



AGENDA
CITY OF SEASIDE
CITY COUNCIL

REGULAR MEETING
Council Chamber
440 Harcourt Avenue
Thursday, May 2, 2019
7:00 PM

1. CALL TO ORDER

2. ROLL CALL – ESTABLISHMENT OF QUORUM

Ian N. Oglesby	Mayor
David R. Pacheco	Mayor Pro Tem
Jason Campbell	Council Member
Jon Wizard	Council Member
Alissa Kispersky	Council Member

3. INVOCATION AND PLEDGE OF ALLEGIANCE

4. REVIEW OF AGENDA

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

5. PUBLIC COMMENT

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

6. PUBLIC AGENCY COMMUNICATIONS

This is a time specifically set aside for representatives of public agencies to make brief comments of general interest to the City Council and the community.

7. PRESENTATIONS

A. CANYON DEL REY BOULEVARD CORRIDOR STUDY

8. CONSENT AGENDA

**A. APPROVAL OF MINUTES FROM APRIL 4, 2019 AND APRIL 18, 2019
REGULAR MEETINGS**

RECOMMENDATION: That the minutes are reviewed and approved.

B. APPROVE AND FILE CITY CHECKS

RECOMMENDATION: Approve and file the accounts payable and wired payments made during the period of April 6, 2019 through April 19, 2019 including the payroll and benefits checks, direct deposits and wired payments related to the pay period of April 11, 2019. Total Accounts Payable and Payroll for the above referenced period is \$1,483,851.08.

**C. PROCLAMATION DESIGNATING MAY AS SMALL BUSINESS MONTH IN
SEASIDE**

RECOMMENDATION: That the City proclaim May 2019 Small Business month to honor the contribution small businesses make to our great City of Seaside.

**D. APPOINTMENT OF BOARD, COMMISSION AND COMMITTEE MEMBERS
TO FILL CURRENT VACANCIES**

RECOMMENDATION: To make appointments to the Neighborhood Improvement Commission, the Planning Commission, the Parks and Recreation Commission and the Community Development Advisory Committee to fill vacancies created by resignations of current members.

**E. APPROVE A FEE WAIVER REQUEST FROM THE MONTEREY
INTERNATIONAL BLUES FESTIVAL TO USE THE CITY OF SEASIDE'S
STAGE FOR THEIR 3RD ANNUAL BLUES FESTIVAL**

RECOMMENDATION: Approve the request by the Monterey International Blues Festival to utilize the City's portable stage in exchange actual labor costs and promotional services.

F. APPROVE A RESOLUTION TO AWARD A CONTRACT TO DON CHAPIN COMPANY FOR THE INSTALLATION OF REPLACEMENT STORM DRAIN GRATES FOR AN AMOUNT NOT TO EXCEED OF \$234,850

RECOMMENDATION: To approve a resolution awarding a contract to the Don Chapin Company, Inc. to install bicycle-safe storm drain grates for an amount not to exceed \$234,850.

G. APPROVE A RESOLUTION MODIFYING THE POSITION ALLOCATION LIST TO ADD ONE HOUSING PROGRAM MANAGER

RECOMMENDATION: To adopt the resolution modifying the Position Allocation List to add one Housing Program Manager.

9. PUBLIC HEARING

A. PUBLIC HEARING TO CONSIDER THE 2019-2020 CITY OF SEASIDE COMMUNITY DEVELOPMENT BLOCK GRANT ANNUAL ACTION PLAN

RECOMMENDATION: To hold Public Hearing to receive comments on the City of Seaside's Community Development Block Grant (CDBG) Annual Action Plan (AAP) and approve the Annual Action Plan and associated documents including contingency provisions so that the plan may be updated and submitted to HUD after the grant funding amount is announced and prior to the mandated deadline.

B. PUBLIC HEARING TO CONSIDER THE MONTEREY COUNTY REGIONAL ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE (AI)

RECOMMENDATION: To hold a Public Hearing to receive comments on the Monterey County Regional Analysis of Impediments to Fair Housing as the City of Seaside is one of the five participating agencies that prepared the document. Once all five agencies have completed the public hearing process and comments have been received and addressed, the document will come back before City Council for a resolution of approval.

C. INTRODUCTION OF AN ORDINANCE TO AMEND CHAPTER 2.14 BOARD AND COMMISSIONS TO EXPAND THE MEMBERSHIP OF THE PARKS AND RECREATION COMMISSION AND THE NEIGHBORHOOD IMPROVEMENT COMMISSION BY ADDING ADDITIONAL MEMBERS AND TO CODIFY THE ENVIRONMENTAL COMMITTEE AND COMMISSION ON THE STATUS OF HOMELESSNESS.

RECOMMENDATION: That the City Council pass to print the draft ordinance to expand the Parks and Recreation Commission and the Neighborhood Improvement Program and to codify the Environmental Commission and Commission on the Status of Homelessness into the Municipal Code.

10. BUSINESS ITEMS

A. DISCUSS AND APPROVE CITY MANAGER EVALUATION PROCESS

RECOMMENDATION: That City Council discuss and approve the City Manager evaluation process.

B. PRESENTATION OF THE 2019-2020 CITY STRATEGIC WORK PLAN

RECOMMENDATION: Receive the presentation and provide strategic, high-level direction.

11. COUNCIL MEMBER REQUESTS

A. CONSIDER AGENDIZING A REQUEST TO INVITE A MEMBER OF THE TOBACCO CONTROL PROGRAM OF THE COUNTY OF MONTEREY'S PUBLIC HEALTH DEPARTMENT TO LEAD A STUDY SESSION ABOUT SMOKING AND ITS RELATED EFFECTS (WIZARD)

RECOMMENDATION: That the Council discuss agendizing this request.

B. CONSIDER AGENDIZING A REQUEST FOR A WATER STRATEGY STUDY SESSION TO BRAINSTORM WAYS SEASIDE CAN SECURE ITS WATER FUTURE. (CAMPBELL)

RECOMMENDATION: That the Council discuss agendizing this request.

**12. MAYOR, CITY COUNCIL, CITY MANAGER AND CITY ATTORNEY
COMMENTS AND REPORTS ON COMMITTEE ASSIGNMENTS**

This is a time specifically set aside for members of the City Council, the City Manager and City Attorney to make brief comments of general interest to the community, make requests that items be added to future City Council meeting agendas as necessary and report on committee assignments.

13. ADJOURNMENT

Next Regularly Scheduled Meeting:
May 16, 2019
7:00 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, 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. City Council Meetings that are held in the City Council Chambers are broadcast live to all Seaside residents on Comcast Channel 25 and U-verse Channel 99. Live streamed meeting videos as well as videos of past meetings are available on the City's website at: <http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>

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.



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 8.A.

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

FROM: Craig Malin, City Manager

BY: Lesley Milton-Rerig, Public Affairs Officer/City Clerk

DATE: May 2, 2019

SUBJECT: APPROVAL OF MINUTES FROM APRIL 4, 2019 AND APRIL 18, 2019 REGULAR MEETINGS

PURPOSE & RECOMMENDATION

That the minutes are reviewed and approved.

BACKGROUND

Going forward, All Brown Act meetings which are recorded will have Action Minutes prepared for approval, consistent with the current Seaside Municipal Code as stated below. While Discussion Minutes and Verbatim Minutes can be useful at times, with the technological availability of meeting videos, questions, concern or historical research regarding meeting discussion can be referred to the video, which is kept in perpetuity per the City's record retention schedule.

2.02.330 Minutes – Preparation.

A. The minutes shall consist of a clear and concise statement of each and every council action including the motions made and the vote thereon. Reasons for making a motion, or voting, council debate and audience reaction may be included if considered to be particularly relevant or otherwise necessary, by the city clerk in the first instance and by the council in the final instance. The city clerk shall have exclusive responsibility for preparation of the minutes, and any directions for changes in the minutes shall be made only by action of the city council.

2.02.340 Minutes – Hearings.

Whenever the council acts in a quasi-judicial proceeding, such as hearings as defined in SMC 2.02.400, the minutes shall contain a synopsis of all evidence

considered in the hearing including statements of persons addressing the council.
(Ord. 382, 1970; prior code § 1-200(H-2))

FISCAL IMPACT

There is no fiscal impact associated with this item but there will be significant staffing efficiencies as a result.

ATTACHMENTS

1. 20190404mCCr
 2. 190418mCCr
-

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager



DRAFT MINUTES
CITY OF SEASIDE
CITY COUNCIL

REGULAR MEETING
Council Chamber
Thursday, April 4, 2019
7:00 PM

1. CALL TO ORDER

2. ROLL CALL – ESTABLISHMENT OF QUORUM

PRESENT: Kispersky, Oglesby, Pacheco, Wizard

ABSENT: Campbell

3. INVOCATION AND PLEDGE OF ALLEGIANCE

4. REVIEW OF AGENDA

No changes were requested.

5. PUBLIC COMMENT

Speakers: Alvin Edwards, Helen Rucker, Pastor Lusk Jr.

6. PUBLIC AGENCY COMMUNICATIONS

Speakers: Sustainable Seaside in conjunction with Seastars spoke to the 8th Annual Earth Day Celebration; Gloria Stearns Community Director spoke on the CDBG 2019 Business Plan Competition for Seaside Small Businesses; Chief Dempsey and Chief Pridgen spoke on the 53rd Annual Police and Firefighters Awards Dinner; Chief Pridgen invited Council and public to attend the Youth Empowerment Forum; Laila Handler, Community Human Services (CHS), spoke on their 50th Anniversary; Lacey Raak spoke on behalf of the Environmental Committee to item 10A and mentioned that the Environmental Committee has not had an opportunity to review the resolution and Alvin Edwards, Monterey Peninsula Water Management District Director Division 1.

7. PRESENTATIONS

A. PRESENTATION OF THE MARCH 2019 HOUSE OF THE MONTH

Mayor Oglesby and NIPC Vice Chair Lanny Olis presented the winner of the House of the Month for March 2019.

B. PRESENTATION TO COUNCIL REGARDING ROBERT'S LAKE ECO-RECREATION STATION AWARDS FROM CPRS AND CALED

Dan Meewis, Recreation Superintendent, presented Council with the California Association for Local Economic Development (CALED) Award for Collaboration and the California Park & Recreation Society (CPRS) Award of Excellence for Park Planning.

C. PRESENTATION ON FREMONT BLVD TRAFFIC SAFETY

City Engineer Rick Riedl presented the Bike and Pedestrian Master Plan in collaboration with TAMC developed to improve bike and pedestrian safety along Fremont Boulevard.

D. SCHOOL RESOURCE OFFICER UPDATE PRESENTATION

Chief Pridgen presented an update on the School Resource Officer (SRO) program. And introduced School Resource Officer David Rice.

8. CONSENT AGENDA

On motion by Council Member Jon Wizard and seconded by Mayor Pro Tem Dave Pacheco and passed by the following vote the City Council approved the Consent Agenda as presented with the exception of item A, G and H.

RESULT: Motion Passes 5-0

A. APPROVE MINUTES FROM MARCH 21, 2019 AND MARCH 28, 2019

On motion by Council Member Alissa Kispersky and seconded by Mayor Pro Tem Dave Pacheco and passed by the following vote the City Council approved minutes as presented.

RESULT: Motion Passes 5-0

B. APPROVE AND FILE CITY CHECKS

Action: Approved

C. APPROVE A FEE WAIVER REQUEST FROM THE MONTEREY BRANCH NAACP FOR THE USE OF MEETING ROOMS FOR THEIR MONTHLY MEETINGS AT THE OLDEMEYER CENTER FROM APRIL 2019 TO DECEMBER 2019

Action: Approved

D. APPROVE A FEE WAIVER REQUEST FROM ACTION COUNCIL OF MONTEREY COUNTY AND PALENKE ARTS ORGANIZATION TO USE LAGUNA GRANDE PARK TO HOLD THEIR FOURTH ANNUAL PALENKE ARTS MUSIC FESTIVAL

Action: Approved

E. APPROVE A FEE WAIVER FROM BETHEL MISSIONARY BAPTIST CHURCH FOR THE USE OF THE LAGUNA GRANDE HALL AND KITCHEN FOR THEIR PASTOR H. H. LUSK HOME-GOING RECEPTION ON MARCH 23, 2019

Action: Approved

F. APPROVE A FEE WAIVER FROM HINDU TEMPLE OF MONTEREY PENINSULA FOR THE USE OF THE LAGUNA GRANDE HALL AND KITCHEN FOR THEIR DIWALI CELEBRATION NIGHT EVENT

Action: Approved

G. ADOPT A RESOLUTION DESIGNATING THE CITY OF SEASIDE AS A BEE CITY USA AFFILIATE, INCLUDING APPROVAL OF ANNUAL MEMBERSHIP DUES IN THE AMOUNT OF \$300.00

On motion by Council Member Jon Wizard and seconded by Mayor Pro Tem Dave Pacheco and passed by the following vote the City Council adopted Resolution 19-19 as presented.

RESULT: Motion Passes 5-0

H. ADOPT A RESOLUTION MODIFYING THE 2018-2019 FEE SCHEDULE TO ADD VENDOR FEES SPECIFICALLY FOR THE 4TH OF JULY EVENT FOR THE AMOUNT OF \$103.75 FOR RESIDENTS AND \$129.50 FOR NON-RESIDENTS

On motion by Council Member Jon Wizard and seconded by Mayor Pro Tem Dave Pacheco and passed by the following vote the City Council adopted Resolution 19-20 as presented.

RESULT: *Motion Passes 5-0*

I. APPROVE A RESOLUTION AUTHORIZING THE CLOSURE OF CANYON DEL REY TO THROUGH TRAFFIC FROM SONOMA AVENUE TO HILBY AVENUE, AND THE CLOSURE OF HARCOURT AVENUE TO THROUGH TRAFFIC FROM CANYON DEL REY TO HILLSDALE FOR THE CITY OF SEASIDE'S COMMUNITY EVENT "RED, WHITE & BLUES" ON JULY 04, 2019

Action: *Approved and Adopted Resolution 19-21*

9. BUSINESS ITEMS

A. DISCUSS AND PROVIDE DIRECTION TO STAFF REGARDING A RECRUITMENT AND SELECTION PROCESS TO FILL THE CITY ATTORNEY'S POSITION

Action: *The Council directed the Staff to conduct recruitment in house and requested full Council involvement.*

B. CONSIDER APPROVAL FOR TEMPORARY TRAFFIC CONTROL FOR A THE SAFE ROUTES TO SCHOOL POP UP PLAN ON BROADWAY AVENUE BETWEEN YOSEMITE STREET AND MESCAL STREET

On motion by Council Member Alissa Kispersky and seconded by Mayor Pro Tem Dave Pacheco and passed by the following vote the City Council approved temporary traffic control for the Safe Routes to School Pop Up Plan on Broadway Avenue between Yosemite Street and Mescal Street with further recommendation that TAMC coordinate it with the administration and obtain all applicable permits from the City prior to implementation.

RESULT: *Motion Passes 5-0*

10. COUNCIL MEMBER REQUESTS

A. DISCUSS AGENDIZING A REQUEST TO ADOPT A RESOLUTION ENDORSING THE DECLARATION OF A CLIMATE EMERGENCY AND CALL FOR A GREEN NEW DEAL TO RESTORE A SAFE CLIMATE (COUNCIL MEMBER WIZARD)

On motion by Council Member Jon Wizard and seconded by Council Member Alissa Kispersky and passed by the following vote the City Council authorized agendizing item to a future meeting.

RESULT: *Motion Passes 5-0*

B. DISCUSS AGENDIZING A REQUEST TO ADOPT A RESOLUTION ENDORSING ASSEMBLY BILL 392: CALIFORNIA ACT TO SAVE LIVES, AN ACT TO AMEND SECTIONS 196 AND 835a OF THE PENAL CODE, RELATING TO THE USE OF FORCE BY PEACE OFFICERS (COUNCIL MEMBER WIZARD)

On motion by Council Member Alissa Kispersky and seconded by Council Member Jon Wizard and passed by the following vote the City Council authorized agendizing item to a future meeting.

following vote the City Council authorized agendizing item to a future agenda.

RESULT:

Motion Passes 5-0

11. MAYOR, CITY COUNCIL, CITY MANAGER AND CITY ATTORNEY COMMENTS AND REPORTS ON COMMITTEE ASSIGNMENTS

Mayor Oglesby requested to re-agendize the SRO item to give public opportunity to provide comment. Mayor Oglesby would also like to agendize adopting a letter of support for Assembly Member Reyes bill, Housing for Agricultural Workers.

12. ADJOURNMENT

On motion, the meeting was adjourned at 9:30 PM.

Respectfully submitted,

Lesley Milton-Rerig, City Clerk

Ian N. Oglesby, Mayor



DRAFT MINUTES
CITY OF SEASIDE
CITY COUNCIL

REGULAR MEETING
Council Chamber
Thursday, April 18, 2019
7:00 PM

1. CALL TO ORDER

Mayor Oglesby called the meeting to order at 7:00 PM.

2. ROLL CALL – ESTABLISHMENT OF QUORUM

PRESENT: Campbell, Kispersky, Oglesby, Pacheco, Wizard

ABSENT: None

3. INVOCATION AND PLEDGE OF ALLEGIANCE

Pastor Harold Lusk Jr provided the invocation.

4. REVIEW OF AGENDA

No changes requested.

5. PUBLIC COMMENT

Speakers: Peter Keiser, Ray Danddrige, Bob Oliver

6. PUBLIC AGENCY COMMUNICATIONS

City Attorney Freeman introduced the new Assistant City Attorney Shari Damon; he announced a demand for a settlement agreement has been made and it is not a public record; and reported that the short term rental enforcement has begun.

7. PRESENTATIONS

A. PRESENTATION OF THE 2019 FIREFIGHTER OF THE YEAR, 2018 POLICE OFFICER OF THE YEAR, 2018 POLICE DEPARTMENT SUPPORT PERSON OF THE YEAR AND RECOGNITION OF THE FINANCE DEPARTMENT

Chief Dempsey recognized Captain Jason Sullens as Firefighter of the year, Chief Pridgen and Deputy Chief Borges presented Detective Kevin Miller as Police Officer of the Year and Betty Lauritson as Police Support Person of the Year. City Manager Malin acknowledged the entire Finance Department.

B. PROCLAMATION FOR ARBOR DAY

Mayor Oglesby presented the proclamation for Arbor Day to City Engineer Rick Riedl.

C. PRESENTATION OF THE APRIL 2019 HOUSE OF THE MONTH AWARD

Commissioner Bennett and Mayor Oglesby presented the April 2019 house of the month award.

D. PRESENTATION OF THE BUSINESS OF THE FIRST QUARTER 2019

Commissioner Bennett and Mayor Oglesby presented The Reef with the business of the first quarter 2019 award.

8. CONSENT AGENDA

On motion by Council Member Jon Wizard and seconded by Mayor Pro Tem Dave Pacheco and passed by the following vote the Consent Agenda was approved as presented.

*RESULT: **Motion Passes 5-0***

A. APPROVE AND FILE CITY CHECKS

Action: Approved

B. APPROVE MAYOR'S YOUTH FUND CONTRIBUTION REQUEST FROM OPERATION SECOND CHOICE, INC

Action: Approved

C. APPROVE MAYOR'S YOUTH FUND CONTRIBUTION REQUEST FROM SEASIDE RAIDERS YOUTH FOOTBALL

Action: Approved

D. APPROVE A RESOLUTION AUTHORIZING THE SURPLUS OF TWO FIRE DEPARTMENT THERMAL IMAGING CAMERAS AND DONATION OF CAMERAS TO THE SAMOA (CALIFORNIA) PENINSULA FIRE DISTRICT.

Action: Approved Resolution 19-21

E. APPROVE A RESOLUTION ACCEPTING CALIFORNIA GOVERNOR'S OFFICE OF EMERGENCY SERVICES REIMBURSEMENTS IN THE AMOUNT OF \$190,000.00 FOR FIRE DEPARTMENT PERSONNEL TO ATTEND HAZARDOUS MATERIALS TRAINING AND CONTINUING EDUCATION AND DIRECT THE FINANCE DIRECTOR TO MAKE THE NECESSARY BUDGET CHANGES TO ACCEPT REIMBURSEMENT OF STATE GRANT FUNDS.

