



AGENDA

CITY OF SEASIDE
COMMUNITY DEVELOPMENT
ADVISORY COMMITTEE

REGULAR MEETING
OLDEMEYER CENTER
986 Hilby Avenue
Wednesday, August 17, 2016
6:30 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

COMMUNITY DEVELOPMENT ADVISORY COMMITTEE

1. **CALL TO ORDER**

2. **ROLL CALL (CDAC)**

Sue Hawthorne
John Francis
Sharrline Napoleon
Jessica Piombo
Rebecca Pieken
Clementine Bonner Klein

3. **PUBLIC COMMENT**

4. **APPROVAL OF MINUTES**

5. **OLD BUSINESS**

6. **NEW BUSINESS**

A. **Update the CDAC on status of HUD submittals.**

PURPOSE: The purpose of this item is to update the CDAC on status of Substantial Amendment #1 to FY 2015-2016 Action Plan, 2016-2017 Annual Action Plan including non-substantial amendment #1 and status of preparation of the 2015-2016 Consolidated Annual Performance and Evaluation Report (CAPER), due to HUD on September 30.

RECOMMENDATION: It is recommended that the CDAC receive the report.

B. Review certification of projects the Coalition of Homeless Services Providers is submitting to HUD for 2016.

PURPOSE: The purpose of this item is for the CDAC to review the certification form the City of Seaside sent to the Coalition of Homeless Services Providers. The certification indicates the projects are consistent with Seaside's current and approved Consolidated Plan.

RECOMMENDATION: It is recommended that the CDAC review the document so they are aware of the proposed projects. No action is necessary by CDAC.

C. Review CDAC Long Range Calendar and make revisions if necessary.

PURPOSE: The purpose of this item is to review the CDAC long range calendar and make changes as needed. Please note there is a change in the calendar to revise the publication date for the note of CAPER publication and the Community Workshop.

RECOMMENDATION: It is recommended the CDAC review the calendar and make other appropriate changes as necessary.

7. REPORTS FROM COMMITTEE MEMBERS

8. REPORTS BY STAFF

9. ADJOURNMENT

Next Regularly Scheduled Meeting:
September 21, 2016

6:30 p.m.

The City of Seaside is an ADA accessible facility and is committed to include the disabled in all of its services, programs and activities. Any person who requires accommodation to be able to participate in this meeting is asked to contact the office of the City Clerk at 899-6707, no fewer than two business days prior to the meeting to allow for reasonable arrangements.

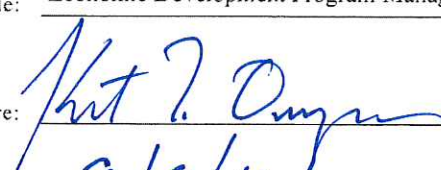
The City Council Chambers is equipped with a portable microphone for anyone unable to come to the podium. Assisted listening devices are also available.

Meetings that are held in the City Council Chambers are broadcast live to all Seaside residents on Comcast Channel 25 and U-verse Channel 99. Meetings are also available through live streaming at:
<http://cyp.telvue.com/player?id=T01629&video=52314&noplaylists=1&width=400&height=300> Videos of past meetings are available on demand through the City's website: <http://www.ci.seaside.ca.us>

Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the office of the City Clerk. This agenda is posted in compliance with California Government Code Section 54954.2(a) or Section 54956.

**Certification of Consistency
with the Consolidated Plan**U.S. Department of Housing
and Urban Development

I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan.
(Type or clearly print the following information:)

Applicant Name: Salinas/Monterey, San Benito Counties CoC CA-506Project Name: Multiple Projects (see attached list)Location of the Project: Projects provide services county-wideName of the Federal
Program to which the
applicant is applying: U.S. Department of HUD, Continuum of Care ProgramName of
Certifying Jurisdiction: City of SeasideCertifying Official
of the Jurisdiction
Name: Kurt OvermeyerTitle: Economic Development Program ManagerSignature: Date: 8/8/16

List of New and Renewal Projects-Salinas/Monterey, San Benito Counties CoC CA-506

