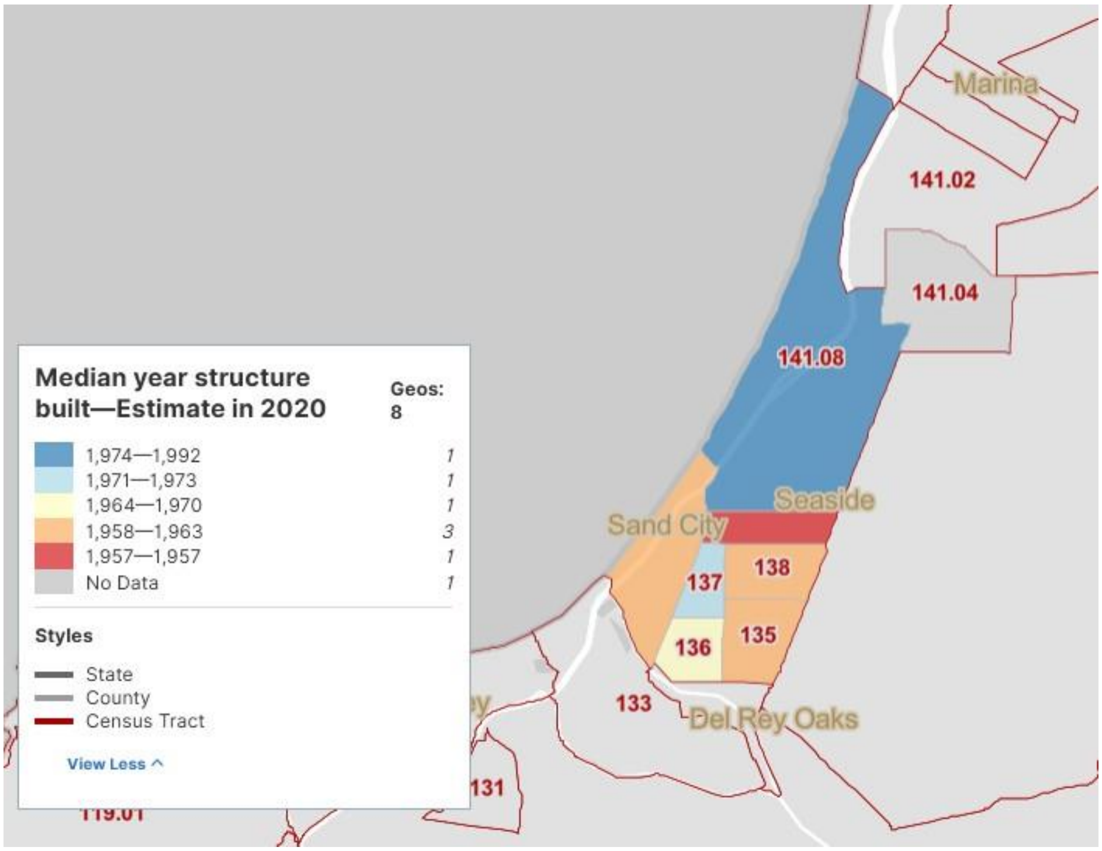
Housing that is 30 years or older is assumed to require some rehabilitation. Such features as electrical capacity, kitchen features, and roofs, usually need updating if no prior replacement work has occurred. According to the 2020 ACS, about 76% of Monterey County's housing stock is over or close to 30 years old (built before 1989).

Local Trends

Seaside's housing stock is slightly older than the County's; 80% of Seaside's housing stock is more than 30 years old, compared to 76% Countywide (Table App-11 in Needs Assessment). Based on the observations of City staff, a substantial percentage of the City's housing stock is in need of substantial rehabilitation or replacement, including approximately half of the properties in the Terrace neighborhood and a quarter (25%) of the properties in the Carbrillo and Noche Buena neighborhoods needing some type of property maintenance. This estimate is based Code Enforcement observations of typical enforcement activities and age of the City's housing stock

Approximately 88% of the City's existing housing stock will exceed 30 years of age by the end of this Housing Element planning period (built before 2000). As shown in Figure App-66 , the median year built for housing by census tract is between 1957 and 1992. Most newer housing is found in census tracts 141.08 and 137. The oldest housing is located in tract 139, which encompasses the Ord Grove and Ord Terrace neighborhoods.

Figure App-66: Median Year Units Built



Source: American Community Survey, 2016-2020.

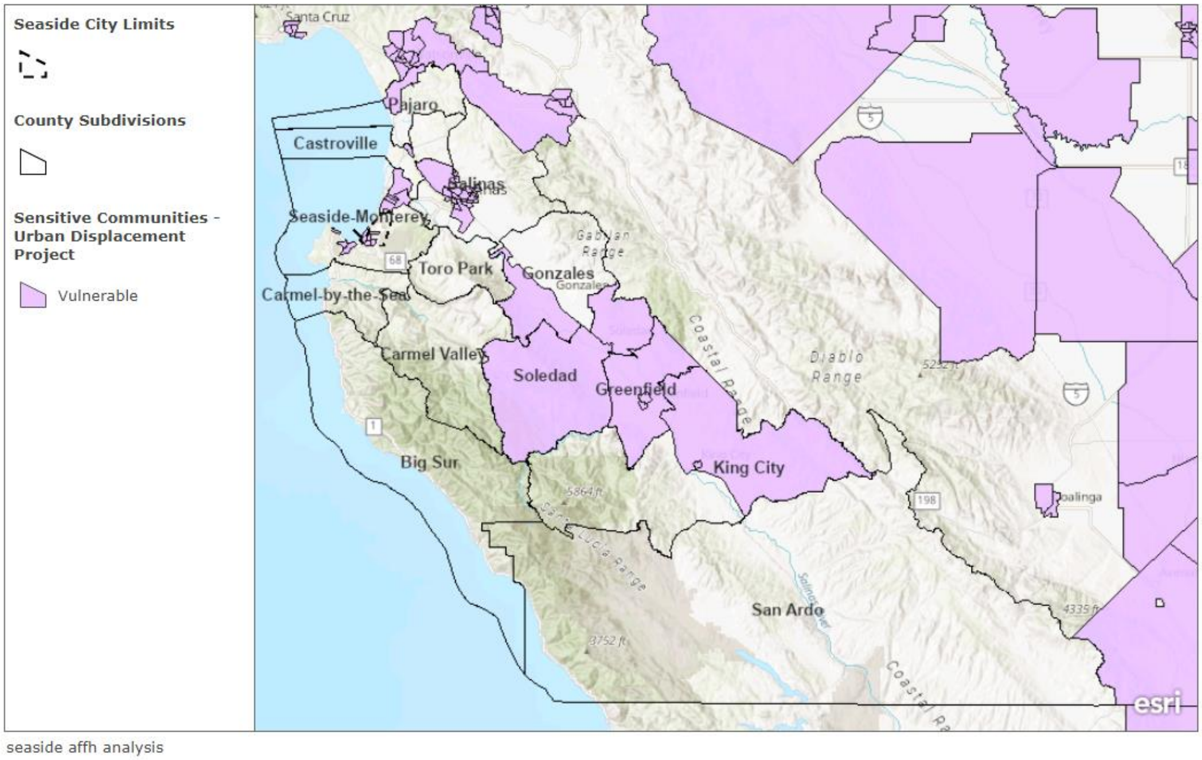
d. Displacement Risk

UCLA's displacement project defines residential displacement as "the process by which a household is forced to move from its residence - or is prevented from moving into a neighborhood that was previously accessible to them because of conditions beyond their control." As part of this project, the UCLA team has identified populations vulnerable to displacement (named "sensitive communities" in the event of increased redevelopment and drastic shifts in housing cost). They defined vulnerability based on the share of low income residents per tract and other criteria including: share of renters is above 40%, share of people of color is more than 50%, share of low income households severely rent burdened, and proximity to displacement pressures. Displacement pressures were defined based on median rent increases and rent gaps.

Regional Trends

Using the methodology described above, sensitive communities were identified in the census tracts that encompass the Valley cities (Salinas, Gonzales, Soledad, Greenfield and King City) (Figure App-67:). In the Peninsula, sensitive communities were identified in Marina, Seaside, Monterey and Pacific Grove. The community of Castroville was also identified as a sensitive community.

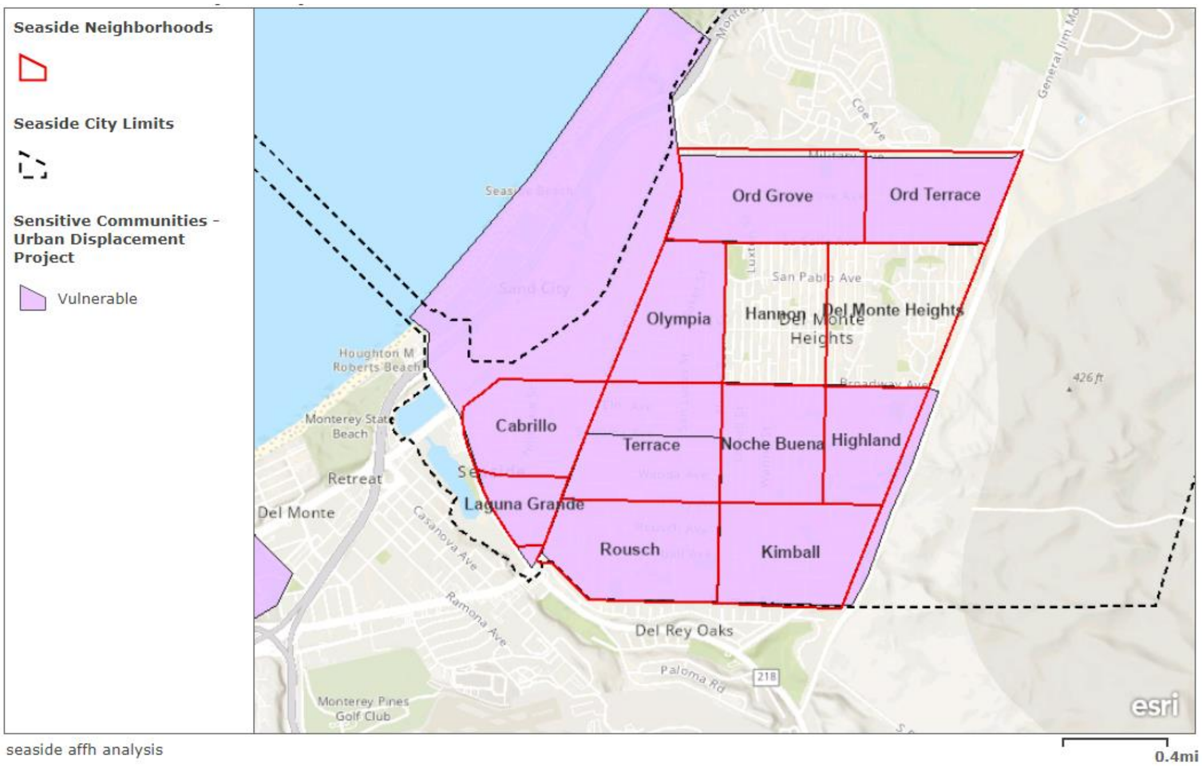
Figure App-67: Sensitive Communities - Region



Local Trends

Within Seaside, sensitive communities were identified in the census tracts located south of Military Avenue with the exception of the Hannon and Del Monte Heights neighborhoods (Figure App-68). As explained earlier, sensitive communities are populations vulnerable to displacement (named "sensitive communities" in the event of increased redevelopment and drastic shifts in housing cost). Given that sites are mostly concentrated in Cabrillo, Terrace, Rousch, and Kimball neighborhoods, these areas are at higher risk due to the expected development activity. In addition, the West Broadway Urban Village Specific Plan was adopted in 2010 to revitalize the City of Seaside's West Broadway Avenue within the Cabrillo neighborhood. The development standards for the West Broadway Urban Village Specific Plan are established to encourage redevelopment of existing properties into more urbanized, high-intensity uses. Again, this places residents in Cabrillo at higher risk of displacement.

Figure App-68: Sensitive Communities - Seaside



e. Homelessness

Regional Trends

The member agencies of the Monterey County Coalition of Homeless Service Providers (CHSP) have worked together to conduct the 2022 Monterey County Point-in-Time Homeless Census and Survey. The 2022 Monterey County Point-in-Time Homeless Census represents a complete enumeration of all sheltered and unsheltered persons experiencing homelessness at a specified date and time. It consisted of two primary components:

- **General Street Count:** An early morning count of unsheltered homeless individuals and families on January 27th and 28th, 2022. Two days were needed due to the utilization of program-based outreach staff who were the primary enumerators used in lieu of lived experience guides who served as outreach experts in previous efforts. These outreach teams focused on those sleeping outdoors on the street; at bus and train stations; in parks, tents, and makeshift shelters; and in vehicles and abandoned properties.
- **General Shelter Count:** A nighttime count of homeless individuals and families staying at publicly and privately-operated shelters on January 27, 2022. This included those who occupied emergency shelters, transitional housing, and safe havens.

The 2022 Monterey County Homeless Census and Survey resulted in a total count of 2,047 persons: 1,357 unsheltered homeless people on streets countywide (66%) and 690 sheltered homeless people in emergency shelters, transitional housing and domestic violence shelters (34%).

The data results also included a demographic survey of 287 individuals:

- **Age:** Three percent of survey respondents were under the age of 25 at the time of the 2022 survey, 36% were between the ages of 25 and 40, and 61% were 41 years or older. This data indicates an aging trend since 2015.
- **Race/Ethnicity:** In 2022, 50% of homeless survey respondents indicated they identified as Hispanic or Latinx, a smaller percentage compared to the general population of Monterey County (59%) but an increase from 39% of 2019 survey respondents.

In regard to race, 59% identified as White, 13% Black or African-American, 7% American Indian or Alaska Native, 4% Hawaiian or Pacific Islander, and 3% Asian.

- **Gender:** The majority of survey respondents (55%) identified as male, 43% female, and 2% as gender non-conforming, questioning, or a gender not singularly female or male.

Of those surveyed in 2022, over one-third (38%) reported that the current episode of homelessness was their first-time experiencing homelessness, representing a decrease from 2019 but similar to 2015 and 2017. When asked about the duration of their current episode of homelessness, the vast majority (85%) of survey respondents reported they had been homeless for a year or longer, representing a substantial increase from 63% in 2019.

Table App-93: Homeless Population, Monterey County

Jurisdiction	Unsheltered*		Sheltered		Total		% of Total		% Change 2019-2020
	2019	2022	2019	2022	2019	2022	2019	2022	
Carmel	6	1	0	0	6	1	0.2%	0.0%	-83.3%
Del Rey Oaks	0	2	0	0	-	2	0.0%	0.1%	--
Greenfield	14	2	0	0	14	2	0.6%	0.1%	-85.7%
King City	27	18	0	0	27	18	1.1%	0.9%	-33.3%
Marina	98	81	261	275	359	356	14.8%	17.4%	-0.8%
Monterey	167	74	37	27	204	101	8.4%	4.9%	-50.5%
Pacific Grove	14	29	0	0	14	29	0.6%	1.4%	107.1%
Salinas	876	777	206	288	1,082	1,065	44.7%	52.0%	-1.6%
Sand City	8	3	0	0	8	3	0.3%	0.1%	-62.5%
Seaside	126	90	56	62	182	152	7.5%	7.4%	-16.5%
Soledad	35	12	0	0	35	12	1.4%	0.6%	-65.7%
Unincorporated	338	268	32	38	370	306	15.3%	14.9%	-17.3%
Monterey County	1,830	1,357	592	690	2,422	2,047	100.0%	100.0%	-15.5%

Source: 2022 Monterey County Point-In-Time Homeless Census and Survey.
*The unsheltered population includes homeless people counted on the streets, in vehicles, in makeshift shelters (such as tents) and encampments.

