



AGENDA

CITY OF SEASIDE
COMMUNITY DEVELOPMENT
ADVISORY COMMITTEE

REGULAR MEETING
OLDEMEYER CENTER
986 Hilby Avenue
Wednesday, March 15, 2017
6:30 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. **CALL TO ORDER**

A. **ROLL CALL**

Sue Hawthorne
John Francis
Rebecca Pieken
Clementine Bonner Klein

2. **PUBLIC COMMENT**

3. **APPROVAL OF MINUTES**

4. **OLD BUSINESS**

B. Update on potential conflict of interest issues with CDAC committee members

PURPOSE: The purpose of this item is to update the CDAC on potential conflict of interest items and the approach to procedures to address discussion items that may be affected.

The City has received resignations from two CDAC members, alleviating known potential conflicts of interest with upcoming public service allocation decisions. Neither member had a potential conflict of interest during last year's allocation decisions.

One CDAC member resides within 300 feet of a potential project for 2017-2018 funding, the member has advised the CDAC that they will recuse themselves from deliberation and decisions regarding that project. The agenda will place this project in a different item from other funding decisions whenever feasible to minimize that member's need for recusal.

RECOMMENDATION: It is recommended that the CDAC continue their proactive measures regarding potential conflicts of interest. All past and present members of the CDAC's service is appreciated.

5. NEW BUSINESS

C. Update on the status of the regional MOU for preparation of the Affirmatively Furthering Fair Housing required outreach.

PURPOSE: The purpose of this item is to update the CDAC on the Memorandum of Understanding between the County of Monterey, the Cities of Seaside, Salinas and Monterey and the Housing Authority of Monterey County to perform joint outreach for the HUD mandated Affirmatively Furthering Fair Housing report which must be submitted to HUD in October 2019, in advance of Seaside's next Consolidated Plan. Each agency is mandated to prepare a report. By joining together, the agencies are able to share the costs.

The MOU is scheduled be presented to City Council for approval on March 16. Seaside's allocated share of the \$125,000 total project is \$17,190 and will be included in the CDBG program administration budget. The first payment of 50% will be made upon execution of a contract between the Lead Agency (City of Salinas) and a qualified AFH consultant.

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

D. Recommendation that the CDAC approve conducting citizen participation according to the normal timetable and adopt "contingency provision" language in the annual action plan.

PURPOSE: The purpose of this item is to enable the City of Seaside to fulfill its citizen participation obligations while waiting for HUD to announce FY 2017-2018 allocation amounts.

HUD has indicated grantees may conduct citizen participation with estimated funding amounts according to its normal timetable and citizen participation procedures. Grantees should indicate the funding levels shown are estimated and include a "contingency provision" explaining how it will adjust the proposed plan to match the actual allocation amounts, once those amounts become known.

By including the contingency language, a grantee can avoid the need to make significant revisions to the plan and the potential need for additional citizen participation. Grantees are cautioned by HUD not to actually submit the plan until the allocation numbers are known. This may push the submission date past the traditional May 15 deadline.

RECOMMENDATION: It is recommended that the CDAC continue to follow the normal timetable and include "contingency provision" language to adjust the funding levels to reflect the actual allocation when it becomes available.

E. Review draft 2017-2018 Annual Action Plan sections that do not include funding allocations.

PURPOSE: The purpose of this item is for the CDAC to review sections of the draft Annual Action Plan for 2017-2018 and suggest edits, if necessary.

RECOMMENDATION: It is recommended that the CDAC review the document and suggest any edits needed.

F. Review draft 2017-2018 Annual Action Plan pages 29-40 including sections AP-20 and AP-38 all funding amounts and "contingency provision"

PURPOSE: The purpose of this item is to review the draft Annual Action Plan's sections regarding funding amounts and contingency provisions.

As discussed at the February meeting, HUD has indicated there is likely to be a delay in announcing the 2017-2018 CDBG grant funding amounts. The Action Plan has been written in accordance with HUD notice CPD-16-18 Section IV. (a) including "contingency provision" language which explains how it will adjust its proposed plan to match its actual allocation amounts, once actual amounts become known.

RECOMMENDATION: It is recommended that the CDAC review the funding sections and suggest any funding adjustments as necessary.

G. Consideration of City of Seaside CDBG public service allocations for the FY2017-2018 for recommendation to the City Council.

PURPOSE: The purpose of this item is to determine recommended public service allocations of CDBG funding for FY 2017-2018.

Since 2017-2018 is the second year of the two year funding cycle, applications were reviewed in early 2016. The public service funding requests for 2017-2018 on file from the current public service recipients are as follows:

Community Partnership for Youth	\$15,000
Girls, Inc.	8,000
Legal Services for Seniors	15,000
Salvation Army	14,000
The Village Project	14,000

In 2016-2017, the CDAC recommended full funding of all applicants with completed applications and adjusted all funding in equal amounts for the amount of available funding that became available.

RECOMMENDATION: It is recommended that the CDAC continue last year's decision of awarding all public service applicants their full request, with an equal adjustment to each agency reflect the actual grant funding available for public service funding.

For purposes of preparation of the Annual Action Plan, it is recommended that \$690 be allocated in addition to the full amount requested for each Public Service applicant with this amount to be adjusted to reflect actual grant funding.

H. Consideration of City of Seaside CDBG project funding allocation for FY 2017-2018 for recommendation to the City Council.

PURPOSE: The purpose of this item is to determine recommended project allocations of CDBG funding for FY 2017-2018.

Since 2017-2018 is the second year of the two year funding cycle, for outside agencies, two project applications were reviewed in early 2016. The project funding requests for 2017-2018 on file from community agencies are as follows:

Community	Human	Services	\$30,000
Boys	and Girls	Club	\$ 49,000

One City Project submitted an application approved by CDAC in February 2017 for FY 2017-2018 CDBG funding for ADA improvements at Cutino Park. It is anticipated that \$204,000 will be available for this project.

RECOMMENDATION: It is recommended that the CDAC recommend that Community Human Services and the Boys and Girls Club be recommended to receive their full funding requests and the remaining funds available for project allocation be allocated to the Cutino Park ADA improvements. Since the City of Seaside is obligated by a JPA agreement to commit a minimum of \$30,000 to Community Human Services, and the Boys and Girls club project is a relatively small capital improvement project, it is recommended that should there be a decline in the total project funding available, Community Human Services and the Boys and Girls Club projects remain fully funded and the downward adjustment be made only on the Cutino Park project. In the event, there is more funding available than anticipated, all projects should be equally adjusted upward.

6. REVIEW LONG RANGE CALENDAR

I. Review long range calendar and make adjustments if needed.

7. REPORTS FROM COMMITTEE MEMBERS

8. REPORTS BY STAFF

9. ADJOURNMENT

Next Regularly Scheduled Meeting:
April, 19, 2017

6:30 PM

The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, they are asked to contact the City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. The City Council chamber is equipped with a portable microphone and assisted listening devices are available at all meetings.

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<http://cyp.telvue.com/player?id=T01629&video=52314&noplaylistskin=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.

**COLLABORATION AGREEMENT
AMONG THE
COUNTY OF MONTEREY – URBAN COUNTY
CITY OF MONTEREY
CITY OF SALINAS
CITY OF SEASIDE
AND THE
HOUSING AUTHORITY OF THE COUNTY OF MONTEREY
FOR
THE 2020-2025 ASSESSMENT OF FAIR HOUSING**

THIS AGREEMENT, entered this ____ day of _____, 2017 by and among County of Monterey – Urban County (herein called the “Urban County”), the City of Monterey (herein called “Monterey”), the City of Salinas (herein called (“Salinas”), the City of Seaside (herein called “Seaside”), and the Housing Authority of the County of Monterey (herein called the “Housing Authority”) (collectively referred to as “Program Participants”).

WHEREAS, the County of Monterey – Urban County, seeks United States Department of Housing and Urban Development (HUD) approval to align its upcoming Consolidated Plan (Con Plan) and Assessment of Fair Housing (AFH) submission schedule with Monterey, Salinas, Seaside and the Housing Authority; and

WHEREAS, the County of Monterey – Urban County, is a recipient of HUD entitlement funding and a Con Plan program participant with an existing 5 (five) year Con Plan cycle beginning in 2013 which covers fiscal years 2013-2017; and

WHEREAS, the County of Monterey - Urban County’s next 5 (five) year Con Plan cycle is scheduled to begin in 2018 which will cover fiscal years 2018-2022 with a submission due date of May 15, 2018; and

WHEREAS, the County of Monterey – Urban County’s upcoming AFH submission due date is scheduled for October 4, 2017; and

WHEREAS, Monterey, Salinas and Seaside, are recipients of HUD entitlement funding and are Con Plan Program Participants with an existing 5 (five) year Con Plan Cycle beginning in 2015 which covers fiscal years 2015-2019; and

WHEREAS, Monterey, Salinas and Seaside’s next 5 (five) year Con Plan cycle is scheduled to begin in 2020 which will cover fiscal years 2020-2024 with a submission due date of May 15, 2020; and

WHEREAS, Monterey, Salinas and Seaside’s upcoming AFH submission due date is scheduled for October 5, 2019; and

WHEREAS, the Housing Authority, is a public housing authority (PHA) which is a recipient of HUD funding and a PHA Plan program participant with an existing 5 (five) year PHA Plan cycle beginning in 2015 which covers fiscal years 2015-2019; and

WHEREAS, the Housing Authority's next five (5) year PHA Plan cycle is scheduled to begin in 2020 which will cover fiscal years 2020-2024 with a submission due date of April 17, 2020; and

WHEREAS, the Housing Authority's upcoming AFH submission due date is scheduled for October 5, 2019; and

WHEREAS, the Program Participants are subject to the affirmatively furthering fair housing requirements found at 24 CFR §§ 5.150 through 5.180 and required to submit an AFH to HUD; and

WHEREAS, the County of Monterey – Urban County requests HUD approval to align its upcoming Con Plan and AFH submission deadline schedule with the Con Plan and AFH submission deadline schedules of Monterey, Salinas, Seaside and Housing Authority; and

WHEREAS, the Program Participants wish to collaborate on a joint effort regarding the AFH update process and to submit their AFH on the same HUD submission schedule;

NOW, THEREFORE, it is agreed between the parties hereto that:

1. PURPOSE

- 1.1. Alignment of Consolidated Planning and Public Housing Authority Planning cycles; and,
- 1.2. Preparation of a regional Assessment of Fair Housing for the entirety of Monterey County, including cities that are eligible to receive Community Development Block Grant (CDBG) funding through the State CDBG program.

2. PROGRAM YEAR/FISCAL YEAR ALIGNMENT

- 2.1. By entering into this Agreement, the Program Participants have indicated their desire to:
 - 2.1.1. Align their Consolidated Plan (Con Plan) Program Year start date(s) and/or PHA plan fiscal year beginning date(s) in accordance with the regulations at 24 CFR § 91.10, for Con Plan Program Participants, or 24 CFR part 903, for PHAs. If alignment of program year(s) or fiscal year(s) is not possible, the AFH will be submitted in accordance with the Lead Agency's Con Plan program year start date or PHA plan fiscal year beginning date (as applicable).
 - 2.1.2. Align their Con Plan cycle(s) and/or PHA planning cycle(s) in accordance with the regulations at 24 CFR part 91, for Con Plan Program Participants, or 24 CFR part 903, for PHAs. If alignment of Con Plan cycle(s) or PHA planning cycle(s) is not possible, the AFH will be submitted in accordance with the Lead Agency's Con Plan cycle or PHA plan cycle.

3. LEAD AGENCY

- 3.1. The Program Participants mutually agree that the City of Salinas will serve as the Lead Agency, and will perform the roles and responsibilities set forth in Section 4.1 of this Agreement and will be responsible for submitting the joint AFH on behalf of all the collaborating Program Participants.