2016 Certification of Consistency with Consolidated Plan Request

This document attached to HUD Form 2991, Certification of Consistency with the Consolidated Plan for the following five (5) jurisdictions:

*City of Salinas

*City of Seaside

*City of Monterey

*Monterey Urban County (unincorporated Mty Co. Del Rey Oaks, Gonzales), and

*Department of Housing and Community Development

New Projects (through Bonus):

MidPen Housing Corporation

- 1) Permanent Supportive Housing Program, **New Project Funding** – Soledad Street Housing Community is an 81 studio units, 4 one-bedroom, and 5 two-bedroom units of affordable housing. Through bonus funding, five (5) studio units will be utilized to serve chronically homeless households and will support those with mental illness or physical disability. MidPenn Resident Services will offer Strength Based Case/Care management services onsite. Project located in the City of Salinas and is available county-wide. Approximately 5 individuals served annually.

Renewal Projects:

Community Human Services (CHS)

- 2) Transitional Housing Program, **Renewal Funding - Safe Passage** is a six-bed transitional supportive housing program serving homeless youth, ages 18-21. Supportive Services include self-sufficiency planning, case management, life skills education, financial literacy & job/educational readiness, and community-wide Information & Referral. Project located in the City of Monterey and is available county-wide. Approximately 10 individuals served annually.

Community Homeless Solutions (aka Shelter Outreach Plus)

- 3) Transitional Housing **Renewal Funding, Homeward Bound** is a transitional housing program with 25 2-bedroom units serving homeless or single women with children or

who are victims of domestic violence. Located in Marina, services are provided to families countywide. Services available include case management, financial literacy training, clothing closet, individual and group therapy, and recovery classes. Located in Marina, the program is county-wide. 75 beds available, serving approximately 35 women and 50 children annually.

- 4) Transitional Housing **Renewal** Funding, ***MOST/Lexington Court***, - Lexington Court is a transitional housing program comprised of six 2-bedroom units for homeless families. Supportive Services include self-sufficiency planning, case management, life skills education, financial literacy & job/educational readiness, and community-wide Information & Referral.. Located in Marina, this is a county-wide program. Serves approximately 18 individuals annually. The Mobile Outreach Services Team (M.O.S.T.), the outreach component, provides harm reduction services to approximately 1,250 homeless individuals annually.
- 5) Transitional Housing **Renewal** Funding, ***Men in Transition*** operates a 24 bed, 8 unit transitional housing project serving single homeless men. Supportive services include case management, group counseling, financial literacy, job readiness & life skills and community-wide information and referral. Located in Marina, services are provided countywide. Serves approximately 24 individuals annually.
- 6) Permanent Supportive Housing Program **Renewal** Funding, ***Casa de Paz***, provides permanent supportive housing to individuals and families living with HIV/AIDS for 12 households through long-term rental assistance. Total year-round beds is 14. Supportive services include food, transportation and comprehensive case management, life skills training, etc. Program available countywide. 14 people served annually.

Housing Authority of the County of Monterey (HACM)

- 7) Transitional Housing Program - **Renewal** Funding for ***Pueblo Del Mar*** – A 54-household (2 bedrooms each), 216-bed transitional supportive housing program for homeless families with children in recovery from substance abuse. Supportive services include addiction recovery groups. Case management, employment/education counseling, etc. Located in Marina, this is a county-wide program. Approximately 216 served annually.
- 8) Permanent Supportive Housing Program - **Renewal** Funding for ***Shelter Plus Care*** (S+C) Vouchers – for 14 tenant-based rental assistance vouchers administered by Housing Authority of the County of Monterey in partnership with Interim, Inc. to serve homeless persons with mental disabilities. This is a county-wide program. Approximately 14-16 served annually.

Interim, Inc.

- 9) Transitional Housing Program, **Renewal** Funding for ***Shelter Cove*** provides transitional housing to very low-income adults with a serious mental illness. This program offers a variety of services aimed at increasing self-sufficiency including case management,

counseling and crisis intervention, and medication education and management. Educational and vocational services focus on social, living, interpersonal, study and job skills. Linkage to other services and service providers is also offered. Shelter Cove is a sober living model, with an emphasis on a Dual Diagnosis population. Monterey County Behavioral Health provides case coordination and representative payees. Located in Marina serving individuals county-wide. Approximately 60 clients are served annually.