Action: Adopted Resolution 19-22

F. ADOPT RESOLUTION APPROVING ENVIRONMENTAL CONSULTING SERVICES CONTRACT WITH DENISE DUFFY AND ASSOCIATES FOR THE DEVELOPMENT OF A COSTCO GAS STATION LOCATED AT NORTHEAST CORNER OF DEL MONTE BOULEVARD AND AUTOCENTER PARKWAY

Action: Adopted Resolution 19-23

9. BUSINESS ITEMS

A. ACCEPT RECOMMENDATIONS 1, 2, 3, 4, 6, 7, 8, 9, 10, 11 AND 12 CONTAINED WITHIN THE JANUARY 18, 2019 CLA AUDIT REPORT AS PRESENTED AND DIRECT STAFF TO IMPLEMENT THE RECOMMENDATIONS, REQUIRE ANY PURCHASING CARD ISSUED TO ANY ELECTED OFFICIAL TO REQUIRE THE PRIOR APPROVAL OF THE CITY COUNCIL AT A REGULARLY SCHEDULED MEETING, AND RELEASE CITY COUNCIL FUNDS AS BUDGETED IN ACCORDANCE WITH CITY POLICY.

On motion by Council Member Jason Campbell and seconded by Mayor Pro Tem Dave Pacheco and passed by the following vote the City Council accepted recommendations 1, 2, 3, 4, 6, 7, 8, 9, 10, 11 and 12 contained within the January 18, 2019 CLA audit report as presented and directed staff to implement the recommendations, required any purchasing card issued to any elected official to require the prior approval of the City Council at a regularly scheduled meeting, and released City Council funds as budgeted in accordance with City policy.

RESULT: Motion Passes 5-0

B. ADOPT A RESOLUTION TO AUTHORIZE THE MAYOR TO SIGN A CONTRACT WITH KOFF & ASSOCIATES FOR THE FACILITATION OF THE CITY MANAGER AND CITY ATTORNEY'S PERFORMANCE EVALUATIONS AT A NOT TO EXCEED COST OF \$12,250

On motion by Council Member Jason Campbell and seconded by Mayor Pro Tem Dave Pacheco and passed by the following vote the City Council Adopted Resolution 19-24 authorizing the execution of a contract for the facilitation of the City Manager and City Attorney's Performance Evaluations for a not to exceed cost of \$12,250.

RESULT: MOTION PASSED: 5-0

C. RECEIVE PRESENTATION OF THE JUNE 30, 2018 COMPREHENSIVE ANNUAL FINANCIAL REPORT, THE SINGLE AUDIT REPORT, AND THE GOVERNANCE LETTER AND ACCEPT AND FILE THE REPORTS

On motion by Council Member Jason Campbell and seconded by Mayor Pro Tem Dave Pacheco and passed by the following vote the City Council accepted the June 30, 2018 Comprehensive Annual Financial Report, the related Single Audit Report, and the Governance Letter for the City of Seaside.

RESULT: MOTION PASSED: 5-0

D. RECEIVE THE 2018-2019 MID-YEAR BUDGET REPORT, ACCEPT AND FILE THE REPORT, PROVIDE DIRECTION TO STAFF AND CONSIDER ADOPTION OF A RESOLUTION APPROVING THE PROPOSED BUDGET ADJUSTMENTS

On motion by Council Member Wizard, seconded by Mayor Pro Tem Dave Pacheco and passed by the following vote the City Council adopted Resolution 19-25 receiving and filing the FY 2018-19 Third Quarter Budget Report, approving the proposed budget adjustments and increasing the reserves to 115%.

RESULT: Motion Passes 4-1

AYES: Ian Oglesby, Dave Pacheco, Jon Wizard, Alissa Kispersky

NOES: Jason Campbell

E. MARINA COAST WATER DISTRICT - REVIEW ORD COMMUNITY SPHERE OF INFLUENCE AMENDMENT AND ANNEXATION APPLICATION TO THE LOCAL AGENCY FORMATION COMMISSION (LAFCO) OF MONTEREY COUNTY

On motion by Council Member Wizard, seconded by Council Member Kispersky and passed unanimously, the City Council supported the original MCWD proposed annexation map and requested that LAFCO research whether there would be a water fee related to the Water Management District that would become inappropriate for the properties in the future annexation area.

RESULT:

Motion Passes 5-0

F. DISCUSS AND CONSIDER ADOPTION OF A RESOLUTION ENDORSING THE DECLARATION OF A CLIMATE EMERGENCY AND CALL FOR A GREEN NEW DEAL TO RESTORE A SAFE CLIMATE

On motion by Council Member Jon Wizard and seconded by Mayor Pro Tem Dave Pacheco and passed unanimously by the City Council Adopted Resolution 19-26 endorsing the declaration of a climate emergency and call for a new Green Deal.

RESULT:

Motion Passes 5-0

On motion by Council Member Pacheco and Seconded by Council Member Wizard and passed Unanimously, the meeting was extended past 10:30 for no more than 25 minutes.

RESULT:

Motion Passes 5-0

G. DISCUSS AND CONSIDER APPROVING A LETTER OF SUPPORT FOR AB1783 (MAYOR OGLESBY)

Action: Continued

10. COUNCIL MEMBER REQUESTS

- Request to agendize a discussion for establishing a city position on Senate Bill 189 regarding the extension of the Fort Ord Reuse Authority (Campbell)
- Request to agendize a water strategy study session to brainstorm ways Seaside can secure its water future (Campbell)
- Request to agendize a discussion on appointing a City Treasurer (Oglesby)
- Request to agendize an invitation to a member of the tobacco control program of the County of Monterey's Public Health Department to lead a study session about smoking and its related effects (Wizard)
- Requested to sand up the Citizens Advisory Committee (Oglesby)
- Requested that the Housing Affordability Manager position to be put in the budget and to initiate the recruit (Oglesby)
- Requested to integrate the Seaside Raiders under the umbrella of a city program. (Oglesby)

11. MAYOR, CITY COUNCIL, CITY MANAGER AND CITY ATTORNEY COMMENTS AND REPORTS ON COMMITTEE ASSIGNMENTS

12. ADJOURNMENT

On motion the meeting was adjourned at 11:15 PM.

Respectfully submitted,

Lesley Milton-Rerig, City Clerk

Ian N. Oglesby, Mayor



CITY OF SEASIDE STAFF REPORT

Item No.: 8.B.

TO: City Council

FROM: Craig Malin, City Manager

BY: Lori Merwin, Finance Assistant
Kimberly Drabner, Finance Director

DATE: May 2, 2019

SUBJECT: APPROVE AND FILE CITY CHECKS

PURPOSE & RECOMMENDATION

Approve and file the accounts payable and wired payments made during the period of April 6, 2019 through April 19, 2019 including the payroll and benefits checks, direct deposits and wired payments related to the pay period of April 11, 2019. Total Accounts Payable and Payroll for the above referenced period is \$1,483,851.08.

BACKGROUND

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

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

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

- \$692,588.98 for Payroll and benefits.
- \$27,860.71 to the Monterey County Sheriff's Office for the Criminal Justice Information System for the Seaside Police department. Billing period of 1/1/2019 - 3/31/2019 (3rd Quarter FY2018/19).
- \$12,049.00 to Monterey Regional Waste Management District for HF&H annual

contract management services. GreenWaste Recovery franchise collection contract (March 2017 - February 2018).

- \$46,357.67 to Pacific Gas & Electric for City of Seaside collective payment for street lights, highway lighting, park lights, and City office buildings. Service period: 2/26/2019 - 3/26/2019.
- \$19,355.00 to Harris & Associates, Inc. for : 1) Seaside County Sanitation District lift station upgrade services from 2/24/2019 - 3/30/2019 (\$6,010.00). Services include project management, environmental permitting, and construction management; 2) Seaside County Sanitation District CIP management services from 2/24/2019 - 3/30/2019 (\$13,345.00). Services for Del Monte sewer line, Canyon Del Rey sewer line, Highway 1 sewer cleaning, and miscellaneous CIP oversight.
- \$50,965.97 to Miracle Playsystems, Inc. for Durant Park playground equipment. Includes 2 bay arch swings, 2 belts, 2 buckets, playground demo and disposal, equipment installation, temporary cyclone fencing and freight charge.
- \$18,658.35 to Ellis Makus LLP for services in connection with Seaside investigation 00005 from 12/28/2018 - 3/11/2019. Invoice details were redacted.
- \$57,345.00 to Torti Gallas and Partners, Inc., for March, 2019 services for Campus Town specific plan; tasks include preparing final specific plan and environmental compliance.
- \$11,240.00 to Schaaf & Wheeler, Consulting Civil Engineers, Inc. for March, 2019 services for water tank improvements; tasks include plans, specs and estimates.
- \$55,065.00 to The Sohagi Law Group for February, 2019 legal services for the Main Gate project (\$6,565.00) and Campus Town Center (\$48,500.00).
- \$54,480.50 to The Sohagi Law Group for General Plan legal services for October, 2018 (\$4,951.75), November, 2018 (\$22,747.00), December, 2018 (\$26,369.25), and January, 2019 (\$412.50).
- \$13,500.00 to Seaside Senior Living LLC for Phase 1 demolition at Coe Avenue and Monterey Road (contractor - Randazzo Enterprises).

The remaining checks, totaling \$424,384.90 include payments to vendors for operating expenditures.

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

<http://www.ci.seaside.ca.us/194/Check-Draft-Register>

FISCAL IMPACT

There are no additional fiscal impacts.

ATTACHMENTS

None

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 8.C.

TO: City Council

FROM: Craig Malin, City Manager

BY: Sharon Mikesell, Administrative Analyst

DATE: May 2, 2019

**SUBJECT: PROCLAMATION DESIGNATING MAY AS SMALL BUSINESS
MONTH IN SEASIDE**

PURPOSE & RECOMMENDATION

That the City proclaim May 2019 Small Business month to honor the contribution small businesses make to our great City of Seaside.

BACKGROUND

Small businesses create many jobs throughout the United States and play a great role in contributing to the vibrancy and diversity of Seaside. Proclamation of Small Business Month is a great way to honor our small businesses.

FISCAL IMPACT

There is no fiscal impact to the general fund by this proclamation.

ATTACHMENTS

1. 2019 Small Business Month Proclamation
-

Reviewed for Submission to the
City Council by:

A handwritten signature in blue ink, consisting of a stylized 'S' followed by a horizontal line and a loop.

Craig Malin, City Manager

City of Seaside *Proclamation*



Declaring May 2019 as "Small Business Month"

WHEREAS *small businesses are the engines of job creation in the United States and this fact comes to life in the City of Seaside, California; and*

WHEREAS *small businesses represent a community at work; and often times their value and the role they play in our communities is overlooked; and*

WHEREAS *in the City of Seaside, our small businesses over the years have provided jobs, paid taxes, and contributed to local charitable and community efforts; and*

WHEREAS *owners of small businesses deserve recognition, gratitude and*

WHEREAS *the City of Seaside recognizes that small businesses in Seaside are a core component of our local economy and pays tribute to their determination and spirit; and*

NOW, THEREFORE, *I, The Honorable Ian Oglesby, Mayor of the City of Seaside, California, do hereby proclaim May, 2019 as Small Business Month encouraging residents to recognize Seaside's small businesses for the contributions they make in providing jobs, generating revenue, and for the unique cultural and social element they bring to our community.*

PRESENTED *on this 2nd day of May, 2019, by Mayor Ian Oglesby, in the City of Seaside, in Monterey County, State of California*

Ian Oglesby, Mayor



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 8.D.

TO: City Council

FROM: Craig Malin, City Manager

BY: Lesley Milton-Rerig, Public Affairs Officer/City Clerk

DATE: May 2, 2019

**SUBJECT: APPOINTMENT OF BOARD, COMMISSION AND COMMITTEE
MEMBERS TO FILL CURRENT VACANCIES**

PURPOSE & RECOMMENDATION

To make appointments to the Neighborhood Improvement Commission, the Planning Commission, the Parks and Recreation Commission and the Community Development Advisory Committee to fill vacancies created by resignations of current members.

BACKGROUND

The staff report for this item will be available prior to the meeting.

FISCAL IMPACT

There is no fiscal impact associated with this item.

ATTACHMENTS

None

Reviewed for Submission to the
City Council by:

A handwritten signature in blue ink, consisting of a stylized 'C' followed by several loops and a horizontal line.

Craig Malin, City Manager



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 8.E.

TO: City Council

FROM: Craig Malin, City Manager

BY: Nancy Towne, Recreation Services Director
Dan Meewis, Recreation Superintendent

DATE: May 2, 2019

**SUBJECT: APPROVE A FEE WAIVER REQUEST FROM THE MONTEREY
INTERNATIONAL BLUES FESTIVAL TO USE THE CITY OF
SEASIDE'S STAGE FOR THEIR 3RD ANNUAL BLUES FESTIVAL**

PURPOSE & RECOMMENDATION

Approve the request by the Monterey International Blues Festival to utilize the City's portable stage in exchange actual labor costs and promotional services.

BACKGROUND

The Monterey International Blues Festival will be held on Saturday, June 29, 2019, at the Monterey County Fair and Event Center. In addition to a Main "Garden" Stage, they will feature a "Youth & Education Stage" dedicated to young performers and seasoned mentor performers & blues historians.

The Blues Festival has agreed to pay actual labor costs for delivery and removal of the stage and feature the City of Seaside as a valued partner at the festival, while promoting Seaside's Sunday Blues in the Park events in lieu of a rental fee.

FISCAL IMPACT

Payment of actual labor costs and promotional services in exchange for stage rental fee.

ATTACHMENTS

1. Monterey International Blues Festival Letter

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager



**MONTEREY INTERNATIONAL BLUES
FESTIVAL**

P. O. BOX 2776, MONTEREY, CA 93942

www.montereyinternationalbluesfestival.com

BOARD OF DIRECTORS

Any Treadwell, President

Lee Durley, Vice President

Jackie Craghead, Vice President

John D. Loughton, Treasurer

Judy Proud, Secretary

March 21, 2019

The Honorable Ian Oglesby
City of Seaside City Hall
440 Harcourt Avenue
Seaside Ca 93955

Dear Mayor Oglesby,

The Monterey International Blues Festival is proud to present our 3rd annual Blues Festival on Saturday, June 29, 2019, at the Monterey County Fair and Event Center. In addition to our Main "Garden" Stage, we will feature a "Youth & Education Stage" dedicated to young performers and seasoned mentor performers & blues historians.

We would be thrilled to feature the City of Seaside as a valued partner at the festival in appreciation for the use of your stage. Additionally we would like to support your summer Sunday Blues in the Park events and participate as a visible presence at these programs.

Based on the value of your in-kind support, we will prominently display your signage at highly visible locations and frequently mention your programs & support from both our main stage and Youth & Education Stage during the Festival. You will also be featured in our robust social media marketing by linking your events to our sites.

We hope you will be so kind as to consider our request to the City Council and/or the Recreation Department to approve the use of your stage, its delivery, set-up, and take away at the end of the MIBF knowing that the Monterey International Blues Festival will reciprocate with widespread visibility extended to The City of Seaside and Blues in the Park throughout our pre and post festival marketing efforts.

Please let me know the procedure for approval of our request.

Sincerely yours,

Amy Treadwell

Amy Treadwell

President, Monterey International Blues Festival

*To preserve, educate, and present an internationally involved effort
to perpetuate the great American art form of the Blues*



CITY OF SEASIDE STAFF REPORT

Item No.: 8.F.

TO: City Council

FROM: Craig Malin, City Manager

BY: Rick Riedl, City Engineer
Scott Ottmar, Senior Engineer

DATE: May 2, 2019

SUBJECT: APPROVE A RESOLUTION TO AWARD A CONTRACT TO DON CHAPIN COMPANY FOR THE INSTALLATION OF REPLACEMENT STORM DRAIN GRATES FOR AN AMOUNT NOT TO EXCEED OF \$234,850

PURPOSE & RECOMMENDATION

To approve a resolution awarding a contract to the Don Chapin Company, Inc. to install bicycle-safe storm drain grates for an amount not to exceed \$234,850.

BACKGROUND

The City of Seaside is a member of Cal-JPIA which is an Insurance Joint Powers Authority. In response to a request by Cal-JPIA, the City Council adopted a Performance Improvement Plan (PIP). Included within the PIP was a safety enhancement project to retrofit existing storm drain grates with new bicycle-safe grates.

The City's storm drain system was installed over many decades, resulting in an unknown number of different makes and sizes of catch basins and drain inlets. The City contracted with the Wallace Group (Wallace) to conduct an inventory and assessment of storm drain catch basins and drain inlets within the city limits. The survey identified 368 grates that require replacement or upgrade to make them bicycle safe. The City is interested in replacing these storm drain grates with new bicycle safe grates that meet California Department of Transportation specifications. City staff evaluated different upgrade options and determined fabricating custom grates as the most cost effective solution. City staff issued a Request for Bid (RFB) to fabricate custom grates on September 10, 2018. After a public bid opening was held on October

11, 2018, the council awarded a contract to Phoenix Iron Works to fabricate replacement storm drain grates.

Since the fabricator requires assistance to measure and install the grates and the City does not have the resources to support these activities, a Request for Bid to support measurement and installation of replacement grates was issued on March 14, 2019. A public bid opening was held on April 11, 2019 with one bid received from the Don Chapin Company, Inc.

Table 1. Bid Results

Bidder	Bid
Don Chapin Company, Inc.	\$234,850

Based upon an evaluation of the bid documents received, Don Chapin Company, Inc. has submitted a responsive, responsible bid. It is recommended that the City Council adopt a resolution to award a contract to Don Chapin Company, Inc. for an amount not to exceed Two Hundred Thirty Four Thousand Eight Hundred Fifty Dollars (\$234,850) to install replacement storm drain grates and authorize the City Manager to execute the contract.

ENVIRONMENTAL COMPLIANCE

Per Title 14 of the California Code of Regulations, Chapter 3, "Guidelines for Implementation of California Environmental Quality Act (CEQA)," Article 19, "Categorical Exemptions," Section 15302 (c) the following Class 2 actions are categorically exempt;

Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced, including but not limited to:

Examples include but are not limited to:

(c) Replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity

The replacement of existing storm drain grates is maintenance of publicly-owned utility and is therefore considered categorically exempt as described above.

FISCAL IMPACT

A contingency of 10% is appropriate for construction projects. Since the proposed

contract amount is \$234,850, a contingency of approximately \$24,000 is recommended resulting in proposed project budget of \$259,000. It is recommended that increases in appropriations of \$259,000 to 210-8210-9576: Bicycle Safe Storm Grate and 210-3999: Transfer In Measure X be funded through an increase in 211-8110-9999: Transfer Out from the Transportation Safety and Invest Fund (Measure X). This would increase Account No. 210-8210-9576 line item budget to \$686,000.

ATTACHMENTS

1. Resolution
 2. Contract
-

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager

RESOLUTION NO. 19-

A RESOLUTION OF THE CITY OF SEASIDE CITY COUNCIL

APPROPRIATING FUNDS FROM MEASURE X FOR THE BICYCLE SAFE STORM DRAIN GRATE PROJECT AND AWARDING A CONTRACT TO DON CHAPIN COMPANY INC. FOR AN AMOUNT NOT TO EXCEED TWO HUNDRED THIRTY FOUR THOUSAND EIGHT HUNDRED FIFTY DOLLARS (\$234,850) TO INSTALL BICYCLE SAFE REPLACEMENT STORM DRAIN GRATES

WHEREAS, on September 3, 2015, at the request of Cal-JPIA, the City Council adopted a Performance Improvement Plan (PIP) to address potential liabilities that could adversely impact the City's insurance pool;

WHEREAS, the PIP included a safety enhancement project to retrofit storm drain grates to make them bicycle safe; and

WHEREAS, a project was put out to bid to support installation of bicycle-safe replacement grates and one bid was received; and

WHEREAS, based upon the review of the bid documents, the Don Chapin Company, Inc. submitted a responsive, responsible bid in the amount of \$234,850 and have completed similar projects; and

WHEREAS, a contingency of 10% is appropriate for an installation budget of \$259,000; and

WHEREAS, the fiscal year 2018/2019 adopted budget for storm drain grate replacement project (Account No. 210-8210-9576) is \$427,000; and

WHEREAS, the project is funded through Measure X for a project budget amount of \$259,000; and

WHEREAS, per Section 15302(c) of the California Environmental Quality Act, the project is categorically exempt.