4. ROLES/RESPONSIBILITIES OF PROGRAM PARTICIPANTS

4.1. Lead Agency

4.1.1. As the Lead Agency designated by this Agreement, the City of Salinas' tasks include, but are not limited to:

- 4.1.1.1. Provide day-to-day oversight and planning of activities to be undertaken throughout the AFH update process;
- 4.1.1.2. Prepare a draft Request for Proposals (RFP) to select the Qualified AFH Consultant for review and comment by Program Participants;
- 4.1.1.3. Prepare and disseminate the final RFP based on input received from the Program Participants;
- 4.1.1.4. Receive proposals submitted in response to the RFP and coordinate the rating and ranking of proposals by Program Participants;
- 4.1.1.5. Contract with the Qualified AFH Consultant selected by the Program Participants including but not limited to:
 - 4.1.1.5.1. Receive, review and pay invoices submitted by the Qualified AFH Consultant;
 - 4.1.1.5.2. Coordinate requests for information submitted by the Qualified AFH Consultant to the Program Participants;
 - 4.1.1.5.3. Enter into contract with a Qualified AFH Consultant only if a simple majority of Program Participants approve the selected Qualified AFH Consultant and only if all Program Participants approve the terms of the contract;
 - 4.1.1.5.4. Perform all activities required of Program Participants in Section 4.2 as necessary to complete the AFH.

4.2. Program Participants

4.2.1. The Program Participants' tasks include, but are not limited to:

- 4.2.1.1. Provide input on the preparation of a joint Program Participant AFH Request for Proposal (RFP) to obtain the services of a Qualified AFH Consultant for purposes of the AFH update;
- 4.2.1.2. Review proposals, rate, and rank responses to the RFP in order to select a Qualified AFH Consultant for purposes of the AFH update;
- 4.2.1.3. Provide their respective jurisdictional information to each other, to HUD, and to the Qualified AFH Consultant until the AFH update is approved by HUD;
- 4.2.1.4. Promote, market, and host public workshops and any other forms of outreach that are mutually agreed upon by all Program Participants, including responding to oral and written comments throughout AFH update process;
- 4.2.1.5. Submit necessary documentation (staff reports, Resolutions, budget requests, agreements, and similar types of documents) for approval to their Governing Boards as necessary throughout the AFH update process; and

4.2.1.6. Participate in meetings and conference calls related to the AFH update process.

4.2.1.7. Accountability

4.2.1.7.1. Program Participants will be jointly accountable for any applicable joint analysis and any applicable joint goals and priorities to be included in the submitted AFH.

4.2.1.7.2. Program Participants will be accountable for their individual analysis, goals and priorities to be included in the submitted AFH.

5. QUALIFIED AFH CONSULTANT

5.1. The responsibilities of the Qualified AFH Consultant shall include:

5.1.1. Collect all data necessary to complete a regional AFH consistent with HUD's Affirmatively Furthering Fair Housing (AFFH) Final Rule;

5.1.2. Prepare a draft AFH for consideration by the Program Participants;

5.1.3. Based on input provided by Program Participants, prepare the final AFH for the Lead Agency to submit to HUD.

5.1.3.1. Preparation of this joint AFH does not relieve the Program Participants from analyzing and addressing local and regional fair housing issues and contributing factors that affect fair housing choice, and to set priorities and goals for its geographic area and Program Participants local areas.

5.1.4. These responsibilities may be further defined in a subsequent agreement between the Lead Agency and the Qualified AFH Consultant; the terms of the agreement between the Lead Agency and the Qualified AFH Consultant are subject to approval by all Program Participants.

5.1.5. The agreement between the Lead Agency and the Qualified AFH Consultant shall require the Qualified AFH Consultant to indemnify and hold harmless all Program Participants on terms substantially similar to those set forth in this Agreement, Section 9.

5.1.5.1. The agreement between the Lead Agency and the Qualified AFH Consultant shall further require the Qualified AFH Consultant to maintain insurance coverage and demonstrate evidence of coverage on terms substantially similar to those set forth in this Agreement, Section 10.

6. FINANCIAL PARTICIPATION

6.1. Preparation of the Regional Assessment of Fair Housing including jurisdictional level Assessments and Plans is anticipated to cost \$125,000 (One Hundred Twenty Five Thousand Dollars).

6.2. Each Program Participant shall contribute \$10,000 as a base cost to prepare the Regional AFH.

6.3. In addition to the base cost, each Program Participant shall contribute an additional amount equal to their share of the population covered by the Regional AFH.

6.4. Calculation of Combined Program Participant Cost Share:

Program Participant	Population	Share of Population	Base Cost (6.2)	Population Share Cost (6.3)	Allocated Share
HACM Section 8	8,135	2.4%	\$10,000	\$1,771	\$11,771
City of Monterey	27,810	8.1%	\$10,000	\$6,055	\$16,055
City of Salinas	150,441	43.7%	\$10,000	\$32,754	\$42,754
City of Seaside	33,025	9.6%	\$10,000	\$7,190	\$17,190
Urban County	<u>125,064</u>	<u>36.3%</u>	<u>\$10,000</u>	<u>\$27,229</u>	<u>\$37,229</u>
Total	344,475		\$50,000	\$75,000	\$125,000

6.5. Program Participant Payments

6.5.1.First Deposit:

6.5.1.1. The Urban County shall deposit \$20,000.00 (Twenty Thousand Dollars and No Cents) with the Lead Agency upon execution of a contract between the Lead Agency and a Qualified AFH Consultant.

6.5.1.1.1. The Urban County shall pay the first \$20,000 of all Qualified AFH Consultants provided these costs are incurred prior to June 30, 2017.

6.5.1.1.2. Urban County payments made pursuant to Section 6.5.1.1.1. will be credited towards the Urban County's total obligation as future Qualified AFH Consultant invoices are received and paid.

6.5.1.2. The cities of Monterey and Seaside, and the Housing Authority of Monterey County shall deposit 50% (Fifty Percent) of their Allocated Share with the Lead Agency upon execution of a contract between the Lead Agency and a Qualified AFH Consultant.

6.5.2.Second Deposit

6.5.2.1. All Program Participants shall submit the balance of their Allocated Share to the Lead Agency upon acceptance of the deliverable representing 50% (Fifty Percent) of the total AFH Assessment by all Program Participants.

6.5.3.Except as provided in Section 6.5.1.1.1., the Lead Agency shall disburse payments from the funds deposited with the Lead Agency by each Program Participant to the Qualified AFH Consultant based on the Share of Population shown in Section 6.4.

6.5.4.The Lead Agency shall be responsible for allocating all payments to the Qualified AFH Consultant and maintain such records as necessary to document that each Program Participant paid its Allocated Cost.

6.6. In the event that completion of the Regional AFH exceeds \$125,000 Program Participants will share the additional cost based on the Share of Population shown in Section 6.4.

6.7. In the event that completion of the Regional AFH is less than \$125,000 Program Participants will share the cost savings based on the Share of Population shown in Section 6.4.

6.8. Program Participants may request additional analysis beyond that included in the Regional AFH at their own expense provided the Qualified AFH Consultant is still under contract with the Lead Agency.

7. TERM OF AGREEMENT

- 7.1. The term of this Agreement shall begin as of the effective date above and shall terminate upon the date on which HUD approves the Program Participants' AFH.

8. WITHDRAWAL

- 8.1. Program Participants may withdraw from this Agreement by submitting a written withdrawal notice to all Program Participants at least thirty (30) days prior to withdrawing. The withdrawing Program Participant must also promptly notify HUD of its withdrawal from the collaboration.
- 8.2. Funds deposited with the Lead Agency shall be refunded to the Program Participant following payment to the Qualified AFH Consultant for services rendered during the calendar month the Program Participant withdrew from the Regional AFH.

9. SPECIAL CONDITIONS

- 9.1. Program Participants may make changes to this Agreement provided that each Program Participant consents to the proposed changes in writing, by executing a formal, written amendment approved by each Program Participant's respective governing board.
- 9.2. No amendment to the Agreement shall be valid until it has been approved by each Program Participant's respective governing board.
- 9.3. Any amendment to this Agreement must be submitted to HUD.
 - 9.3.1. HUD is not required to approve any amendment to the Agreement prior to its execution by the Program Participants.
 - 9.3.2. HUD encourages the Program Participants to submit the proposed Amendment for review if there is any question about the proposed action.

10. MUTUAL INDEMNIFICATION

- 10.1. The County of Monterey-Urban County shall indemnify, defend, and hold harmless each of the other Program Participants, and their officers agents and employees from any claim, liability, loss, injury or damage arising out of, or in connection with, performance of this Agreement by the County of Monterey-Urban County and/or its agents, employees or sub-contractors, excepting only loss, injury or damage caused by the negligence or willful misconduct of personnel employed by the other Program Participants. The County of Monterey shall reimburse the other Program Participants for all costs, attorneys' fees, expenses and liabilities incurred with respect to any litigation in which the County of Monterey-Urban County is obligated to indemnify, defend and hold harmless the other Program Participants under this Agreement.
- 10.2. The City of Monterey shall indemnify, defend, and hold harmless each of the other Program Participants, and their officers, agents and employees from any claim, liability, loss, injury or damage arising out of, or in connection with, performance of this Agreement by the City of Monterey and/or its agents, employees or sub-contractors, excepting only loss, injury or damage caused by the negligence or willful misconduct of personnel employed by the other Program Participants. The City of Monterey shall reimburse the other Program Participants for all costs, attorneys' fees, expenses and liabilities incurred with respect to any litigation in which the City of Monterey is obligated to indemnify, defend and hold harmless the other Program Participants under this Agreement.

- 10.3. The City of Salinas shall indemnify, defend, and hold harmless each of the other Program Participants, and their officers, agents and employees from any claim, liability, loss, injury or damage arising out of, or in connection with, performance of this Agreement by the City of Salinas and/or its agents, employees or sub-contractors, excepting only loss, injury or damage caused by the negligence or willful misconduct of personnel employed by the other Program Participants. The City of Salinas shall reimburse the other Program Participants for all costs, attorneys' fees, expenses and liabilities incurred with respect to any litigation in which the City of Salinas is obligated to indemnify, defend and hold harmless the other Program Participants under this Agreement.
- 10.4. The City of Seaside shall indemnify, defend, and hold harmless each of the other Program Participants, and their officers, agents and employees from any claim, liability, loss, injury or damage arising out of, or in connection with, performance of this Agreement by the City of Seaside and/or its agents, employees or sub-contractors, excepting only loss, injury or damage caused by the negligence or willful misconduct of personnel employed by the other Program Participants. The City of Seaside shall reimburse the other Program Participants for all costs, attorneys' fees, expenses and liabilities incurred with respect to any litigation in which the City of Seaside is obligated to indemnify, defend and hold harmless the other Program Participants under this Agreement.
- 10.5. The Housing Authority of the County of Monterey shall indemnify, defend, and hold harmless each of the other Program Participants, and their officers, agents and employees from any claim, liability, loss, injury or damage arising out of, or in connection with, performance of this Agreement by the Housing Authority of the County of Monterey and/or its agents, employees or sub-contractors, excepting only loss, injury or damage caused by the negligence or willful misconduct of personnel employed by the other Program Participants. The Housing Authority of the County of Monterey shall reimburse the other Program Participants for all costs, attorneys' fees, expenses and liabilities incurred with respect to any litigation in which the Housing Authority of the County of Monterey is obligated to indemnify, defend and hold harmless the other Program Participants under this Agreement.
- 10.6. The indemnity and hold harmless obligations set forth in this Agreement survive the termination of this Agreement and extend to the expiration of the statute of limitations applicable to any claims that arise out of the performance of this Agreement. Each Program Participant shall cooperate with the others in the defense of any suit or action arising of, or related to this Agreement.