Local Trends

About 7% (or 152 persons) of the homeless persons in the County's Homeless Census and Survey were found in the City of Seaside — a 16% decrease from the survey conducted in 2019. Approximately 41% of Seaside's homeless population (62 persons) was unsheltered.

E. Local Knowledge

1. History of Seaside Development

The City of Seaside was developed as an unincorporated community between the years of 1920 and 1954. The connection between Seaside and Monterey was initially Del Monte Boulevard, followed by Highway 1 in the late 1960s. A historical fact that is overlooked in terms of land use development is that Fremont Boulevard served as part of Highway 1 until a bypass for Highway 1 was established around the community from the Fremont Boulevard exit to the north and Highway 218 exit to the south. Having Highway 1 cut through the City established an automotive dominant strip commercial environment with four lanes.

Figure App-69 shows 13 areas of the City on a base map that have some specific building characteristics and time line perspectives in the City's buildout:

1. Lower Harcourt Avenue: This area is one of the older areas and is developed with mostly single family dwellings with medium to lower density multi-family housing interspersed throughout. The City Hall complex and Police department are located in this area.
2. Lower Sonoma Avenue: Similar to the Lower Harcourt, it is also an older area that is developed with mostly single family dwellings with medium to lower density multi-family housing interspersed throughout.
3. Lower Broadway Avenue: This area has been developed with a downtown character. Initially it had four lanes of traffic, probably to facilitate access to the Fort Ord gate that was at the top of the City. Lots are small and shallow. Its development was one-story without any higher density multi-family residential.
4. Area #4: This area was developed between the 1930s and 1940s with single family and some multi-family residential. Some areas still remain without any curb, gutter and sidewalk.
5. Fremont Boulevard: This area consists mostly of strip commercial centers along a wide four lane roadway which was once a part of Highway 1. The wide roadway has served to bisect the city and inhibited a pedestrian environment.
6. Ord Grove/Military Avenue: This area of the City developed between the 1950s and 1960s as the Fort Ord Military base grew. This area of the City has benefitted from larger sizes and grid roadway. Primarily single family with some multi-family spread in different blocks.
7. Kimball Avenue: This is also an older area of the community that was subdivided into larger lots sizes. This area of the City has mixture of modern single family homes with cul-de sac street patterns.
8. Noche Buena Redevelopment Area: This area is comprised mostly of single family dwellings. It was assigned a redevelopment area primarily for urban renewal financing as most dwellings

existed when the redevelopment area was established. There are some multi-family residential structures spread throughout.

9. Hannon Redevelopment: This area was formed and developed by the City's Redevelopment Agency in the 1960s. There are groupings of five multi-family apartments (20+ units) which were called the Hannon Assembled Apartments. With the expiration of the redevelopment area, the apartments have been acquired and maintained as affordable housing with HUD financing.
10. Del Monte Heights Redevelopment: This area consists of larger, modern single family homes developed in partnership with the Redevelopment Agency in the 1960s-1970s.
11. Baker/Laguna/Olympia: This area has a mix of older single family and multi-family structures built from the 1950s to 1970s. Many of the multi-family structures are dated, poor quality.
12. Auto Center: The Auto Center was built as a redevelopment project. The area was developed previously with older, single-family dwellings which were moved or demolished for the development.
13. Del Monte Boulevard: This area contains heavy commercial and auto repair facilities.

The previous General Plans and Zoning Codes did not provide for a specific direction. The way the City parcels and street patterns were established created a lower density housing stock with a commercial strip on Fremont Boulevard. The Auto Center served to strengthen the vehicle dominance streetscape on Fremont Boulevard and Del Monte Boulevard. A Safeway Grocery store served the community in the 1960s and 1970s but was closed. The local grocery stores have consisted of ethnic independent grocers.

In 1980, five areas of the community which had a mix of residential housing types and commercial uses were identified as Special Treatment Areas (STAs). The Zoning Code included a combination of allowed residential and commercial uses for each STA and required a PUD for new construction to ensure compatibility with the existing uses. In 2004, a new General Plan was adopted which removed the STA Zones and established a single zone for each area. In 2010, a Specific Plan was adopted for West Broadway Avenue to establish an urban core and provide broader standards to allow for a mix of residential and commercial uses. The City is currently working with a developer to construct a 30-unit mixed project in lower Broadway and a 105-unit multi-family residential structure on upper Broadway near Baker/Laguna/Olympia area.

Figure App-69: Seaside Historical Build-Out Areas

2. Broadway Avenue Complete Streets Corridor Project

The Broadway Ave Complete Streets Corridor project will create the only continuous citywide east-west bicycle facility in Seaside which will serve as a strong backbone for future safe bicycling and walking infrastructure projects throughout the city. Broadway Ave connects low income neighborhoods and senior living facilities to schools, jobs, shopping, churches, health services, and high quality transit. The project includes the design and construction of a 1.3-mile road diet on Broadway Avenue from Fremont Boulevard to General Jim Moore Boulevard to a 2-lane roadway with curb extensions, buffered and protected bike facilities, roundabouts, and Safe Routes to School improvements including offset crosswalk, rectangular rapid flashing beacons, and accessible design. Improvements on Yosemite Ave will include bicycle pavement markings, signage, curb extensions, and high visibility crosswalks. The redesign of Broadway Avenue will address the serious safety concerns of speeding, sideswipes and broadside collisions that plague the corridor frequently used by children and seniors. The project will include non-infrastructure programming designed to increase the shift to active transportation modes and long-term behavior change through a suite of programming for elementary school children, low-income families, seniors, and businesses along the corridor. Programming will include community engagement, civic education with an active transportation focus, and encouragement programming, and an open street event geared toward youth, low-income families and seniors to increase safe bicycling and walking for people of all ages and abilities in the city.

3. 2019 Monterey County's Analysis of Impediments to Fair Housing Choice 2019

The City of Seaside participated in the preparation of the 2019 Monterey County Analysis of Impediments to Fai Housing Choice (2019 AI). The 2019 AI concluded that the following were impediments to Fair Housing Choice in Seaside:

- Seaside residents have limited access to opportunities compared to those residents in Monterey and the County as a whole.
- Countywide, Hispanic households were significantly underrepresented in the homeownership market, and the use of subprime lending among Hispanic households doubled between 2011 and 2017.
- Zoning amendments are needed to facilitate special needs housing in Seaside.
- Regional collaboration is needed to address issues such as homelessness, affordable housing, jobs-housing balance, and access to frequent transit services.

In addition, the City of Seaside also reviewed its compliance with recent changes to Sections 65580-65589.8 that require local jurisdictions to address the provision of housing options for special needs groups, including transitional and supportive housing, residential care facilities, and employee housing, among others as part of the 2019 AI. According the 2019 AI, there are potential zoning issues in Seaside related to (Table App-76):

- Accessory Dwelling Units: The existing second unit ordinances became null and void in 2017. Seaside needs to either adopt their own ordinance in compliance with new State law, or State law preempts local ordinances.

- Transitional Housing and Supportive Housing: Pursuant to SB 2, transitional and supportive housing constitutes a residential use and therefore local governments cannot treat it differently from other types of residential uses (e.g., requiring a use permit when other residential uses of similar function do not require a use permit). As of 2019, Seaside was yet to amend the Zoning Codes to address the provision of transitional and supportive housing.

- Residential Care Facilities: No local agency can impose stricter zoning or building and safety standards on these Residential Care Facilities (commonly referred to as "group" homes) of six or fewer persons with disabilities than are required of the other permitted residential uses in the zone. Seaside's Fifth Cycle housing element indicated that zoning amendments would be required to make provisions for residential care facilities.

- Single-Room Occupancy: SRO units are one of the most traditional forms of affordable private housing for lower income individuals, including seniors and persons with disabilities. These protected classes are required to have suitable housing options and SROs provide these options. Seaside was yet to amend the Zoning Codes to address the provision of SRO housing. The General Plan Update and Comprehensive Zoning Ordinance update including the SRO provision is underway. The General Plan is expected to be adopted on July 2023.

- Employee housing: The California Employee Housing Act requires that housing for six or fewer employees be treated as a regular residential use. The City of Seaside Zoning Ordinance does not include any provisions for employee housing.

- Reasonable Accommodation: Although most local governments are aware of State and Federal requirements to allow reasonable accommodations, if specific policies or procedures are not adopted by a jurisdiction or a jurisdiction requires a public hearing or discretionary decision, residents with disabilities may be unintentionally displaced or discriminated against. Seaside was yet to establish specific policies for reasonable accommodation.

The City has included a program (Program 19) to amend zoning regulations in conformance with state law.

F. Summary of Fair Housing Issues

1. Fair Housing Enforcement and Outreach

The 2019 County AI noted that many housing professionals, housing providers, and home seekers alike, are unaware of their rights and responsibilities, and the resources available. ECHO has provided fair housing services and tenant-landlord mediation for Seaside residents since 2017. ECHO found success in reaching the community by offering webinars through the COVID-19 pandemic. They will continue these efforts in addition to resuming in-person events and activities in FY 2022 to increase visibility among the City's residents. Prior to the pandemic, staff had strategized ways to increase visibility within the City by identifying low-income neighborhoods and providing direct in-person outreach services to impacted apartment complexes.

ECHO also provides fair housing law enforcement services by investigating fair housing complaints and through annual fair housing audits. Between 2019 and 2021, 42 fair housing discrimination cases were opened by ECHO. Most of these cases were in the basis of disability (38%) and race (31%). Cases were resolved most commonly with tenant education (33%) and testing (29%). ECHO performed 14 audits in the City of Seaside between 2019 and 2021. ECHO only found differential treatment in two cases, both testing for discrimination based on sexual orientation. There was no differential treatment in the cases for discrimination based on national origin (linguistic profiling) or based on source of income (Section 8).

Seaside is lacking compliance with fair housing laws to provide housing opportunities for special needs populations. The City has included a Program to address these discrepancies and will review them periodically to ensure compliance with state law.

2. Segregation and Integration

From 1990 to 2020, racial/ethnic groups in Seaside have become increasingly segregated. White and Hispanic and White and Black residents have the highest degree of segregation compared to other groups, both considered moderately segregated. Olympia and the northern parts of the Terrace neighborhood (Census Tract 137) have the highest concentrations of minority population, with Census Tract 137 a having the highest concentration of Hispanic population in the City (74%). Further analysis also found that Olympia has the highest concentration of poverty. Overall, Olympia and Terrace have a concentration of minority population and lower income population. Housing in both of these neighborhoods is over 50 years old. Olympia's mix of older single family and multi-family structures were built from the 1950s to 1970s and many of the multi-family structures are dated and in poor condition. In addition, most of west Olympia along Freemont is strip commercial centers along a wide four lane roadway which was once a part of Highway 1. The highway has bisected the city and inhibited a pedestrian environment. The Terrace neighborhood was built around the 1930s and 1940s with single family and some multi-family residential. Some areas still remain without any curb, gutter and sidewalk. These neighborhoods could benefit from place-based improvements.

The tract that encompasses Noche Buena, Highland, and Kimball neighborhoods (Tract 135) has the highest concentration of HCV use, about 5% of renters in this tract are HCV users. This may be due to the high concentration of multi-family housing in the area. HCV use should be integrated throughout the City, especially nearer areas with better access to transportation given the limited transit access and low percentage of automobile access in Census Tract 135.

3. Racially Concentrated Areas of Poverty and Affluence

There are no concentrated areas of poverty or affluence in the City. While no tract in the City meets the definition of RECAPs or RCAAs, there is an evident concentration of poverty and minority population in Olympia/northern Terrace and Highland. By contrast, higher income and white population are concentrated in Kimball.

4. Access to Opportunities

Access to opportunity is a concept to approximate place-based characteristics linked to critical life outcomes. This encompasses education, employment, economic development, transportation, and other opportunities, including a healthy environment and recreation. TCAC opportunity maps identify resource levels across the state to inform policies which aim to increase access to opportunity-rich areas for low-income families with children, as well as provide a more balanced set of locational choices for all. In Seaside, TCAC composite scores rated all tracts in the City as Moderate Resources. However, analysis by TCAC indicator showed different access to education, economic development, transportation, and environmental conditions. Specifically, Census Tract 137 (which covers Olympia and northern Terrace) and Census Tract 140 (which covers Cabrillo and Laguna Grande) and Census Tract 135 (Kimball, Noche Buena, Highland) appear to have disproportionate access to opportunities.

- Education: Despite similar TCAC education scores throughout the City, Census Tract 135/ Olympia had the lowest bachelor’s education attainment, with only 11% of persons over 25 having a bachelor’s degree or higher, compared to 23% throughout the City.
- Transportation: Olympia and Highland/Noche Buena/and Kimball (Census Tract 137) had the highest rates of active commuting, while also having the lowest automobile access rates. Census Tract 137 is unique in that it has the highest concentration of HCV users but it also has the highest median incomes and White population. While improving transit options in this area is necessary, there is a higher need to improve the mobility of HCV users closer to transit. The City will have to balance improving mobility closer to transit with improvements in areas near transit since these areas have a concentration of minorities, LMI population, and persons living in poverty.
- Economic: Jobs proximity scores were low throughout the City and higher to the south of the City in Del Rey Oaks and Monterey, indicating job centers outside of the City. TCAC economic scores were particularly low in Laguna Grande and Cabrillo (Census Tract 140), despite being closest to jobs. This indicates a need for a range of policies designed to build the economy and ensure that workers can get to jobs.
- Environment: While TCAC environmental scores were similar throughout central neighborhoods they were the lowest in Laguna Grande and Cabrillo, possibly due to their proximity to Highway 1.

In addition, Olympia (CT 137) has a disproportionately lower access to parks than all other communities in the City.

5. Disproportionate Housing Needs

About 57% of the City's households experience housing problems. Renter cost burden rates are double those of owners (63% and 28%, respectively). Elderly renter households are disproportionately affected by cost burdens. Cost burdened households are not concentrated in any particular area of the City. By contrast, overcrowded households are concentrated in tracts west of Noche Buena Boulevard (Census Tract 137 and 140), where there is also a concentration of lower income households and minorities. These areas also have the highest concentration of renter households. This implies that renter households may be doubling up or be living in units that do not meet their family size needs. These areas with overcrowding also have older housing. Olympia (Census Tract 137) has a mix of single-family and multifamily housing built around the 1950s to 1970s and some of its multi-family is considered dated. Terrace was built around the 1930s and 1940s and some areas have no gutter, sidewalk, or curbs. Cabrillo and Laguna Grande are some of the oldest areas of the City though close to the downtown and close to community centers and City Hall. Most of the City's neighborhoods, except Hannon and Del Monte Heights are considered to be vulnerable to displacement.