NOW THEREFORE, BE IT RESOLVED the City Council of the City of Seaside awards a contract to Don Chapin Company, Inc. for an amount not to exceed Two Hundred Thirty Four Thousand Eight Hundred Fifty Dollars (\$234,850) and authorizes the City Manager to execute the contract; and

NOW, THEREFORE BE IT FURTHER RESOLVED, that the City of Seaside City Council increase appropriations by \$259,000 in 210-8210-9576: Bicycle Safe Storm Grate and 210-3999: Transfer In Measure X funded by an increase of \$259,000 in 211-8110-9999: Transfer Out from the Transportation Safety and Invest Fund; direct the Finance Director to make the necessary budget adjustments; and authorize the City Manager to execute an additional 10% contingency for written amendments to Don Chapin Company, Inc. contract such that the full contract value not exceed Two Hundred Fifty Nine Thousand Dollars (\$259,000).

PASSED AND ADOPTED at a regular City Council meeting duly held on the 2nd day of May, 2019 by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

Ian Oglesby, Mayor

ATTEST: _____
Lesley Milton-Rerig, City Clerk



CITY OF SEASIDE CONSTRUCTION BID CONTRACT STORM DRAIN GRATE UPGRADE - INSTALLATION

This Agreement, made and concluded in duplicate this _____ day of May, 2019 between the CITY OF SEASIDE, herein referred to as "City", and Don Chapin Company, Inc., herein referred to as "Contractor".

WITNESSETH:

Article I. For and in consideration of the payments and agreements hereinafter mentioned to be made and performed by said City and hereunto annexed, the said Contractor agrees with the said City, at his own proper cost and expense, to do all the work and furnish all the materials, except such as are mentioned in the specifications to be furnished by said City, necessary to construct and complete in a good workmanlike and substantial manner and to the satisfaction of said City, in accordance with the provisions hereto annexed and also in accordance with the latest applicable General prevailing Wage Rates.

The work to be done is specified in these special provisions Titled "Book 1 Notice, Plans, & Special Provisions" for the Storm Drain Grate Upgrade Project - Installation, dated March, 2019, approved by the City Engineer, which said special provisions and plans are made part of this contract.

Article II. The said City hereby promises and agrees with the said Contractor to employ, and does hereby employ, the said Contractor to provide the materials and do the work according to the terms and conditions herein contained and referred to, for the price hereinafter set forth, and hereby contracts to pay the same at the time, in the manner, and upon the conditions herein set forth; and the said parties for themselves, their heirs, executors, administrators, successors and assigns, do hereby agree to the full performance of the covenants herein contained.

Article III. The statement of prevailing wages appearing in the General Prevailing Wage Rates is hereby specifically referred to and by this reference made a part of this contract. It is further expressly agreed by and between the parties hereto that should there be any conflict between the terms of this instrument and the bid or proposal of said Contractor, then this instrument shall control and nothing herein shall be considered as an acceptance of the said terms of said proposal conflicting herewith.

Article IV. By my signature hereunder, as Contractor, I certify that I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for worker's compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract.

Article V. And the said Contractor agrees to receive and accept the following prices as full compensation for furnishing all materials and for doing all the work contemplated and embraced in this agreement; also for all loss or damage arising out of the nature of the work aforesaid, or from the action of the elements, or from any unforeseen difficulties or obstructions which may arise or be encountered in the prosecution of the work until its acceptance by the said City and for all risks of every description connected with the work; also for all expenses incurred by or in consequence of the suspension or discontinuance of work and for well and faithfully completing the work, and the whole thereof, in the manner and according to the plans and specifications, and the requirements of the Engineer under them, to wit:

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	ITEM TOTAL
1	MOBILIZATION	LS	1	\$51,700	\$51,700
2	MEASUREMENT SUPPORT PHASE	EA	370	\$170.00	\$62,900
3	INSTALLATION PHASE	EA	370	\$325.00	\$120,250

Article VI. - Assignment. The Contractor shall not assign any of his duties, responsibilities or obligations without prior written consent from the City.

Article VII. Indemnity. To the fullest extent permitted by law, the Contractor agrees to indemnify, defend and hold harmless, City and any and all of City's boards, officers, employees, agents, assigns, and successors in interest, from and against any and all claims losses, demand and expenses, including, but not limited to, attorney's fees and cost of litigation, on account of bodily injury, including death, or property damage arising out of or in any way connected to the work performed by Contractor under this agreement. Without affecting the rights of City under any provision of this agreement, Contractor shall not be required to indemnify and hold harmless City for liability attributable to the active negligence of City, provided such active negligence is determined by agreement between the parties or by the findings of a court of competent jurisdiction. In instances where City is shown to have been actively negligent and where City's active negligence accounts for only a percentage of the liability involved, the obligation of Contractor will be for that entire portion or percentage of liability not attributable to the active negligence of City.

Article VIII. Insurance. Prior to the beginning of and throughout the duration of the work, Contractor will maintain insurance in conformance with the requirements set forth in Section 3.08 "Responsibility for Damage and Insurance" of the Special Provisions. Contractor will use existing coverage to comply with these requirements. If that existing coverage does not meet the requirements set forth, it will be amended to do so. Contractor acknowledges that the insurance coverage and policy limits set forth in this section constitute the minimum amount of coverage required. Any insurance proceeds available to City in excess of the limits and coverage required in this agreement and which is applicable to a given loss, will be available to City.

Article IX. - Legal Action. Should either party to this agreement bring legal action against the other, the case shall be handled in Monterey County, California, and the party prevailing in such action shall be entitled to a reasonable attorney's fee which shall be fixed by the judge hearing the case and such fee shall be included in the judgment, together with all costs.

Article X. - Notices. All notices herein provided to be given, or which may be given by either party to the other, shall be deemed to have been fully given and fully received when made in writing and deposited in the United States mail, certified and postage prepaid, and addressed to the respective parties as follows:

CITY OF SEASIDE
Rick Riedl, City Engineer
440 Harcourt Avenue
Seaside, CA 93955

Don Chapin Company
Caroline Chapin Hodges, Executive Vice President
560 Crazy Horse Canyon Road
Salinas, CA 93907

IN WITNESS WHEREOF, the parties to these presents have hereunto set their hands the year and date first above written.

CITY OF SEASIDE

by: _____
Craig Malin, City Manager

Date

CONTRACTOR

by: Caroline Chapin Hodges
Caroline Chapin Hodges, Executive Vice President

4/19/2019

Date

Licensed in accordance with an act providing for
the registration of Contractors.

License No. 406512

BOOK 1

NOTICE, PLANS & SPECIAL PROVISIONS

STORM DRAIN GRATE UPGRADE PROJECT - INSTALLATION

City Project No. 2019-210-2073



Approved by: Rick Riedl, P.E.
City Engineer

Prepared by: Kari Wagner, PE 66026
Wallace Group



CITY OF SEASIDE
Department of Public Works
MARCH 2019

Table of Contents
STORMDRAIN GRATE UPGRADE PROJECT

Notice Inviting Bids.....	3
Special Provisions Volume I	4
SECTION 1. SPECIFICATIONS AND PLANS.....	4
1.01 GENERAL	4
1.02 DEFINITIONS AND TERMS.....	4
1.03 CONTRACTOR'S COPIES OF CONTRACT DOCUMENTS	5
1.04 PAYMENT	5
SECTION 2. PROPOSAL REQUIREMENTS AND CONDITIONS	6
2.01 GENERAL	6
2.02 FEDERAL LOBBYING RESTRICTIONS	6
2.03 DISADVANTAGED BUSINESS ENTERPRISE (DBE).	6
2.04 EXAMINATION OF SPECIFICATIONS, SPECIAL PROVISIONS, AND WORK SITE	6
2.05 PROPOSAL FORMS	6
2.06 REJECTION OF PROPOSALS CONTAINING ALTERATIONS ERASURES, OR IRREGULARITIES.....	6
2.07 PROPOSAL GUARANTY	6
2.08 WITHDRAWAL OF PROPOSAL	7
2.09 PUBLIC OPENING OF PROPOSALS.	7
2.10 DISQUALIFICATION OF BIDDERS	7
2.11 COMPETENCY OF BIDDERS	7
2.12 PERMITS AND LICENSES	7
SECTION 3. AWARD AND EXECUTION OF CONTRACT	8
3.01 GENERAL	8
3.02 AWARD OF CONTRACT	8
3.03 CONTRACT BONDS	8
3.04 EXECUTION OF CONTRACT	8
3.05 FAILURE TO EXECUTE CONTRACT.....	8
3.06 RETURN OF PROPOSAL GUARANTIES.....	8
3.07 INDEMNIFICATION.....	8
3.08 RESPONSIBILITY FOR DAMAGE AND INSURANCE	9
SECTION 4. PROSECUTION AND PROGRESS	12
4.01 BEGINNING OF WORK, TIME OF COMPLETION, AND LIQUIDATED DAMAGES.	12
4.02 PRECONSTRUCTION CONFERENCE	12
4.03 SUBCONTRACTORS.....	12
4.04 SCHEDULE	12
4.05 SUSPENSION OF CONTRACT	12
4.06 RESOLUTION OF CONSTRUCTION CLAIMS	12

4.07	MEASUREMENT AND PAYMENT	13
4.08	PROGRESS PAYMENTS	13
4.09	FINAL PAYMENT	14
4.10	CLEANUP	14
4.11	HOURS OF WORK.....	14
4.12	PUBLIC NOTIFICATION	14
5.01	LABOR NONDISCRIMINATION.....	15
5.02	PREVAILING WAGE	15
5.03	PUBLIC SAFETY.....	15
5.04	REMOVAL OF ASBESTOS AND HAZARDOUS SUBSTANCES.....	16
5.05	SUBCONTRACTING	16
5.06	PROMPT PAYMENT OF FUNDS WITHHELD TO SUBCONTRACTORS	17
 SECTION 6. NOT USED.....		17
 SECTION 7. MATERIALS		17
7.01	SOURCE OF SUPPLY AND QUALITY OF MATERIALS	17
7.02	TRADE NAMES AND ALTERNATIVES	17
7.03	SUBMITTALS	18
 SECTION 8. OTHER REQUIREMENTS		19
8.01	GENERAL	19
8.03	PROJECT APPEARANCE.:	19
8.04	WORK SEQUENCING	19
8.05	DUST CONTROL	19
8.06	WATERING	19
8.07	OBSTRUCTIONS	19
8.08	MAINTAINING TRAFFIC.....	20
8.09	COOPERATION	20
8.10	DESCRIPTIONS OF BID ITEMS.....	20
 APPENDIX A – ATTACHMENTS		
1. TABLE OF GRATES		
2. SITE MAP		



CITY OF SEASIDE

Notice Inviting Bids

STORM DRAIN GRATE REPLACEMENT PROJECT

PUBLIC NOTICE IS HEREBY GIVEN that the City of Seaside will receive sealed bids for the above stated project in the office of the City's Deputy City Manager – Administrative Services, located at City Hall, 440 Harcourt Avenue, Seaside, CA 93955, until **2:00 p.m. on Thursday, April 11th, 2019**, at which time all bids will be publicly opened and read aloud.

The scope of the work will consist of all labor, material, equipment and services necessary to complete the work identified in the work describe below, and attached in Appendix A, including but not limited to:

Measurement support and installation of replacement storm drain grates, storm grates to be provided by others, in conformance with 2015 Caltrans Standard Specification Section 75-2.02B and equivalent to the Caltrans Standard Plan (D77B) for bicycle safe grates within the City of Seaside, County of Monterey.

No pre-bid meeting will be held for this project.

Copies of the Bid Documents will be available at ebidboard.com. For inquiries about the project, contact Scott Ottmar, Senior Engineer at sottmar@ci.seaside.ca.us or (831) 899-6885. Requests for interpretation of contract documents shall be submitted no later than the 10th day preceding the due date. No addendums will be issued after the 5th day preceding the bid due date. Bidders shall check ebidboard.com for any addenda information. Submittal of a signed Bid shall be evidence that the Bidder has obtained this information and that the Bid is based on any changes contained therein.

The quantities shown in the proposal forms are approximate only and given as a basis for the comparison of bids. The City does not expressly or by implication assert that the actual amount of work will correspond herewith and reserves the right to increase or decrease the amount of any portion of the work or to omit portions of the work as may be deemed necessary.

Bidders are required to sign and submit the bid forms provided in the Proposal and Contract book. No bid will be considered unless it is made on a proposal form furnished by the City and is accompanied by a bid bond for ten percent (10%) of the bid amount. The successful bidder shall furnish a Labor and Materials Bond and a Performance Bond. The successful bidder will be required to secure a City Business License before commencing work on the project and must possess a **Class A General Engineering Contractors License**.

Pursuant to Section 1773 of the Labor Code, the general prevailing wage rates in Monterey County, in which the work is to be done have been determined by the Director of the California Department of Industrial Relations. These wages are set forth in the General Prevailing Wage Rates for this project, available from the California Department of Industrial Relations' Internet web site at <http://www.dir.ca>.

A contractor or subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, as defined in this chapter, unless currently registered and qualified to perform public work pursuant to Section 1725.5. It is not a violation of this section for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded. This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

Notice is also hereby given that all Bidders may be required to furnish a sworn statement of their financial responsibility, technical ability and experience before award is made to any particular Bidder.

Provision is made for security substitution on payment withholds as provided in Public Contract Code Sections 22200 and 22300.

The City reserves the right to reject any or all bids and the right to waiver minor irregularities or informalities in any bid proposal.

CITY OF SEASIDE
Public Works Department

_____/s/
Richard Riedl, PE
City Engineer

Date

CITY OF SEASIDE

Special Provisions Volume I

STORM DRAIN GRATE UPGRADE PROJECT

SECTION 1. SPECIFICATIONS AND PLANS

1.01 GENERAL. The work embraced herein shall be done in accordance with these special provisions and the Standard Specifications of the State of California Department of Transportation dated 2015 sections 1-99, insofar as the same may apply, which specifications are hereinafter referred to as the "Standard Specifications."

Whenever in these special provisions attention is directed to specific portions of the Standard Specifications, such direction is not exclusive and shall not be interpreted as excluding other applicable provisions of said specifications.

The following General Provisions of the Standard Specifications do not apply:

Section No.	Section Name
2-1.15	Disabled Veteran Business Enterprises
2-1.18	Small Business and Non-Small Business Subcontractor Preferences
2-1.27	California Companies
2-1.31	Opt Out of Payment Adjustments for Price Index Fluctuations
3-1.08	Small Business Participation Report
9-1.07	Payment Adjustments for Price Index Fluctuations
9-1.16C	Materials on Hand
9-1.16F	Retentions

In the event of conflict in the contract documents, the order of precedence shall be as follows:

1. Governing ranking of Contract parts in descending order is:

- 1.1. Permits and licenses
- 1.2. Special provisions
- 1.3. Project plans
- 1.4. Revised Standard Specifications
- 1.5. Standard Specifications
- 1.6. Revised standard plans
- 1.7. Standard plans
- 1.8. Supplemental project information

2. Written numbers and notes on a drawing govern over graphics
3. Detail drawing governs over a general drawing
4. Specific specification governs over a general specification
5. Specification in a section governs over a specification referenced by that section

1.02 DEFINITIONS AND TERMS.

Specifications: Standard specifications, revised standard specifications, and special provisions.

1. standard specifications: Specifications standard to Caltrans construction projects. These specifications are in a book titled *Standard Specifications, State of California, California State Transportation Agency, Department of Transportation*, dated 2015 published by the California Department of Transportation.
2. revised standard specifications: New or revised standard specifications. These specifications are in a section titled Revised Standard Specifications of a book titled "Contract Documents, Plans and Special Provisions."
3. special provisions: Specifications specific to the project. These specifications are in sections titled "Special Provisions Volume I" and "Special Provisions Volume II" of a book titled "Contract Documents, Plans and Special Provisions".

Whenever in the Standard Specifications, the terms "State of California," "Department of Transportation," "Director," "Division of Highways," "Chief Engineer," "Engineer," or "Laboratory" are used, the following terms shall be substituted therefore and any reference to any of the above terms shall be understood and interpreted to mean and refer to such substituted terms as follows:

"State of California," substitute "City of Seaside."

"Department of Transportation" -- the "Seaside City Council."

"Director"-- the "Seaside City Manager."

"Division of Highways"-- the "Public Works Department of the City of Seaside."

"Engineer" or "Chief Engineer"-- the "City Engineer," acting either directly or through properly authorized agents, such agents acting within the scope of the particular duties entrusted to them.

"Laboratory"-- the contract laboratory of the City of Seaside or such other laboratory as may be authorized by the City to test materials and work involved in the contract.

1.03 CONTRACTOR'S COPIES OF CONTRACT DOCUMENTS. The Engineer will supply the Contractor with two (2) full-size sets and one pdf set of contract documents that include the plans and specifications. Maintain at least one complete set of plans and specifications at the site of construction in good condition and at all times available to the Engineer. Additional copies of the contract documents, if required, can be furnished by the Engineer at the cost of reproduction.

1.04 PAYMENT. Full compensation for work specified in Volume I of the special provisions is included in the payment for the bid items involved unless:

1. Bid item for the work is shown on the Bid Item List
2. Work is specified as change order work

SECTION 2. PROPOSAL REQUIREMENTS AND CONDITIONS

2.01 GENERAL. The bidder's attention is directed to the provisions in Section 2, "Bidding," of the Standard Specifications and these special provisions for the requirements and conditions which the bidder must observe in the preparation of the proposal form and the submission of the bid. Proposal forms are provided in a separate book entitled Book 2 "CONTRACT DOCUMENTS: STORM DRAIN GRATE UPGRADE PROJECT - INSTALLATION".

The Bidder's Bond Statement mentioned in the last paragraph in Section 2-1.34, "Bidder's Security" of the Standard Specifications will be found following the signature page of the Proposal in the Proposal and Contract Book.

Failure of the bidder to fulfill the requirements of the Special Provisions for submittals required to be furnished after bid opening may subject the bidder to a determination of the bidder's responsibility in the event it is the apparent low bidder on a future public work's contracts.

2.02 FEDERAL LOBBYING RESTRICTIONS. Section 1352, Title 31, United States Code prohibits Federal funds from being expended by the recipient or any lower tier sub recipient of a Federal-aid contract to pay for any person for influencing or attempting to influence a Federal agency or Congress in connection with the awarding of any Federal-aid contract, the making of any Federal grant or loan, or the entering into of any cooperative agreement.

The Contractor, subcontractors and any lower-tier contractors shall file a disclosure form at the end of each calendar quarter in which there occurs any event that requires disclosure or that materially affects the accuracy of the information contained in any disclosure form previously filed by the Contractor, subcontractors and any lower-tier contractors. An event that materially affects the accuracy of the information reported includes:

- (1) A cumulative increase of \$25,000 or more in the amount paid or expected to be paid for influencing or attempting to influence a covered Federal action; or
- (2) A change in the person(s) or individual(s) influencing or attempting to influence a covered Federal action; or
- (3) A change in the officer(s), employee(s), or Member(s) contacted to influence or attempt to influence a covered Federal Action.

2.03 DISADVANTAGED BUSINESS ENTERPRISE (DBE). Federal aid projects must comply with the requirements of section 2-1.12 of the Standard Specifications.