11. MUTUAL INSURANCE REQUIREMENTS

- 11.1. It is understood that the City of Monterey, the City of Salinas, the City of Seaside and the County of Monterey are self-insured public agencies and without limiting their respective duties to indemnify the other, shall each maintain in effect throughout the term of this Agreement self-insurance and/or insurance with the minimum limits of liability stated in Section 11.3.
- 11.2. It is understood that the Housing Authority of Monterey County maintains liability insurance coverage through the Housing Authority Risk Retention Pool likewise agrees, without limiting their duty to indemnify the other, to maintain in effect through the term of this Agreement insurance with the minimum limits of liability stated in Section 11.3.

11.3. Liability Limits

- 1.1.1. Commercial general liability insurance, including but not limited to premises and operations, including coverage for Bodily Injury and Property Damage, Personal Injury, Contractual Liability, Broad form Property Damage, Independent Contractors, Products and Completed Operations, with a combined single limit for Bodily Injury and Property Damage of not less than \$1,000,000 per occurrence.
- 1.1.2. Business automobile liability insurance, covering all motor vehicles, including owned, leased, non-owned, and hired vehicles, used in providing services under this Agreement, with a combined single limit for Bodily Injury and Property Damage of not less than \$500,000 per occurrence.
- 1.1.3. Workers' Compensation Insurance, if CONTRACTOR employs others in the performance of this Agreement, in accordance with California Labor Code section 3700 and with Employer's Liability limits not less than \$1,000,000 each person, \$1,000,000 each accident and \$1,000,000 each disease.
- 1.1.4. Professional liability insurance, if required for the professional services being provided, (e.g., those persons authorized by a license to engage in a business or profession regulated by the California Business and Professions Code), in the amount of not less than \$1,000,000 per claim and \$2,000,000 in the aggregate, to cover liability for malpractice or errors or omissions made in the course of rendering professional services. If professional liability insurance is written on a "claims-made" basis rather than an occurrence basis, then each shall, upon the expiration or earlier termination of this Agreement, obtain extended reporting coverage ("tail coverage") with the same liability limits. Any such tail coverage shall continue for at least three years following the expiration or earlier termination of this Agreement.

1.2. Evidence of Coverage

- 1.2.1. Prior to commencement of this Agreement, Program Participants shall provide a "Certificate of Insurance" certifying that coverage as required herein has been obtained. Individual endorsements executed by the insurance carrier shall accompany the certificate.
- 1.2.2. This verification of coverage shall be sent to the County's Contracts/Purchasing Department, unless otherwise directed.
- 1.2.3. Qualifying Insurers: All coverages, except surety, shall be issued by companies which hold a current policy holder's alphabetic and financial size category rating of not less than A- VII, according to the current Best's Key Rating Guide or a company of equal financial stability that is approved by County's Purchasing Officer.

12. SEVERABILITY

- 1.3. If any provision of this Agreement is held invalid, the remainder of the Agreement shall not be affected thereby and all other parts of this Agreement shall nevertheless be in full force and effect.

13. SECTION HEADINGS AND SUBHEADINGS

- 1.4. The section headings and subheadings contained in this Agreement are included for convenience only and shall not limit or otherwise affect the terms of this Agreement.

14. WAIVER

- 1.5. A Program Participant's failure to act with respect to a breach by another Program Participant does not waive its right to act with respect to subsequent or similar breaches. The failure of the Program Participant to exercise or enforce any right or provision shall not constitute a waiver of such right or provision.

15. ENTIRE AGREEMENT

- 1.6. This Agreement between the Program Participants for the submission of the 2020-2025 AFH supersedes all prior or contemporaneous communications and proposals, whether electronic, oral, or written, between the Program Participants with respect to this Agreement. By signing this Agreement with the authorization of their respective governing Boards, the Program Participants are bound to perform the responsibilities and tasks described in this Agreement.

SIGNATURES APPEAR ON FOLLOWING PAGE

IN WITNESS WHEREOF, the Parties have executed this contract as of the date first written above.

COUNTY OF MONTEREY – URBAN
COUNTY

CITY OF MONTEREY

David Spaur,
Economic Development Director

Name
Title

Date _____

Date _____

Approved as to Form

Approved as to Form

Rebecca Cenicerros
Deputy County Counsel

Name
City Attorney

CITY OF SALINAS

CITY OF SEASIDE

Megan Hunter
Community Development Director

Craig Malin
City Manager/Community Development
Director

Date _____

Date _____

Approved as to Form

Approved as to Form

Christopher A. Callihan
City Attorney

Don Freeman
City Attorney

HOUSING AUTHORITY OF THE
COUNTY OF MONTEREY

Jean L. Goebel
Executive Director

Approved as to Form

Thomas Griffin
Counsel for the Authority

Annual Action Plan



2017-2018

City of Seaside Community Development Block Grant Program

Public comment period
April 4-May 4, 2017

Executive Summary

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

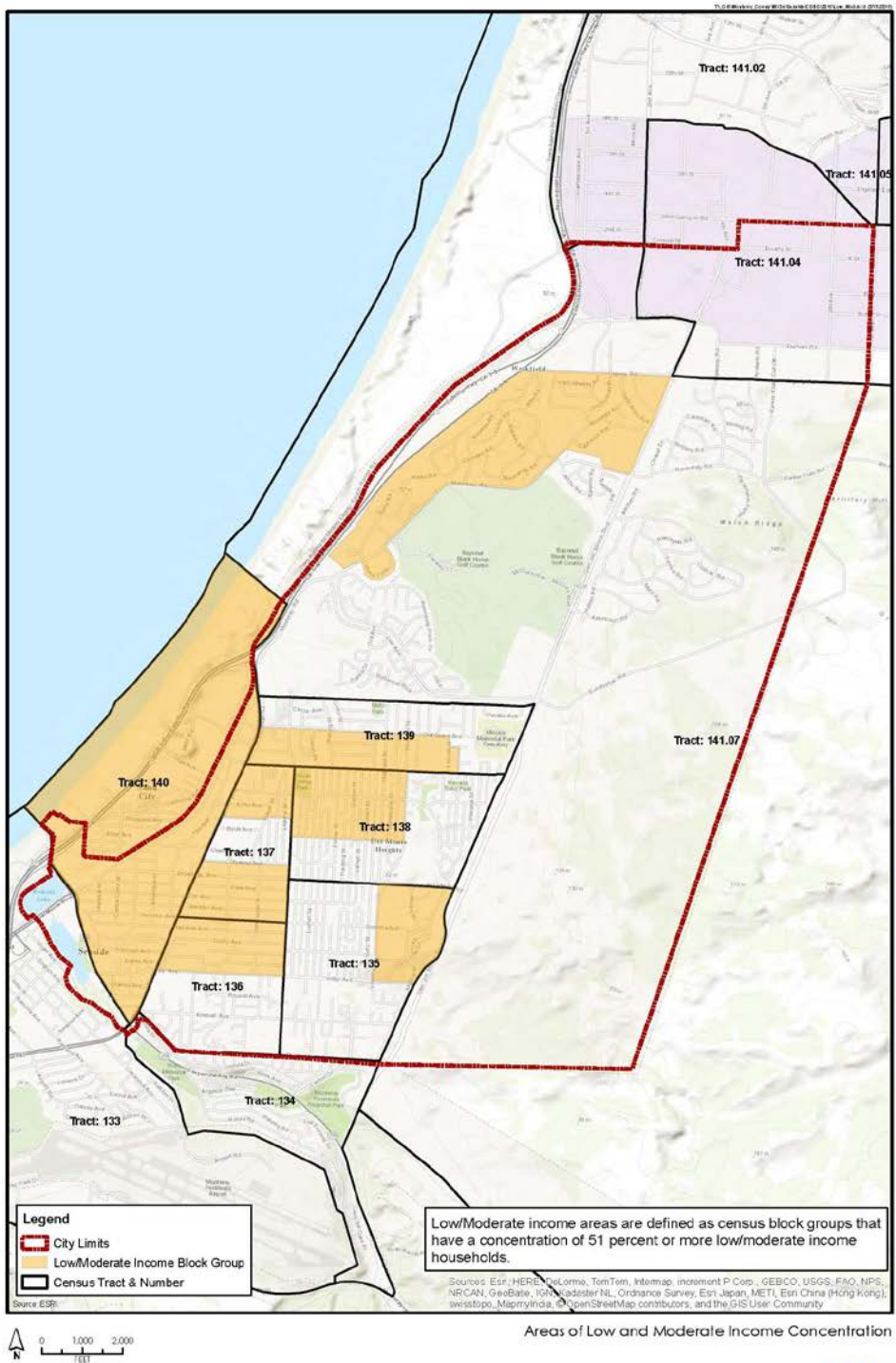
1. Introduction

The City of Seaside (City) is an entitlement jurisdiction that receives federal funds from the US Department of Housing and Urban Development (HUD) to invest in local communities. In the 2017-2018 program year, the City expects to receive approximately \$360,000 in HUD funding under the Community Development Block Grant (CDBG) Program, which is designed to assist low and moderate income (LMI) households. The City also expects to receive another \$100,000 in program income for a land lease payment. The Annual Action Plan must also address special needs identified as the needs of the elderly, persons with disabilities, homeless individuals, and others. The 2017-2018 Annual Action Plan is the third annual plan implemented as part of the City's 2015-2020 Consolidated Plan.

The City has experienced a significant reduction in revenue over the past seven years. These include general revenues and special funds. These reductions have impacted the general operations of the City as well as the City's ability to implement housing and community and economic development activities. One of the most significant losses has been the statewide elimination of Redevelopment Agencies. The loss of this funding stream has had a disproportionate impact on housing and community development. Where once Redevelopment Agency funds carried much of the overhead for CDBG administration and the City's affordable housing program, the CDBG program is now fully burdened as the only funding source for these activities.

Faced with reduced resources, the City has made the choice to focus CDBG resources where the need is greatest. During the public outreach for the 2015-2020 Consolidated Plan the community identified areas of need to be infrastructure and facilities improvements in low income areas, including street and park accessibility improvements, and providing essential public services for youth and seniors. Activities such as the development of affordable housing and rental housing subsidy are beyond the scope of available CDBG resources.

The City of Seaside is currently working on updating its General Plan, including the Housing element and plans to enter into an MOU with the other recipient agencies in Monterey County to prepare the Assessment of Fair Housing, increasing the City's outreach efforts and community involvement.



Low and Moderate Census Tracts in Seaside

seaside 2040

your city. your future.



Your voice matters / Su voz importa

The City of Seaside is hosting an Open House to discuss the location and character of future development & transportation in Seaside. Come meet your neighbors and share your thoughts about Seaside!

La ciudad de Seaside está organizando una "Casa Abierta" para conversar sobre la ubicación y el carácter del transporte y el desarrollo futuro de Seaside. ¡Ven conoce a tus vecinos y comparte tus ideas sobre tu ciudad!

Open House



6:00 PM to 8:00 PM

Oldemeyer Center,

Laguna Grande Room

986 Hilby Ave.

Seaside, CA 93955

*Light refreshments
and childcare will
be provided.*

Casa Abierta



6:00 PM a 8:00 PM

Centro Oldemeyer,

Salon Laguna Grande

986 Hilby Ave.

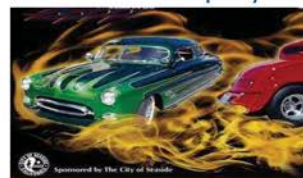
Seaside, CA 93955

*Habr  aperitivos,
cuidado de ni os y
traducci n en espa ol.*

Oldemeyer to Pachetti Park
Starts at 5:45



Hot Rods, Cool Nights
Cars on Display



Join our mailing list /  nete a nuestra lista de correo

www.seaside2040.com



2. Summarize the objectives and outcomes identified in the Plan

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

The City of Seaside has a two year funding cycle. The public participation process identified many target groups and needs of the community during the September 16, 2015 and September 21, 2016 Community Workshops. Target populations include low income areas, seniors, youth, persons with disabilities and homeless.