- 10) Permanent Supportive Housing Program, **Renewal** Funding for **Sandy Shores** – Provides 28 units of permanent affordable and supportive group housing for homeless adults with a serious mental illness.. Offers a variety of services aimed at increasing self-sufficiency. Educational and vocational services focus on social, living interpersonal, study and job skills. Linkage to other services and service providers is also offered. Monterey County Behavioral Health provides case coordination and representative payees. Located in Marina, this is a county-wide program. Serves approximately 35-40 individuals annually.
- 11) Permanent Supportive Housing Program, **Renewal** Funding for **MCHOPE** – Master leasing of 7 to 8 units serving eight individuals annually. Supportive services include a full array of case management and other wrap around services. Located in Marina, this is a county-wide program. Serves approximately 8 individuals annually.

San Benito Health and Human Services

- 12) Permanent Supportive Housing **Renewal** Funding, **Helping Hands** operates 11 one-, two-, and three-bedroom apartments leased by Health and Human Services and subleased to qualified families & individuals. Services include case management based on specific disability, mental & substance abuse counseling, medical/dental assistance, and job training. This program is scattered-site throughout San Benito County. Serves approximately 20 individuals annually.

Veterans Transition Center of Monterey County (VTC)

- 13) Transitional Housing Program, **Renewal** Funding for **Coming Home** - a transitional supportive housing project with 40 units for homeless veterans and their families. Services include reintegration, full case management, life skills, substance abuse counseling. Located in Marina, this program is Monterey & San Benito county-wide. Approximately 102 single men & women veterans, 10 couples and up to 25 children served annually.

Continuum of Care Planning Project:

CA-506 Planning Grant

1) Coalition of Homeless Services Providers (CHSP)

Funding for the CHSP's CoC Planning Grant focuses on key HEARTH Act priorities such as our Coordinated Assessment & Referral Project (CARS), Project Evaluation, Project Monitoring, Coordination Activities, Participation in local Consolidated Plans, CoC Application Activities, and other HUD Compliance Activities.

America's Affordable Communities Initiative	U.S. Department of Housing and Urban Development	OMB approval no. 2535-0120 (exp. 11/30/2014)
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Public reporting burden for this collection of information is estimated to average 3 hours. This includes the time for collecting, reviewing, and reporting the data. The information will be used for encourage applicants to pursue and promote efforts to remove regulatory barriers to affordable housing. Response to this request for information is required in order to receive the benefits to be derived. This agency may not collect this information, and you are not required to complete this form unless it displays a currently valid OMB control number.

Questionnaire for HUD's Initiative on Removal of Regulatory Barriers

Part A. Local Jurisdictions. Counties Exercising Land Use and Building Regulatory Authority and Other Applicants Applying for Projects Located in such Jurisdictions or Counties [Collectively, Jurisdiction]

	1	2
1. Does your jurisdiction's comprehensive plan (or in the case of a tribe or TDHE, a local Indian Housing Plan) include a "housing element? A local comprehensive plan means the adopted official statement of a legislative body of a local government that sets forth (in words, maps, illustrations, and/or tables) goals, policies, and guidelines intended to direct the present and future physical, social, and economic development that occurs within its planning jurisdiction and that includes a unified physical plan for the public development of land and water. If your jurisdiction does not have a local comprehensive plan with a "housing element," please enter no. If no, skip to question # 4.	☐ No	☒ Yes
2. If your jurisdiction has a comprehensive plan with a housing element, does the plan provide estimates of current and anticipated housing needs, taking into account the anticipated growth of the region, for existing and future residents, including low, moderate and middle income families, for at least the next five years?	☐ No	☒ Yes
3. Does your zoning ordinance and map, development and subdivision regulations or other land use controls conform to the jurisdiction's comprehensive plan regarding housing needs by providing: a) sufficient land use and density categories (multifamily housing, duplexes, small lot homes and other similar elements); and, b) sufficient land zoned or mapped "as of right" in these categories, that can permit the building of affordable housing addressing the needs identified in the plan? (For purposes of this notice, "as-of-right," as applied to zoning, means uses and development standards that are determined in advance and specifically authorized by the zoning ordinance. The ordinance is largely self-enforcing because little or no discretion occurs in its administration.). If the jurisdiction has chosen not to have either zoning, or other development controls that have varying standards based upon districts or zones, the applicant may also enter yes.	☐ No	☒ Yes
4. Does your jurisdiction's zoning ordinance set minimum building size requirements that exceed the local housing or health code or is otherwise not based upon explicit health standards?	☐ Yes	☒ No