G. Summary of Fair housing Issues and Identification and Prioritization of Contributing Factors

Table App-94: Summary of Issues and Identification and Prioritization of Contributing Factors

Finding	Contributing Factors	Priority/Rationale
Limited fair housing outreach activities due to COVID and lack of fair housing law compliance		
ECHO assisted residents primarily in resolving tenant/landlord disputes and to investigate fair housing complaints. ECHO also provided tenant and landlord education services, de-escalating potential fair housing disputes. Echo also conducted audits whenever organization staff receive a fair housing complaint. ECHO has conducted most outreach online due to COVID in the past three years. Persons without internet access or limited computer skills (lower income, elderly, persons with disabilities) may be unaware of the available resources and fair housing rights.	Lack of tenant/landlord education Lack of accessible forums due to COVID 19 Prohibitive cost of legal fees. Language barriers for non-English speaking community members	High Resources to educate, investigate, and enforce fair housing complaints are key to ensuring fair housing protections are accessible and effective for protected classes. In addition, proactive interventions to fair housing issues prevent displacement.
Seaside is lacking compliance with fair housing laws to provide housing opportunities for special needs populations.	Lack of compliance with state housing element law	High Compliance is necessary to ensure the City can provide housing opportunities for special needs residents. The City will eliminate constraints to housing as its responsibility to affirmatively further fair housing
Concentration of lower income residents, HCV use, and minorities in areas with limited access to opportunities and displacement risk.		
Seaside's white and non/white populations have become increasingly segregated. Census Tract 137 (Olympia/Terrace) have the highest concentration of minorities (especially Hispanic residents) and the highest concentration of poverty in the City. Census Tract 137 is also identified to be vulnerable to displacement and has the most limited access to parks.	Lack of private investments in specific neighborhoods Lack of public investments in specific neighborhoods	High Reinvestment in communities helps spark recovery and provide opportunities for existing residents.
HCV use is concentrated in Census Tract 135 (Noche Buena/Kimball/Highland neighborhoods). Residents in this tract also have the lowest rates of automobile access and highest rates of active commuting- while having the lowest access to transit.	Lack of landlord education Location and type of affordable housing Land use and zoning laws	High HCV use should be integrated throughout the City, especially nearer areas with better access to transportation and /or access needs to be expanded into Census Tract 135 and/or the City needs to support walking and biking or other modes or active transportation.

Table App-94: Summary of Issues and Identification and Prioritization of Contributing Factors		
Finding	**Contributing Factors**	**Priority/Rationale**
Census Tract 137 has the lowest rates of bachelor's degree attainment. This tract also has the highest concentration of poverty and minority in the City and is predominantly Hispanic.	Lack of school retainment Lack of afterschool activities Lack of resources	Moderate A college education is essential for many higher-paying careers, improving quality of life and housing choices. The City will engage in activities that that encourage student success during college, as well as in the years leading up to college.
TCAC economic scores were particularly low in Laguna Grande and Cabrillo (CT 140), despite being closest to jobs to the south.	Lack of jobs Lack of private and public investment Lack of for-rent and for-sale affordable housing	High Improving economic opportunities requires a range of policies designed to create jobs, develop the workforce, create housing closer to jobs and ensure that workers can get to jobs. More jobs and more affordable housing gives residents more housing choices (type of housing and mobility).
Substandard conditions and housing problems concentrated in tracts with a concentration of lower income and minority populations		
About 63% of renter households are cost-burdened. Overcrowded households are concentrated in tracts west of Noche Buena Boulevard (Census Tract 137 and 140), where there is also a concentration of lower income households and minorities. These areas also have the highest concentration of renter households. This implies that renter households may be doubling up or be living in units that do not meet their family size needs. Existing structures in these neighborhoods are also over 50 years old and may need rehabilitation.	Lack of affordable housing The availability of affordable units in a range of sizes Age of housing stock Lack of public investment (sidewalks, curbs) Barriers to new development (water credits, high interest rates, cost of materials).	High Overcrowding and poor housing quality has been linked physical, emotional, and behavioral problems and educational delays. Residents may lack the funds to rehabilitate or improve their own housing or do not have enough housing choices.

H. Sites Inventory Strategy

AB 686 requires a jurisdiction's site inventory "…shall be used to identify sites throughout the community, consistent with…" its duty to affirmatively further fair housing. In finding the sites suitable for the inventory, the City the findings of its assessment of fair housing (patterns of segregation, racially and ethnically concentrated areas of poverty and affluence, access to opportunity (access to transit and services) as well as the major strategies for growth and investment envisioned in the 2040 General Plan.

As explained in the Summary of Fair Housing Issues section, fair housing issues are concentrated in communities west of N Noche Buena Street and south of La Salle Avenue, encompassing the neighborhoods of Laguna Grande and Cabrillo (Census Tract 140) and Olympia and northern Terrace (Census Tract 137). These areas have a concentration of minorities, low and moderate income households, and overcrowding and have seen an increase in the concentration of cost-burdened renters. These areas also have the highest concentration of renters in the City. However, despite this concentration of persons with socio-economic conditions that make them vulnerable to fair housing issues, these tracts also have the best access to transit and services in the City. By contrast, areas east of N Noche Buena Street, especially the neighborhoods of Noche Buena, Kimball, and Highland have a higher concentration on White residents and higher incomes but have limited transit access and tend to rely on automobile to reach services in the City's Downtown and commercial areas in the western parts of the City. These low-density neighborhoods contain the majority of Seaside's families and long-term residents. However, HCV use is concentrated in Census Tract 135 in this area, suggesting a need for transit and other services nearby, increased mobility, and/or increase transit access.

Figure App-70 shows that the areas identified with major strategies for growth an investment in the General Plan overlap with those where a concentration of issues were found in the fair housing assessment (Census Tracts 140 and 137, in red outline). The major strategies within Census Tract 140 and 137 include: [38]

1. **Create a vibrant Downtown Seaside (West Broadway Specific Plan Area)** - General Plan and West Broadway Urban Village Specific Plan envision a walkable, pedestrian-oriented streetscape with buildings placed close to the sidewalk, ground floor retail, and new residential units along West Broadway Avenue. Active ground-floor retail will be focused in the centers to create a lively shopping experience. Similarly, East Broadway Avenue will be transformed into a mixed-use corridor with higher-intensity mixed-use centers at Fremont Boulevard and San Lucas Street. Residential uses will provide for an appropriate transition between East Broadway and the neighborhood to the north.

2. **Transform Fremont Boulevard into a mixed-use corridor** - Fremont Boulevard will be transformed from an auto- oriented corridor characterized by low density uses into a beautiful mixed-use corridor with higher-intensity mixed-use centers at Hilby Avenue, Broadway Avenue, and Echo Avenue. Active ground-floor retail will be focused in these centers, supported by improvements to streetscapes and sidewalks. A lower-intensity mix of uses will be encouraged between the centers. On key stretches, Fremont Boulevard will be narrowed to create a more walkable, pedestrian-oriented street.

[38] Numbered items below match the numbers of labels in map.

3. **Enhance the Auto Center for diverse employment** - The Seaside Auto Center and auto-related businesses will continue to be a major contributor to Seaside's fiscal health. However, emerging trends in the transportation sector, such as autonomous vehicles, electrification, and shared mobility, may disrupt the automotive industry and affect how auto-related businesses use land in Seaside. If these transformations occur, the City will maintain this area as a vibrant center for employment, supporting a diverse mix of companies, jobs, and makerspaces, while creating more walkable blocks.
4. **Renovate multifamily areas with a greater diversity of housing** - While Seaside has more affordable housing inventory compared to other communities in the Monterey Peninsula, rising costs have compelled many, especially those with lower incomes, to live in inadequate and overcrowded housing. The city's mixed density neighborhoods adjacent to Fremont Boulevard present an ideal opportunity to expand affordable housing choices, which will benefit many, including young professionals looking to remain or relocate to Seaside, first-time buyers, or seniors looking to downsize, among others. The General Plan promotes a diverse mix of building types and unit sizes, encourages new deed-restricted affordable housing, and incentivizes the renovation or redevelopment of older multifamily buildings

With this vision in mind, the City selected sites mostly in Census Tracts 140 and 137 (Figure App-71). The City expect these areas will have the most improvements in terms of access to services, transit/walkability, and jobs as well as infrastructure improvements and parks/open space (see Figure App-70 legend and map). Sites were not distributed in much of the "residential area" (labeled 4 in Figure App-70) since the General Plan's major strategy for this area is to "maintain the overall scale and character, while improving current issues, such as lack of parking access to recreational parks and open spaces and improving the bicycle network." However, while the sites inventory analysis below may not appear to show any sites in the residential areas east of N Noche Buena Street, this is only because the analysis reflects only sites in the sites inventory. Figure App-72 shows that the credit projects are located outside of Census Tract 137 and 140 in northern parts of the City (former Fort Ord and Campus Town). In addition, the City does expect that housing opportunities will increase in these the residential areas each of N Noche Buena Street primarily through ADUs. The City's Housing Plan includes strategies to incentivize ADU construction and increase access to these ADUs to lower income residents.

While placing low and moderate income units in these areas appear to exacerbate current fair housing conditions, the City's General Plan vision and implementation strategies and Housing Element's Housing Plan commit to actions to improve the conditions in these areas. The City has also has a comprehensive AFFH Action Plan that includes mobility strategies, increased housing opportunities, place-based strategies to encourage community revitalization, protecting existing residents and businesses from displacement, and increased proactive outreach efforts to address disparities in housing needs and in access to opportunity, transform concentrated areas of minorities and low and moderate income and ultimately affirmatively further fair housing (Program 21).

The sections below show the distribution of low and moderate income sites needed to meet the City's remaining RHNA in relation to selected fair housing characteristics.