The following projects are outlined in the 2017-2018 Annual Action Plan:

Boys & Girls Club Doors, Locks and Solar Panel Improvements

Genesis House Window Upgrade Improvements

Cutino Park ADA Improvements

Salvation Army Housing Support Program

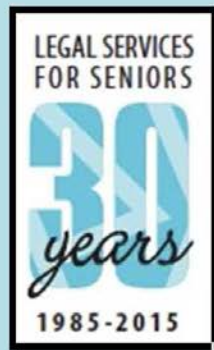
Girls Inc. After School Leadership Mentoring

The Village Project – Mae C. Johnson Education and Cultural Enrichment Academy

Legal Services for Seniors

Community Partnership for Youth

These projects are intended to assist low and moderate-income persons and neighborhoods by providing a suitable living environment through improving access and removing barriers to public facilities and improving access and removing barriers to social services. The public participation process identified many target groups and needs of the community during the September 16, 2015 and September 21, 2016 Community Workshops. Target populations include low income areas, seniors, youth, persons with disabilities, homeless, persons with disabilities.



Proposed Recipients
2017-2018
City of Seaside CDBG funding



2017-2018 Proposed Funding Recipients

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City's CDBG program faces the challenges of shrinking grant funds and staffing turnover. The City continues to be impacted by the loss of redevelopment funding and a reduction in overall grant dollars received. Although the contracted duties have been greatly reduced, the City has continued to rely on contract staffing to supplement management of the CDBG grant program's subrecipient activity submittals and monitoring efforts.

The Community Development Advisory Committee (CDAC) has steadily increased their involvement. In 2012, the CDAC was formed as part of the City's Citizen Participation Plan. The CDAC members meet monthly as an active and visible part of the planning and management for CDBG funds, providing valuable feedback to staff and ensuring citizen participation.

The City has successfully administered funding for programs and projects and has conducted subrecipient monitoring activities with four subrecipient agencies that will be reported in the CAPER this fall.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

On May 7, 2015, the Seaside City Council adopted a resolution to adopt a multi-year funding cycle. The biennial planning process began on September 16, 2015 with a community workshop.

On November 12, 2015 CDBG Applications were released.

On November 18, 2015 the Mandatory CDBG Application workshop was held and ten (10) organizations participated.

Public Service recipients submitted multi year requests for funding with their applications due January 15, 2016.

January 15, 2016 at 5pm CDBG multi year requests for funding from public services and community service applications were due.

February 3, 2016 CDAC received copies of the Applications and instructions for ranking

February 24, 2016 CDAC discussed their individual rankings and approved their scoring.

March 14, 2016 CDAC made recommendations for the use of 2016-2017 CDBG funding.

April 6, 2016, CDAC reviewed the 2016-2017 draft AAP.

April 7, 2016, the notice was published in the Monterey County weekly soliciting public comments on the AAP and the draft AAP was released. Public comment period was 4/7 to 5/7/2016.

On August 25, 2016 the City published an Annual Planning and Community Workshop Notice in the **Monterey County Weekly** in both English and Spanish.

On September 21, 2016 the Community Development Advisory Committee (CDAC) held the Annual Community Needs Assessment workshop to assess the housing and community development needs in the community of Seaside. It was noted that public service grantees were already determined so no mandatory workshop was scheduled for November.

May 5, 2016, the City Council held a public hearing and adopted the 2016-2017 AAP.

On May 15, 2016, the City met the deadline to submit the 2016-2017 AAP.

On August 4, 2016, the City Council approved revisions to the AAP to allocate additional funds to the Public Service recipients as a non-substantial amendment to the AAP.

On August 25, 2016, the City published an Annual Planning and Community Workshop Notice in the Monterey County Weekly in both English and Spanish.

On September 21, 2016, the CDAC held the Annual Planning and Community

January 15, 2017 at 5pm CDBG applications for possible City coordinated projects were due. Two applications were recieved.

January 18, 2017 CDAC received copies of the Applications for City Coordinated projects

February 15, 2017 One City Coordinated project proposal was withdrawn. CDAC received a presentation regarding the one remaining City project as well as a memo from HUD indicating award notices were likely to be delayed and discussed remaining on a regular participation schedule with contingency language included in the action plan to adjust the allocations, once actual funding is known.

March 10, 2017 CDAC received a draft Annual Action Plan for review.

March 15, 2017 CDAC reviewed draft Annual Action Plan.

March 30, 2017 the Notice was published in Monterey County Weekly soliciting public comments on AAP and draft AAP released. Public Comment period 4/4 to 5/4/17

April 20, 2017 the City Council heard the CDAC recommendations and provided direction regarding the AAP.

May 4, 2017 the City Council held a public hearing and adopted the 2017-2018 Annual Action Plan.

May 15, 2017 Action Plan Due to HUD...may be revised if funding amounts are not announced.

MONTEREY COUNTY WEEKLY

668 Williams Ave (831) 394-5656
Seaside, CA 93955

Proof of publication

State of California/County of Monterey
I am a citizen of the United States and a resident
of the State of California. I am over the age of 18
years and not party to or interested in the
above-entitled matter.

I am the principal clerk of *Monterey County
Weekly*, a newspaper of general circulation,
published weekly by Milestone
Communications, Inc. in the City of Seaside,
County of Monterey, and which newspaper has
been adjudicated a newspaper of general
circulation by the Superior Court of the County
of Monterey, State of California; that the notice
of which the annexed is a printed copy has been
published in each regular and entire issue of said
newspaper and not in any supplement thereof on
the following dates to wit.

Sep. 3, 2015

I certify (or declare) under
penalty of perjury that the
foregoing is true and correct.

Name.....Linda S. Maceira.....

Signature.....*Linda S. Maceira*.....

Dated:....Sep. 3, 2015...Monterey, California

**AVISO DE PLANIFICACIÓN ANUAL
Y TALLER COMUNITARIO**
FY 2016-17 (01 de julio del 2016 - 30 de junio del 2017)
FY 2017-18 (01 de julio del 2017 - 30 de junio del 2018)
PROGRAMA DE SUBSIDIOS GLOBALES PARA EL DESARROLLO COMUNITARIO (CDBG)

1. SE ESTÁ AVISANDO que la Ciudad de Seaside está comenzando su planificación anual para el Programa de Subsidios Globales para el Desarrollo Comunitario (CDBG, por sus siglas en inglés) del 2016-2018. Cada año, la Ciudad recibe fondos del Departamento de Vivienda y Desarrollo Urbano de los EE.UU. (HUD, por sus siglas en inglés) a través del programa CDBG. El objetivo primario de CDBG es el desarrollo de las comunidades urbanas viables mediante la provisión de vivienda decente, un ambiente adecuado y ampliar las oportunidades económicas para los individuos/familias y comunidades de ingresos bajos y moderados. El 7 de mayo de 2015, el Consejo de la ciudad de Seaside una resolución para adoptar un ciclo de financiación multianual. El proceso de planificación biennial comenzará el 16 de septiembre del 2015, con un taller comunitario.

SE ESTÁ AVISANDO que el Comité Consultivo de Desarrollo Comunitario (CDAC por sus siglas en inglés) de la Ciudad de Seaside se reunirán para sostener un Taller de la Evaluación de Necesidades de la Comunidad el:

martes, 16 de September del 2015, a las 6:30 p.m.
en el Cuarto Blackhorse del Centro Oldeneyer, 986 Hilby Avenue

Este taller comunitario solicitará comentarios del público sobre las necesidades prioritarias que dirijan CDBG del 2016-18. CDAC agendas se publican en la oficina de la Ciudad de Seaside, en la Biblioteca Pública de Seaside, y en el sitio web de la Ciudad.

Por favor, vea el calendario de eventos a continuación relacionados con la planificación de fondos CDBG para el 2016-18, las aplicaciones para fondos CDBG, y las oportunidades para el comentario público. Por favor tenga en cuenta que las fechas están sujetas a cambio:

11/12/15	CDBG Aviso de Fondos Disponibles (NOFA) y aplicaciones publicadas
11/18/15	Taller obligatorio para los solicitantes de CDBG
1/15/16	Las aplicaciones de CDBG se deben entregar
2/2/16	CDAC recibe las aplicaciones
2/25-3/16/16	Sesiones de trabajo para CDAC
4/21/16	Las recomendaciones de CDAC y el borrador del Plan de Acción anual CDBG 2016-18 al Concilio de la Ciudad
5/5/16	Adopción del Plan de Acción 2016-2018 por el Concilio de la Ciudad
5/15/16	Entregar el Plan de Acción a HUD

Para preguntas o información adicional sobre el taller comunitario o solicitar fondos CDBG, por favor llame a la Ciudad de Seaside al (831) 899-6734. Comentarios escritos o preguntas pueden ser enviados a Sharon Mikesell, de servicios comunitarios y desarrollo económico, Ciudad de Seaside, 440 Harcourt Avenue, Seaside, CA 93955 o vía correo electrónico a smikesell@ci.seaside.ca.us.

El taller comunitario se realizará en inglés. Si necesita un traductor, por favor contacte a la secretaria de la Ciudad en lmilton@ci.seaside.ca.us o 899-6707, no menos de dos días de trabajo antes del taller para hacer los arreglos necesarios.

En cumplimiento de la Ley de Estadounidenses con Discapacidades (ADA), la Ciudad de Seaside no discrimina a las personas con discapacidades y es una instalación accesible. Cualquier persona con una discapacidad que requiere una modificación o acomodo para poder participar en este taller se le pide que llame a la oficina de la Secretaria Municipal a lmilton@ci.seaside.ca.us o al 899-6707, no menos de dos días de trabajo antes del taller para permitir hacer los arreglos razonables.

Dispositivos de audición asistidos también están disponibles bajo petición.

Notice-Spanish September 2015 workshop

Annual Action Plan
2017

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MONTEREY COUNTY WEEKLY

668 Williams Ave (831) 394-5656
Seaside, CA 93955

Proof of publication

State of California/County of Monterey
I am a citizen of the United States and a resident
of the State of California. I am over the age of 18
years and not party to or interested in the
above-entitled matter.

I am the principal clerk of *Monterey County
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circulation by the Superior Court of the County
of Monterey, State of California; that the notice
of which the annexed is a printed copy has been
published in each regular and entire issue of said
newspaper and not in any supplement thereof on
the following dates to wit.

Sep. 3, 2015

I certify (or declare) under
penalty of perjury that the
foregoing is true and correct.

Name.....Linda S. Maceira.....

Signature.....*Linda S. Maceira*.....

Dated:....Sep. 3, 2015...Monterey, California



**NOTICE OF ANNUAL PLANNING AND COMMUNITY
WORKSHOP**

FY 2016-2017 (July 1, 2016 – June 30, 2017)
And
FY 2017-2018 (July 1, 2017–June 30, 2018)
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM



NOTICE IS HEREBY GIVEN that the City of Seaside is beginning its annual planning for the 2016-2018 Community Development Block Grant (CDBG) program. Each year, the City receives funding from the US Department of Housing and Urban Development (HUD) through the CDBG program. The primary objective of CDBG is the development of viable urban communities through the provision of decent housing, a suitable living environment, and expanded economic opportunities for low- and moderate-income individuals/families and communities. On May 7, 2015, the Seaside City Council adopted a resolution to adopt a multi year funding cycle. The biennial planning process will begin on September 16, 2015, with a community workshop.

NOTICE IS HEREBY GIVEN that the Community Development Advisory Committee (CDAC) of the City of Seaside will meet to hold a Community Needs Assessment Workshop on:

Wednesday, September 16, 2015, at 6:30 p.m.
Blackhorse Room of the Oldmeyer Center, 986 Hilby Avenue

This community workshop will solicit public comment on the priority needs that will direct 2016-2018 CDBG funding. CDAC agendas are posted at Seaside City Hall, at the Seaside Public Library, and on the City's website.