2.04 EXAMINATION OF SPECIFICATIONS, SPECIAL PROVISIONS, AND WORK SITE. The bidder shall examine carefully the site of the work contemplated and the proposal, specifications, and contract forms therefore. It will be assumed that the bidder has investigated and is satisfied as to the conditions to be encountered, as to the character, quality and quantities of work to be performed, materials to be furnished, and as to the requirements of the specifications, these special provisions, and the contract.

If any party contemplating submitting a bid for the proposed contract is in doubt as to the true meaning of any part of the specifications or proposed contract documents, or finds discrepancies in or omissions from the specifications, shall submit to the City a written request for an interpretation or correction thereof. The party submitting the request will be responsible for its prompt delivery. Any interpretation or correction of the proposed documents prior to bid opening will be made only by addendum duly issued, and a copy of such addenda will be mailed to each person receiving a set of such documents. The City will not be responsible for any other explanations or interpretations of the proposed documents. **No request will be reviewed or heard within seventy-two (72) hours of bid opening.**

The bidder shall perform or make any investigations or studies he deems necessary to evaluate the site conditions and bid on the construction operations necessary to complete the project under this Contract. No additional compensation will be made for such investigations. All investigations shall be coordinated with the City and shall be subject to all applicable City standards and ordinances.

2.05 PROPOSAL FORMS. All proposals shall be made upon the forms obtained from the City. Proposals submitted on forms other than those issued by the City will be disregarded. All bids shall be presented under sealed cover, plainly marked "Proposal" and identifying the project name and number.

2.06 REJECTION OF PROPOSALS CONTAINING ALTERATIONS, ERASURES, OR IRREGULARITIES. Proposals may be rejected if they show any alteration of form, additions not called for, conditional bids, incomplete bids, erasures, or irregularities of any kind.

2.07 PROPOSAL GUARANTY. All bids shall be accompanied by cash, cashier's or certified check, or by bidder's bond made

payable to the City of Seaside and executed as surety by some corporation authorized to issue surety bonds in the State of California, for an amount equal to at least ten percent of the total bid amount. No bid shall be considered unless cash, cashiers' or certified check, or bidder's bond is enclosed therewith.

2.08 WITHDRAWAL OF PROPOSAL. Any bid may be withdrawn at any time prior to, but not after, the hour fixed in the public notice for the opening of bids, provided that a request in writing, executed by the bidder or his duly authorized representative, for the withdrawal of such bid, is filed with the City Engineer. The withdrawal of a bid shall not prejudice the right of a bidder to file a new bid.

2.09 PUBLIC OPENING OF PROPOSALS. Proposals will be opened and read publicly at the time and place indicated in the Notice to Bidders. Bidders or their authorized agents and the public are invited to be present.

2.10 DISQUALIFICATION OF BIDDERS. The City will not consider more than one proposal from an individual, firm, or partnership, a corporation, or an association under the same or different names. A Contractor may be interested in one bid as prime Contractor and another as subcontractor, providing no collusion exists. Proposals in which the prices are unbalanced may be rejected.

2.11 COMPETENCY OF BIDDERS. No bid will be accepted from or contract awarded to a Contractor to whom a proposal form has not been issued by the Engineer or who has not successfully performed on projects of similar character and scope of proposed construction. Submit a completed Bidder's Information Statement with your proposal using the form provided by the City.

2.12 PERMITS AND LICENSES. Comply with Section 5-1.20B, "Permits, Licenses, Agreements, and Certifications," of the Standard Specifications and these special provisions.

Additionally, Contractor must:

- Hold a valid City of Seaside business license for the duration of this contract
- Possess a Class A General Engineering Contractors License
- Obtain all applicable permits at no additional cost to the City
- Obtain City of Seaside no-fee encroachment

SECTION 3. AWARD AND EXECUTION OF CONTRACT

3.01 GENERAL. The bidder's attention is directed to the provisions in Section 3, "Contract Award and Execution," of the Standard Specifications and these special provisions for the requirements and conditions concerning award and execution of contract.

Bid protests are to be delivered to the following address: 440 Harcourt Avenue, Seaside, CA 93955

The contract shall be executed by the successful bidder and shall be returned, together with the contract bonds, to the City so that it is received within 10 days, not including Saturdays, Sundays and legal holidays, after the bidder has received the contract for execution. Failure to do so shall be just cause for forfeiture of the proposal guaranty. The executed contract documents shall be delivered to the following address: Public Works, 440 Harcourt Avenue, Seaside, CA 93955.

3.02 AWARD OF CONTRACT. The City reserves the right to reject any or all bid proposals and to waive minor irregularities or informalities in any bonds or in any proposals. Bids are required for all the work described herein unless otherwise indicated on the proposal. The award of contract, if awarded, will be made within sixty calendar days to the lowest responsible bidder whose proposal complies with all the requirements prescribed.

3.03 CONTRACT BONDS. The successful bidder shall furnish three separate bonds: a performance bond, a labor and materials bond and a surety bond. Each of the said bonds shall be executed in a sum equal to one hundred percent of the Contract price and issued by a bonding company with an A.M. Best rating of A- or better, or instrument of credit.

- Performance Bond: This bond shall guarantee the faithful performance of said contract by the Contractor. The performance bond will be held until final acceptance of the project.
- Labor and Materials Bond: This bond shall be furnished as required by the terms of Division 3, Title 15, Chapter 7, Section 3247, et seq. of the Civil Code of the State of California. The Labor and Materials bond shall be held until final acceptance of the project.

Whenever any surety or sureties on any such bonds, or on any bonds required by law for the protection of the claims of laborers and material suppliers, become insufficient, or the City has cause to believe that such surety or sureties have become insufficient, a demand in writing may be made of the Contractor for such further bond or bonds or additional surety, not exceeding that originally required as is considered necessary considering the extent of the work remaining to be done. Thereafter, no payment shall be made upon such contract to the Contractor or any assignees of the Contractor until such bond or bonds or additional surety have been furnished.

3.04 EXECUTION OF CONTRACT. Attention is directed to the provisions in Section 3-1.18 "Contract Execution" of the Standard Specifications. The contract shall be signed by the successful bidder and returned, together with the contract bonds, copies of insurance policies, and Certificates of Insurance within 10 days, not including Saturdays, Sundays and legal holidays, after the bidder has received the contract for execution.

3.05 FAILURE TO EXECUTE CONTRACT. Failure to execute a contract and file acceptable bonds within five calendar days after receiving notice that the contract has been awarded shall be just cause for the annulment of the award and the forfeiture of the proposal guaranty. If the successful bidder refuses or fails to execute the contract, the City Council may award the contract to the second lowest responsible bidder. On the refusal or failure of the second or third lowest responsible bidder to whom such contract is so awarded to execute the same, such bidder's guaranty shall be likewise forfeited to the City. The work may then be re-advertised or may be constructed by day labor as the City Council may decide.

3.06 RETURN OF PROPOSAL GUARANTIES. Within ten days after the award of contract, the City will return the proposal guaranties accompanying such of the proposals as are not to be considered in making the award. All other proposal guaranties will be held until the contract has been finally executed, after which they will be returned to the respective bidder whose proposal they accompany.

3.07 INDEMNIFICATION. To the fullest extent permitted by law, the Contractor agrees to indemnify, defend and hold harmless, City and any and all of City's boards, officers, employees, agents, assigns, and successors in interest through legal counsel reasonably acceptable to the City, from and against any and all claims losses, demand and expenses, including, but not limited to, attorney's fees and cost of litigation, on account of bodily injury, including death, or property damage arising out of or in any way connected to the work performed by Contractor under this agreement. Without affecting the rights of City under any provision of this agreement, Contractor shall not be required to indemnify and hold harmless City for liability attributable to the active negligence of City, provided such active negligence is determined by agreement between the parties or by the findings of a court of competent jurisdiction. In instances where City is shown to have been actively negligent and where City's active negligence accounts for only a percentage of

the liability involved, the obligation of Contractor will be for that entire portion or percentage of liability not attributable to the active negligence of City.

3.08 RESPONSIBILITY FOR DAMAGE AND INSURANCE. Prior to the beginning of and throughout the duration of the work, Contractor will maintain insurance in conformance with the requirements set forth below. Contractor will use existing coverage to comply with these requirements. If that existing coverage does not meet the requirements set forth here, it will be amended to do so. Contractor acknowledges that the insurance coverage and policy limits set forth in this section constitute the minimum amount of coverage required. Any insurance proceeds available to City in excess of the limits and coverage required in this agreement and which is applicable to a given loss, will be available to City.

Contractor shall provide the following types and amounts of insurance:

1. Commercial General Liability Insurance using Insurance Services Office "Commercial General Liability" policy form CG 00 01 or the exact equivalent. Defense costs must be paid in addition to limits. There shall be no cross liability exclusion for claims or suits by one insured against another. Limits shall be no less than \$2,000,000 per occurrence for all covered losses and no less than \$4,000,000 general aggregate.

Contractor's policy shall contain no endorsements limiting coverage beyond the basic policy coverage grant for any of the following:

- Explosion, collapse or underground hazard (XCU)
- Products and completed operations
- Pollution liability
- Contractual liability

Coverage shall be applicable to City for injury to employees of contractors, subcontractors or others involved in the project. Policy shall be endorsed to provide a separate limit applicable to this project.

2. Workers Compensation on a state-approved policy form providing statutory benefits as required by law with employer's liability limits no less than \$1,000,000 per accident for all covered losses.
3. Business Auto Coverage on ISO Business Auto Coverage form CA 00 01 06 92 including symbol 1 (Any Auto) or the exact equivalent. Limits shall be no less than \$1,000,000 per accident, combined single limit. If Contractor owns no vehicles, this requirement may be satisfied by a non-owned auto endorsement to the general liability policy described above. If Contractor or Contractor's employees will use personal autos in any way on this project, Contractor shall provide evidence of personal auto liability coverage for each such person.
4. Excess or Umbrella Liability Insurance (Over Primary) if used to meet limit requirements, shall provide coverage at least as broad as specified for the underlying coverages. Any such coverage provided under an umbrella liability policy shall include a drop-down provision providing primary coverage above a maximum \$25,000 self-insured retention for liability not covered by primary but covered by the umbrella. Coverage shall be provided on a "pay on behalf" basis, with defense costs payable in addition to policy limits. There shall be no cross-liability exclusion precluding coverage for claims or suits by one insured against another. Coverage shall be applicable to City for injury to employees of Contractor, subcontractors or others involved in the Work. The scope of coverage provided is subject to approval of City following receipt of proof of insurance as required herein. Limits are subject to review but in no event less than \$1,000,000 per occurrence and aggregate.

Insurance procured pursuant to these requirements shall be written by insurers that are admitted carriers in the state of California and with an A.M. Best rating of A- or better and a minimum financial size VII.

Contractor and City agree as follows:

1. Contractor agrees to endorse the third-party general liability coverage required herein to include as additional insureds City, its officials, employees and agents, using standard ISO endorsement No. CG 2010 with an edition date of 1985. Contractor also agrees to require all contractors, subcontractors, and anyone else involved in any way with the project contemplated by this agreement to do likewise.
2. Any waiver of subrogation expressed or implied on the part of City to any party involved in this agreement or related documents applies only to the extent of insurance proceeds actually paid. City, having required that it be named as an additional insured to all insurance coverage required herein, expressly retains the right to subrogate against any party for sums not paid by insurance. For its part, Contractor agrees to waive subrogation rights against City regardless of the applicability of any insurance proceeds, and to require all contractors, subcontractors or others involved in any way with the project(s) contemplated by this agreement, to do likewise.

3. All insurance coverage maintained or procured by Contractor or required of others by Contractor pursuant to this agreement shall be endorsed to delete the subrogation condition as to City, or to specifically allow Contractor or others providing insurance herein to waive subrogation prior to a loss. This endorsement shall be obtained regardless of existing policy wording that may appear to allow such waivers.
4. It is agreed by Contractor and City that insurance provided pursuant to these requirements is not intended by any party to be limited to providing coverage for the vicarious liability of City, or to the supervisory role, if any, of City. All insurance coverage provided pursuant to this or any other agreement (express or implied) in any way relating to City is intended to apply to the full extent of the policies involved. Nothing referred to here or contained in any agreement involving City in relation to the project(s) contemplated by this agreement is intended to be construed to limit the application of insurance coverage in any way.
5. None of the coverages required herein will be in compliance with these requirements if they include any limiting endorsement of any kind that has not been first submitted to City and approved of in writing.
6. All coverage types and limits required are subject to approval, modification and additional requirements by the City, as the need arises. Contractor shall not make any reductions in scope of coverage (e.g. elimination of contractual liability or reduction of discovery period) that may affect City's protection without City's prior written consent.
7. Proof of compliance with these insurance requirements, consisting of binders of coverage, or endorsements, or certificates of insurance, at the option of City, shall be delivered to City at or prior to the execution of this Agreement. In the event such proof of any insurance is not delivered as required, or in the event such insurance is canceled at any time and no replacement coverage is provided, City has the right, but not the duty, to obtain any insurance it deems necessary to protect its interests under this or any other agreement and to pay the premium. Any premium so paid by City shall be charged to and promptly paid by Contractor or deducted from sums due Contractor, at City option.
8. Contractor agrees to endorse, and to require others to endorse, the insurance provided pursuant to these requirements, to require 30 days' notice to City and the appropriate tender prior to cancellation of such liability coverage and notice of any material alteration or non-renewal of any such coverage, and to require contractors, subcontractors, and any other party in any way involved with the project contemplated by this agreement to do likewise.
9. It is acknowledged by the parties of this agreement that all insurance coverage required to be provided by Contractor or any subcontractor, is intended to apply first and on a primary non-contributing basis in relation to any other insurance or self-insurance available to City.
10. Contractor agrees to ensure that subcontractors, and any other party involved with the project who is brought onto or involved in the project by contractor, provide the same minimum insurance coverage required of Contractor. Contractor agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this section. Contractor agrees that upon request, all agreements with subcontractors and others engaged in the project will be submitted to City for review.
11. Contractor agrees that all layers of third-party liability coverage required herein, primary, umbrella and excess, will have the same starting and expiration date. Contractor agrees further that all other third-party coverages required herein will likewise have concurrent starting and ending dates.
12. Contractor agrees not to self-insure or to use any self-insured retentions or deductibles on any portion of the insurance required herein and further agrees that it will not allow any contractor, subcontractor, Architect, Engineer or other entity or person in any way involved in the performance of work on the project contemplated by this agreement to self-insure its obligations to City. If contractor's existing coverage includes a deductible or self-insured retention, the deductible or self-insured retention must be declared to the City. At that time the City shall review options with the contractor, which may include reduction or elimination of the deductible or self-insured retention, substitution of other coverage, or other solutions.
13. The City reserves the right at any time during the term of the contract to change the amounts and types of insurance required by giving the Contractor ninety (90) days advance written notice of such change. If such change results in substantial additional cost to the Contractor, the City will negotiate additional compensation proportional to the increased benefit to City.
14. For purposes of applying insurance coverage only, all contracts pertaining to the project will be deemed to be executed when finalized and any activity commences in furtherance of performance under this agreement.
15. Contractor acknowledges and agrees that any actual or alleged failure on the part of City to inform Contractor of non-compliance with any insurance requirement in no way imposes any additional obligations on City nor does it waive any rights

hereunder in this or any other regard.

16. Contractor will renew the required coverage annually as long as City, or its employees or agents face an exposure from operations of any type pursuant to this agreement. This obligation applies whether or not the agreement is canceled or terminated for any reason. The insurance shall include but not be limited to products and completed operations and discontinued operations, where applicable. Termination of this obligation is not effective until City executes a written statement to that effect.
17. Contractor agrees to waive its statutory immunity under any workers' compensation statute or similar statute, in relation to the city, and to require all subcontractors and any other person or entity involved in the project contemplated by this agreement to do likewise.
18. Requirements of specific coverage features are not intended as limitations on other requirements or as a waiver of any coverage normally provided by any given policy. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue and is not intended by any party or insured to be all-inclusive.
19. Any provision in any of the construction documents dealing with the insurance coverage provided pursuant to these requirements, is subordinate to and superseded by the requirements contained herein. These insurance requirements are intended to be separate and distinct from any other provision in this agreement and are intended by the parties here to be interpreted as such.
20. All liability coverage provided according to these requirements must be endorsed to provide a separate aggregate limit for the project that is the subject of this agreement and evidencing products and completed operations coverage for not less than two years after issuance of a final certificate of occupancy by all appropriate government agencies or acceptance of the completed work by City.
21. Contractor agrees to be responsible for ensuring that no contract used by any party involved in any way with the project reserves the right to charge City or Contractor for the cost of additional insurance coverage required by this agreement. Any such provisions are to be deleted with reference to City. It is not the intent of City to reimburse any third party for the cost of complying with these requirements. There shall be no recourse against City for payment of premiums or other amounts with respect thereto.
22. Contractor agrees to obtain and provide to City a copy of Professional Liability coverage for Architects or Engineers working on this project through Contractor. City shall determine the liability limit.

SECTION 4. PROSECUTION AND PROGRESS

4.01 BEGINNING OF WORK, TIME OF COMPLETION, AND LIQUIDATED DAMAGES. Attention is directed to the provisions in Section 8-1.04, "Start of Job Site Activities," in Section 8-1.05 "Time" and in Section 8-1.10, "Liquidated Damages;" of the Standard Specifications.

The Contractor shall begin coordinating with the Grate Manufacturer (Fabricator) within 15 calendar days after the Notice to Proceed has been issued by the City of Seaside. This work shall be diligently prosecuted to completion before the expiration of **660 WORKING DAYS** beginning on the fifteenth calendar day after approval of the contract.

Note, the identification of broken grate frames shall be completed during the measurement phase. The City may consider replacement of broken grate frames at the completion of replacement phase of work.

The Contractor shall pay to the City of Seaside **the sum of \$500 per day, for each and every working day's delay** in finishing the work in excess of the number of working days prescribed above.

Upon written request of the Contractor, the Engineer will add one day to the contract completion date for each working day that in the judgment of the Engineer work cannot be performed to the specifications herein due to inclement weather conditions. The Contractor shall submit such delay request to the Engineer no later than 9:00 a.m. on the workday in question.

4.02 PRECONSTRUCTION CONFERENCE. Prior to or in conjunction with issuance of the Notice to Proceed, a preconstruction conference will be held for the purpose of discussing with the Contractor the scope of work, contract drawings, specifications, existing conditions, schedule, traffic control, materials to be ordered, equipment to be used, and all essential matters pertaining to the prosecution of and the satisfactory completion of the project as required. The Contractor's representative at this conference shall include all major superintendents for the work and may include major subcontractors.

At or before the preconstruction conference, submit to the Engineer a "letter of responsibility" on company letterhead indicating (1) the names and phone numbers of at least three different persons who shall be available to be contacted in case of emergency at any time during the term of the contract. (said persons must have decision-making authority within the company); and (2) the name and title of each of your officials who will be authorized to sign contract change orders, daily extra work reports, and the final pay estimate.

4.03 SUBCONTRACTORS. In the event that the bidder proposes to subcontract any portion of the work in an amount in excess of one-half of one percent (0.5%) of the total amount of bid, he shall complete the form included in the proposal showing the name and location of the place of business of each subcontractor and the portion of the work to be done by such subcontractor. The purchase of sand, gravel, crushed rock, batched concrete, aggregates, ready-mixed concrete and/or any other materials produced at and furnished from established and recognized commercial plants, together with the delivery of such materials to the site of the work by means of vehicles owned and operated by such plants or by recognized commercial hauling companies, shall not be considered as subcontracting under these special provisions.

4.04 SCHEDULE. A detailed progress schedule shall be submitted for approval at the scheduled pre-construction meeting. Schedule must comply with the requirements of Section 8-1.02 "Schedule" of the Standard Specifications.

4.05 SUSPENSION OF CONTRACT. Attention is directed to Section 8-1.13, "Contractor's Control Termination" of the Standard Specifications for requirements regarding suspension of contract.