5. If your jurisdiction has development impact fees, are the fees specified and calculated under local or state statutory criteria? If no, skip to question #7. Alternatively, if your jurisdiction does not have impact fees, you may enter yes.	☐ No	☒ Yes
6. If yes to question #5, does the statute provide criteria that sets standards for the allowable type of capital investments that have a direct relationship between the fee and the development (nexus), and a method for fee calculation?	☐ No	☒ Yes
7. If your jurisdiction has impact or other significant fees, does the jurisdiction provide waivers of these fees for affordable housing?	☐ No	☒ Yes
8. Has your jurisdiction adopted specific building code language regarding housing rehabilitation that encourages such rehabilitation through graduated regulatory requirements applicable as different levels of work are performed in existing buildings? Such code language increases regulatory requirements (the additional improvements required as a matter of regulatory policy) in proportion to the extent of rehabilitation that an owner/developer chooses to do on a voluntary basis. For further information see HUD publication: "<i>Smart Codes in Your Community: A Guide to Building Rehabilitation Codes</i>" (www.huduser.org/publications/destech/smartcodes.html)	☒ No	☐ Yes
9. Does your jurisdiction use a recent version (i.e. published within the last 5 years or, if no recent version has been published, the last version published) of one of the nationally recognized model building codes (i.e. the International Code Council (ICC), the Building Officials and Code Administrators International (BOCA), the Southern Building Code Congress International (SBCI), the International Conference of Building Officials (ICBO), the National Fire Protection Association (NFPA)) without significant technical amendment or modification. In the case of a tribe or TDHE, has a recent version of one of the model building codes as described above been adopted or, alternatively, has the tribe or TDHE adopted a building code that is substantially equivalent to one or more of the recognized model building codes? Alternatively, if a significant technical amendment has been made to the above model codes, can the jurisdiction supply supporting data that the amendments do not negatively impact affordability.	☐ No	☒ Yes
10. Does your jurisdiction's zoning ordinance or land use regulations permit manufactured (HUD-Code) housing "as of right" in all residential districts and zoning classifications in which similar site-built housing is permitted, subject to design, density, building size, foundation requirements, and other similar requirements applicable to other housing that will be deemed realty, irrespective of the method of production?	☐ No	☒ Yes