Figure App-70: Major Strategies in General Plan 2040

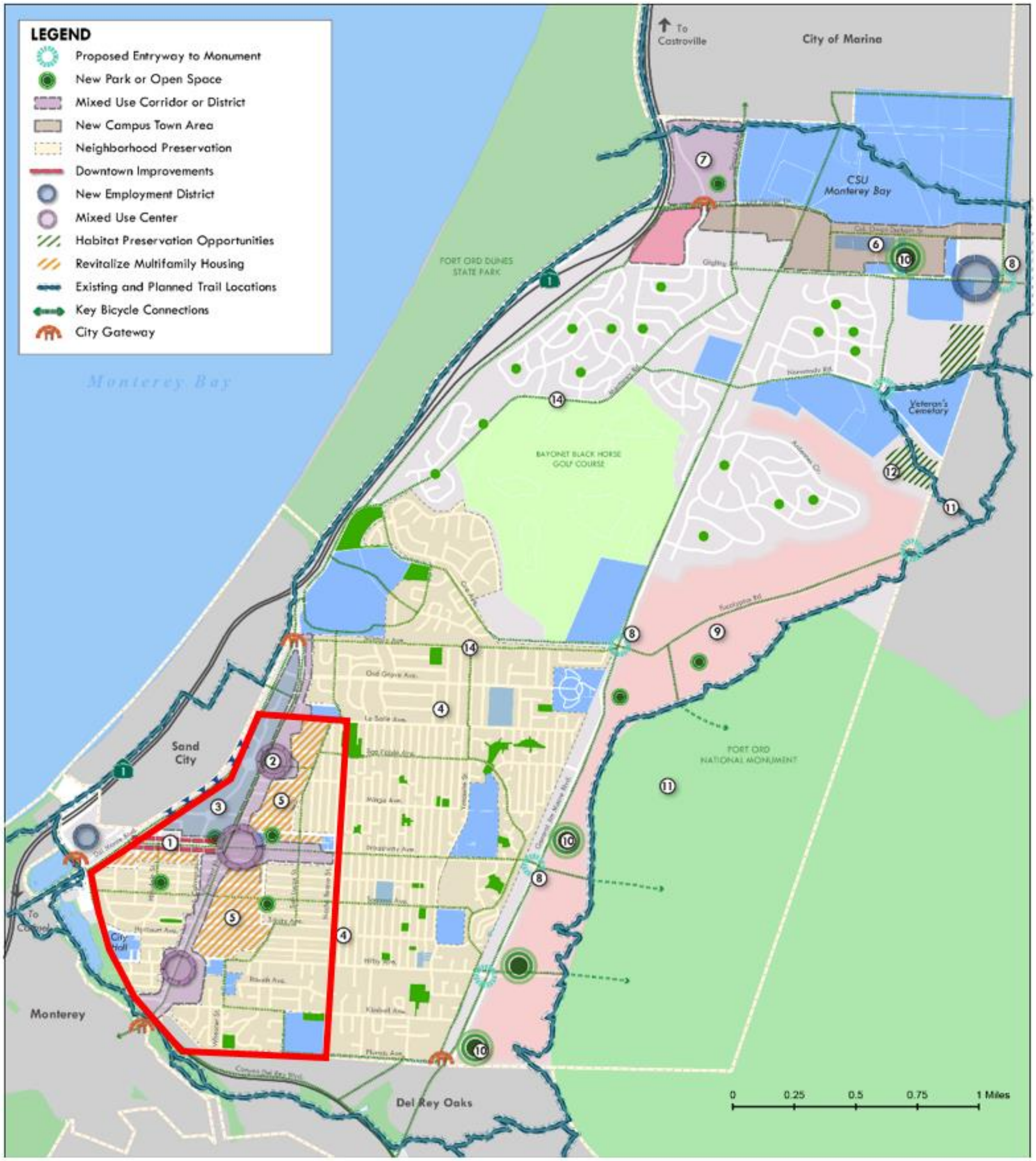


Figure App-71: Seaside Site Inventory

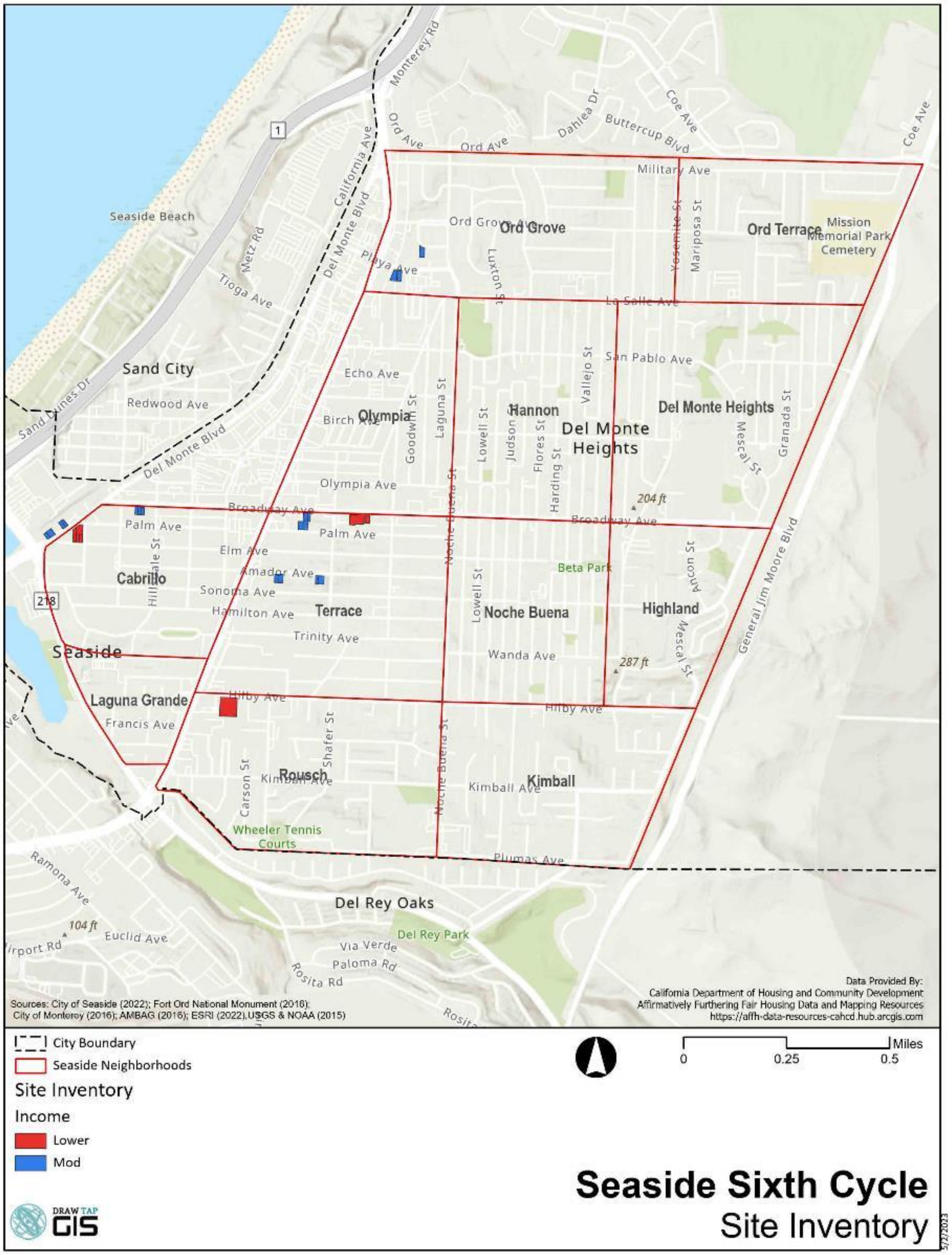
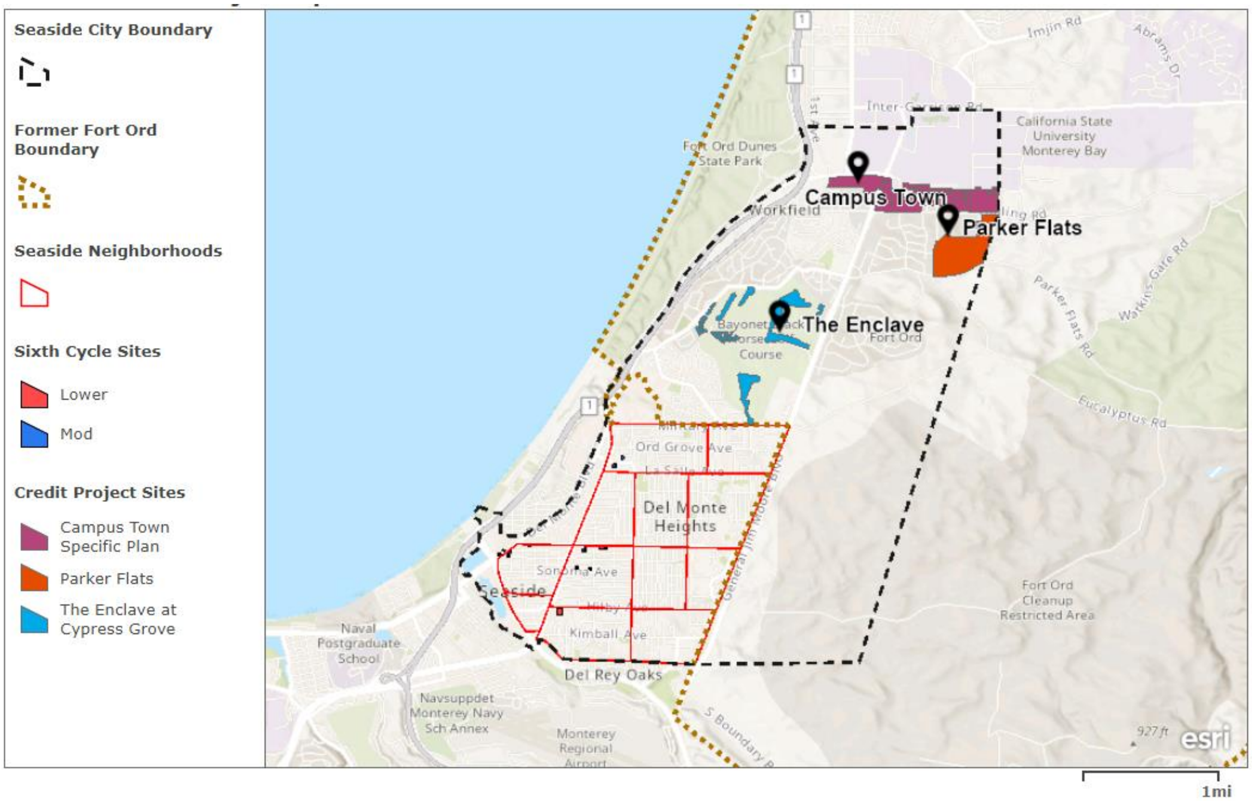


Figure App-72: Seaside Site Inventory and Credit Project Sites



1. Distribution of RHNA Units

a. Distribution by Neighborhoods

As explained earlier, a significant portion of the City's RHNA units are located in the Terrace (28%) and Cabrillo (31%) neighborhoods (Census Tracts 137 and 140, respectively, Table App-95). Terrace contains about 23% of the City's lower income units and 33% of the City's moderate income units. Similarly, Cabrillo has about 21% of the City's lower income RHNA units and a slightly higher share of the City's moderate income units (45%). Another third of the City's RHNA is located in Census Tract 136 (Rousch). All units in Rousch are lower income units and make up 56% of the City's lower income RHNA. The City specifically identified the sites in Rousch as suitable for lower income units as they do not have the concentration of minorities, persons with disabilities, and LMI population that the adjacent Terrace and Cabrillo neighborhoods have while still being close to the "major strategy" areas identified in the General Plan Update. Units in Terrace, Cabrillo and Rousch are located within areas that have been identified by the City for improvements such as open space/parks, downtown improvements, bicycle connections as well as redevelopment with mixed-use centers and new employment districts (Figure App-70).

The City also identified sites in Old Grove (Census Tract 139) with a capacity for 14 moderate income units (9% of all RHNA). Old Grove is located north of Census Tracts 137 and 140 and does not have the concentration of minorities, low and moderate income population, and overcrowding that is present in Census Tract 137 and 140. While parts of Old Grove are part of the mixed-use corridor envisioned by the General Plan Update and are close to transit and new expected amenities, they were only deemed adequate for moderate income units due to size constraints (smaller than 0.5 acres). Still, these sites provide moderate income housing opportunities in areas without a concentration of issues but close to planned areas of development.

Table App-95: RHNA Distribution by Tract Characteristics

Nbrhood	Tract	Tract Total HH	Total RHNA	Lower	Mod	% Change[1]	% of RHNA	% of Lower RHNA	% of Mod RHNA	TCAC Score	% Non-White	% Pop with a Disab.	% LMI Pop	% Ovcrd HH	% CB Renter	% CB Owner
Rousch	136	1,448	49	49	0	3.4	32.2	56.3	0.0	Moderate	63.7	8.5	58.3	22.7	72.0	42.5
Terrace	137	1,400	42	20	22	3.0	27.6	23.0	33.8	Moderate	91.3	7.9	64.4	28.5	70.4	39.8
Old Grove	139	930	14	0	14	1.5	9.2	0.0	21.5	Moderate	76.2	16.7	42.0	13.3	73.6	44.8
Cabrillo/ East of Cabrillo[2]	140	833	47	18	29	5.6	30.9	20.7	44.6	Moderate	72.9	12.5	58.1	24.0	62.0	43.7
Total Units			**152**	**87**	**65**											

1. Represents the % increase in total households in the tract should the RHNA units anticipated be built.
2. 20 moderate income units are located in Census Tract 140 but outside the designated boundary of Cabrillo. These units are located west of Del Monte Boulevard. The area east of Del Monte Boulevard is within the Cabrillo neighborhood boundary.

b. Distribution by AFFH Characteristic

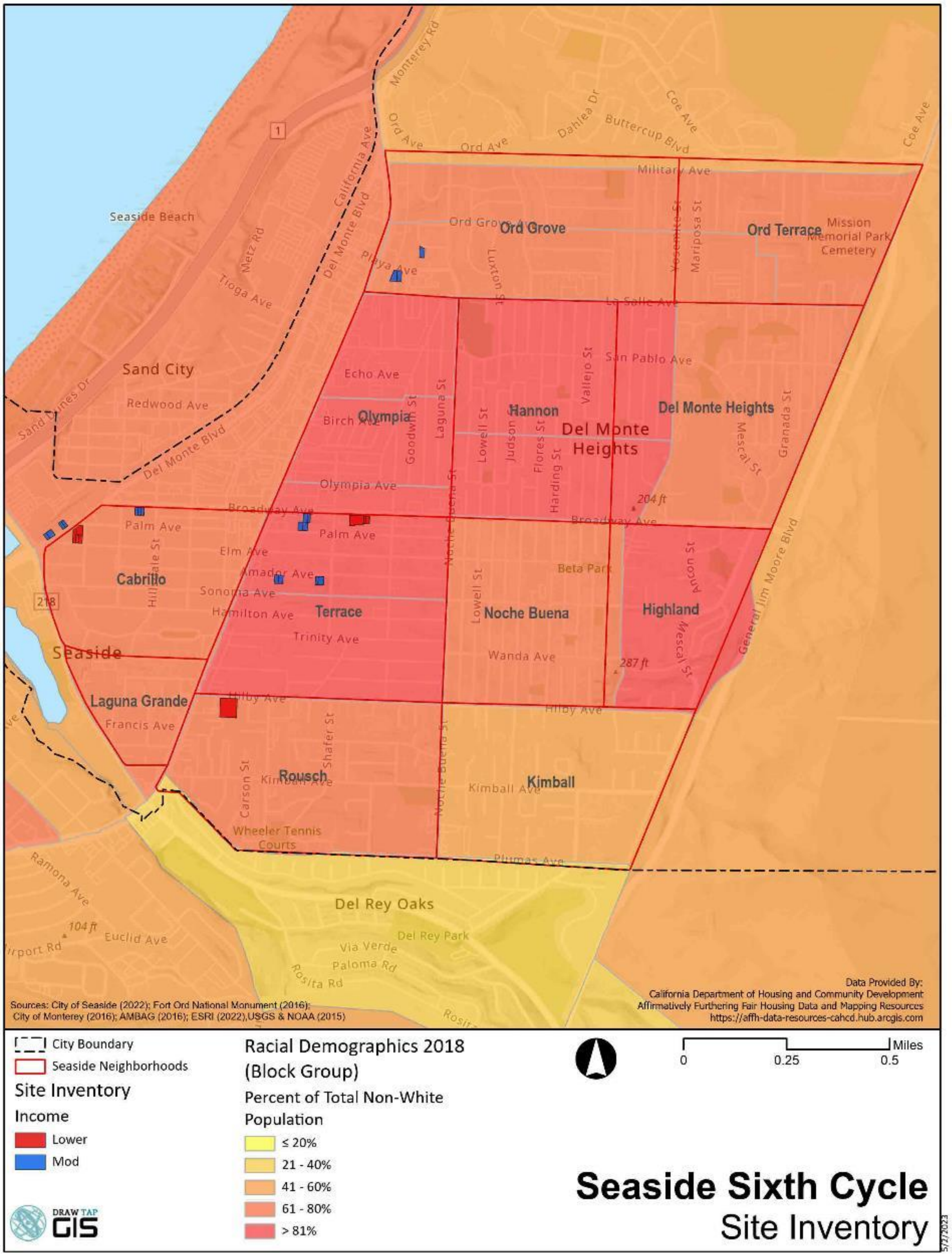
Segregation and Integration

Minority Population

As shown in Figure App-73, minority populations are concentrated in census block groups within Olympia and Terrace as well as some block groups on Hannon and Highland. Over 81% of residents in these neighborhoods identify as minorities. About one third of all RHNA units are located in block groups with the highest concentration of minority population. Only 23% of the City's lower income units are located in areas with the highest concentration of minorities. However, the City also identified sites for 34% of moderate income units in these areas as the City expects that Fremont Boulevard will be transformed from an auto-oriented corridor characterized by low density uses into a beautiful mixed-use corridor with higher-intensity mixed-use centers at Hilby Avenue, Broadway Avenue, and Echo Avenue. This provides the opportunity to create mixed-income communities near areas targeted for investment and improvements. For example, key stretches of Fremont Boulevard will be narrowed to create a more walkable, pedestrian-oriented street.