Please see the schedule of events below related to the planning for 2016-2018 CDBG funds, applications for CDBG funds, and opportunities for public comment. Please note that dates are subject to change.

November 12, 2015	CDBG NOFA and applications released
November 18, 2015	Mandatory workshop for CDBG applicants
January 15, 2016	CDBG applications due
February 2, 2016	Special CDAC meeting /receives applications
February 24, 2016	Special CDAC meeting-individual review and ranking
February 25-March 16, 2016	CDAC work sessions
March 16, 2016	CDAC recommendations for multi-year funding
April 6, 2016	Special CDAC Meeting- draft annual CDBG Action Plan
April 21, 2016	CDAC recommendations and annual action plan to City Council
May 5, 2016	Public Hearing/Action Plan adoption by City Council
May 15, 2016	Action Plan due to HUD

For questions or additional information about the community workshop or applying for CDBG funding, please call the City of Seaside at (831) 899-6734. Written comments or questions may be sent to Sharon Mikesell, Administrative Analyst, Community and Economic Development, City of Seaside, 440 Harcourt Avenue, Seaside, CA 93955 or by e-mail to smikesell@ci.seaside.ca.us.

The community workshop will be conducted in English. If you require a translator, please contact the office of the City Clerk at lmilton@ci.seaside.ca.us or 899-6707, no fewer than two business days prior to the workshop to make the necessary arrangements.

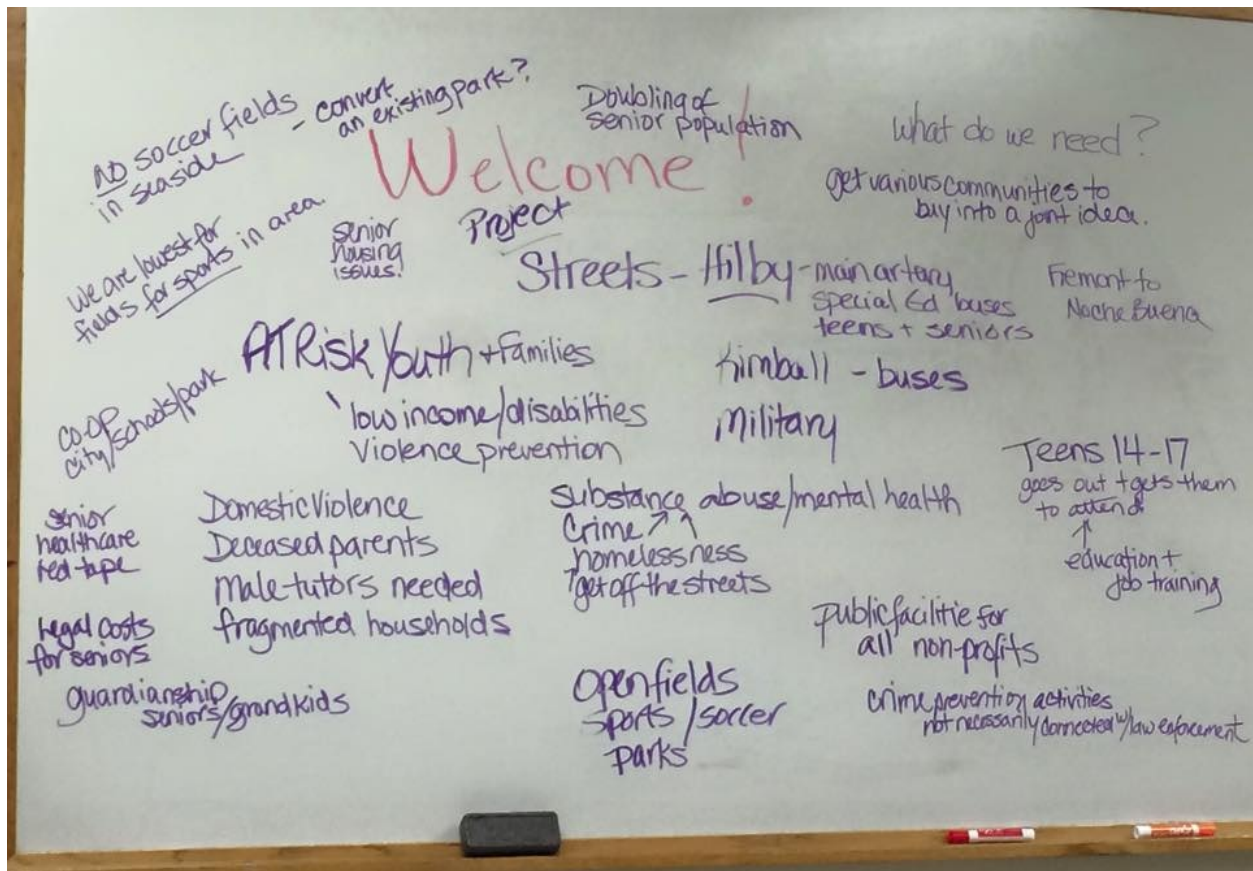
In compliance with the Americans with Disabilities Act (ADA), the City of Seaside does not discriminate against persons with disabilities and is an accessible facility. Any person with a disability who requires a modification or accommodation to be able to participate in this workshop is asked to contact the office of the City Clerk at lmilton@ci.seaside.ca.us or 899-6707, no fewer than two business days prior to the workshop to allow for reasonable arrangements.

Assisted listening devices are also available upon request.

Notice-English September 2015 workshop

Annual Action Plan
2017

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Brainstorming during 9-16-15 workshop

State of California/County of Monterey

I am a citizen of the United States and a resident of the State of California. I am over the age of 18 years and not party to or interested in the above-entitled matter. I am the principal clerk of *Monterey County Weekly*, a newspaper of general circulation, published weekly by Milestone Communications, Inc. in the City of Seaside, County of Monterey, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Monterey, State of California; that the notice of which the annexed is a printed copy has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates to wit: **Aug 25, 2016**

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Name...Linda S. Maceira...Signature.....*Linda S. Maceira* Dated...Aug. 25, 2016...Monterey, California

**NOTICE OF ANNUAL PLANNING
AND COMMUNITY WORKSHOP
FY 2017-2018 (July 1, 2017-June 30, 2018)
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
PROGRAM**

NOTICE IS HEREBY GIVEN that the City of Seaside is continuing its planning for the 2017-2018 Community Development Block Grant (CDBG) program. Each year, the City receives funding from the US Department of Housing and Urban Development (HUD) through the CDBG program. The primary objective of CDBG is the development of viable urban communities through the provision of decent housing, a suitable living environment, and expanded economic opportunities for low- and moderate-income individuals/families and communities. On May 7, 2015, the Seaside City Council adopted a resolution to adopt a multi year funding cycle. The biennial planning process began on September 16, 2015, with a community workshop.

NOTICE IS HEREBY GIVEN that the Community Development Advisory Committee (CDAC) of the City of Seaside will meet to hold a Community Needs Assessment Workshop on:

Wednesday, September 21, 2016, at 6:30 p.m.

Blackhorse Room of the Oldemeyer Center, 986 Hilby Avenue

This community workshop will solicit public comment on the priority needs that will direct 2017-2018 CDBG grantee project funding only. Public Service grantees have already been determined for FY 2017-2018. CDAC agendas are posted at Seaside City Hall, at the Seaside Public Library, and on the City's website.

Please see the schedule of events below related to the planning for 2017-2018 CDBG funds, applications for CDBG funds, and opportunities for public comment. Please note that dates are subject to change.

November 2016	NO Mandatory workshop for CDBG applicants this year
January 15, 2017	CDBG City project proposals due
February 15, 2017	CDAC meeting-review possible City projects
March 15, 2017	CDAC finalizes recommendations and confirms Public Service
proposals eligibility for second year of their cycle.	
April 20, 2017	CDAC recommendations and annual action plan to City Council
May 4, 2017	Public Hearing/Action Plan adoption by City Council
May 15, 2017	Action Plan due to HUD

For questions or additional information about the community workshop, please call the City of Seaside at (831) 899-6734. Written comments or questions may be sent to Sharon Mikesell, Administrative Analyst, Community and Economic Development, City of Seaside, 440 Harcourt Avenue, Seaside, CA 93955 or by e-mail to smikesell@ci.seaside.ca.us.

The community workshop will be conducted in English. If you require a translator, please contact the office of the City Clerk at lmilton@ci.seaside.ca.us or 899-6707, no fewer than two business days prior to the workshop to make the necessary arrangements.

In compliance with the Americans with Disabilities Act (ADA), the City of Seaside does not discriminate against persons with disabilities and is an accessible facility. Any person with a disability who requires a modification or accommodation to be able to participate in this workshop is asked to contact the office of the City Clerk at lmilton@ci.seaside.ca.us or 899-6707, no fewer than two business days prior to the workshop to allow for reasonable arrangements.

Assisted listening devices are also available upon request.



**AVISO DE PLANIFICACIÓN ANUAL
Y TALLER COMUNITARIO
FY 2017-2018
(01 de julio del 2017 - 30 de junio del 2018)
PROGRAMA DE SUBSIDIOS GLOBALES PARA EL
DESARROLLO COMUNITARIO (CDBG)**

SE ESTÁ AVISANDO que la Ciudad de Seaside está continuando su planificación anual para el Programa de Subsidios Globales para el Desarrollo Comunitario (CDBG, por sus siglas en inglés) del 2017-2018. Cada año, la Ciudad recibe fondos del Departamento de Vivienda y Desarrollo Urbano de los EE.UU. (HUD, por sus siglas en inglés) a través del programa CDBG. El objetivo primario de CDBG es el desarrollo de las comunidades urbanas viables mediante la provisión de vivienda decente, un ambiente adecuado y ampliar las oportunidades económicas para los individuos/familias y comunidades de ingresos bajos y moderados. El 7 de mayo del 2015, el Consejo de la Ciudad de Seaside adoptó una resolución para adoptar un ciclo de financiación multianual. El proceso de planificación biennial comenzó el 16 de septiembre del 2015, con un taller comunitario.

SE ESTÁ AVISANDO que el Comité Consultivo de Desarrollo Comunitario (CDAC por sus siglas en inglés) de la Ciudad de Seaside se reunirán para sostener un Taller de la Evaluación de Necesidades de la Comunidad el:

miércoles, 21 de septiembre del 2016, a las 6:30 p.m.

en el Cuarto Blackhorse del Centro Oldemeyer, 986 Hilby Avenue

Este taller comunitario solicitará comentarios del público sobre las necesidades prioritarias que dirigirán el concesionario de financiamiento para sólo proyectos CDBG del 2017-2018. CDAC agendas se publican en la oficina de la Ciudad de Seaside, en la Biblioteca Pública de Seaside, y en el sitio web de la Ciudad.

Por favor, vea el calendario de eventos a continuación relacionados con la planificación de fondos CDBG para el 2017-2018, las aplicaciones para fondos CDBG, y las oportunidades para el comentario público. Por favor tenga en cuenta que las fechas están sujetas a cambio.

November 2016	NO taller obligatorio para solicitantes de CDBG este año
January 15, 2017	Las aplicaciones de proyectos de la Ciudad para CDBG deben entregarse
February 15, 2017	Junta de CDAC - revisar posibles proyectos de la Ciudad
March 15, 2017	CDAC finaliza las recomendaciones y confirma la elegibilidad de las propuestas para Servicio Público para su ciclo del segundo año.
April 20, 2017	Las recomendaciones de CDAC y el Plan de Acción anual al Concilio de la Ciudad
May 4, 2017	Audiencia Pública/Adopción del Plan de Acción por el Concilio de la Ciudad
May 15, 2017	Entregar el Plan de Acción a HUD

Para preguntas o información adicional sobre el taller comunitario o solicitar fondos CDBG, por favor llame a la Ciudad de Seaside al (831) 899-6734. Comentarios escritos o preguntas pueden ser enviados a Sharon Mikesell, de servicios comunitarios y desarrollo económico, Ciudad de Seaside, 440 Harcourt Avenue, Seaside, CA 93955 o vía correo electrónico a smikesell@ci.seaside.ca.us.