11. Within the past five years, has a jurisdiction official (i.e., chief executive, mayor, county chairman, city manager, administrator, or a tribally recognized official, etc.), the local legislative body, or planning commission, directly, or in partnership with major private or public stakeholders, convened or funded comprehensive studies, commissions, or hearings, or has the jurisdiction established a formal ongoing process, to review the rules, regulations, development standards, and processes of the jurisdiction to assess their impact on the supply of affordable housing?	☒ No	☐ Yes
12. Within the past five years, has the jurisdiction initiated major regulatory reforms either as a result of the above study or as a result of information identified in the barrier component of the jurisdiction's "HUD Consolidated Plan?" If yes, attach a brief list of these major regulatory reforms.	☒ No	☐ Yes
13. Within the past five years has your jurisdiction modified infrastructure standards and/or authorized the use of new infrastructure technologies (e.g. water, sewer, street width) to significantly reduce the cost of housing?	☒ No	☐ Yes
14. Does your jurisdiction give "as-of-right" density bonuses sufficient to offset the cost of building below market units as an incentive for any market rate residential development that includes a portion of affordable housing? (As applied to density bonuses, "as of right" means a density bonus granted for a fixed percentage or number of additional market rate dwelling units in exchange for the provision of a fixed number or percentage of affordable dwelling units and without the use of discretion in determining the number of additional market rate units.)	☐ No	☒ Yes
15. Has your jurisdiction established a single, consolidated permit application process for housing development that includes building, zoning, engineering, environmental, and related permits? Alternatively, does your jurisdiction conduct concurrent, not sequential, reviews for all required permits and approvals?	☐ No ☒ NO	☒ Yes ☐ YES
16. Does your jurisdiction provide for expedited or "fast track" permitting and approvals for all affordable housing projects in your community?	☐ No	☒ Yes
17. Has your jurisdiction established time limits for government review and approval or disapproval of development permits in which failure to act, after the application is deemed complete, by the government within the designated time period, results in automatic approval?	☐ No	☒ Yes
18. Does your jurisdiction allow "accessory apartments" either as: a) a special exception or conditional use in all single-family residential zones or, b) "as of right" in a majority of residential districts otherwise zoned for single-family housing?	☒ No ☐ NO	☐ Yes ☒ YES
19. Does your jurisdiction have an explicit policy that adjusts or waives existing parking requirements for all affordable housing developments?	☒ No	☐ Yes
20. Does your jurisdiction require affordable housing projects to undergo public review or special hearings when the project is otherwise in full compliance with the zoning ordinance and other development regulations?	☒ Yes	☐ No
Total Points:		

Part B. State Agencies and Departments or Other Applicants for Projects Located in Unincorporated Areas or Areas Otherwise Not Covered in Part A

	1	2
1. Does your state, either in its planning and zoning enabling legislation or in any other legislation, require localities regulating development have a comprehensive plan with a "housing element?" If no, skip to question # 4	☐ No	☒ Yes
2. Does your state require that a local jurisdiction's comprehensive plan estimate current and anticipated housing needs, taking into account the anticipated growth of the region, for existing and future residents, including low, moderate, and middle income families, for at least the next five years?	☐ No	☒ Yes
3. Does your state's zoning enabling legislation require that a local jurisdiction's zoning ordinance have a) sufficient land use and density categories (multifamily housing, duplexes, small lot homes and other similar elements); and, b) sufficient land zoned or mapped in these categories, that can permit the building of affordable housing that addresses the needs identified in the comprehensive plan?	☒ No	☒ Yes
4. Does your state have an agency or office that includes a specific mission to determine whether local governments have policies or procedures that are raising costs or otherwise discouraging affordable housing?	☒ No	☐ Yes
5. Does your state have a legal or administrative requirement that local governments undertake periodic self-evaluation of regulations and processes to assess their impact upon housing affordability address these barriers to affordability?	☒ No	☐ Yes
6. Does your state have a technical assistance or education program for local jurisdictions that includes assisting them in identifying regulatory barriers and in recommending strategies to local governments for their removal?	☒ No	☐ Yes
7. Does your state have specific enabling legislation for local impact fees? If no skip to question #9.	☒ No	☐ Yes
8. If yes to the question #7, does the state statute provide criteria that sets standards for the allowable type of capital investments that have a direct relationship between the fee and the development (<i>nexus</i>) and a method for fee calculation?	☐ No	☐ Yes
9. Does your state provide significant financial assistance to local governments for housing, community development and/or transportation that includes funding prioritization or linking funding on the basis of local regulatory barrier removal activities?	☐ No	☒ Yes