Table App-96: RHNA Unit Distribution by % Minority Concentration			
	Lower Income RHNA	**Moderate Income RHNA**	**Total RHNA Units**
≤ 20%	0.0%	0.0%	0.0%
21 - 40%	0.0%	0.0%	0.0%
41 - 60%	0.0%	0.0%	0.0%
61 - 80%	77.0%	66.2%	72.4%
> 81%	23.0%	33.8%	27.6%
Total	87	65	152

Figure App-73: RHNA Distribution by Minority Concentration



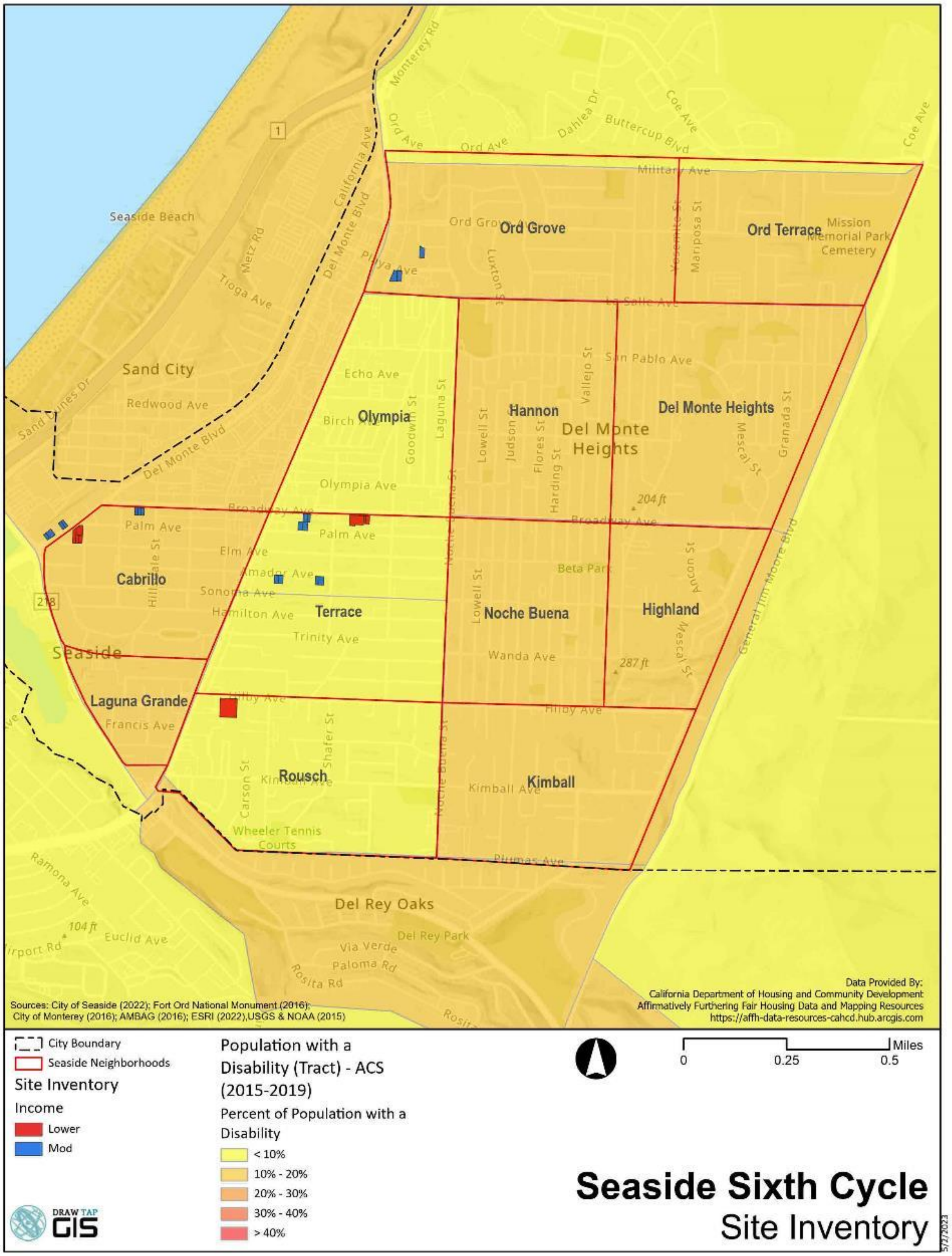
Persons with Disabilities

The lowest concentration of persons with disabilities is located in the Olympia, Terrace, and Rousch neighborhoods. Less than 10% of the population in these neighborhoods has a disability. Since the City identified sites with a capacity 91 units in these neighborhoods, about 60% of all RHNA units are located in tracts with the lowest concentration of persons with disabilities and about 80%. RHNA units in these tracts are both lower income and moderate income, providing these special needs population housing opportunities near areas of expected development and investment.

Table App-97: RHNA Distribution by Percent Population with Disabilities

	Lower Income RHNA	Moderate	Total RHNA Units
< 10%	79.3%	33.8%	59.9%
10% - 20%	20.7%	66.2%	40.1%
20% - 30%	0.0%	0.0%	0.0%
Total	87	65	152

Figure App-74: RHNA Distribution by Percent Population with a Disability



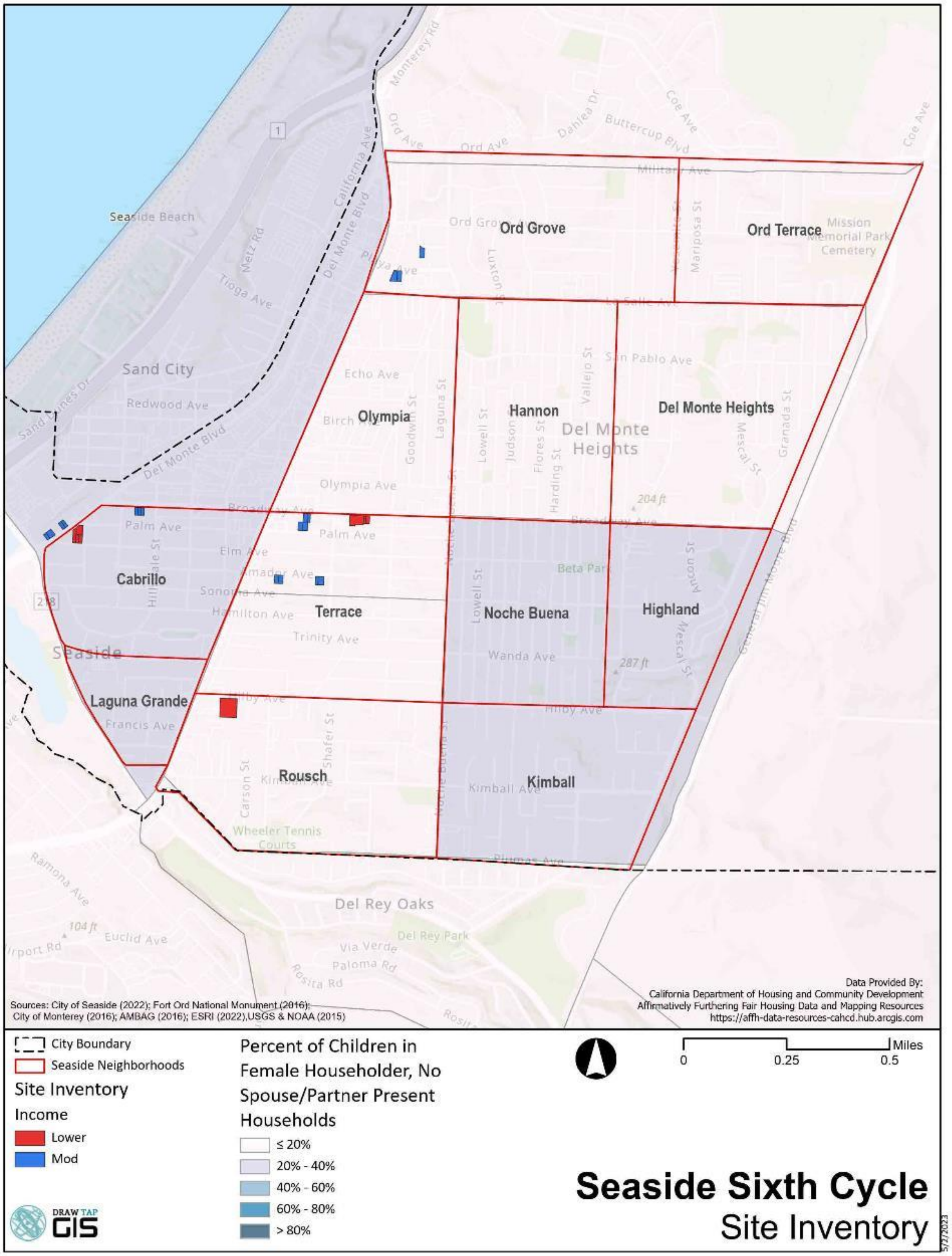
Children in Female-Headed Households

Most tracts in the City have less than 20% of children living in single female-headed households (Figure App-75). Only Tracts 140 (Cabrillo and Laguna Grande) and 135 (Noche Buena, Kimball, and Highland) have a concentration of children in single female-headed households between 20% and 30%. About 68% of the City's RHNA units are located in tracts with a low concentration of children in female-headed households. The majority of lower income RHNA units are also located within these tracts with a low concentration of children in female-headed households.

Table App-98: RHNA Unit Distribution by % of Children in Single Female-Headed Households

	Lower Income RHNA	Moderate	Total RHNA Units
< 20 %	79.3%	55.4%	69.1%
20% - 40%	20.7%	44.6%	30.9%
40% - 60%	0.0%	0.0%	0.0%
60% - 80%	0.0%	0.0%	0.0%
> 80%	0.0%	0.0%	0.0%
Total Units	87	65	152

Figure App-75: RHNA Distribution by Percent Children in Single Female-Headed Households



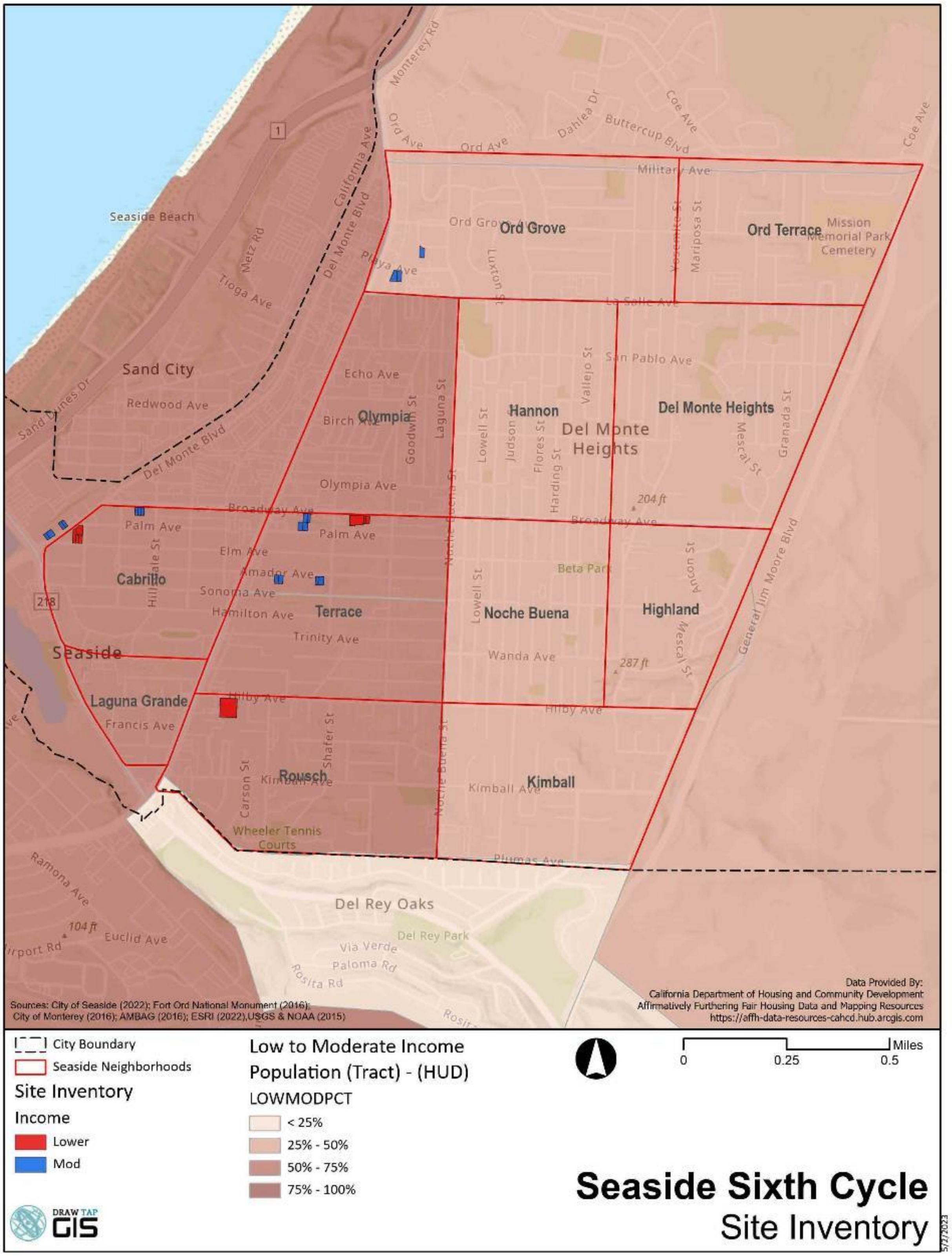
Low and Moderate Income Population

Tracts west of N Noche Buena Street and south of La Salle Avenue have the highest concentration of low and moderate income populations. Between 50% and 75% of persons in Olympia, Terrace, Rousch, Laguna Grande and Cabrillo neighborhood tracts earn low and moderate income. Since many of the major strategies for growth are located within these neighborhoods and the City identified sites within or near these areas of growth, about 9% of RHNA units are located in tracts with the highest concentration of LMI persons. The City also identified the remaining 9% of units (14 moderate income units) in Ord Grove Census Tract 139, where 42% of the population earns LMI incomes The sites in Ord Grove are within the expected mixed-use corridor that extends from Plumas Avenue in the south to Military Avenue in the north along Freemont Boulevard. Freemont Boulevard is currently already well-connected with transit as there are two Monterey-Salinas Transit lines that travel through Freemont. While these sites could have provided an opportunity for lower income units outside of areas with LMI population concentration, these sites did not meet the size requirements to be suitable for lower income units.

Table App-99: RHNA Unit Distribution by LMI Population

	Lower Income RHNA	Moderate Income RHNA	Total RHNA Units
< 25%	0.0%	0.0%	0.0%
25% - 50%	0.0%	21.5%	9.2%
50% - 75%	100.0%	78.5%	90.8%
75% - 100%	0.0%	0.0%	0.0%
Total Units	87	65	152