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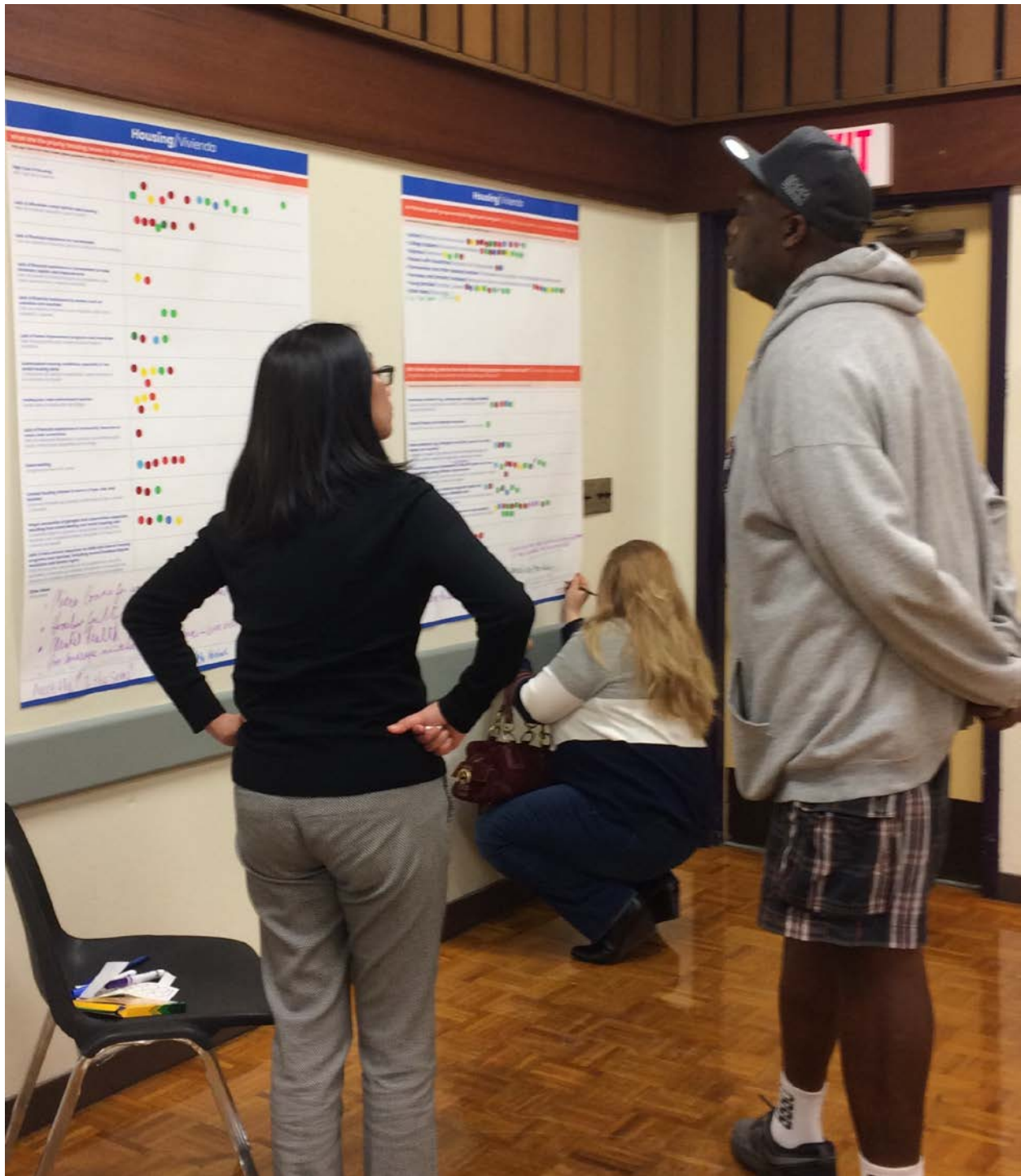
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Dispositivos de audición asistidos también están disponibles bajo petición.

Notice of Community Workshop

Annual Action Plan
2017

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Participants at Housing station General Plan update open house 2-17-17

Housing/Vivienda

Are there any specific groups we should target new housing for? / ¿Hay algún grupo específico al que debemos dirigir la vivienda?

Please review list and add any additional groups. Space provided to write-in additional groups. / *Revisar lista y agregar cualquier grupo adicional. Espacio proporcionado para escribir grupos adicionales.*

- **Seniors**/Personas de tercera edad
 - **College students**/Estudiantes Universitarios
 - **Veterans**/Veteranos
 - **Persons with disabilities**/Personas con Discapacidades
 - **Farmworkers and other seasonal workers**/Trabajadores de campo y otro trabajodes de temporada
 - **Homeless and formerly homeless**/Personas sin techo or previamente sin techo
 - **Young families**/Familias Jovenes
 - **Other Ideas**/Otras Ideas.
- *Ax-RUN Youth CIP-24*

With limited funding, what are the most critical housing programs or services to fund? / Con fondos limitados, ¿cuáles son los programas o servicios de vivienda más importantes para financiar?

Pick top 3 from list of key issues. Space provided to write in other ideas. / Elige 3 de la lista de temas clave. Espacio proporcionado para escribir otras ideas

homebuyer assistance (e.g., downpayment, mortgage subsidies)
asistencia para compradores de vivienda (por ejemplo, pago inicial,
subsídios hipotecarios)

Financial literacy and homebuyer education
Educación financiera y educación para compradores de vivienda

enter assistance (e.g., emergency rent/utility payments, security deposit, rent subsidies)
 asistencia al inquilino (por ejemplo, renta de emergencia/pagos de servicios públicos, depósito de seguridad, subsidios de alquiler)

financial assistance to homeowners to help with repairs and home improvements, energy efficiency improvements

financial assistance to landlords to help with repairs and improvements in exchange for affordable units
ayuda financiera a los propietarios para ayudar en las reparaciones y mejoras a cambio de unidades asequibles

Increased code enforcement and assistance for code correction

para la aplicación de códigos y asistencia para infracciones de código

housing and tenant/landlord services
 yenda justa y servicios de arrendatario/arrendador

er ideas
s ideas
17 16

4600/1000 = 4.6
I like this style board best. Other side boards are too busy.
communicating the assistance/benefit programs that exist

seaside 2040 

Feedback regarding housing at General Plan Update Open House 2-17-17

7. Summary

The 2017-2018 Annual Action Plan is the final year of Seaside's Section 108 loan repayment. Public Service recipients with completed applications for the two year cycle kept their requested amounts within the suggested guidelines and when the grant is announced, their requests will be granted with any adjustments necessary equally proportional to all to utilize the full public service funding allowed. The Boys and Girls Club and Community Human Services requested facility improvement projects during the application period in 2016. Those requests are granted in full. The balance of the 2017-2018 grant funds not otherwise allocated for Administration or Section 108 loan repayment are recommended for allocation to the Cutino Park ADA improvement project.

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

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

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

Agency Role		Name	Department/Agency
CDBG Administrator	SEASIDE	Community Development Department	

Table 1 – Responsible Agencies

Narrative (optional)

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

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The City of Seaside worked with their Community Development Advisory Committee as well as the Coalition of Homeless Services Providers (Monterey County's designated Continuum of Care (CoC) lead agency), the Monterey County Housing Authority Development Corporation (HDC), housing and service providers, and other local jurisdictions to develop the Annual Action Plan, as described below.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

Seaside's Community Development Advisory Committee meets the 3rd Wednesday of the month and welcomes participation from both public and assisted housing providers and health, mental health and service providers. Workshops are advertised in the Monterey County Weekly in both English and Spanish and posted on the City website and other locations around town. Individuals wishing to receive emails can request to be added to a list for meeting reminders. The Committee is made up of John Francis, Sue Hawthorne, Sharrline Napoleon, Jessica Piombo, Rebecca Pieken and Clementine Bonner Klein. The goal of the Committee is to improve coordination between housing and service providers and to leverage partnerships to improve access to public services.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The CoC's Coordinator and the Coalition of Homeless Services Providers (CHSP) recently completed a 10 Year Strategy to End Homelessness, which involved extensive collaboration with the City of Seaside. The City coordinates homeless prevention strategies with the CoC and CHSP. A key element of this strategy is connecting those discharged from public institutions to assistance from agencies addressing housing, health, social services, employment, education and youth needs. The City also coordinates plans for providing the most needed housing for those who are homeless or at risk of homelessness. The City primarily relies on the CHSP, Monterey County and nonprofit groups to perform social services functions for homeless persons.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of Seaside does not receive ESG funds from HUD. The City relies on the County of Monterey and nonprofit groups to perform these social service functions.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Legal Services for Seniors
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Needs - Veterans Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Legal Services for Seniors regularly has a representative at CDAC meetings and workshops and actively participates in all topic discussions.
2	Agency/Group/Organization	Community Partnership for Youth
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	CPY regularly has a representative at CDAC meetings and workshops and actively participates in discussions of all topics.
3	Agency/Group/Organization	Boys and Girls Club of Monterey County
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Boys and Girls Club of Monterey County regularly has a representative at CDAC meetings and workshops and participates in discussions of all topics.
5	Agency/Group/Organization	Girls, Inc. of the Central Coast
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from Girls Inc. has participated in CDAC meetings and workshops as well as discussion of all topics covered.
6	Agency/Group/Organization	Community Human Services
	Agency/Group/Organization Type	Services - Housing Services-Health
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from Community Human Services regularly attends CDAC meetings and workshops and participates in all discussion topics.
8	Agency/Group/Organization	Salvation Army Monterey Peninsula Corps
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Salvation Army has increased their participation at CDAC meetings during the past year and has attended meetings and workshops, participating in discussions of all topics.
9	Agency/Group/Organization	The Village Project, Inc.
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Village Project participates in discussion of all topics when a representative attends CDAC meetings.