4.06 RESOLUTION OF CONSTRUCTION CLAIMS. "Claim" means a separate demand by the Contractor for (1) a time extension, (2) payment of money or damages arising from work done by or on behalf of the Contractor pursuant to the contract for a public work and payment of which is not otherwise expressly provided for or the claimant is not otherwise entitled to, (3) an amount the payment of which is disputed by the City. This section applies to all public works claims of three hundred seventy-five thousand dollars [\$375,000] or less. For any claim subject to this section, the following requirements apply:

1. The claim shall be in writing and include the documents necessary to substantiate the claim. Claims must be filed on or before the date of final payment. Nothing herein is intended to extend the time limit or supersede notice requirements otherwise provided by contract for the filing of claims.
2. For claims of less than fifty thousand dollars the City shall respond in writing to any written claim within 45 days of receipt of the claim, or may request in writing within 30 days of receipt of the claim any additional documentation supporting the claim or relating to defenses or claims the City may have against the claimant.

If additional information is thereafter required, it shall be requested and provided pursuant to this section upon mutual agreement of the City and the Contractor. The City's written response to the claim, as further documented, shall be submitted to the claimant within

15 days after receipt of the further documentation or within a period of time no greater than that taken by the claimant in producing the additional information, whichever is greater.

3. For claims of over fifty thousand and less than or equal to three hundred seventy-five thousand dollars the owner shall respond in writing to all written claims within 60 days of receipt of the claim, or may request in writing within 30 days of receipt of the claim any additional documentation supporting the claim or relating to defenses or claims the City may have against the Contractor. If additional information is thereafter required, it shall be requested and provided pursuant to this section upon mutual agreement of the City and the Contractor. The City's written response to the claim, as further documented, shall be submitted to the Contractor within 30 days after receipt of the further documentation, or within a period of time no greater than that taken by the claimant in producing the additional information or requested documentation, whichever is greater.
4. If the claimant disputes the owner's written response or the City fails to respond within the time prescribed, the claimant may so notify the City in writing either within 15 days of receipt of the City's response or within 15 days of the City's failure to respond within the time prescribed, respectively, and demand an informal conference to meet and confer for settlement of the issues in dispute. Upon a demand, the owner shall schedule a meet and confer conference within 30 days for settlement of the dispute.
5. If following the meet and confer conference the claim or any portion remains in dispute, the claimant may file a claim pursuant to Chapter 1 [commencing with Section 900] and Chapter 2 [commencing with Section 910] of Part 3, Division 3.6, Title 1 of the Government Code. For purposes of those provisions, the running of the period of time within which a claim must be filed shall be tolled from the time the claimant submits his or her written claim pursuant to subsection (1) until the time the claim is denied, including any period of time utilized by the meet and confer conference.

The following procedures are established for all civil actions filed to resolve claims subject to this article:

- (1) Within 60 days, but no earlier than 30 days, following the filing of response pleading, the court shall submit the matter to non-binding mediation unless waived by mutual stipulation of both parties. The mediation process shall provide for the selection within 15 days by both parties of a disinterested third person as mediator, shall be commenced within 30 days of the submittal, and shall be concluded within 15 days from commencement of the mediation unless a time requirement is extended upon a good cause showing to the court.
- (2) If the matter remains in dispute, the case shall be submitted to judicial arbitration pursuant to Chapter 2.5 [commencing with Section 1141.10] of Title 3 of Part 3 of the Code of Civil Procedure, notwithstanding Section 1141.11 of that code. The Civil Discovery Act of 1986, Article 3 [commencing with Section 2016] of Chapter 3 of Title 3 of Part 4 of the Code of Civil Procedure shall apply to any proceeding brought under this subdivision consistent with the rules pertaining to judicial arbitration.

In addition to Chapter 2.5 [commencing with Section 1141.10] of Title 3 of Part 3 of the Code of Civil Procedure, [A] arbitrators shall, when possible, be experienced in construction law, and [B] any party appealing an arbitration award who does not obtain a more favorable judgment shall, in addition to payment of costs and fees under that chapter, also pay the attorney's fees on appeal of the other party.

4.07 MEASUREMENT AND PAYMENT. Measurement and payment shall conform to the applicable provisions of Section 9 of the Standard Specifications, except as the referenced section is modified herein.

The City does not share costs. Contractor is responsible for the entire cost of flagging and BMP maintenance.

4.08 PROGRESS PAYMENTS. Attention is directed to Section 9-1.16, "Progress Payments," of the Standard Specifications.

After acceptance of the contract pursuant to the provisions in Section 9-1.17, "Payment After Contract Acceptance," of the Standard Specifications, the amount, if any, payable for a contract item of work in excess of the maximum value for progress payment purposes hereinabove listed for the item, will be included for payment in the first estimate made after acceptance of the contract.

The City shall retain five percent of such estimated value of the work done as aforesaid as part security for the fulfillment of the contract by the Contractor, and shall pay monthly to the Contractor while carrying on the work the balance not retained, as aforesaid, after deducting therefrom all previous payments and all sums to be kept or retained under the provisions of the contract. No such estimate or payment shall be required to be made when, in the judgment of the Engineer, the work is not proceeding in accordance with the provisions of the contract, or when, in his judgment, the total value of the work done since the last estimate amounts to less than Three hundred dollars. No such estimate or payment shall be construed to be an acceptance of any defective work or improper materials.

The City of Seaside, by and through the appropriate officer or officers, may at its option and at any time retain out of any amounts due the Contractor sufficient to cover any unpaid claims provided that sworn statements of said claims shall have been filed in the office of the City Engineer.

No progress payments will be made for any materials on hand which are furnished but not incorporated in the work.

4.09 FINAL PAYMENT. Within fifteen days after the completion of the work, make a semi-final estimate in writing of the final quantities of work done under the contract and the value of such work and submit such estimate to the Engineer. The City will retain five percent of such estimated value of the work done and will pay to the Contractor the balance not retained as aforesaid after deducting therefrom all amount to be kept and all amounts to be retained under the provisions of the contract.

Within fifteen days after submission to the City of the semi-final estimate, submit to the Engineer your written statement of all claims for additional compensation due under the contract. Claim statements must comply with the requirements of Section 9-1.17D(2), "Claim Statement" of the Standard Specifications.

Upon your approval, or if you file no claims within said period of fifteen days, the Engineer will issue a final written estimate, and the City will pay you the entire sum so found to be due after deducting therefrom all previous payments and all amounts to be kept or retained under the provisions of the contract. If you, within said period of fifteen days, file claims, the Engineer will then consider and investigate such claims, and will make such revision in the final quantities as he may find to be due, and will then make and issue a final written estimate. The City will pay the amount so found due, after deducting therefrom all previous payments and amounts to be retained under the provisions of the contract.

All prior partial estimates and payments shall be subject to correction in the final estimate and payment. The final estimate shall be conclusive and binding against both parties to the contract on all questions relating to the performance of the contract and the amount of work done thereunder and compensation therefor, except in the case of gross error.

Payment on the final estimate shall not be due and payable in less than thirty-five days after the date of recording of the notice of completion in the county recorder's office.

The City, by and through the appropriate officer or officers may at its option and at any time retain out of any amounts due the Contractor sums sufficient to cover any unpaid claims provided that sworn statements or said claims shall have been filed in the Public Works Department.

Attention is directed to Section 5.06, "Prompt Payments," of these Special Provisions.

4.10 CLEANUP. Attention is directed to Section 4-1.13, "Cleanup," of the Standard Specifications. Ensure that all vehicles leaving the site area are in a condition so that no dirt or debris will be spilled upon the City's streets or highways. Full compensation for all cleanup work is considered included in the various contract bid items, and no additional payment will be made therefore.

4.11 HOURS OF WORK. The hours of construction shall be begin at 7:00 am and end at 5:00 pm Monday through Friday. No work except maintenance of the traveled way or maintenance of completed work shall be performed on Saturday, Sunday or legal holidays without prior written approval of the Engineer. Perform overtime and shift work only when approved by the Engineer. You must pay the City's costs for inspection and management of overtime and shift work.

4.12 STAGING OF OPERATION. The Contractor will provide a secure staging area. Costs for secure staging area will be included in other items and no separate payment will be made therefor.

4.13 PUBLIC NOTIFICATION. Prior to beginning work and during the course of the work, deliver notices to each business and resident adjacent to the project area, and to residents of adjacent streets that may have access restricted during construction. Submit notices and proposed delivery schedule for each at the pre-construction conference. Notices in English and Spanish shall be posted as door hangers at each address at least one month prior to the work and within two (2) weeks of restricting access. Notice must include a brief description of the work, estimated duration of access restriction, and names, email addresses and mobile phone numbers for Contractor' Project Superintendent and City contact representatives.

In addition to obtaining approval from the Seaside Police and Fire Departments in compliance with the Public Safety section of these special provisions, notify the United States Post Office (831.394.6329), and Monterey-Salinas Transit (831.899.2555) by telephone two workdays prior to implementing street and lane closures for this project.

Full compensation for providing public notification shall be considered as included in the price paid for "Traffic Control & Posting for No Parking" and no separate payment will be made therefor.

SECTION 5. GENERAL

5.01 LABOR NONDISCRIMINATION. Comply with the requirements of Section 7-1.02l(2) "Nondiscrimination," of the Standard Specifications.

5.02 PREVAILING WAGE. The general prevailing wage rates are determined by the Director of Industrial Relations, for the County of Monterey. Current prevailing wage rates can be found in "General Prevailing Wage Determinations made by the Director of Industrial Relations" (wage determinations) at the Division of Labor Statistics and Research, Prevailing Wage Unit, P. O. Box 420603, San Francisco, CA 94142, (415) 703-4774, or at DIRs website at <http://www.dir.ca.gov/>. These wage rates are not included in the Bid book for the project. Changes, if any, to the general prevailing wage rates will be available at the same location. The City will include a copy of the applicable State prevailing wage rates with the contract.

The Contractor will be required to maintain and distribute certified payroll records in compliance with Section 1776 of the California Labor Code. The Contractor shall register as specified in Labor Code section 1771.1(a). The project is subject to compliance monitoring and enforcement by the Department of Industrial Relations in accordance with Labor Code sections 1725.5 (contractor registration requirements and criteria), 1771.1 (requirement to register as a condition to bid or work on public works), and 1771.4 (project compliance monitoring).

The labor surcharge, equipment rental rates, and the delay factors for each classification of equipment are listed in the Department of Transportation publication entitled "Labor Surcharge and Equipment Rental Rates."

5.03 PUBLIC SAFETY. The Contractor shall provide for the safety of traffic and the public in conformance with the provisions in Section 7-1.04, "Public Safety," of the Standard Specifications and these special provisions.

The Contractor shall install temporary railing (Type K) between a lane open to public traffic and an excavation, obstacle or storage area when the following conditions exist:

- A. Excavations--The near edge of the excavation is 12 feet or less from the edge of the lane, except:
 - 1. Excavations covered with sheet steel or concrete covers of adequate thickness to prevent accidental entry by traffic or the public.
 - 2. Excavations less than 1 foot deep.
 - 3. Trenches less than 1 foot wide for irrigation pipe or electrical conduit, or excavations less than 0.3-m in diameter.
 - 4. Excavations parallel to the lane for the purpose of pavement widening or reconstruction.
 - 5. Excavations in side slopes, where the slope is steeper than 1:4 (vertical: horizontal).
 - 6. Excavations protected by existing barrier or railing.
- B. Temporarily Unprotected Permanent Obstacles--The work includes the installation of a fixed obstacle together with a protective system, such as a sign structure together with protective railing, and the Contractor elects to install the obstacle prior to installing the protective system; or the Contractor, for the Contractor's convenience and with permission of the Engineer, removes a portion of an existing protective railing at an obstacle and does not replace such railing complete in place during the same day.
- C. Storage Areas--Material or equipment is stored within 12 feet of the lane and the storage is not otherwise prohibited by the provisions of the Standard Specifications and these special provisions.

The approach end of temporary railing (Type K), installed in conformance with the provisions in this section "Public Safety" and in Section 7-1.04, "Public Safety," of the Standard Specifications, shall be offset a minimum of 15 feet from the edge of the traffic lane open to public traffic. The temporary railing shall be installed on a skew toward the edge of the traffic lane of not more than 1 foot transversely to 10 feet longitudinally with respect to the edge of the traffic lane. If the 15 feet minimum offset cannot be achieved, the temporary railing shall be installed on the 10 to 1 skew to obtain the maximum available offset between the approach end of the railing and the edge of the traffic lane, and an array of temporary crash cushion modules shall be installed at the approach end of the temporary railing.

Except for installing, maintaining and removing traffic control devices, whenever work is performed or equipment is operated in the following work areas, the Contractor shall close the adjacent traffic lane unless otherwise provided in the Standard Specifications and these special provisions:

Approach Speed of Public Traffic (Posted Limit) (Miles Per Hour)	Work Areas
Over 45 Miles Per Hour	Within 6 feet of a traffic lane but not on a traffic lane
35 to 45 Miles Per Hour	Within 3 feet of a traffic lane but not on a traffic lane

The lane closure provisions of this section shall not apply if the work area is protected by permanent or temporary railing or barrier.

When traffic cones or delineators are used to delineate a temporary edge of a traffic lane, the line of cones or delineators shall be considered to be the edge of the traffic lane, however, the Contractor shall not reduce the width of an existing lane to less than 10 feet without written approval from the Engineer.

When work is not in progress on a trench or other excavation that required closure of an adjacent lane, the traffic cones or portable delineators used for the lane closure shall be placed off of and adjacent to the edge of the traveled way. The spacing of the cones or delineators shall be not more than the spacing used for the lane closure.

Suspended loads or equipment shall not be moved nor positioned over public traffic or pedestrians.

In addition to any other measures pursuant to the provisions of Section 7-1.04, "Public Safety," of the Standard Specifications, your attention is directed to the following special provisions. Maintain access to all fire hydrants within the project area to the satisfaction of the Seaside Fire Department. Obtain their written approval prior to using any hydrant within the City of Seaside.

Make provisions for the safe passage of pedestrians around the area of work at all times.

Construction is within City owned right-of-way, and you must make provisions for the safe passage of public traffic through the necessary portions of the work at all times, unless full closure of the right-of-way is required and authorized by the Engineer.

Maintain access to adjacent parking areas by motor vehicles at all times, and make provisions for the safe passage of pedestrians around walkway and parking areas at all times.

Prior to the closure of any portion of a street, written approval shall be obtained from the Seaside Fire Department (831.899.6790), the Seaside Police Department (831.899.6280), and the Engineer. Fire and Police Departments shall immediately be notified when such street is reopened. Keep the City police and fire departments informed of obstructions in either public or private roads caused by reason of your operations.

Comply with the California MUTCD for all items related to traffic control.

The fact that rain or other causes, either within or beyond your control, may force suspension or delay of the work shall in no way relieve you of responsibility for maintaining traffic through the project and providing local access as specified herein. At all times, keep on the job such materials, force, and equipment as may be necessary to keep roads, streets, and driveways within the project open to traffic and in good repair, and expedite the passage of such traffic, using such force and equipment as may be necessary.

Should you fail, in the opinion of the Engineer, to provide all the materials, force, and equipment necessary to maintain traffic through the work as set forth herein, the City, upon the recommendation of the Engineer, may take steps necessary to suspend the contract. The City may then, upon such suspension, cause such work as may be necessary to maintain traffic to be done and may charge same against you and your sureties.

Minor deviations from the requirements of this section concerning hours of work which do not significantly change the cost of the work may be permitted upon the written request of the Contractor if in the opinion of the Engineer public traffic will be better served and the work expedited. Such deviations shall not be adopted until the Engineer has indicated his written approval. All other modifications will be made by contract change order.

5.04 REMOVAL OF ASBESTOS AND HAZARDOUS SUBSTANCES. Comply with the requirements of Section 14-11, "Hazardous Waste and Contamination" of the Standard Specifications.

If delay of work in the area delays the current controlling operation, you will be compensated for the delay in conformance with the provisions in Section 8-1.07, "Delays," of the Standard Specifications.

5.05 SUBCONTRACTING. Comply with the requirements of Section 5-1.13, "Subcontracting" of the Standard Specifications. The Contractor shall perform, with the Contractor's own organization, contract work amounting to not less than 50 percent of the original total contract price, except that any designated "Specialty Items" performed by subcontract may be deducted from the original total contract price before computing the amount of work required to be performed by the Contractor with the Contractor's

own organization. Attention is also directed to Section 2, "Proposal Requirements and Conditions," Section 3, "Award and Execution of Contract," elsewhere in these Special Provisions. A sheet for listing the subcontractors is included in the proposal.

5.06 PROMPT PAYMENT OF FUNDS WITHHELD TO SUBCONTRACTORS. The City of Seaside shall hold retainage from the prime contractor and shall make prompt and regular incremental acceptances of portions, as determined by the agency, of the contract work, and pay retainage to the prime contractor based on these acceptances. The prime contractor, or subcontractor, shall return all monies withheld in retention from a subcontractor within 30 days after receiving payment for work satisfactorily completed and accepted including incremental acceptances of portions of the contract work by the agency

SECTION 6. NOT USED

SECTION 7. MATERIALS

7.01 SOURCE OF SUPPLY AND QUALITY OF MATERIALS. All materials required to complete the work under the attached contract shall be furnished by the Contractor unless otherwise specified. Upon approval of the contract, the Contractor shall notify the Engineer of the proposed source of supply of all materials to be used in the work, and shall furnish samples of such materials as may be required by the Engineer for testing.

At the request of the Engineer, the Contractor shall submit manufacturer/supplier certificates of compliance for any or all materials used in the construction of the project. If certification is so requested, said certificates must be reviewed and accepted in writing by the Engineer prior to any use or installation of the material on the project.

Materials provided under separate contract for this work include:

- **All Storm Drain Grates**

7.02 TRADE NAMES AND ALTERNATIVES. Attention is directed to Section 6-1.05, "Specific Brand or Trade Name and Substitution," of the Standard Specifications.

Requests for substitutions will be considered only if received within 10 calendar days from the date of award. Requests received after this period may be accepted or rejected at the discretion of the Engineer.

Prepare and submit each request for substitution to the City in accordance with the procedures for submittals. Provide the following additional information:

1. An explanation of the advantages to the City for accepting the substitution.
2. A comparison of significant qualities of the proposed substitution with those specified.
3. When the substitute equipment or material necessitates changes to or coordination with any portion of the work, include drawings and details showing all such changes. You must perform these changes as a part of any acceptance of substitute material or equipment.
4. A statement indicating the substitution's effect on the construction schedule compared to the construction schedule without acceptance of the substitution. Indicate the effect of the proposed substitution on overall contract time.
5. Cost information, including a proposal of the net change, if any, in the Contract Sum.
6. Certification that the substitution is equal to or better in every respect to that required by Contract Documents, and that it will perform adequately in application indicated. Include Contractor's waiver of rights to additional payment or time extensions that may be necessary because of the substitution's failure to perform adequately.

Substitution requests will be considered by the Engineer when the following conditions are satisfied, as determined by the Engineer; otherwise, requests will be returned without action except to record noncompliance with these requirements.

1. Extensive revisions to Contract Documents are not required.
2. Proposed changes are in keeping with the general intent of Contract Documents.
3. The request is timely, fully documented and properly submitted.
4. The specified product or method of construction cannot be provided within the specified Contract Time. The request may not be considered if the product or method cannot be provided as a result of failure of the Contractor to pursue the work promptly or coordinate activities properly.
5. A substantial advantage is offered the City, in terms of cost, time, energy conservation or other considerations of merit, after deducting offsetting responsibilities the City may be required to bear. Additional responsibilities for the City may include additional compensation to the Consulting Engineer/Architect for redesign and evaluation services, increased cost of other construction by the City or separate contractors, and similar considerations.
6. The specified product or method of construction cannot receive necessary approval by a regulatory agency, and the

requested substitution can be approved.