Figure App-76: RHNA Distribution by Percent Low and Moderate Income Population



Access to Opportunities

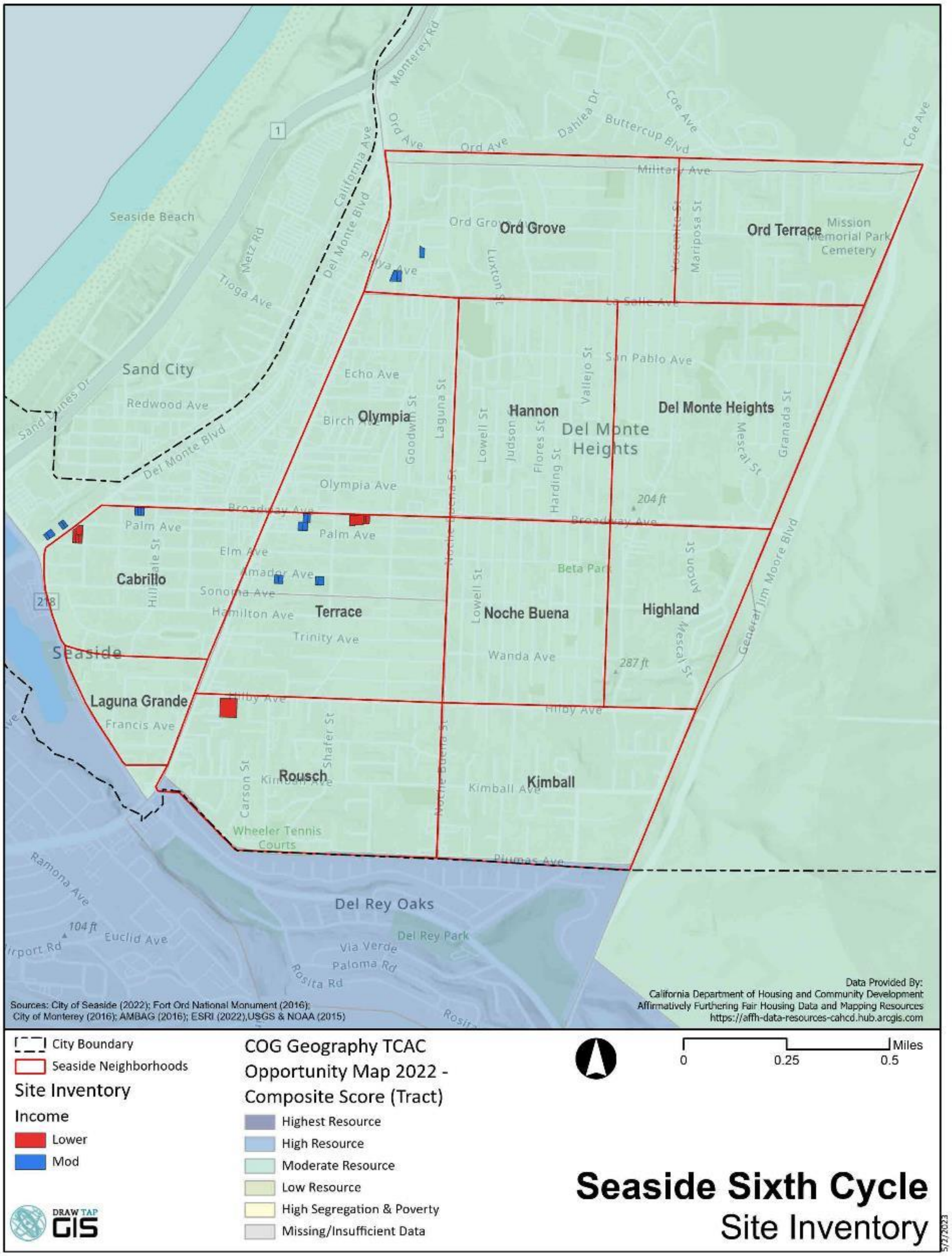
TCAC Opportunity Resources

Figure App-77 shows that all census tracts in Seaside are considered moderate income. Even areas to the north outside of Seaside neighborhoods in the Former Fort Ord Area and Campus Town are moderate income. As a result, all RHNA units are located in tracts with Moderate resource. One of the strategies to affirmatively further fair housing is to create new housing opportunities in high resource areas. Since the City does not currently have any high resource tracts (and no tract has relatively higher resources than others) the City's strategy in identifying RHNA sites relied on focusing sites in Tracts where improvements and investments are expected so that these new housing opportunities would be located in areas where resource levels are expected to increase.

Table App-100: RHNA Unit Distribution by TCAC Opportunity Resource Area

	Lower Income RHNA	Moderate Income RHNA	Total RHNA Units
Moderate Resource	100.0%	100.0%	100.0%
Total Units	87	65	152

Figure App-77: RHNA Distribution by TCAC Opportunity Resource Level



Disproportionate Housing Needs

Cost-Burdened Households

Cost-burned renter households are found throughout the City but have the lowest concentrations in Hannon and Monte Heights. In all other neighborhoods, between 60% and 80% of renter households experienced housing cost burdens. Since the City considered proximity to and access to infrastructure, transit, job centers, and public or community services as well as future investment opportunities, for evaluating the appropriateness of sites, all RHNA units are located in these tracts with the highest concentrations of cost-burdened renters. By increasing the availability of housing in these areas, residents may find affordable options near transit and services.

Cost-burdened owner households are dispersed throughout the City. Olympia, North Terrace, Noche Buena, Highland, and Kimball neighborhoods had the lowest concentrations of cost-burdened owners while in the rest of the neighborhoods between 40% and 60% of owner households experienced cost-burdens. The neighborhoods with the lowest concentration of cost-burdened owners are also those furthest from transit and services (except for Olympia/North Terrace). About one third of the City's RHNA units are in tracts where the concentration of cost-burdened owners is lower- mainly located in northern Terrace at the intersection of Broadway Ave and Freemont Boulevard and Freemont Boulevard and Amador Avenue. These sites provide low and moderate income opportunities for households near services and transit, promoting mobility to areas with better conditions.

Table App-101: RHNA Unit Distribution by Cost-Burdened Renter Households

	Lower Income RHNA	Moderate Income RHNA	Total RHNA Units
< 20 %	0.0%	0.0%	0.0%
20% - 40%	0.0%	0.0%	0.0%
40% - 60%	0.0%	0.0%	0.0%
60% - 80%	100.0%	100.0%	100.0%
> 80%	0.0%	0.0%	0.0%
Total Units	87	65	152

Table App-102: RHNA Unit Distribution by Cost-Burdened Owner Households

	Lower Income RHNA	Moderate Income RHNA	Total RHNA Units
< 20 %	0.0%	0.0%	0.0%
20% - 40%	23.0%	33.8%	27.6%
40% - 60%	77.0%	44.6%	63.2%
60% - 80%	0.0%	0.0%	0.0%
> 80%	0.0%	21.5%	9.2%
Total Units	87	65	152

Figure App-78: RHNA Distribution by Percent Cost-Burdened Renter Households

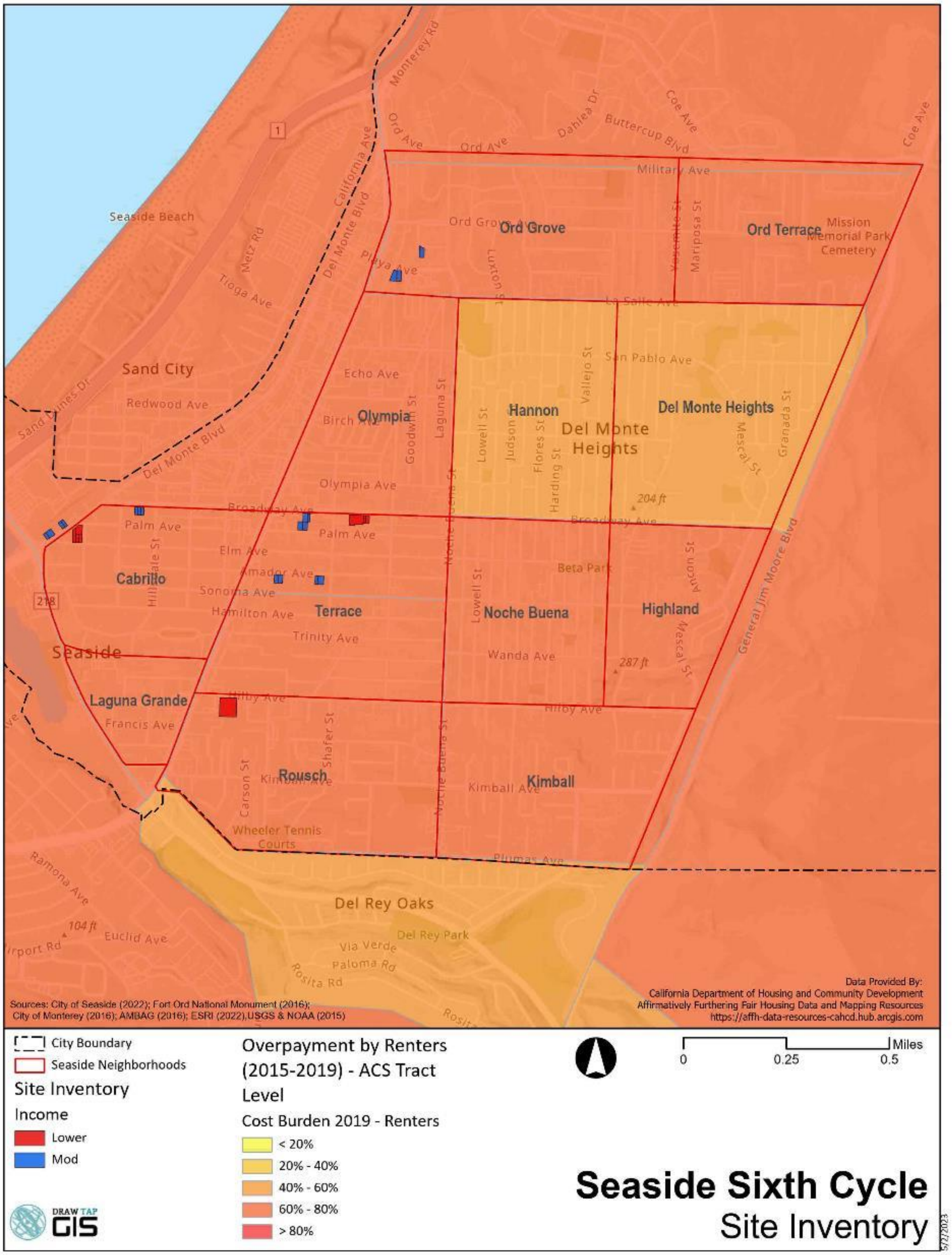
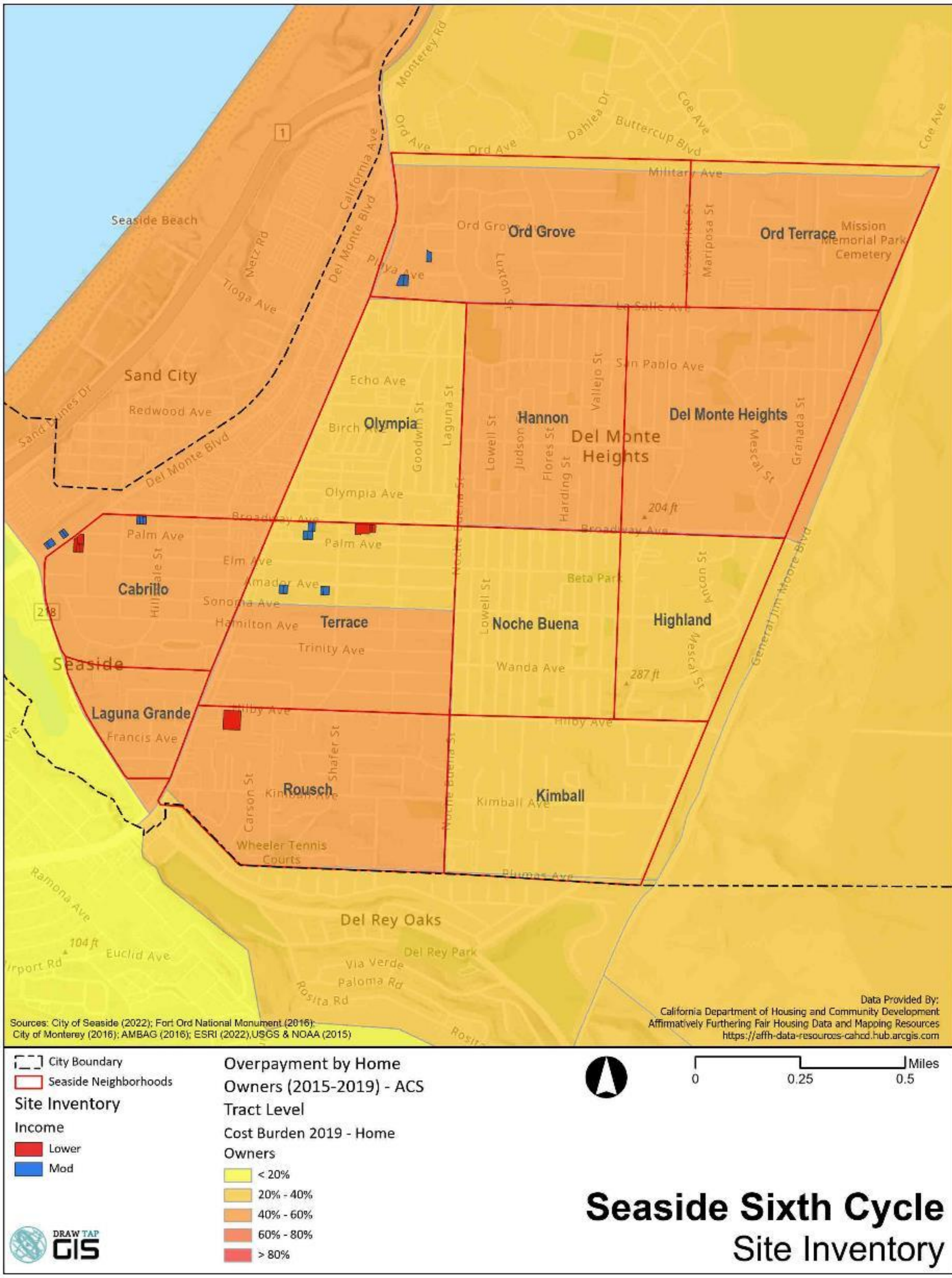


Figure App-79: RHNA Distribution by Percent Cost-Burdened Owner Households



Overcrowded Households

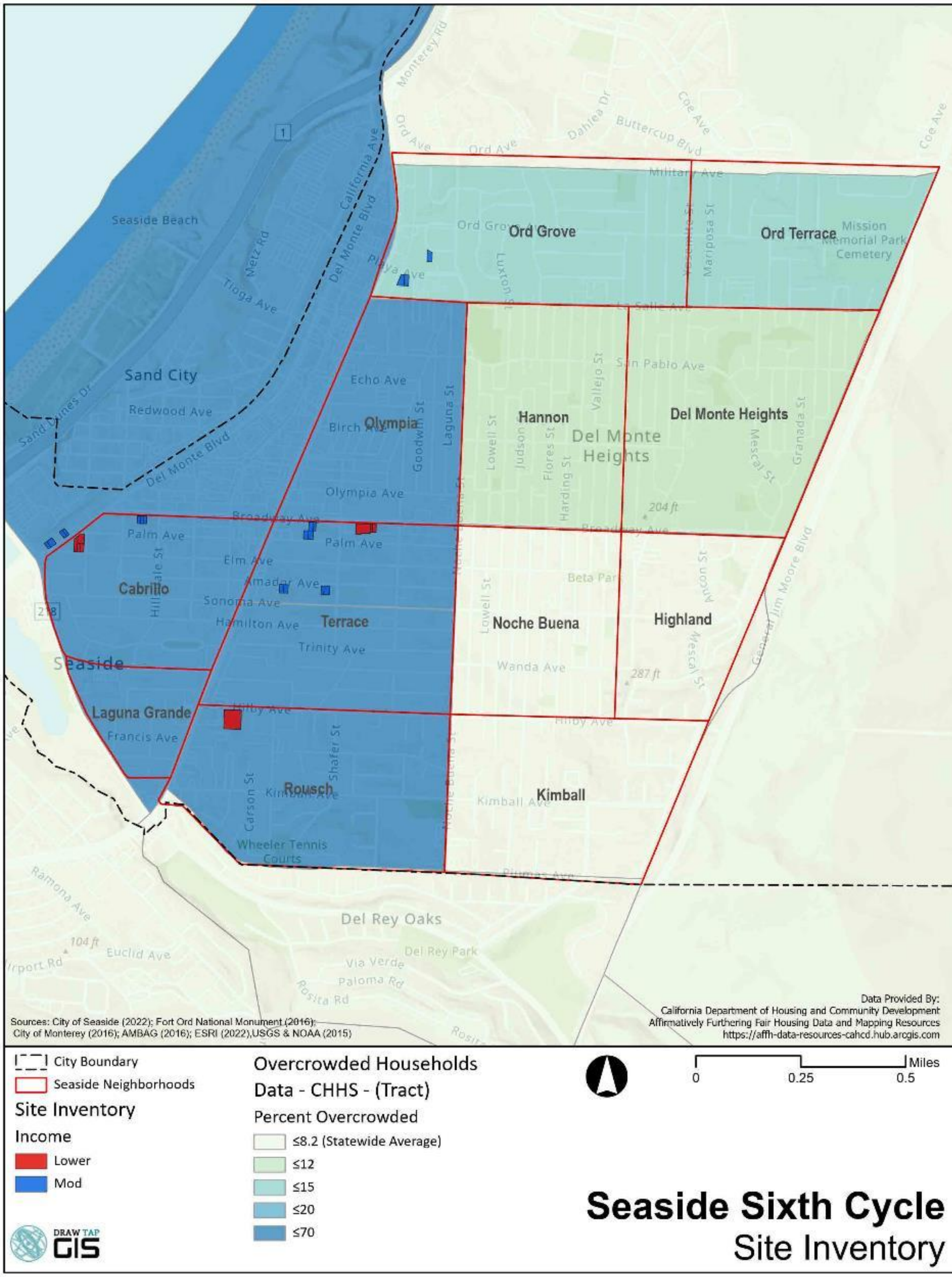
Like LMI population, the concentration of overcrowded households is highest in Olympia/Terrace (Census Tract 137), Rousch (Census Tract 136), and Laguna Grande and Cabrillo (Census Tract 140). In these tracts, between 20% and 30% of households live in overcrowded conditions. The correlation between LMI population and overcrowding is not surprising given that high housing costs may be forcing households to double-up or live in housing that is not the correct size for the households.