Identify any Agency Types not consulted and provide rationale for not consulting

All agencies and individuals are welcome to participate in CDAC meetings and workshops or attend City Council public hearings and presentations.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Coalition of Homeless Services Providers	Homelessness Strategy Homeless Needs Chronically homeless Homeless Needs Families with children Homelessness Needs Veterans Homelessness Needs Unaccompanied youth
Affordable Housing/Shelter Round Table	City of Monterey	Homelessness Strategy Homeless Needs
City of Sesaide General Plan Update	City of Seaside	Affordable housing Homelessness Strategy

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The City of Seaside participates in discussions with neighboring agencies regarding homeless strategy plans and affordable housing. The City is currently in the process of updating the General Plan, including the Housing Element and as a result is hosting many openhouses, workshops and discussions, including the entire community. The City also participated in the Affordable Housing/Shelter Project Round Table session November 16, 2016 at the City Of Monterey where regional participants discussed potential projects, impediments and possible future collaboration efforts. Seaside is collaborating on a MOU with the Cities of Monterey and Salinas along with Monterey County and the Housing Authority of Monterey County to prepare the Assessment of Fair Housing as a group with a completion target of fall 2019. All this is in addition to the Monthly Community Development Advisory Committee meetings, directly addressing the city of Seaside's CDBG program.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Planning and Community workshop for the 2016-2018 Fiscal Years was held Wednesday, September 16, 2015 at 6:30 PM in the Blackhorse Room of the Oldemeyer Center, 986 Hilby Avenue, Seaside, CA. The workshop solicited public comment on the priority needs to direct 2016-2018 CDBG Funding. An application workshop was held Wednesday, November 18, 2015 at the Oldemeyer Center and was mandatory for any groups seeking subrecipient funding. The Community Development Advisory Committee meets monthly and all comments are always welcomed and appreciated.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-English Speaking - Specify other language: Spanish	Newspaper Ads in both English and Spanish were published for the two workshops. September 16, 2015 and September 21, 2016 for this two year cycle	No additional comments were received outside of the meeting itself		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	The September 16 workshop was well attended, sign ins were not mandatory.	Please see whiteboard comments illustrated in this document	All comments were encouraged and appreciated	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	13 people signed in for the November 18, 2015 Application workshop. The meeting was mandatory for public service recipients for 2016-2018 (two year cycle)	Comments and questions were directed to the application process and most were procedural and not about the program	All comments are welcomed and appreciated.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	Non-targeted/broad community	The Community Development Advisory Committee holds monthly meetings the 3rd Wednesday each month at the Oldemeyer Center (ADA accessible and outside City Hall. Sign-ins are not required. If attendees provide email, they can join mailing list.	Comments are variable each meeting, all attendees are welcome to comment on all items presented. The meeting room is set up as a "roundtable" type setting.	All comments are always welcomed. Meetings are properly agendaized and posted in accordance to the Brown Act. Agendas are available on the City website.	http://www.ci.seaside.ca.us/129/Agendas-Minutes

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Meeting	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	The City of Seaside is working on their General Plan Update, including the housing element. A series of workshops/open houses and task force meetings have been held.	Comments have been varied and all are taken into consideration for the policy document expected for completion in 2018.	All comments are welcomed and encouraged. A complete listing of events and	http://seaside2040.com/index.php/get-involved/

Table 4 – Citizen Participation Outreach

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

At the direction of the CDAC and with the consent of the City Council, CDBG funds are directed to the low income residential areas of the City.

Rationale for the priorities for allocating investments geographically

Public services that primarily serve low income residential areas or that operate from facilities located in low income residential areas are given a higher rank in the selection process. Public facilities that are located in low income residential areas are targeted for improvements, specifically ones that target low income households..

Discussion

Please note that the City has a significant low income population, and a significant population living within areas that are predominantly low income. Services and projects that are city wide may not technically be targeted to low income households but the effect is to positively impact low income households.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

As a result of the lack of resources available to the City, and the lack of staffing to oversee or implement housing programs, the City does not plan to implement any housing program in the plan year.

The City has no plans in the 2017-2018 program year to produce affordable housing through activities that provide rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units. This includes housing for homeless, and homeless special needs households. Likewise, the City has no plans to provide affordable housing through rental assistance.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

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

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

Table 11 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

Introduction

The primary public organization for affordable housing and supportive services in the City is the Housing Authority of the County of Monterey (HACM), a public housing authority whose mission is to develop and operate affordable housing and implement supportive programs. The Housing Authority manages a Section 8 Housing Choice Voucher (HCV) program and Family Self Sufficiency programs. Both programs are essential in meeting Seaside's housing needs.

Actions planned during the next year to address the needs to public housing

As of June 30, 2016, HACM has converted all public housing units countywide into Project-Based Rental Assistance. In partnership with the Leadership Council to implement the "Lead Me Home" 10 Year Plan to End Homelessness.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The Family Self Sufficiency Program is designed to help families become financially independent of cash aid assistance by obtaining employment. Successful participating families are rewarded with a savings account that is established by the HACM. Additionally, the HACM's commitment to its program participants is solidified by the HACM partnering and collaborating with a variety of local service providers that are equally interested in helping families reach their goal of self sufficiency. Services may include career counseling, education (GED and beyond), financial literacy, job training, parenting skills, and homeownership preparation.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

HACM is not identified as "troubled."

65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City of Seaside works with regional homeless assistance coordination to reduce homelessness. The lead agency is the Monterey County Department of Social Services (DSS). Two local collaborative efforts are the Coalition of Homeless Services Providers (Homeless Coalition) and Leadership Council (CoC governing body). These organizations are directly responsible for funding and program decisions for Monterey County and the City of Seaside.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City will closely coordinate with Monterey County and the Leadership Council CoC to reach out to homeless persons. As described in the "Lead Me Home" 10 Year Plan to End Homelessness, these entities will: collaborate to develop referral agreement between outreach workers and other housing and service providers and designate priority access to housing and treatment slots for clients engaged by outreach workers, develop a centralized information and referral system, streamline referrals and improve service coordination, partner hospitals with existing services to establish respite care centers and detoxification facilities, enhance coordination with mainstream benefits programs. In these efforts, the City will act as an information and referral resource for participating housing and homeless service providers to facilitate agreements and partnerships.

Seaside plans to participate in AFH outreach efforts through an MOU with the Cities of Salinas and Monterey, Monterey County and the Housing Authority of Monterey County to further find out the needs of the entire community.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City will support strategies outlined in the "Lead Me Home" plan. Create a Comprehensive Housing Pipeline, Focus Housing Development of Target Populations, particularly Permanent Supportive Housing for chronically homeless individuals. Identify new funding sources to create Affordable Permanent Supportive Housing, including a Social Impact Bond and Housing Trust Fund. The City will continue to participate in discussions such as the City of Monterey sponsored Affordable Housing/Shelter Project Round Table meeting on November 16, 2016.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Homeless individuals and families with immediate and transitional shelter needs have been given an overall high priority since their numbers are increasing and there is a shortage of shelter facilities. Homeless victims of domestic violence are particularly a high priority as more counseling services and training opportunities are needed and existing facilities are overcrowded. The City will support having the CoC apply for additional new Continuum of Care funding that will target the chronically homeless and increasing the number of beds for the chronically homeless by modifying existing Continuum of Care programs not specifically targeting chronically homeless.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City will support projects and programs and give proposed programs and improvements that prevent homelessness higher priority. In addition, the City will promote these strategies outlined in the "Lead Me Home" plan: integration of services at the system level; enhancement and integration of services at the client level; improving access to mainstream benefits; launch Employment First (job training); strengthen job development capacity and on-site support; economic development opportunities that will create new jobs for homeless or formerly homeless persons; plan for stability prior to release from incarceration; implement alternatives to arrest and incarceration; create universal healthcare discharge policies and transition aged-out foster youth to housing and income stability.

Discussion

Many seniors, even homeowners, face financial challenges due to limited incomes. Senior households, especially those on limited incomes, need affordable housing. Seniors also face housing challenges related to physical disabilities. Many of the disabilities are age related, including declining mobility and self-care issues that interfere with their ability to remain independent. Seniors have a variety of housing options, including:

- Independent living – seniors reside in their home or apartment with little support or care
- Assisted living facilities – senior maintains a level of independence, residing in an apartment, and receives varied levels of support and assistance such as light housekeeping, meals, transportation, and/or medication
- Residential care facilities – typically a smaller licensed facility, often with 6 or fewer residents, that provides services similar to those provided by assisted living facilities
- Intermediate care or skilled nursing facilities – a licensed facility that provides a higher, continuous level of professional care

Although a variety of housing options are available to seniors, and all housing options are available in Seaside, facilities providing supportive services and a higher level of care are expensive. Most affordable senior housing is classified as independent living and does not provide supportive services. Lower-

income seniors cannot afford to take advantage of many of the housing options and consequently remain in independent living situations struggling with self-care issues. The Monterey County Department of Social Services provides a Senior Information, Referral and Assistance hotline, which is initial point of contact for people seeking information about senior services. The program specializes in information related to the needs of seniors and people with disabilities.

There are a variety of disabilities, including sensory, physical, mental, and developmental. Disabilities can result in mobility, self-care, and employment limitations.

The majority of disabled persons have income significantly lower than that of the non-disabled population and require housing assistance. While it is difficult to determine how many of the disabled require supportive housing services, it can be assumed that those with mobility and/or self-care limitations have special needs and require in-home supportive services and special housing accommodations. The Monterey County Commission on Disabilities provides guidance to the County Board of Supervisors regarding matters related to equal access to employment, public services, communications, and public accommodations for people with disabilities. The commission operates out of the Equal Opportunities Office, which is a primary resource for disabled persons in Monterey County, including Seaside.

Persons with mental health disabilities range from those who can live and work within the community to those with severe mental illness who require special housing accommodations, constant medical attention, and supportive services. Monterey County System of Care provides a variety of services to the mentally ill. The System of Care identifies housing as a constant struggle for the severely mentally ill. Mental health clients are typically low income; in addition, their illnesses have resulted in rental histories or credit histories that do not meet typical rent requirements and limit their housing options.

One year goals for the number of households to be provided housing through the use of HOPWA for:
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

The City's General Plan Housing Element systemically analyzes and addresses barriers to affordable housing. These include governmental, non-governmental, and environmental constraints. That analysis leads to policies and programs to address these constraints. Please find more detailed information on affordable housing in the City's Housing Element on the City of Seaside website.

The City is currently in the process of a General Plan update and will be working with the other CDBG recipient agencies in Monterey County on the Assessment of Fair Housing outreach. Community workshops are planned to receive public input regarding affordable housing and other concerns in the community.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

In order to produce affordable housing, the City has an inclusionary housing ordinance. The ordinance requires that for all new developments, at least 20 percent of new units constructed must be restricted for occupancy by moderate- to low-income households. For further information, refer to Chapter 17.31, Affordable Housing Requirements, of the Seaside Code of Ordinances at the following on the City of Seaside website.

To expedite project facilitation and provide internal support to project applicants, the City has also established a planning permit review process. When required, permit review takes place before any necessary building permits or business licenses are applied for and are intended to ensure that new development is compatible with surrounding neighborhoods and planned future development.

Discussion

The City of Seaside's updated Housing Element should be near completion during this AAP. Five agencies in Monterey County, including Seaside will work jointly on the Assessment of Fair Housing during 2017-2018.

AP-85 Other Actions – 91.220(k)

Introduction

This section describes the City's actions to address underserved needs, maintain affordable housing, reduce lead based paint hazards, reduce poverty, develop institutional structure, and enhance public-private coordination.

Actions planned to address obstacles to meeting underserved needs

Use CDBG funds targeted to public facilities and infrastructure to make ADA accessibility improvements. Use CDBG funds targeted to public services to support organizations that assisted underserved populations.

Actions planned to foster and maintain affordable housing

Housing programs have been limited as a result of a lack of resources and staffing available to the City. The city does not plan to revive façade improvement programs for homeowners or small businesses in the plan year 2017-2018. The City plans to support the "Lead Me Home" Plan in its efforts to build an affordable housing pipeline and coordination with HACM in rehabilitating and upgrading affordable housing units.

Actions planned to reduce lead-based paint hazards

The City will mitigate lead based paint through public facilities improvements, and educate participants on the hazards of lead based paint. In addition, all rehabilitation contracts for public facilities or other rehabilitation projects funded through the City include provisions for work necessary to eliminate any existing lead based paint hazards on applicable surfaces. If lead hazards are discovered in a residential or a commercial building, the agency responsible for abatement would be the Monterey Bay Air Resources District.

Actions planned to reduce the number of poverty-level families

Support organizations that assist poverty-level families through the use of CDBG Public Services funds, including educational programs. The City's General Plan is in the process of updating and includes a proactive plan for Economic Development as part of the housing strategy to improve the quality of life. Seaside's Economic Opportunity plan includes specific criteria for evaluating development proposals, identification of key opportunity sites, a long range property management plan and a Small Business Support program.

Actions planned to develop institutional structure

Continue to use CDBG Administration funds to implement the Consolidated Plan and Annual Action Plans, address the Analysis of Fair Housing, complete annual CAPER reports, and comply with HUD regulations. Continue to support institutions that provide housing and services for low income populations with CDBG Public Services funds, and by providing other forms of support available to the City.