7. The specified product or method of construction cannot be provided in a manner that is compatible with other materials, and where the Contractor certifies that the substitution will overcome the compatibility.
8. The specified product or method of construction cannot be coordinated with other materials, and where the Contractor certifies that the proposed substitution can be coordinated.
9. The specified product or method of construction cannot provide a warranty required by the Contract Documents and where the Contractor certifies that the proposed substitution can provide the required warranty.

Submittal of shop drawings, product data or samples that do not comply with the Contract Documents does not constitute a valid request for substitution, nor does it constitute acceptance of a substitution.

The Engineer will notify the Contractor of acceptance or rejection of the proposed substitution within 28 calendar days of receipt. If a decision on use of a substitute cannot be made within these time limits, the product originally specified shall be used.

No extension of contract time will be allowed through your failure to either transmit requests for substitution sufficiently in advance of the work, or on account of processing time outside the time limits noted above.

Should the originally specified materials not be available within the specified contract time due to your failure to order and obtain such materials, you are responsible to provide, install and maintain a temporary "equal" material as approved by the City, and for replacing such temporary material with the required product upon availability. You are responsible for all costs associated with the installation, maintenance, and removal of the temporary product and the installation of the specified product, including an extended one-year warranty to cover the final product installed. Sufficient funds to cover the purchase and installation of the specified product will be withheld until such work has been completed and accepted by the City.

The use of any material or equipment so offered will be permitted only after written acceptance of the Contractor's offer by the Engineer. Such acceptance by the Engineer shall not relieve the Contractor from full responsibility from the efficiency, sufficiency, and quality, and performance of the substitute material or equipment, in the same manner and degree as the material and equipment specified in the Contract Documents.

7.03 SUBMITTALS. This section supplements the requirements of section 5-1.23, "Submittals" of the Standard Specifications.

All submittals must be electronic.

Accompany submittals with a transmittal form. Use a separate form for each item, class of material, equipment, and for items specified in separate specification sections. Submittals for various items shall be made with a single form when the items taken together constitute a manufacturer's package or are functionally related such that expediency indicates checking or review of the group or package as a whole. Assign a sequential number to each submittal and note the number on the transmittal form accompanying each item submitted.

Submittal numbers shall have the following format:

XX.YY (NN-N.NN)

Where:

XX = the sequential submittal number

YY= the sequential number of the submittal ("01" for the first submittal, "02" for the second submittal, etc.)

(NN-N.NN) identifies the specification section number that requires the submittal.

For example, if the twelfth submittal made is the quality control plan for sign panels, as required by section 56-2.01A, the initial submittal would be 12.01 (56-2.01A). If a re-submittal were required, it would be 12.02 (56-2.01A).

In general, allow 10 working days for Engineer's review of submittals. Allow 20 working days for Engineer's review of submittals that include shop drawings or calculations.

SECTION 8. OTHER REQUIREMENTS

8.01 GENERAL. Section 8 includes specifications for miscellaneous project-specific work and bid item descriptions.

8.03 PROJECT APPEARANCE. The Contractor shall maintain a neat appearance to the work. In any area visible to the public, the following shall apply, at no additional cost to the City:

When practicable, broken concrete and debris developed during clearing and grubbing shall be disposed of concurrently with its removal. No stockpiling is allowed.

8.04 WORK SEQUENCING. Work sequencing shall conform to the provisions in Section 10-1.02, "Work Sequencing," of the Standard Specifications, the plans, and these special provisions.

The Contractor's sequence of construction operations shall be presented at the preconstruction conference in a CPM schedule format. The schedule will show how the contractor intends to pursue the work.

8.05 DUST CONTROL & WATER POLLUTION CONTROL. Control the dust resulting from construction of this project regardless of whether it is the result of your operations or caused by public traffic only. Take all necessary precautions to protect storm drains from debris and discharges when replacing the inlet grate or working on the inlet structure.

8.06 WATERING. The application of water for dust control, landscaping, and other uses shall conform to Section 10-6 and applicable sections of the Standard Specifications, these special provisions, and as directed by the Engineer. Provide all the water required to perform any operations and work under this Contract.

8.07 OBSTRUCTIONS. Attention is directed to Section 5-1.36, "Property and Facility Preservation" of the Standard Specifications. Section 1540(a) 1 of Construction Safety Orders (Title 8) California Administrative Code, Section 1540 states:

"Prior to opening any excavation, effort shall be made to determine whether underground installations i.e., sewer, water fuel, electric lines etc., will be encountered and, if so, where such underground installations are located. When the excavation approaches the approximate location of such installation, the exact location shall be determined by carefully probing or hand digging; and, when it is uncovered, adequate protection shall be provided for the existing installation. All known owners of underground facilities in the area concerned shall be advised of proposed work at least two working days prior to start of actual excavation."

Contractor shall make the effort to determine the exact locations of the underground installations.

No extra payment will be allowed for the removal, replacement, repair, or possible increased cost caused by inadvertent or planned interception and breaking of underground obstructions which may exist.

Attention is directed to the existence of certain underground facilities that may require special precautions be taken by you to protect the health, safety and welfare of workers and of the public. Facilities requiring special precautions include, but are not limited to: conductors of petroleum products, oxygen, chlorine, and toxic or flammable gases; natural gas in pipelines greater than 6 inches in diameter or pipelines operating at pressures greater than 60 psi (gage); underground electric supply system conductors or cables, with potential to ground of more than 300 volts, either directly buried or in duct or conduit which do not have concentric grounded conductors or other effectively grounded metal shields or sheaths. If such facilities are not located on the plans in both alignment and elevation, no work shall be performed in the vicinity of said facilities, except as provided herein for conduit to be placed under pavement, until the owner, or his representative, has located the facility by potholing, probing, or other means that will locate and identify the facility. Any conduit to be installed under pavement in the vicinity of such facilities shall be placed by the trenching method as specified.

You are responsible for the protection of utility facilities and services. Rearrangement of underground utilities may be required at various locations. You are not liable to the various utility owners nor to the City of Seaside for the cost of utility rearrangements. You must:

- (1) Coordinate the efforts of the utility owners in identifying all possible points of conflict between existing underground utilities and improvements to be constructed under this Contract, and
- (2) Coordinate your construction activities with the utility owners to expedite the rearrangement of existing underground utilities as necessary to construct the improvements as shown on the plans.

If utility conflicts exist when you start construction, be prepared to schedule your work around these conflicts. While you will be granted time extensions without penalty for utility delays if such delays impede your overall progress, no extra payment will be made for utility

delays.

Notify the Engineer and the appropriate regional notification center for operators of subsurface installations at least 2 working days, but not more than 14 calendar days, prior to performing any excavation or other work close to any underground pipeline, conduit, duct, wire or other structure.

8.08 MAINTAINING TRAFFIC. Attention is directed to Sections 7-1.03, "Public Convenience," 7-1.04, "Public Safety," and 12, "Temporary Traffic Control," of the Standard Specifications and to the Section 5.03, "Public Safety" in these special provisions. Nothing in these special provisions shall be construed as relieving the Contractor from his responsibility as provided in said Section 7-1.04. Lane closures shall conform to the provisions in section 12 of these special provisions.

At the pre-construction meeting, submit Traffic Control Plan(s) conforming to the *California MUTCD*, Part 6 "Temporary Traffic Control," and the requirements of these Special Provisions for acceptance by the Engineer.

Notify local authorities of your intent to begin traffic control work at least working 5 days before work is begun. Cooperate with local authorities relative to handling traffic through the area and make your own arrangements relative to keeping the working area clear of parked vehicles.

You bear the entire cost of flagging, including furnishing all flaggers, stands, towers and the transportation of flaggers. .

The provisions in this section shall in nowise relieve you from your responsibility for providing for the safety of the public as provided in said Section 7-1.04 nor relieve you from your responsibility for damage as provided in Section -5-1.39, "Damage Repair and Restoration "

If not otherwise specified, whenever vehicles or equipment are parked on the shoulder within 6 feet of a traffic lane, the shoulder area shall be closed with fluorescent traffic cones or portable delineators placed on a taper in advance of the parked vehicles or equipment and along the edge of the pavement at 25-foot intervals to a point not less than 25 feet past the last vehicle or piece of equipment. A minimum of 9 cones or portable delineators shall be used for the taper. A C23 (Road Work Ahead) or C24 (Shoulder Work Ahead) sign shall be mounted on a telescoping flag tree with flags. The flag tree shall be placed where directed by the Engineer.

The full width of the traveled way shall be open for use by public traffic on Saturdays, Sundays and designated legal holidays, after 3:00 p.m. on Fridays and the day preceding designated legal holidays, and when construction operations are not actively in progress.

Designated legal City holidays are: New Year's Day, Dr. Martin Luther King's Birthday, President's Day, Cesar Chaves Day Observed, Memorial Day, Independence Day, Labor Day, Veterans Day, Thanksgiving Day, Day Following Thanksgiving Day, Day before and Christmas Day. When a designated legal holiday falls on a Sunday, the following Monday shall be a designated legal holiday. When November 11th falls on a Saturday, the preceding Friday shall be a designated legal holiday.

Unless otherwise specified, provide a minimum of one paved traffic lane, not less than 10 feet wide, for use by public traffic.

8.09 COOPERATION. In the event construction is under way by other forces or by other contractors within or adjacent to the limits of the work specified, cooperate with the other contractors or other forces to the end that any delay or hindrance to their work will be avoided. Each contractor shall be responsible to the other for damage to work, to persons or property caused to the other by their operations, and for loss caused the other due to unnecessary delays or failure to finish the work within the time specified for completion. The contractor will also coordinate with the grate fabricator for the delivery, and storage of the grates prior to final placement at inlet.

8.10 DESCRIPTIONS OF BID ITEMS. Attention is directed to Section 9-1.03, "Payment Scope," of the Standard Specifications. The project area is as shown in the contract documents in the City of Seaside. The unit and lump sum prices paid shall be full compensation for completing the contract, and shall include all labor, materials, equipment, taxes and incidentals for a complete job, and no separate or additional compensation shall be made therefor. Payment of all the following items shall be for actual materials installed on the job and for actual work accomplished. The scope of work for each item shall include, but shall not be limited to:

BASE BID

Item 1. Mobilization: Consists of preparatory work and operations necessary for the movement of personnel, equipment, supplies, and incidentals to the project site that are necessary for the work; for premiums on bond and insurance for the work; and for other operations performed or costs incurred before the beginning of work as well as demobilization at the end of the project. This item will be paid on a lump sum basis.

Item 2. Measurement Support Phase: Includes development, review, approval and implementation of temporary traffic control in support of the measurement phase. Submit the Traffic Control Plan to the Engineer for approval a minimum of 10 working days prior to start of work. Notify the City of Seaside and post NO PARKING signs 72 hours prior to the closure time. Implement the Storm Drain Grate Identification and Tracking System approved by the Engineer and the Fabricator. Assist the Fabricator with the field measurements of storm grates identified in Appendix A, by providing equipment and labor to remove the grate from frame to allow accurate measurement to be taken by the Fabricator. Includes communicating with the City and the Fabricator to determine if a Storm Grate Frame is broken or damaged and must be replaced. This item will be paid on per each basis for each grate.

Item 3. Installation Phase: Includes development, review, approval and implementation of temporary traffic control in support of the installation phase. Submit the Traffic Control Plan to the Engineer for approval a minimum of 10 working days prior to start of work. Notify the City of Seaside and post NO PARKING signs 72 hours prior to the closure time. Includes coordination with the fabricator for delivery, staging and storage of the grates, removal and clean-up of the existing grate frames, setting of the new grates and proper disposal or recycling of the old grates, identified in Appendix A. Includes providing secure storage of the grates following fabrication and delivery until final placement at the designated inlet for each grate. Proper recycling of the old grate includes, but is not limited to profiling, manifesting, transporting, and reporting of recycling activities. This item will be paid on per each basis for each grate.

ANCILLARY ITEMS

Payment for any items that do not have instruction indicating where expenses for said items are to be accounted for are to be considered ancillary to the work and accounted for in every one of the lump sum or unit price items and no additional compensation will be allowed therefore.

APPENDIX A: Table of Grates and Site Map

CITY OF SEASIDE
LIST OF GRATE LOCATIONS AND SIZES

	Street	Feature ID Spreadsheet	Type	Grate Lenth(in.)	Grate Width (in.)	Grate Diameter(in.)	Notes	Comment
TYPE 2 GRATES								
1	Elm Ave	B10_02	2	37	19.5	N/A		
2	Noche Buena St	C7_12	2	37	19.5	N/A		
3	La Jolla Ave	C8_29	2	37	19.5	N/A	No Photo	No Photo
4	La Salle Ave	C8_38	2	37	19.5	N/A	attempt to make bike safe	
5	Harding St	C9_65	2	37	19.5	N/A		
6	Skyview Dr	D10_04	2	37	19.5	N/A		
7	Sonoma Ave	D10_12	2	37	19.5	N/A		
8	St Hellena St	D9_11	2	37	19.5	N/A		
9	Marietta St	D9_16	2	37	19.5	N/A		
10	Mescal St	D9_40	2	37	19.5	N/A		
11	Broadway	C9_18	2	37	20	N/A		
12	Yosemite St	D10_16	2	37.25	19.25	N/A		
13	Havana St	D8_19	2	37.25	19.25	N/A		
14	Harcourt Ave	A10_37	2	37.25	19.5	N/A		
15	Broadway Ave	A9_11	2	37.25	19.5	N/A		
16	Hamilton Ave	B10_04	2	37.25	19.5	N/A		
17	Del Monte Blvd and Freemont Blvd	B7_01	2	37.25	19.5	N/A	grate opening varies to 1.2"" Grate length varies from 19.5""	
18	Del Monte Blvd	B8_08	2	37.25	19.5	N/A		
19	Fremont Blvd and La Salle Ave	B8_11	2	37.25	19.5	N/A		
20	Auto Center Ave	B8_14	2	37.25	19.5	N/A		
21	Del Monte Blvd	B9_25	2	37.25	19.5	N/A	grate does not fit frame by .1 feet	
22	Elm Ave	C10_08	2	37.25	19.5	N/A	10 inch diameter catch basin	
23	Kimball Ave	C11_20	2	37.25	19.5	N/A		
24	Military Ave	C7_01	2	37.25	19.5	N/A		
25	Circle Ave	C7_07	2	37.25	19.5	N/A		
26	Ord Grove Ave	C7_16	2	37.25	19.5	N/A		
27	San Pablo Ave	C8_08	2	37.25	19.5	N/A		
28	La Salle Ave	C8_12	2	37.25	19.5	N/A	attempted to make bike safe	
29	Lowell St	C8_13	2	37.25	19.5	N/A	II	
30	Playa Ave	C8_31	2	37.25	19.5	N/A	attempted to make bike safe	
31	Santa Clara Ave	C8_33	2	37.25	19.5	N/A		
32	La Salle Ave	C8_37	2	37.25	19.5	N/A		
33	Waring St	C8_42	2	37.25	19.5	N/A		
34	Soto St	C8_46	2	37.25	19.5	N/A		
35	La Salle Ave	C8_58	2	37.25	19.5	N/A		
36	Noche Buena St	C9_04	2	37.25	19.5	N/A	38"" larger depth. Sloped catch basin	
37	Harding St	C9_07	2	37.25	19.5	N/A		
38	Flores St	C9_12	2	37.25	19.5	N/A	lots of cigarettes in basin	
39	Flores St	C9_13	2	37.25	19.5	N/A		
40	Mingo Ave	C9_34	2	37.25	19.5	N/A		
41	Darwin St	C9_35	2	37.25	19.5	N/A		
42	Harding St	C9_39	2	37.25	19.5	N/A		
43	Harding St	C9_50	2	37.25	19.5	N/A		
44	Vallejo St	C9_52	2	37.25	19.5	N/A	attempt to makebike safe	
45	Luzern St	C9_53	2	37.25	19.5	N/A		
46	Soto St	C9_54	2	37.25	19.5	N/A		
47	Luzern St	C9_61	2	37.25	19.5	N/A	attempt to make bike safe	
48	Skyview St	D10_02	2	37.25	19.5	N/A		
49	Sonoma Ave	D10_11	2	37.25	19.5	N/A		
50	Yosemite St and Sonoma Ave	D10_14	2	37.25	19.5	N/A		
51	Yosemite St	D10_15	2	37.25	19.5	N/A		
52	Hibly Ave	D11_06	2	37.25	19.5	N/A		
53	Yerba Buena Ct	D8_06	2	37.25	19.5	N/A		
54	La Salle Ave	D8_14	2	37.25	19.5	N/A		
55	St Hellena St	D9_04	2	37.25	19.5	N/A		
56	Mingo Ave	D9_08	2	37.25	19.5	N/A		
57	Highland St	D9_10	2	37.25	19.5	N/A		
58	Highland St	D9_32	2	37.25	19.5	N/A		
59	Yosemite St	D9_35	2	37.25	19.5	N/A		
60	Yosemite St	D9_36	2	37.25	19.5	N/A		
61	Mendocino St	D9_37	2	37.25	19.5	N/A		
62	Del Monte Blvd	A9_12	2	37.25	19.75	N/A		
63	Ponderosa St	B9_46	2	37.25	19.75	N/A	grate does not fit by .48 facing street	
64	Broadway Ave	B9_49	2	37.25	19.75	N/A		
65	Hamilton Ave	C10_37	2	37.25	19.75	N/A		
66	Hibly Ave and Yosemite St	C11_24	2	37.25	19.75	N/A	0.84"" gap facing street	
67	Plumas Ave	C12_01	2	37.25	19.75	N/A	.96 gap facing street	
68	La Salle Ave	C8_15	2	37.25	19.75	N/A	attempted to make bike safe	