10. Does your state have a mandatory state-wide building code that a) does not permit local technical amendments and b) uses a recent version (i.e. published within the last five years or, if no recent version has been published, the last version published) of one of the nationally recognized model building codes (i.e. the International Code Council (ICC), the Building Officials and Code Administrators International (BOCA), the Southern Building Code Congress International (SBCI), the International Conference of Building Officials (ICBO), the National Fire Protection Association (NFPA)) without significant technical amendment or modification? Alternatively, if the state has made significant technical amendment to the model code, can the state supply supporting data that the amendments do not negatively impact affordability?	☐ No	☒ Yes
11. Has your jurisdiction adopted specific building code language regarding housing rehabilitation that encourages such rehabilitation through graduated regulatory requirements applicable as different levels of work are performed in existing buildings? Such code language increases regulatory requirements (the additional improvements required as a matter of regulatory policy) in proportion to the extent of rehabilitation that an owner/developer chooses to do on a voluntary basis. For further information see HUD publication: "<i>Smart Codes in Your Community: A Guide to Building Rehabilitation Codes</i>" (www.huduser.org/publications/destech/smartcodes.html)	☒ No	☐ Yes
12. Within the past five years has your state made any changes to its own processes or requirements to streamline or consolidate the state's own approval processes involving permits for water or wastewater, environmental review, or other State-administered permits or programs involving housing development. If yes, briefly list these changes.	☒ No	☐ Yes
13. Within the past five years, has your state (i.e., Governor, legislature, planning department) directly or in partnership with major private or public stakeholders, convened or funded comprehensive studies, commissions, or panels to review state or local rules, regulations, development standards, and processes to assess their impact on the supply of affordable housing?	☒ No	☐ Yes
14. Within the past five years, has the state initiated major regulatory reforms either as a result of the above study or as a result of information identified in the barrier component of the states' "Consolidated Plan submitted to HUD?" If yes, briefly list these major regulatory reforms.	☒ No	☐ Yes
15. Has the state undertaken any other actions regarding local jurisdiction's regulation of housing development including permitting, land use, building or subdivision regulations, or other related administrative procedures? If yes, briefly list these actions.	☒ No	☐ Yes
Total Points:		



CITY OF SEASIDE
Community Development Advisory Committee (CDAC)
Long Range Calendar
July 2016- – June 2017

July CDAC Meeting Discuss 2015-2016 CDBG Subrecipient Monitoring Schedule Fourth Quarter (Apr-Jun) and Annual Program Reports	July 20, 2016
Staff draft Consolidated Annual Performance & Evaluation Report (CAPER)	July and August
Notification of award and contract documents to sub recipients	July or August-upon HUD approval
August CDAC Meeting - CAPER preview	August 17, 2016
Annual Planning Notice & Notice of CAPER Publication - notice of community workshop	August 25, 2016
Draft CAPER publication	August 31, 2016
City Council public hearing	September 15, 2016
September CDAC Meeting and Community Workshop - Annual Community Needs Assessment Workshop - No CDBG application process this year	September 21, 2016
CAPER due to HUD	September 30, 2016
October CDAC Meeting - Annual Priority Needs	October 19, 2016
City Council - informational item to present the needs identified at the September workshop and discuss the annual process	November 3, 2016
November CDAC Meeting (no proposal workshop this year) - First Quarter Program Report (Jul-Sep) - Discuss Mid-year re-allocation if needed - Follow up to public service monitoring	November 16, 2016
December CDAC Meeting (if needed)	December 21, 2016
January CDAC Meeting - Discuss mid-year re-allocation (if needed)	January 18, 2017
February CDAC Meeting Second Quarter Program Report (October-December) Review of ranking of applications for 2017-2018	February 15, 2017
Administrative draft Annual Action Plan to CDAC	March 10, 2017
March CDAC Meeting	March 15, 2017
Advertisement to run for Annual Action Plan/Public Hearing for AAP	March 30, 2017
Publish annual Action Plan for comment and open 30-day public comment period	April 4, 2017
April CDAC Meeting	April 19, 2017
City Council - present CDAC recommendations and annual Action Plan	April 20, 2017
City Council – public hearing - adopt annual Action Plan	May 4, 2017
Public comment period closes	May 4, 2017
Action plan due to HUD	May 15, 2017
May CDAC Meeting - Update on Annual Action Plan submitted to HUD 3 rd Quarter sub recipient reports	May 17, 2017

- Elections	
<i>Conditional notice of awards to Subrecipients</i>	<i>May</i>
June CDAC Meeting	June 21, 2017
- if needed	

Subject to Change