Actions planned to enhance coordination between public and private housing and social service agencies

The City will continue to support regional planning efforts such as the Leadership Council CoC and the “Lead Me Home” 10 Year Strategy to End Homelessness as well as joining forces with the other CDBG recipient agencies in Monterey County for AFH outreach.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	95.45%

Discussion

The City of Seaside entered into a repayment agreement with the US Department of Housing and Urban Development in 2014. The total funds of \$408,648.12 were repaid in full in 2016-2017.

Expected Resources

AP-15 Expected Resources – 91.220(c) (1, 2)

Introduction

The City anticipates an award of CDBG funds in the amount of \$360,000. The City's CDBG program also plans to receive approximately \$100,000 in program income from a land lease with Embassy Suites. The City does not anticipate other program income as it is not regular enough to provide a reasonable annual estimate.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	360,000	100,000	0	460,000	842,300	All amounts approximate.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The CDBG program has no matching requirement, however all subrecipients are required to submit information regarding leveraging resources and contributions of matching funds for all proposed projects, programs and activities as part of Seaside's funding application.

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

As of the writing of the Annual Plan, there was not anticipated to be any publicly owned land or property within the City that would be used to address identified needs.

Discussion

There are no additional resources to address in this discussion. Amounts listed above are approximate. The 2017-2018 actual CDBG grant award amount for Seaside has not been announced as of the writing of the Annual Action Plan.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Enhance Access to Social Services	2015	2019	Homeless Non-Housing Community Development			CDBG: \$69,646	Public service activities other than Low/Moderate Income Housing Benefit: 702 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 38 Households Assisted
2	Improve Accessibility for Persons w/ Disabilities	2015	2019	Non-Housing Community Development		Infrastructure	CDBG: \$204,332	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 951 Persons Assisted
3	Construct or Upgrade Public Facilities	2015	2019	Non-Housing Community Development		Public Facilities	CDBG: \$79,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1200 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 130 Households Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Enhance Access to Social Services
	Goal Description	Public Service activities other than Low/Moderate income Housing. Benefit 500 persons assisted.
2	Goal Name	Improve Accessibility for Persons w/ Disabilities
	Goal Description	Public facility or infrastructure activities other than low/moderate income housing benefit. Accessibility improvements for Cutino park.
3	Goal Name	Construct or Upgrade Public Facilities
	Goal Description	Public facility of infrastructure activities other than low/moderate income housing benefit. Improvements to various public facilities.

Table 7 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

The Salvation Army public service activity will assist 38 households with housing, including 120 adults and children. The Community Human Services public facilities project will assist 130 persons by upgrading the facility of a local residential substance abuse treatment and recovery program serving several target populations including individuals with HIV/AIDS and homeless. (170 total persons)

AP-35 Projects – 91.220(d)

Introduction

The activities to be undertaken during 2017-2018 are summarized below. All activities identified are expected to be completed no later than June 30, 2018. All beneficiaries target primarily low/moderate income households. The Salvation Army Housing Program targets homeless.

#	Project Name
1	General Administration
2	Section 108 Loan Repayment
3	Boys and Girls Club Locks, Doors and Windows Improvement
4	Genesis House-Window improvements
5	Salvation Army Housing Program Support
6	Girls Inc. After School Leadership Mentoring
7	The Village Project-Mae C. Johnson Education and Cultural Enrichment Academy
8	Legal Services for Seniors
9	Community Partnership for Youth
10	Cutino Park Accessibility Improvements

Table 8 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

There are several constraints to meeting the needs of target income residents and the primary obstacle has been a lack of funding to fully address all needs. The City has encouraged the Public Services applicants to request funding between \$5,000 and \$15,000 for a commitment to a level of support justifying the administrative requirements, while also allowing multiple organizations to participate. The applicants responded to the suggestion positively and all applicants requested funds within the recommended range. Pending the official announcement of grant funds, all requests from non-profit applicants submitting complete applications were considered as fully funded. Since the scoring of the applications was very close and more funding was available than requested, the five public service applicants submitting complete applications were recommended by the CDAC to equally divide any excess or shortfall of the difference of available funding. For planning purposes, this document assumes the total amount of available public service funding will be \$69,450.

Projects

AP-38 Projects Summary

Project Summary Information

Table 9 – Project Summary

1	Project Name	General Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$92,000
	Description	Administrative Costs for the City of Seaside CDBG Program
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Administration of the CDBG program for the City of Seaside
2	Project Name	Section 108 Loan Repayment
	Target Area	

	Goals Supported	Construct or Upgrade Public Facilities
	Needs Addressed	Infrastructure
	Funding	CDBG: \$15,218
	Description	Repayment of Section 108 Loan to undertake installation of public works improvements in the City Center Revitalization Area
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Repayment of Section 108 Loan to undertake installation of public works improvements in the City Center Revitalization Area.
3	Project Name	Boys and Girls Club Locks, Doors and Windows Improvement
	Target Area	
	Goals Supported	Construct or Upgrade Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$49,000
	Description	Security and energy efficiency upgrades to the Seaside Boys and Girls Clubhouse.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	700 youth will benefit from the proposed activities.

	Location Description	1332 La Salle, Seaside, CA 93955
	Planned Activities	Upgrade doors and locks for security and upgrade windows for energy efficiency.
4	Project Name	Genesis House-Window improvements
	Target Area	
	Goals Supported	Construct or Upgrade Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$30,000
	Description	Community Human Services will replace 72 single pane windows at the Genesis House with double pane, vinyl windows to increase energy efficiency.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	130 persons are expected to benefit from the proposed activities at this residential drug treatment facility. The persons may include homeless and HIV-positive.
	Location Description	1152 Sonoma Avenue, Seaside, CA 93955
	Planned Activities	Community Human Services will replace 72 single pane windows at the Genesis House with double pane, vinyl windows to increase energy efficiency.
5	Project Name	Salvation Army Housing Program Support
	Target Area	
	Goals Supported	Enhance Access to Social Services
	Needs Addressed	Affordable Housing Public Services
	Funding	CDBG: \$14,690

	Description	Program assistance for staffing of the Salvation Army's transitional housing program National Objective LMC; Presumed benefit yes (homeless persons); Matrix Code03T; Performance Objective: Suitable Living Environment; Performance Outcome: Availability/Accessibility.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 38 households will benefit from the activities. The objective is to reduce the number of unsheltered individuals through significant and planned intervention by case management and wrap around services. The Salvation Army provides counseling services to individuals while sheltered. The services enables clients to concentrate on creating budgets, gaining employment and increasing their savings. The clients are monitored throughout the program and after completion.
	Location Description	1491 Contra Costa, Seaside, CA 93955
	Planned Activities	Assistance for paying housing program staff salaries for 2017-2018
	6	
	Project Name	Girls Inc. After School Leadership Mentoring
	Target Area	
	Goals Supported	Enhance Access to Social Services
	Needs Addressed	Public Services
	Funding	CDBG: \$8,690
	Description	Developmentally appropriate after school workshops addressing positive outcomes for youth and encouraging continuing post-secondary education.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 80 persons will benefit from the proposed workshops.

	Location Description	Girls, Inc. will conduct ECHO, Will Power, Won't Power and Friendly Peersuasion workshops at three Seaside schools.
	Planned Activities	Developmentally appropriate after school programming addressing 1) Drop out rates and lack of post-secondary education particularly among minority and low-income students 2) Teen pregnancy 3) Substance abuse prevention 4) Limited resources for youth.
7	Project Name	The Village Project-Mae C. Johnson Education and Cultural Enrichment Academy
	Target Area	
	Goals Supported	Enhance Access to Social Services
	Needs Addressed	Public Services
	Funding	CDBG: \$14,690
	Description	Afterschool Academy created to provide tutoring and counseling to meet the social and emotional developmental needs of highly at risk students grades 1-12.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	27 At-risk Seaside youth will benefit from this afterschool program.
	Location Description	
	Planned Activities	The funds requested will partially fund the salary of one part-time tutor in the Afterschool Academy
8	Project Name	Legal Services for Seniors
	Target Area	
	Goals Supported	Enhance Access to Social Services
	Needs Addressed	Public Services

	Funding	CDBG: \$15,690
	Description	To provide no-cost legal services up to and including court representation to all Seaside residents 60 years of age and above.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	180 Seaside seniors will benefit from the proposed activities.
	Location Description	915 Hilby Avenue, Suite 2, Seaside, CA 93955
	Planned Activities	Services will be provided to all Seaside residents 60 years of age and above who need legal help. Legal problems can range from simple legal questions to court representation for physical elder abuse and probate guardianships.
9	Project Name	Community Partnership for Youth
	Target Area	
	Goals Supported	Enhance Access to Social Services
	Needs Addressed	Public Services
	Funding	CDBG: \$15,690
	Description	Financial support for the High school Leadership, Job Preparation and Life Skills Program. 15 Mentor Tutors hired as graduates from the program will serve 400 at-risk students.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	415 low income youth will benefit from the proposed activities.

	Location Description	775 Kimball Avenue, Seaside, CA 93955
	Planned Activities	Financial support for the High school Leadership, Job Preparation and Life Skills Program. 15 Mentor Tutors hired as graduates from the program will serve 400 at-risk students.
10	Project Name	Cutino Park Accessibility Improvements
	Target Area	
	Goals Supported	Improve Accessibility for Persons w/ Disabilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$204,000
	Description	Accessibility upgrades for Cutino Park's entrances, pathways, restrooms, snack shack, playground and spectator seating.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	951 disabled persons who are all considered "low income" by HUD will benefit from the proposed upgrades.
	Location Description	1324 LaSalle Street, Seaside, CA 93955 (Census tract 138)
	Planned Activities	Accessibility upgrades for Cutino Park's entrances, pathways, restrooms, snack shack, playground and spectator seating.



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

July CDAC Meeting	July 20, 2016
Discuss 2015-2016 CDBG Subrecipient Monitoring Schedule Fourth Quarter (Apr-Jun) and Annual Program Reports	
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	August 17, 2016
- CAPER preview	
Annual Planning Notice & Notice of CAPER Publication	August 25, 2016
- notice of community workshop	
Draft CAPER publication	August 31, 2016
City Council public hearing	September 15, 2016
September CDAC Meeting and Community Workshop	September 21, 2016
- Annual Community Needs Assessment Workshop	
- No CDBG application process this year	
CAPER due to HUD (submitted September 19)	September 30, 2016
October CDAC Meeting	October 19, 2016
- Annual Priority Needs	
- Update of Affirmatively Furthering Fair Housing/Countywide Collaboration efforts	
SPECIAL EVENT-City Hall Celebration	October 22, 2016
Special Recognition for Boards and Commissions 1:30 PM Council Chambers	
City Council	November 3, 2016
- informational item to present the needs identified at the September workshop and discuss the annual process/two year cycle—DISCUSS POSSIBLE POSTPONEMENT OF THIS ITEM	
November CDAC Meeting (no proposal workshop this year)	November 16, 2016
- First Quarter Program Report (Jul-Sep)	
- Discuss Mid-year re-allocation if needed	
- Follow up to public service monitoring	
December CDAC Meeting (if needed) CANCELLED	December 21, 2016
January CDAC Meeting	January 18, 2017
- Discuss mid-year re-allocation (if needed)	
- Distribute City Project Proposals	
February CDAC Meeting	February 15, 2017
Second Quarter Program Report (October-December)	
Review of ranking of applications for 2017-2018 and Presentation of City Project Proposals	
Administrative draft Annual Action Plan to CDAC (distributed March 3)	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	May 4, 2017

- adopt annual Action Plan	
Public comment period closes	May 4, 2017
Action plan due to HUD	May 15 2017
May CDAC Meeting	May 17, 2017
- Update on Annual Action Plan submitted to HUD	
3 rd Quarter sub recipient reports	
- Elections	
<i>Conditional notice of awards to Subrecipients</i>	<i>May</i>
June CDAC Meeting	June 21, 2017
- if needed	

Subject to Change