These overcrowded households areas cover the expected mixed-use corridors and areas of development laid out in the General Plan. About 91% of all RHNA units and 100% of lower income RHNA are located in tracts with the highest concentrations of overcrowding in the City. These sites are expected to improve overcrowding conditions by providing new affordable new housing opportunities in areas of need. In addition, as explained earlier, housing opportunities for moderate income households outside of these areas of overcrowded households are also provided through ADUs. While the lower density residential neighborhoods are not as close to transit and services, moderate income households are more likely to have access to cars to reach these services and mixed-use centers.

Table App-103: RHNA Unit Distribution by % Overcrowded Households

	Lower Income RHNA	Moderate Income RHNA	Total RHNA Units
≤ 8.2 (Statewide Average)	0.0%	0.0%	0.0%
8.2- 12%	0.0%	21.5%	9.2%
12.01-15%	0.0%	0.0%	0.0%
15.01- 20%	0.0%	0.0%	0.0%
20.01- 30%	100.0%	78.5%	90.8%
Total Units	87	65	152

Figure App-80: RHNA Distribution by Percent Overcrowded Households



Displacement Risk

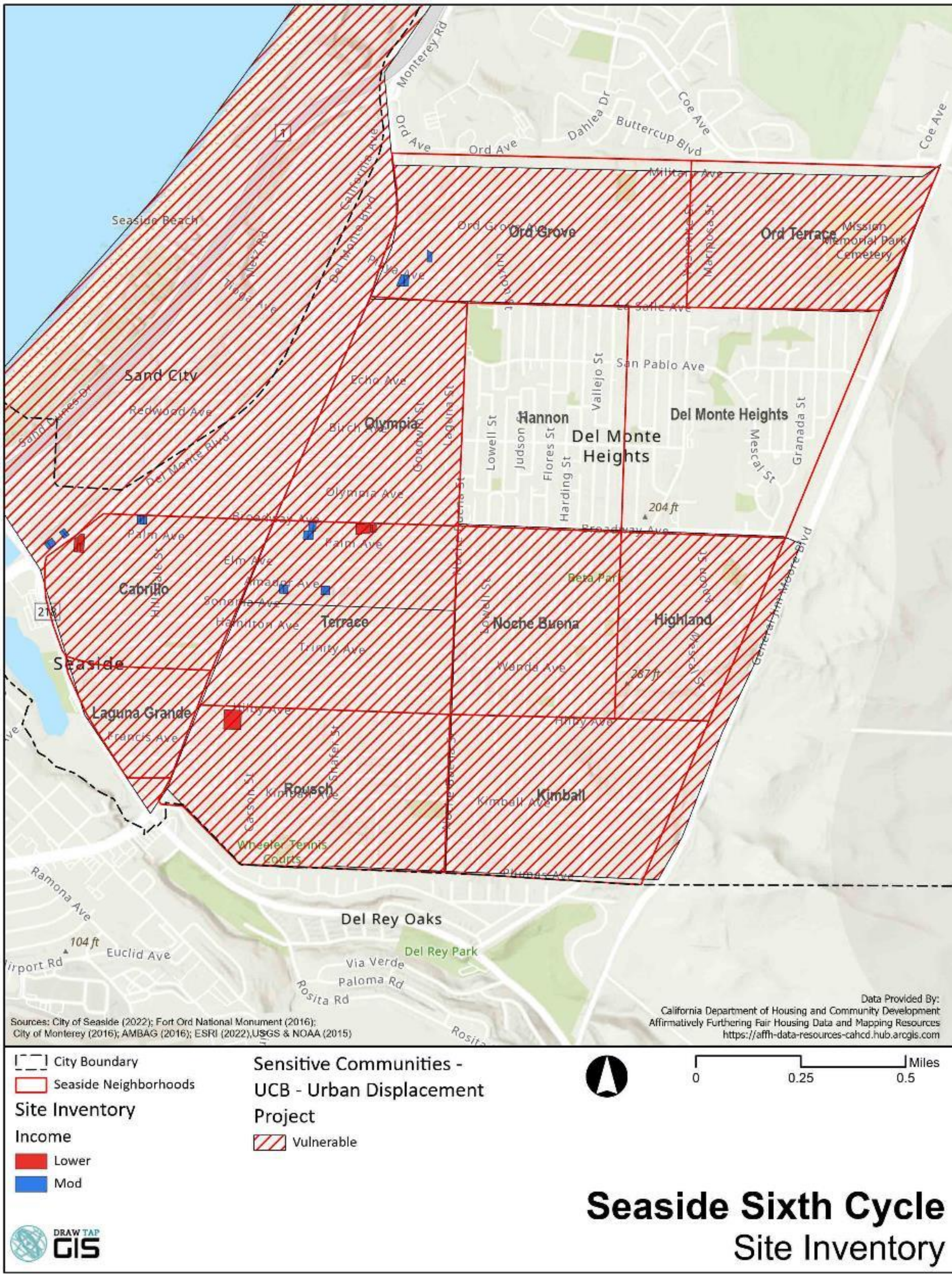
UC Berkley's displacement project defines residential displacement as "the process by which a household is forced to move from its residence - or is prevented from moving into a neighborhood that was previously accessible to them because of conditions beyond their control." As part of this project, the UCB's team has identified populations vulnerable to displacement (named "sensitive communities" in the event of increased redevelopment and drastic shifts in housing cost. They defined vulnerability based on the share of low income residents per tract and other criteria including: share of renters is above 40%, share of people of color is more than 50%, share of low income households severely rent burdened, and proximity to displacement pressures. Displacement pressures were defined based on median rent increases and rent gaps. Using this methodology, sensitive communities were identified throughout the City in all neighborhoods except Hannon and Del Monte Heights. Because only these two neighborhoods are not at displacement risk and they are far from "major strategy" areas in the General Plan or current transit and services, they were not considered suitable for sites. As a result, 100% of RHNA units are located in neighborhoods sensitive to displacement. The majority of these units are located in Terrace and Cabrillo. While these residents in these areas are sensitive to displacement, the sites selected are mostly vacant or sites with underutilized commercial uses and their development is not expected to displace any residents.

The City currently employs a full-time staff member to conduct proactive multi-lingual outreach to educate small business owners regarding potential financing and access to low-cost capital. This could be a resource to assist businesses at risk of displacement. At this time, the City has determined that anti-displacement policies focused on this area could have the effect of hindering the redevelopment of those sites. However, in 2026, the City will evaluate development and displacement conditions and explore actions like right of first refusal and relocation assistance for displaced residents and businesses.

Table App-104: RHNA Distribution by Vulnerable Communities

	Lower Income RHNA	Moderate Income RHNA	Total RHNA Units
Vulnerable	100.0%	100.0%	100.0%
Total Units	87	65	152

Figure App-81: RHNA Distribution by Vulnerable Communities



FINAL MINUTES
CITY OF SEASIDE
HOMELESS COMMISSION

REGULAR MEETING
Council Chamber
Tuesday, March 28, 2023
5:30 PM

1. **CALL TO ORDER**
Chair Strickland called the meeting to order at 5:34PM

ROLL CALL - ESTABLISHMENT OF QUORUM
PRESENT: Strickland, Mugan, Cunningham, Nash
ABSENT: Fiess (LOA)

2. **REVIEW OF AGENDA**
MOBILE HYGIENE UNIT TO SERVE THE UNHOUSED IN THE COMMUNITY
The commission discussed setting a time and date to have the organization from Haven of Hope to give a Zoom presentation and answer commissioners question regarding the mobile hygiene unit. The commission also discussed setting a time and date for the vehicle to come to Seaside.

On motion by Commissioner Nash and second by Commissioner Mugan and carried by the following roll call vote, the Homeless Commission moved to table mobile hygiene in the business items

RESULT: 4-0-0-1
AYES: Strickland, Mugan, Cunningham, Nash
NOES: None
ABSTAIN: None
ABSENT: Fiess (LOA)

3. **PUBLIC COMMENT FOR COMMISSIONS**
Public Comment: None

4. **PRESENTATIONS**
None

5. **APPROVAL OF MINUTES**

A. **APPROVE MINUTES FROM FEBRUARY 21, 2023 SPECIAL MEETING**
The commission will approve minute’s next regular meeting due to the minutes not being posted within the 72-hour posting.

6. **BUSINESS ITEMS**

A. RECEIVE UPDATE ON PLANS TO HOST A COMMUNITY LISTENING SESSION ON THE STATE OF HOMELESSNESS IN THE CITY OF SEASIDE

The commission discussed moving business item for next meeting.

PUBLIC COMMENT: None

B. DEVELOP FISCAL YEAR 2023/2024 HOMELESS COMMISSION ANNUAL WORK PLAN

The commission discussed supporting programs who work with unhoused individuals and families. The commission would like to increase the budget request for food insecurity programs, along with supporting local homeless advocacy organizations and non-profits. The commission would like to receive updates from local organizations that serve those at risk of homelessness and provide additional support to those unhouse by providing lockers for storage of personal items, phone charging station and possible a mobile hygiene station.

PUBLIC COMMENT: None

On motion by Commissioner Cunningham and second by Commissioner Mugan and carried by the following roll call vote, the Homeless Commission moved to approve next year annual work plan.

RESULT: 4-0-0-1
AYES: Strickland, Mugan, Cunningham, Nash
NOES: None
ABSTAIN: None
ABSENT: Fiess (LOA)

ACTION: Passed

7. REPORTS FROM COMMISSIONERS

Commissioners provided reports.

Commissioner Cunningham: Hold a special meeting for listening session sometime in April

Commissioner Nash: We need to set a date to go over spending the money on the 3 items that are left to do before the fiscal year is over.

8. REPORTS FROM STAFF

Staff provided report

Derrick: There is going to be a meeting at the Monterey Public Library regarding Homeless Services Area of focus April 5th, 2023 from 6PM-7:30PM.

9. <u>ADJOURNMENT</u>

With no further business, the meeting adjourned at 7:29 PM

Respectfully submitted,

Denise Mejia, Commission Clerk	**Ben Strickland, Commission Chair**

FINAL MINUTES
CITY OF SEASIDE
HOMELESS COMMISSION

SPECIAL MEETING
Council Chamber
Tuesday, February 21, 2023
5:30 PM

1. **CALL TO ORDER**
Chair Strickland called the meeting to order at 5:37 PM.

ROLL CALL - ESTABLISHMENT OF QUORUM
PRESENT: Strickland, Mugan, Cunningham, Nash
ABSENT: Fiess (LOA)

2. **REVIEW OF AGENDA**
None

3. **PUBLIC COMMENT FOR COMMISSIONS**
Public Comment: None

4. **PRESENTATIONS**
None

5. **APPROVAL OF MINUTES**

A. **APPROVE MINUTES FROM NOVEMBER 15, 2022 SPECIAL MEETING**
On motion by Commissioner Cunningham and second by Commissioner Mugan and carried by the following roll call vote, the Homeless Commission moved to approve the minutes from November 15, 2022 meeting.

RESULT: 4-0-0-1
AYES: Strickland, Mugan, Cunningham, Nash
NOES: None
ABSTAIN: None
ABSENT: Fiess (LOA)

ACTION: Approved

6. **BUSINESS ITEMS**

A. **EXPLORE SUBMITTED PROPOSALS FROM NON-PROFIT AGENCIES/ORGANIZATIONS REQUESTING FUNDS FROM AVAILABLE BUDGET OF $9,500 TO SUPPORT FOOD INSECURITY PROGRAMS SERVING HOMELESS INDIVIDUALS AND FAMILIES IN SEASIDE**
The commission discussed the three organization that applied for Food Insecurity

fund and the amount each organization asked for. The commission decided to split the amount as they thought was best. Al & Friends will receive and amount of $3,000, Great Victory Church is receiving an amount of $3,000 and Veterans Transition Center is receiving an amount of $3,500.

PUBLIC COMMENT: None

On motion by Commissioner Cunningham and second by Commissioner Mugan and carried by the following roll call vote, the Homeless Commission moved to approving the funds to the three organizations that applied.

RESULT: 4-0-0-1
AYES: Strickland, Mugan, Cunningham, Nash
NOES: None
ABSTAIN: None
ABSENT: Fiess (LOA)

ACTION: Passed

B. <u>DISCUSS PLANS TO HOST A COMMUNITY LISTENING SESSION ON THE STATE OF HOMELESSNESS IN THE CITY OF SEASIDE IN FISCAL YEAR 2022/2023</u>

The commission discussed setting a goal for the listening session. The different agencies they want to look into and invite to present on what they do and what they offer (Who, what, where and when.) The commission is possibly thinking about having a future resource fair.

PUBLIC COMMENT: None

On motion by Commissioner Nash and second by Commissioner Mugan and carried by the following roll call vote, the Homeless Commission moved to discussing a possible resource fair in the future.

RESULT: 4-0-0-1
AYES: Strickland, Mugan, Cunningham, Nash
NOES: None
ABSTAIN: None
ABSENT: Fiess (LOA)

ACTION: Passed

C. <u>REVIEW HOMELESS ADVOCACY ORGANIZATIONS AND NON-PROFITS OPERATING IN THE CITY OF SEASIDE SERVING AT-RISK AND HOMELESS STUDENTS AND ALLOCATE UP TO $5000 OF THE HOMELESS COMMISSION ANNUAL BUDGET TO PROVIDE FOR THE PURCHASE OF</u>

BACKPACKS, SCHOOL SUPPLIES, AND CLOTHING.