CITY OF SEASIDE
LIST OF GRATE LOCATIONS AND SIZES

	Street	Feature ID Spreadsheet	Type	Grate Lenth(in.)	Grate Width (in.)	Grate Diameter(in.)	Notes	Comment
69	Broadway Ave	C9_51	2	37.25	19.75	N/A		
70	Broadway Ave	D9_22	2	37.25	19.75	N/A		
71	Broadway Ave	D9_25	2	37.25	19.75	N/A		
72	Mira Monte Ave	C8_30	2	37.5	19.25	N/A		
73	Mendocino St	D8_15	2	37.5	19.25	N/A		
74	Juarez St	D8_21	2	37.5	19.25	N/A		
75	Harcourt Ave	A10_27	2	37.5	19.5	N/A		
76	Alley of terrace	B10_07	2	37.5	19.5	N/A	attempted to make bike safe	
77	Hamilton Ave	B10_10	2	37.5	19.5	N/A		
78	Hamilton Ave	B10_17	2	37.5	19.5	N/A		
79	Hamilton Ave	B10_36	2	37.5	19.5	N/A		
80	Terrace St	B10_42	2	37.5	19.5	N/A	surrounded by dirt	
81	Rousch Ave	B11_46	2	37.5	19.5	N/A		
82	Del Monte Blvd	B8_02	2	37.5	19.5	N/A		
83	Auto Center Ave	B8_15	2	37.5	19.5	N/A		
84	Fremont Blvd	B9_03	2	37.5	19.5	N/A		
85	Olympia Ave	B9_08	2	37.5	19.5	N/A		
86	Olympia Ave	B9_33	2	37.5	19.5	N/A		
87	Harding St	C10_04	2	37.5	19.5	N/A		
88	Sonoma Ave	C10_07	2	37.5	19.5	N/A		
89	Waring St	C10_16	2	37.5	19.5	N/A		
90	Waring St	C10_21	2	37.5	19.5	N/A		
91	Flores St	C10_23	2	37.5	19.5	N/A		
92	Luxton St	C10_34	2	37.5	19.5	N/A	7 inches from the edge of the grate to the back of the basin	
93	Lowell St	C10_47	2	37.5	19.5	N/A		
94	Wanda Ave	C10_48	2	37.5	19.5	N/A		
95	Kimball Ave	C11_07	2	37.5	19.5	N/A		
96	Kimball Ave	C11_08	2	37.5	19.5	N/A		
97	Circle Ave	C7_08	2	37.5	19.5	N/A		
98	Luzern St	C8_03	2	37.5	19.5	N/A		
99	La Salle Ave	C8_04	2	37.5	19.5	N/A		
100	Darwin St	C8_05	2	37.5	19.5	N/A		
101	Luzern St	C8_06	2	37.5	19.5	N/A		
102	San Pablo Ave	C8_09	2	37.5	19.5	N/A	left side facing grate from street is larger than right side	
103	San Pablo Ave	C8_18	2	37.5	19.5	N/A		
104	San Pablo Ave	C8_19	2	37.5	19.5	N/A		
105	Flores St	C8_20	2	37.5	19.5	N/A		
106	La Salle Ave	C8_35	2	37.5	19.5	N/A		
107	Darwin St	C8_44	2	37.5	19.5	N/A		
108	WPL	C8_47	2	37.5	19.5	N/A		
109	Kenneth St	C8_48	2	37.5	19.5	N/A		
110	LPL	C8_49	2	37.5	19.5	N/A		
111	LPL	C8_51	2	37.5	19.5	N/A		
112	Kenneth St	C8_52	2	37.5	19.5	N/A		
113	Noche Buena St	C8_54	2	37.5	19.5	N/A		
114	Noche Buena St	C8_55	2	37.5	19.5	N/A	car on top of grate	
115	Luxton St	C8_60	2	37.5	19.5	N/A		
116	Darwin St	C8_61	2	37.5	19.5	N/A		
117	Judson St	C9_14	2	37.5	19.5	N/A		
118	Waring St	C9_15	2	37.5	19.5	N/A		
119	Noche Buena St	C9_26	2	37.5	19.5	N/A		
120	Kenneth St	C9_30	2	37.5	19.5	N/A		
121	Kenneth St	C9_31	2	37.5	19.5	N/A		
122	Mingo Ave	C9_32	2	37.5	19.5	N/A		
123	Mingo Ave	C9_33	2	37.5	19.5	N/A		
124	Luxton St	C9_41	2	37.5	19.5	N/A		
125	Kenneth St	C9_44	2	37.5	19.5	N/A		
126	Lowell St	C9_45	2	37.5	19.5	N/A	car on top of grate	
127	Broadway Ave	C9_46	2	37.5	19.5	N/A		
128	Flores St	C9_49	2	37.5	19.5	N/A		
129	San Lucas St	C9_55	2	37.5	19.5	N/A		
130	Broadway Ave	C9_66	2	37.5	19.5	N/A		
131	Skyview St	D10_01	2	37.5	19.5	N/A		
132	Skyview St	D10_03	2	37.5	19.5	N/A		
133	Valencia Ct	D10_17	2	37.5	19.5	N/A		
134	Hibly Ave	D11_01	2	37.5	19.5	N/A		
135	Hibly Ave	D11_05	2	37.5	19.5	N/A	1.2"" Gap facing street	
136	Military Ave	D7_01	2	37.5	19.5	N/A	attempt to make bike safe	
137	Mendocino St	D7_05	2	37.5	19.5	N/A	attempt to make bike safe	
138	Ord Grove Ave	D7_06	2	37.5	19.5	N/A	attempt to make bike safe	
139	Mira Mar Ave	D7_07	2	37.5	19.5	N/A		
140	Lindberg Ct	D8_01	2	37.5	19.5	N/A		

CITY OF SEASIDE
LIST OF GRATE LOCATIONS AND SIZES

	Street	Feature ID Spreadsheet	Type	Grate Lenth(in.)	Grate Width (in.)	Grate Diameter(in.)	Notes	Comment
141	San Pablo Ave	D8_04	2	37.5	19.5	N/A		
142	San Pablo Ave	D8_05	2	37.5	19.5	N/A		
143	St Hellena St	D8_07	2	37.5	19.5	N/A		
144	Yosemite St	D8_08	2	37.5	19.5	N/A		
145	Yosemite St	D8_09	2	37.5	19.5	N/A		
146	Yosemite St	D8_10	2	37.5	19.5	N/A		
147	Mendocino St	D8_11	2	37.5	19.5	N/A		
148	Lisbon St	D8_16	2	37.5	19.5	N/A		
149	Napa St	D8_17	2	37.5	19.5	N/A		
150	Louvaine Ct	D8_18	2	37.5	19.5	N/A		
151	Stowe Ct	D8_22	2	37.5	19.5	N/A		
152	Lincoln St	D8_27	2	37.5	19.5	N/A		
153	Lincoln St	D8_28	2	37.5	19.5	N/A		
154	Mercedes Ct	D9_01	2	37.5	19.5	N/A		
155	Mingo Ave	D9_02	2	37.5	19.5	N/A		
156	Mescal St	D9_03	2	37.5	19.5	N/A		
157	Yosemite St	D9_05	2	37.5	19.5	N/A		
158	Yosemite St	D9_06	2	37.5	19.5	N/A		
159	Mendocino St	D9_12	2	37.5	19.5	N/A		
160	Yosemite St	D9_13	2	37.5	19.5	N/A		
161	Yosemite St	D9_14	2	37.5	19.5	N/A		
162	Mescal St	D9_17	2	37.5	19.5	N/A		
163	Napa St	D9_20	2	37.5	19.5	N/A		
164	Mescal St	D9_21	2	37.5	19.5	N/A		
	Broadway Ave	D9_23	2	37.5	19.5	N/A	Attempt to make Bike safe	Already Bike Safe Grate
165	Broadway Ave	D9_24	2	37.5	19.5	N/A		
166	Broadway Ave	D9_26	2	37.5	19.5	N/A		
167	Broadway Ave	D9_29	2	37.5	19.5	N/A		
168	Broadway Ave	D9_30	2	37.5	19.5	N/A		
169	Broadway Ave	D9_33	2	37.5	19.5	N/A		
170	Broadway Ave	D9_34	2	37.5	19.5	N/A		
171	Harcourt Ave	A10_24	2	37.5	19.75	N/A		
172	Fremont Blvd	B11_44	2	37.5	19.75	N/A		
173	Del Monte Blvd	B9_15	2	37.5	19.75	N/A		
174	Fremont Blvd	B9_43	2	37.5	19.75	N/A		
175	Olympia Ave	B9_51	2	37.5	19.75	N/A	grate has a .06 gap between frame and grate facing street	
176	Olympia Ave	B9_53	2	37.5	19.75	N/A	car parked over grate	
177	Hamilton Ave	C10_36	2	37.5	19.75	N/A		
178	Harding St	C10_62	2	37.5	19.75	N/A		
179	Judson St	C10_63	2	37.5	19.75	N/A		
180	Wanda Ave and Lowell St	C10_64	2	37.5	19.75	N/A		
181	Highland St	C11_03	2	37.5	19.75	N/A		
182	Highland St	C11_21	2	37.5	19.75	N/A		
183	Skyview Dr	D10_05	2	37.5	19.75	N/A		
184	Sierra Ave	D11_04	2	37.5	19.75	N/A		
185	Barbara Ct	D11_09	2	37.5	19.75	N/A		
186	Barbara Ct	D11_10	2	37.5	19.75	N/A		
187	La Salle Ave	D8_03	2	37.5	19.75	N/A		
188	Sutter St	A10_26	2	37.75	19.5	N/A		
189	Theresa St	B10_22	2	37.75	19.5	N/A	could not pull out grate. Looked like type two but had 4 columns of slots. 6" to 6.6" length for long ones and 5.4" for short, 1.32" width, 2.28" depth, 2.4 lip	
190	Harding St	C10_01	2	37.75	19.5	N/A		
191	Sonoma Ave	C10_02	2	37.75	19.5	N/A		
192	Sonoma Ave and Vallejo St	C10_03	2	37.75	19.5	N/A		
193	Darwin St	C10_27	2	37.75	19.5	N/A	8.25"" of space from the back of the basin to the concrete slap that takes up a lot of room in the basin	
194	Harding St	C10_28	2	37.75	19.5	N/A		
195	Hamilton Ave	C10_35	2	37.75	19.5	N/A		
196	Waring St	C10_49	2	37.75	19.5	N/A		
197	Flores St	C10_50	2	37.75	19.5	N/A		
198	Vallejo St	C10_54	2	37.75	19.5	N/A		
199	Hibly Ave	C11_34	2	37.75	19.5	N/A		
200	Yosemite St and Sonoma Ave	D10_13	2	37.75	19.5	N/A	The grate is at the bottom of a hill surrounded by dirt. See pictures	
201	Olympia Ave	B9_52	2	37.75	19.75	N/A		
202	Harding St	C10_51	2	37.75	19.75	N/A		
203	Broadway Ave	B9_65	2	38	19.5	N/A		

CITY OF SEASIDE
LIST OF GRATE LOCATIONS AND SIZES

	Street	Feature ID Spreadsheet	Type	Grate Lenth(in.)	Grate Width (in.)	Grate Diameter(in.)	Notes	Comment
204	Waring St	C10_20	2	38	19.5	N/A		
205	Wanda Ave	C10_33	2	38	19.5	N/A	rectangular basin portion ends at 22 inches	
206	Vallejo St	C10_41	2	38	19.5	N/A		
207	Soto St	C10_53	2	38	19.5	N/A		
208	San Pablo Ave	D8_24	2	38	19.5	N/A		
209	Serape Ct	D8_25	2	38	19.5	N/A		
210	Highland St	D9_31	2	38	19.5	N/A		
211	Flores St	C10_58	2	38	19.75	N/A		
212	Flores St	C10_59	2	38	19.75	N/A		
213	Luzern St	C10_42	2	38	20	N/A		
214	Luzern St	C10_55	2	38	20	N/A		
215	Luzern St	C10_56	2	38	20	N/A		
216	Waring St	C10_60	2	38	20	N/A		
TYPE 3 GRATES								
1	Alhambra St	B9_55	3	37.25	19.5	N/A		
2	Waring St	C11_04	3	37.25	19.5	N/A	1.08"" gap facing street	
3	Military Ave	C7_02	3	37.25	19.5	N/A		
4	Fremont Blvd	C7_05	3	37.25	19.5	N/A		
5	Santa Clara Ave	C8_02	3	37.25	19.5	N/A		
6	Luzern St	C8_28	3	37.25	19.5	N/A		
7	Alley that connects La Salle Ave and Santa Clara Ave	C8_36	3	37.25	19.5	N/A	in an alley way	
8	Ord Grove Ave	D8_12	3	37.25	19.5	N/A		
9	Harcourt Ave	B10_11	3	37.5	19.5	N/A		
10	Terrace St	B9_36	3	37.5	19.5	N/A		
11	Alhambra St	B9_56	3	37.5	19.5	N/A		
12	Palm Ave	B9_58	3	37.5	19.5	N/A	46.5 for larger depth. Curved catch Basin Structure	
13	Broadway Ave	B9_66	3	37.5	19.5	N/A		
14	Military Ave	C7_03	3	37.5	19.5	N/A		
15	Military Ave	C7_04	3	37.5	19.5	N/A		
16	Ord Grove Ave	C7_15	3	37.5	19.5	N/A		
17	Soto St	C9_06	3	37.5	19.5	N/A		
18	Waring St	C9_63	3	37.5	19.5	N/A		
19	Mescal St	D10_19	3	37.5	19.5	N/A	catch basin slopes in ward but could not lift grate out of the frame with my equipment.	
20	Luzern St	D8_13	3	37.5	19.5	N/A		
21	Highland St	D8_31	3	37.5	19.5	N/A		
22	Mingo Ave	D9_07	3	37.5	19.5	N/A		
23	Harcourt Ave	A10_35	3	37.5	19.75	N/A	2.4 depth	
24	Hibly Ave	B10_09	3	37.5	19.75	N/A	2.28"" grate depth	
25	Wheeler St	B10_25	3	37.5	19.75	N/A	1.08"" frame gap facing street	
26	Wheeler St	B10_26	3	37.5	19.75	N/A		
27	Hibly Ave	B10_27	3	37.5	19.75	N/A	1.08"" frame gap facing street	
28	Hibly Ave	B10_45	3	37.5	19.75	N/A		
29	Broadway Ave	B9_48	3	37.5	19.75	N/A	.6"" gap facing street	
30	Kenneth St	C10_18	3	37.5	19.75	N/A	Could not record sturcture depth due to road contrustion protective layer	
31	Noche Buena St	C7_11	3	37.5	19.75	N/A		
32	Circle Ave	C7_13	3	37.5	19.75	N/A		
33	Circle Ave	C7_14	3	37.5	19.75	N/A		
34	Mescal St	D10_06	3	37.75	19.5	N/A		
35	Sonoma Ave	D10_18	3	37.75	19.5	N/A		
36	Phoinex Ave	B9_04	3	38	19.5	N/A		
37	Fremont Blvd	B9_18	3	38	19.5	N/A		
38	Vallejo St	C10_29	3	38	19.5	N/A		
39	Lincoln St	D8_26	3	38	19.5	N/A		
40	Elm Ave and Vallejo St	C10_30	3	38	20	N/A		
41	Stowe Ct	D8_23	3	38	20	N/A		
TYPE 5 GRATES								
1	Del Monte Blvd	A10_08	5	16	16	N/A	see photo and detail	
2	Del Monte Blvd	A10_09	5	16	16	N/A	see photo and detail	
3	Francis Ave	B11_24	5	16	16	N/A	inside a parking lot. Looks like dmv grate	
4	Luzern St	C8_01	5	17.75	0	N/A	Could not pull grate with magnet.9 degree slope 6 inches from one side .then a 5 degree slope for 12 iches. 1.5 lip and 2inch deep. Slope per pendicular to slit width.	No Photo
5	Waring St	C11_10	5	21.5	21.5	N/A	2.4"" depth and .84"" lip	
6	Douglass Ct	C11_29	5	21.5	21.5	N/A	2.4"" depth and .96"" lip	

CITY OF SEASIDE
LIST OF GRATE LOCATIONS AND SIZES

	Street	Feature ID Spreadsheet	Type	Grate Lenth(in.)	Grate Width (in.)	Grate Diameter(in.)	Notes	Comment
7	Imperial St	A9_13	5	23.75	19	N/A	grate is welded shut. 1.2" down amd 1.5" across for frame	
8	Hibly Ave	A10_17	5	24	24	N/A	depth pf grate and frame is .13 . Otherwise same as type 2 detail. Inside dmv parking lot	
9	Trinity Ave	A10_32	5	24.75	16.75	N/A	just like A9_06	Bike Friendly
10	Kimberly Ct	D11_02	5	24.75	16.75	N/A		Bike Friendly
11	Kimball Ave	C11_36	5	25	15.5	N/A	could be abonded drain	Bike Friendly
12	Del Monte Blvd	B9_60	5	25	16.56	N/A	Grate does not fit frame on the shorter side by 1.68	Bike Friendly
13	Contra Costa St	A9_06	5	25	16.75	N/A	seperate detail?	Bike Friendly
14	Elm Ave	A9_07	5	25	16.75	N/A	seperate detail?	Bike Friendly
15	Elm Ave	A9_08	5	25	16.75	N/A	seperate detail?	Bike Friendly
16	Kimberly Ct	D11_03	5	25	16.75	N/A		Bike Friendly
17	Del Monte Blvd	B9_21	5	25.25	16.5	N/A		Bike Friendly
18	Kimball Ave	B11_14	5	25.25	16.75	N/A		Bike Friendly
19	Del Monte Blvd	B9_20	5	25.25	16.75	N/A	Bag has covered the grate	Bike Friendly
20	Imperial St	A10_31	5	25.25	17	N/A	imperial street	Bike Friendly
21	Amador ave	A10_30	5	25.25	17.25	N/A		Bike Friendly
22	Imperial St	A9_15	5	25.25	17.25	N/A		Bike Friendly
23	Imperial St	A10_01	5	25.25	17.5	N/A	same as others on imperial street	Bike Friendly
24	Imperial St	A9_14	5	25.25	17.5	N/A		Bike Friendly
25	Del Monte Blvd and Broadway Ave	A9_18	5	25.5	15	N/A	curved grate	Bike Friendly
26	Auto Center Ave	B8_13	5	25.5	15	N/A		
27	Del Monte and the Mall	B8_23	5	25.5	16.75	N/A		Bike Friendly
28	Del Monte Blvd	B8_21	5	25.5	17.5	N/A		Bike Friendly
29	Portola Dr	B11_49	5	26	14	N/A	could not inspect the drain at all due to dirt in and surrounding the drain from the landscape . Lip and lipd depth were 1.5"	
30	Contra Costa St	A10_02	5	27.25	18	N/A	inside community center parking lot	Bike Friendly
31	Luxton St	C11_12	5	27.5	27.5	N/A	see sketch, broken grate.	
32	Douglass Ct	C11_06	5	28	22.25	N/A	2.16" depth and 1.2" lip	
33	Douglass Ct	C11_30	5	28	22.25	N/A	2.16" depth and 1.2" lip	
34	Kimball Ave	C11_17	5	28.25	22.75	N/A	check sketch	
35	Alley between freemont baker and clementia	B9_12	5	29	17.5	N/A	9 degree slop 6 inches in the width. Could not lift. Same as B8-01	
36	Yolanda Ct	D11_08	5	29	17.5	N/A		
37	Waring St	C11_09	5	30	17.5	N/A	1.32" depth 1.2" lip	
38	San Lucas St	C11_13	5	30	17.5	N/A		
39	San Lucas St	C11_14	5	30	17.5	N/A		
40	Carson St	B11_06	5	30	18	N/A	2.25" depth and 1 inch lip	
41	Shafer St	B11_27	5	30	18	N/A		
42	Shafer St	B11_28	5	30	18	N/A		
43	Rousch Ave	B11_29	5	30	18	N/A		
44	Rousch Ave	B11_32	5	30	18	N/A		
45	Rousch Ave	B11_33	5	30	18	N/A		
46	Wheeler St	B11_35	5	30	18	N/A	depth 2.25 and lip 1.25	
47	Rousch Ave	B11_47	5	30	18	N/A		
48	Vallejo St	C9_67	5	30	18	N/A	could not pull grate out because of car. Curved grate	
49	Waring St	C11_05	5	30.25	18.75	N/A	could not lift out of street. 1.25" lip and 2.25" depth	No Photo
50	Kimball Ave	C11_16	5	30.5	18.75	N/A	structure was full of water couldn not get inner dimensions . 2inch deep, 1 inch across	
51	Alhambra st	B9_22	5	31.75	39.5	N/A	2 Grates in one frame. See picture	
52	Lorenzo Ct	B11_48	5	34.75	17.5	N/A	3.25 inch depth. 3 inch lip	
53	San Pablo Ave	D8_29	5	35	17.5	N/A	same detail as D9_39 and D9_38	
54	San Pablo Ave	D8_30	5	35	17.5	N/A	same detail as D9_39 and D9_38	
55	Rousch Ave	B11_31	5	35.25	17.5	N/A	3.75 depth and 2.25 lip	
56	Broadway Ave	D9_38	5	35.5	17.5	N/A	See sketch dtail	
57	Broadway Ave	D9_39	5	35.5	17.5	N/A	same detail as D9_38	
58	Del Monte Blvd	B8_09	5	35.75	27	N/A	Directly across from B8_02	Bike Friendly
59	Portola Dr	B11_50	5	36	24	N/A	look at last black route for lip dimensions	
60	Trinity Ave	A10_36	5	36	27	N/A	in the street. Check picture.	
61	Fremont Blvd and La Salle Ave	B8_12	5	36	27	N/A		Bike Friendly
62	Trinity Ave	B10_43	5	37	19.5	N/A		
63	Amdor Ave	B10_01	5	37.25	28.5	N/A	bubble up?	
64	Judson St	C8_43	5	37.25	28.5	N/A	A little wider than other type 2's	
65	Vallejo St	C9_37	5	37.25	28.5	N/A		
66	Ponderosa St	B9_67	5	37.25	28.75	N/A	depth of grate is 2.16"	
67	Amador ave	B10_32	5	37.5	19.5	N/A	bubble up	
68	Kenneth St	C9_59	5	37.5	22.75	N/A	3.75 frame depth and 2.26	Bike Friendly
69	Del Monte Blvd	A10_14	5	37.5	28.5	N/A		Bike Friendly