The commission discussed the different organizations that already work with the schools who already help the youth who are at risk of homelessness. The commission also discussed seeking out to the organizations to collaborate with them to discuss the purchases of backpacks, school supplies and clothing. The commission will discussed in more detail in a future meeting.

PUBLIC COMMENT: None

On motion by Commissioner Cunningham and second by Commissioner Mugan and carried by the following roll call vote, the Homeless Commission moved to discussed in a future meeting once all the details have been gathered.

RESULT: 4-0-0-1
AYES: Strickland, Mugan, Cunningham, Nash
NOES: None
ABSTAIN: None
ABSENT: Fiess (LOA)

ACTION: Passed

D. DISCUSS PLANS FOR FURTHER EXPLORATION OF THE FEASIBILITY OF PURCHASING A 2-STALL MOBILE HYGIENE UNIT TO SERVE THE UNHOUSED IN THE COMMUNITY

The commission discussed having an organization from Palo Alto come and give an overview of the mobile hygiene unit they have. The agency is willing to bring the unit to the City at longest we can provide gas money to be able to bring the unit and take it back.

PUBLIC COMMENT: None

On motion by Commissioner Nah and second by Commissioner Mugan and carried by the following roll call vote, the Homeless Commission moved to asking the organization what dates work best to bring the mobile unit and have them give a presentation of the process it took to get the unit running and the coast.

RESULT: 4-0-0-1
AYES: Strickland, Mugan, Cunningham, Nash
NOES: None
ABSTAIN: None
ABSENT: Fiess (LOA)

ACTION: Passed

7. REPORTS FROM COMMISSIONERS

Commissioners provided reports.

Commissioner: Cunningham: Would like to get a calendar with details on important dates of things that need to get down (Annual budget, Budget Request, Community Events, etc.)

8. <u>REPORTS FROM STAFF</u>
Staff provided report.

None

9. <u>ADJOURNMENT</u>
With no further business, the meeting adjourned at 7:02 PM.

Respectfully submitted,

______________________________	______________________________
Denise Mejia, Commission Clerk	**Ben Strickland, Commission Chair**

Proposal: Emergency Non-Congregate Housing Site Services Laundry & Shower Services

Proposed Schedule:

Our proposed schedule of implementing shower and laundry services would begin on an agreed upon date and would continue throughout the remaining time that the program/project funds are available. HoHoW would be able to provide the following service dates & times:

Shower & Laundry Services: Monday – Friday, up to 8 hours/day
(If additional days are requested we are willing to negotiate days & hours at an additional rate)

Project Approach and Organization:

The Haven of Hope on Wheels (HOHOW) mobile hygiene program is a multi-fold solution to the myriad of issues surrounding not only the increase of homelessness in the region but also those underserved populations who are at a higher risk of contracting COVID-19. The HOHOW program is comprised of a custom mobile hygiene trailer and truck to accompany the trailer. The unit consists of three self-contained showers and toilets, one of which is ADA compliant along with 4 stackable washers and 4 stackable dryers for a total of 8 laundry units. This unit will drive to the site location to deliver hygiene services to those unhoused as well as under-represented/disproportionate populations.

The HOHOW program proposes the following services:

- Provide mobile hygiene services to the unhoused community members within the location chosen by the City of Seaside & partner municipalities. Services shall include showers and laundry facilities. Each client will have the ability to utilize the various services provided at the mobile station(s) within the scope and frame as set by HOHOW's rules and regulations for clients that are served.
- Collaborate with the City of Seaside & partner municipalities to ensure Monterey County residents are provided with such hygiene services at the location(s) agreed upon.
- Coordinate dates and times of service with the City of Seaside & partner municipalities.
- Provide all equipment related to providing the hygiene services and be responsible for carrying proper insurance to fully protect against injuries to persons or damages to property which may arise from or be in connection with work performed. We will list the City of Seaside & partnered municipalities as an additional insured. OSCIA will also provide staffing for operations of all hygiene units providing services.
- Provide real time feedback and communicate any questions or concerns regarding operations to the appropriate party/staff assigned by the City of Seaside & partnered municipalities on an "as-needed" basis.

The approach to providing services on a daily basis would typically consists of the following:

1. Prior to leaving the off-site location, the Driver inspects the trailer and truck to ensure that it's operational and that fuel is on-hand. If anything is detected it is corrected before leaving parking lot.

2. Once the inspection is completed the Driver & Laundry Facilitator then proceeds to drive to the service location for the day.

3. As soon as the trailer is parked at the service location, the Driver will then touch basis with the lead contact at that location about the day and receive any necessary updates/information.

4. At this point the Driver, Laundry Facilitator and Volunteers unload all necessary items used at the stop. This includes an intake station, laundry station, towels & other hygiene items, marketing materials as well as cleaning supplies.

5. Clients will then approach the intake table on a first come first serve basis to sign in or sign up for use of the shower restrooms and/or laundry. All new clients must sign "Release of Liability" waiver before using our services. When signing in the Driver/Intake Specialist will either assign a shower restroom or a laundry bag for use (depending upon which unit is providing which service for the day).

6. Each client is allotted a specific amount of type (typically 7-10 minutes) to shower and use the restroom. On the intake form it asks for the following information:
a. Full Name
b. Date of Birth
c. Last 4 of SSN
d. Phone number
e. Any updates to the original application (this consists of their housing status, health insurance and other needs).

7. If any pertinent information that can assist clients with things such as housing, health and/or wellness will be shared at this time. This is often information from partnership agencies and others that may have events coming up that could benefit the populations served.

8. After clients have used the shower restrooms, they dispose of their towels in a hygiene bag (where we keep all soiled towels) & the Laundry/Hygiene Facilitator will enter the restroom to clean it from top to bottom before the next individual uses it.

9. Once cleaned the Intake Specialist will call the next person in line to use the shower restroom. This continues throughout the tenure of the stay at the service location.

10. Once completing all services the Driver, Hygiene Facilitator and Volunteers will break down the site. Another inspection of the truck and trailer is done, and they proceed to leave.

11. Each truck/trailer unit has a 1200-gallon recovery tank which is dumped at a certified dumping station after each service.

Outside of the day-to-day operations the Driver/Intake Specialist utilizes an iPad for record keeping and intake during services and then transfers the data to the Senior Administrator to store all client information at the main office.

Project Personnel – Statement of Qualifications and Experience:

Since our inception in 2018, HOHOW has provided such hygiene services throughout Butte County. Current areas of operation include Oroville, Paradise, Chico, Concow and Berry Creek. We currently have 4 units that are in operations providing services throughout Butte County. Since our start, we have provided thousands of showers and laundry services to various individuals and populations to include those displaced by the various fires throughout Butte County.

Each hygiene unit is staffed with a Driver/Client Specialist who triages clientele with resources and supportive services as well as a Laundry & Hygiene Facilitator. Other staff members within the program consists of the Supervisor and Administrator/Intake Specialist.

Day to day operations of HOHOW consists of 2 employees, and additional volunteers (as needed) who provide the services at the site during service days. Employees consist of the following:

Driver / Client Specialist: Their duties include but are not limited to the following:

- Driving the truck & custom trailer to all locations
- Inspect trailer and truck and provide weekly updates to the Supervisor on the condition of the units
- Provide maintenance of the trailer as needed on site at various locations as well as the off-site location
- Provide intake of all individuals (clients) who utilize the services. Responsible for forwarding the information to the administrative staff once completed.

Laundry / Hygiene Facilitator: Their duties include but are not limited to the following:

- Provide laundry for all individuals (clients) who need assistance with laundry while properly tracking each laundry load and making sure that it is returned to the correct person.
- Provide laundry services in a timely manner and tracking those using the service
- Clean each restroom facility in between each use
- Provide any and all documents relating to laundry to the administrative staff once completed after each day of service & coordinating that information with the Driver/ Intake Specialist
- Provide some marketing of day-to-day activities while at the location using Facebook and other social media sites.

<u>Supervisor:</u>

- Manages all staffing providing the services and is the point of contact for Site Supervisor/Director and Grantor.
- Handles all fiduciary responsibilities of managing grant funding and funding allocations and communicating pertinent information with the Administrator/Intake Specialist concerning the Management of the Program.
- Communicate and maintain financial records with Administrative staff & CPA firm.

<u>Administrative / Intake Specialist:</u>

- Provides reporting of all data collected by the Driver/Intake Specialists and prepares reports according to the data collected as well as reports made by the Supervisor.
- Stores and manages all records, receipts and billing incurred by staffing.

Current and previous partnerships/funders have included Government and Entities within the local nonprofit sector such as the City of Oroville, Butte County, North Valley Community Foundation/Butte Strong Fund, United Way as well as regional Organizations/Funders such as Albertsons and The Good Egg. All financial records are maintained by the Supervisor and Administrative staff and is communicated with our CPA firm who audits and records all financial/fiscal data. The CPA firm uses QuickBooks and other accounting software to compile data to include AR/AP, Payroll, Payroll Taxes and any and all relatable financial information pertaining to program services.

All current and future staff is in good standing with the Federal government including the City and County. We require that all staff complete a criminal background check to ensure the safety of clients as well as personal information of clients and fiscal data. Our organization has not been terminated or forfeited any unencumbered funds from current or previous contracts when working with government agencies.

<u>Proposed Budget Amount for Required Scope of Services:</u>
We propose the following amount for services rendered through our HOHOW program:
$1,667.00/day for 5 days per week
$8,335.00 per week
$33,340.00 per month
Total Annual Amount: $400,080

This proposed budget amount contains the start-up as well as ongoing operational costs pertaining to providing both laundry and shower services as described. Please see attachment A for the detailed budget outline.

Additional Information:

The individual who is authorized to sign the agreement and who may be contacted during the period of Proposal evaluation is as follows:

Name: Kevin T. Thompson
Title: Director/Supervisor
Phone: (530) 693-0728
Fax: (530) 693-4605
Email: kevinthompson894@yahoo.com

The Oroville Southside Community Improvement Association, Inc. dba Haven of Hope on Wheels is a 501(c)3 nonprofit organization, registered and in good standing with the Federal Government & Internal Revenue Service. Any information pertaining to the registration of the nonprofit (including EIN, nonprofit registration, etc.,) can and will be provided upon request.

The mailing address for mailing the agreement, correspondences and any future payments can be mailed to the following address:

O.S.C.I.A dba Haven of Hope on Wheels
2959 Lower Wyandotte Road
Oroville, CA 95966

OROVILLE SOUTHSIDE
COMMUNITY IMPROVEMENT
ASSOCIATION
2959 Lower Wyandotte Rd., Oroville, CA 95966
PH: 530.693.4305 I FX: 530.693.4605 I Email: osciasocc@gmail.com
www.havenofhopeonwheels.org

City of Seaside
Attn: Derrick Elder
Family and Community Support Program

Dear Derrick Elder,

On behalf of the Oroville Southside Community Improvement Association, we would like to submit our proposal to provide hygiene services in the form of both laundry and showers through our program Haven of Hope on Wheels (HOHOW). As an epicenter of homelessness, Counties such as Seaside are stressed for solutions to the growing problem of not only those unhoused but also relief from issues surrounding communicable diseases. This in turn is a time of unique opportunity to leverage new and existing resources to create innovative and scalable solutions and demonstrate their success. Through this proposed partnership with the City of Seaside & additional surrounding municipalities, the HOHOW will be able to continue to expand our mobile hygiene services to homeless individuals in Monterey County. We believe that the ability to provide basic amenities for personal hygiene will bolster both the mental and the physical health of unhoused community members.

We understand that program success outcomes can be accomplished when considering the following: (1) Homeless individuals are more prepared and motivated to seek out the help they need when they are cleaned and groomed. Whether it be medical attention, social services with a case manager or even to obtain employment; (2) by providing proper hygiene and sanitation services, HOHOW will increase the quality of life, health, and safety for clients as well as assuage the environmental degradation caused by increasingly concentrated numbers of homeless seeking shelter. OSCIA believes strongly in a housing first approach that builds relationships with clients as well as organizations who take that same approach. Our goal is to become a 'bridge builder' to ensure that our clients have the greatest opportunity to connect with such organizations who can provide housing options. While the HOHOW program provides for a clientele's immediate hygiene needs, our overarching goal is to achieve long-term lasting results by connecting clients with a continuum of care of resources and services that will enable them to obtain housing and establish self-sufficiency.

Enclosed you will find our proposal for rendering services proposed. We look forward to your response to our proposal.

Thank you,

Kevin Thompson

Kevin Thompson, CEO / Director
Oroville Southside Community Improvement Assoc., Inc.
Dba Haven of Hope on Wheels

OSCIA Operating Budget

	Annual Total(s)		Description
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LABOR (SALARIES):			
Supervisor	$	30,720.00	0.5 FTE ($32/hr)
Driver/Client Specialist	$	49,920.00	1.0 FTE (Driver) ($26/hr)
Laundry / Hygiene Facilitator	$	38,400.00	1.0 FTE (Sanitation / Laundry Worker) ($20/hr)
Administrator/Intake Specialist	$	53,760.00	1.0 FTE ($28/hr)
Admin/Consulting Fees (training, oversight, etc.,)	$	109,172.46	
Payroll Taxes	$	7,960.62	
Workers Comp. / Insurance	$	929.00	
Sub-Total Salaries:	**$**	**290,862.08**	**5.0 FTE**
VEHICLE/TRAILER OP. EXPENSES:			
Towel cleaning service	$	12,042.24	per shower unit + cleaning
Propane	$	5,760.00	per unit (shower + laundry)
Vehicle Fuel	$	28,452.00	per unit (shower + laundry)
Vehicle/Trailer/Driver Insurance	$	12,400.00	per unit (shower + laundry)
Vehicle Maintenance	$	4,000.00	per unit (shower + laundry)
Trailer Maintenance	$	5,790.00	per unit (shower + laundry)
Sub-Total Vehicle/Trailer Op. Expenses	**$**	**68,444.24**	**Per unit (shower + laundry)**
CONSUMABLE SUPPLIES:			
Cleaning Supplies	$	12,440.00	per unit (shower + laundry)
Disinfectant/COVID Chemicals	$	5,840.00	per unit (shower + laundry)
Cleaning Tools	$	1,800.00	per unit (shower + laundry)
Hygiene Paper Goods & Toiletries	$	12,243.68	per unit (shower + laundry)
PPE Supplies (disposable gloves, etc.,)	$	4,400.00	per unit (shower + laundry)
Sub-Total Consumable Supplies	**$**	**36,723.68**	**Per unit (shower + laundry)**
START UP COSTS/FEES:			
Electronics (ipad & wifi hot spot)	$	1,200.00	For intake
Tables (2)	$	300.00	For intake area
Chairs (2)	$	50.00	For intake area
Additional retrofit materials	$	2,500.00	
Sub-Total Start-up Costs/Fees	**$**	**4,050.00**	
TOTAL COSTS	**$**	**400,080.00**	**Annual Project Budget Amount**

Actuals (Above Annual Budget)

$	**400,080.00**	**per year**
$	**33,340.00**	**per 4 week month**
$	**8,335.00**	**per 5 day week**
$	**1,667.00**	**per day**