CITY OF SEASIDE
LIST OF GRATE LOCATIONS AND SIZES

	Street	Feature ID Spreadsheet	Type	Grate Lenth(in.)	Grate Width (in.)	Grate Diameter(in.)	Notes	Comment
70	Cieltio Ct	C11_11	5	37.5	28.5	N/A	could not lift out of ground to get dimensions. Just like the other large type 2's	
71	Luxton St	C8_14	5	37.5	28.5	N/A	Little wider than other type 2's	
72	Harding St	C8_23	5	37.5	28.5	N/A		
73	Luzern St	C9_36	5	37.5	28.5	N/A		
74	Harding St	C9_40	5	37.5	28.5	N/A		
75	San Pablo Ave	C8_07	5	37.5	28.75	N/A	Wider than other type 2's. 1" by 1" on the frame	No Photo
76	San Pablo Ave	C8_10	5	37.5	28.75	N/A	C8-07,23,10,25,50 are all the same	
77	WPL	C8_24	5	37.5	28.75	N/A		
78	Flores St	C8_25	5	37.5	28.75	N/A		
79	Flores St	C8_50	5	37.5	28.75	N/A		
80	Kenneth St	C8_53	5	37.5	28.75	N/A	same size as large type 2 grates	Bike Friendly
81	Mingo Ave	C9_11	5	37.5	28.75	N/A		
82	Mingo Ave	C9_17	5	37.5	28.75	N/A		
83	Mingo Ave	C9_27	5	37.5	28.75	N/A		
84	Mingo Ave	C9_28	5	37.5	28.75	N/A		
85	Mingo Ave	C9_29	5	37.5	28.75	N/A		
86	Vallejo Pl	C9_38	5	37.5	28.75	N/A		
87	Kenneth Pl	C9_43	5	37.5	28.75	N/A		
88	Waring St	C9_48	5	37.5	28.75	N/A		
89	Wheeler St	B11_34	5	37.75	19.5	N/A	looks like B10_22. 1 inch depth 1.25' out 1.25' second depth	
90	Sierra Ave	C11_01	5	37.75	19.75	N/A	2.64" depth	
91	Sierra Ave	C11_02	5	37.75	19.75	N/A	2.64" depth	
92	Judson St	C8_45	5	39.25	31.5	N/A	Same as B9-22	No Photo
93	Darwin St	C9_64	5	39.25	31.75	N/A	same as B9 22. two grates in one frame	
94	Hamilton Ave	B10_38	5	39.5	24.5	N/A	4.25" depth , 2.75" lip	
95	Goodwin St	C9_22	5	40	17.5	N/A		
96	Phoenix Ave	C9_23	5	40	17.5	N/A		
97	Harcourt Ave	B10_08	5	40	23.5	N/A	attempt to make bike safe	
98	Fremont Blvd	B9_39	5	40.25	23.25	N/A	attempted to make bike safe. 2 inch lip and 3 inch lip depth	
99	Fremont Blvd	B9_38	5	40.25	23.5	N/A	attempted to make bike safe. 2 inch lip and 3 inch lip depth	
100	Trinity Ave	B10_40	5	40.25	24	N/A	4.25 depth , 2.75 lip	
101	Alley	B10_31	5	40.5	15.75	N/A	could not lift out but it looks similar to others	
102	Hamilton Ave	B10_41	5	40.5	23.5	N/A		
103	La Salle Ave	C8_11	5	40.5	23.5	N/A	same detail as B-10 38	
104	La Salle Ave	C8_41	5	40.5	23.5	N/A	same as C8_11	
105	Military Ave	D7_02	5	40.75	24	N/A	large curb opening	No Photo
106	Fremont Blvd	B9_11	5	53.5	35	N/A	grate depth 4 inches. 4 inch lip. See pictures. 36 inches for lower depth. Curved catch basin structure	
107	Fremont Blvd	B9_13	5	0	0	N/A		No Photo / No Dimen
TYPE 6 GRATES								
1	Broadway Ave	A9_10	circular	0	0	25.25	circular grate in the middle of the street. Accidentally labled as B11_42 in picture	
2	Kimball Ave	C11_15	circular	0	0	25.25		
3	Hibly Ave	C11_27	circular	0	0	25.25	check sketch for detail	
4	Hibly Ave	C11_28	circular	0	0	25.25	check sketch for detail	
5	Hiby Ave and Harding St	C11_35	circular	0	0	25.25	not marked on gis	
6	Sierra Ave	D11_14	cirular	0	0	25.25	same detail as yosemitee and hibly. Labeled as D11_04 on picture	

A8



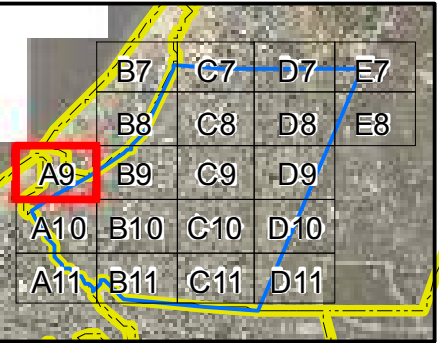
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Legend

- Bike Safe
- Not Bike Safe
- Survey Boundary
- City Limits

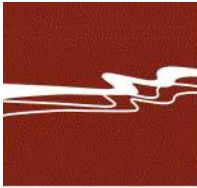


SHEET A9



0 20 40 60 80 100 Meters

0 200 400 Feet



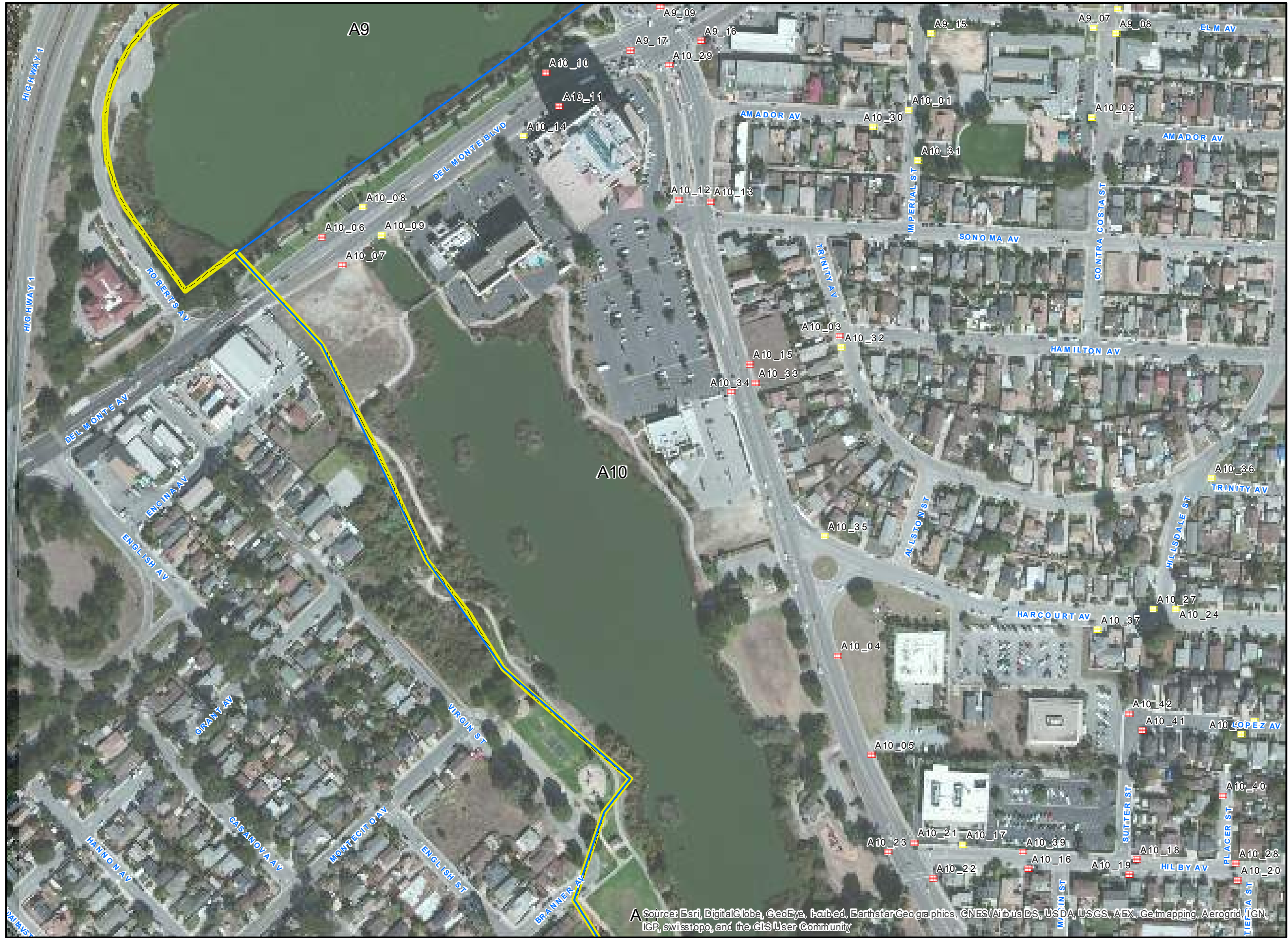
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A10

A9



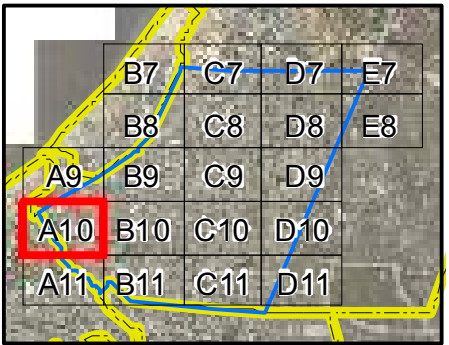
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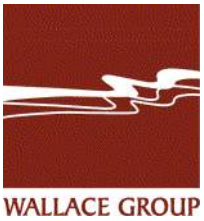


SHEET A10



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0 200 400 Feet

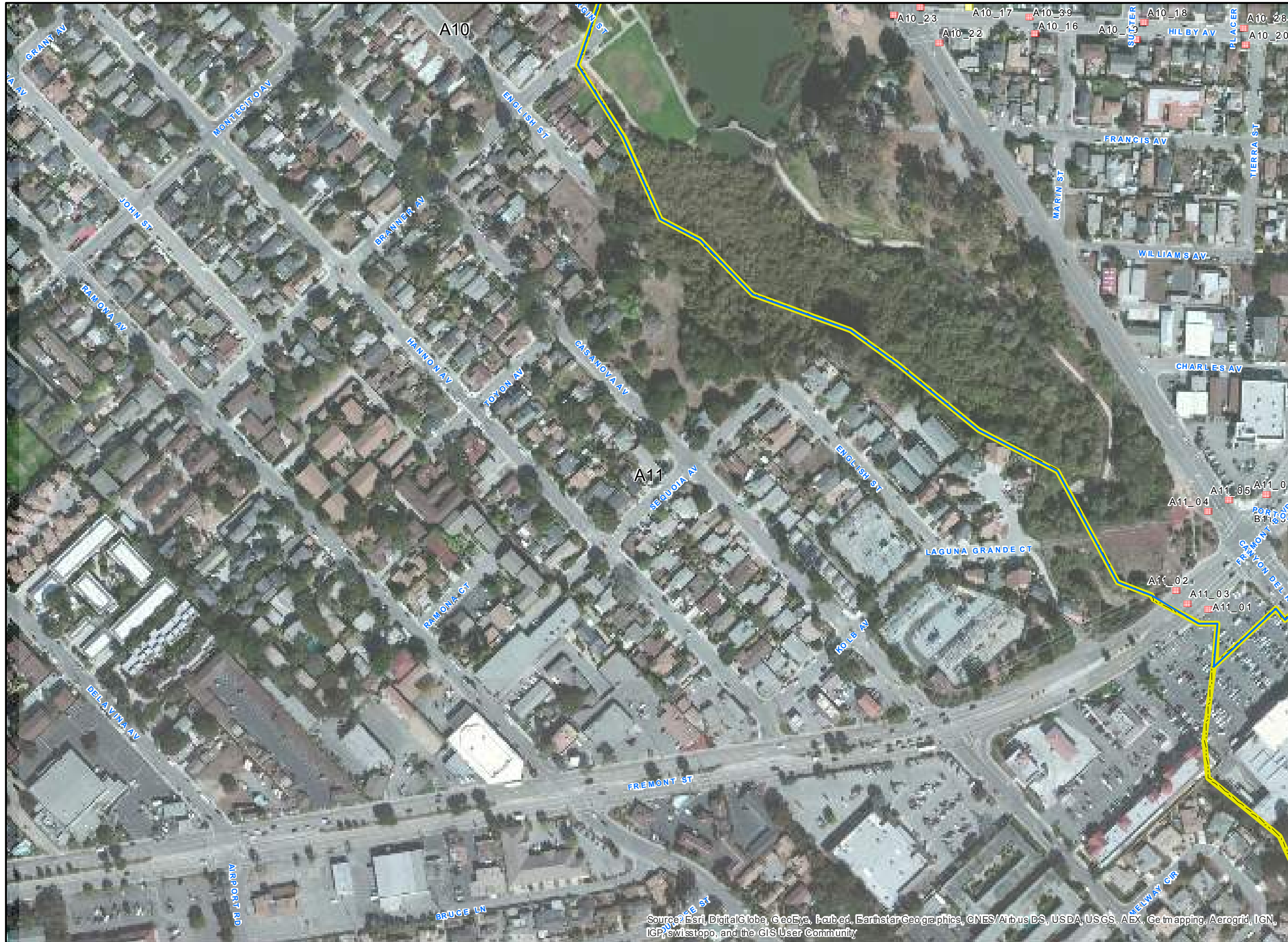


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A11



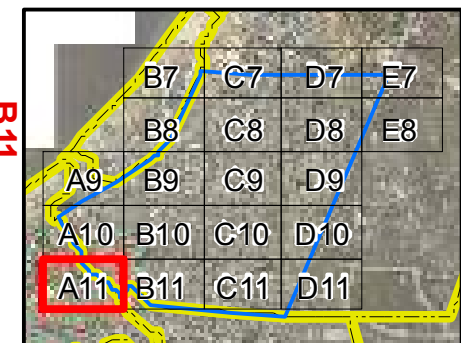
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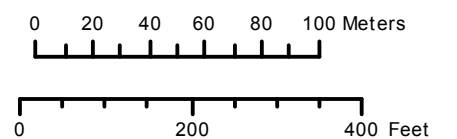
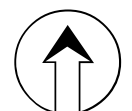


Legend

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SHEET A11

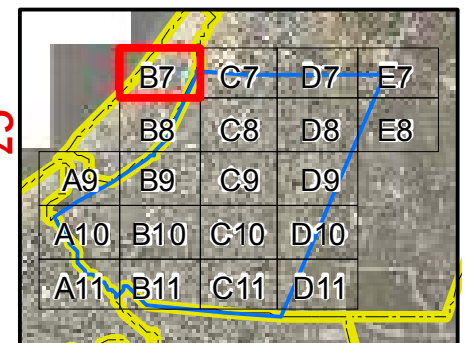


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- Bike Safe
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SHEET B7



0 20 40 60 80 100 Meters

A horizontal number line with tick marks every 50 units. The line is labeled 0, 200, and 400 Feet.



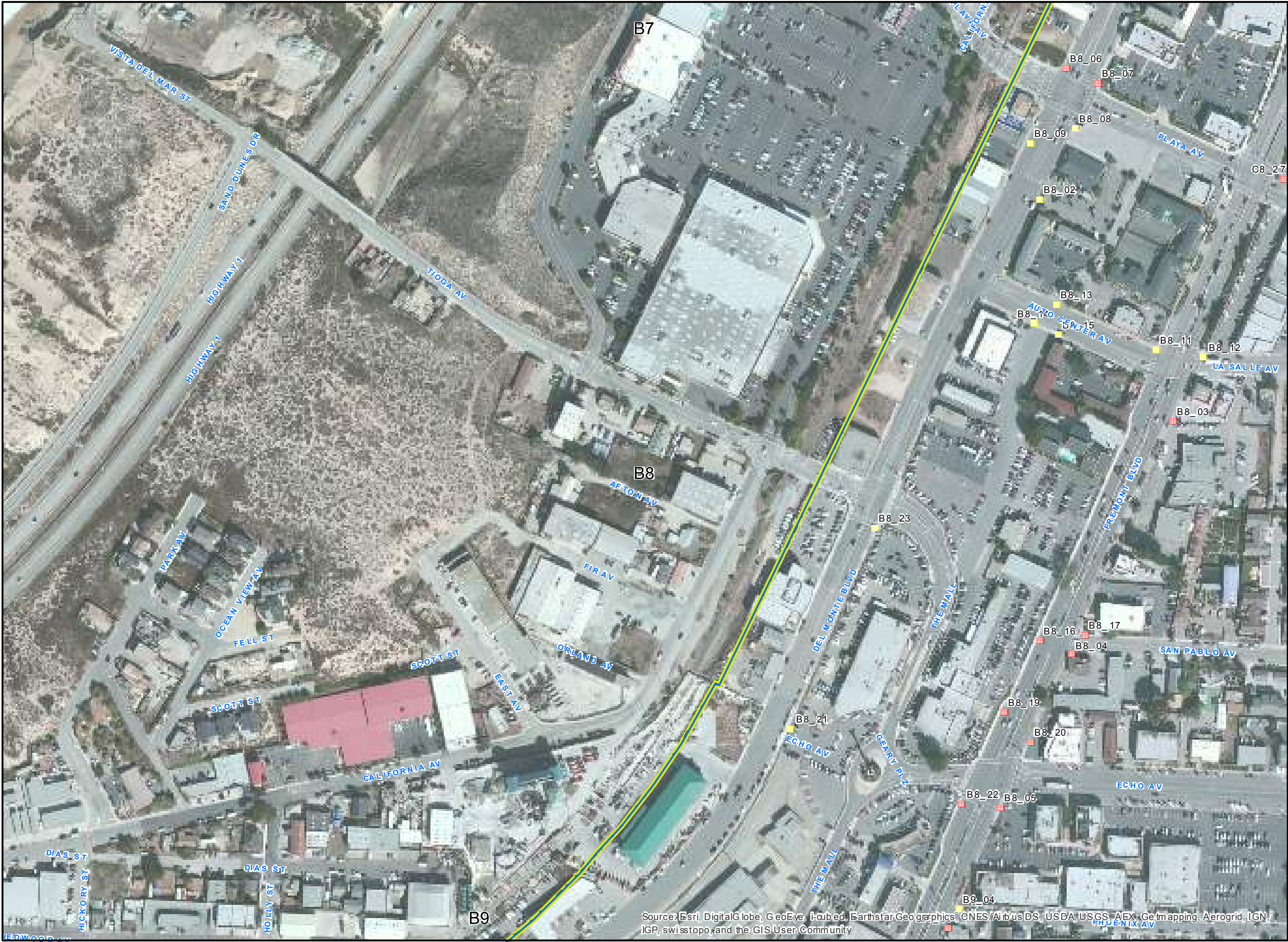
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B8



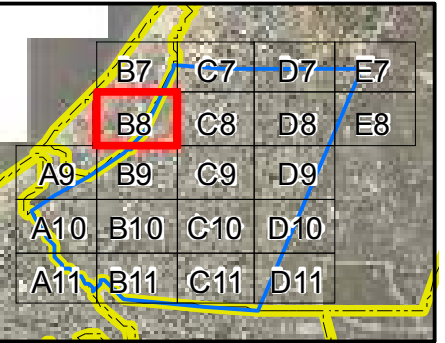
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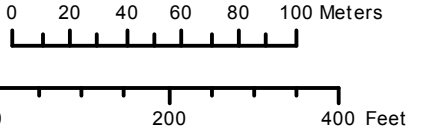


Legend

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SHEET B8

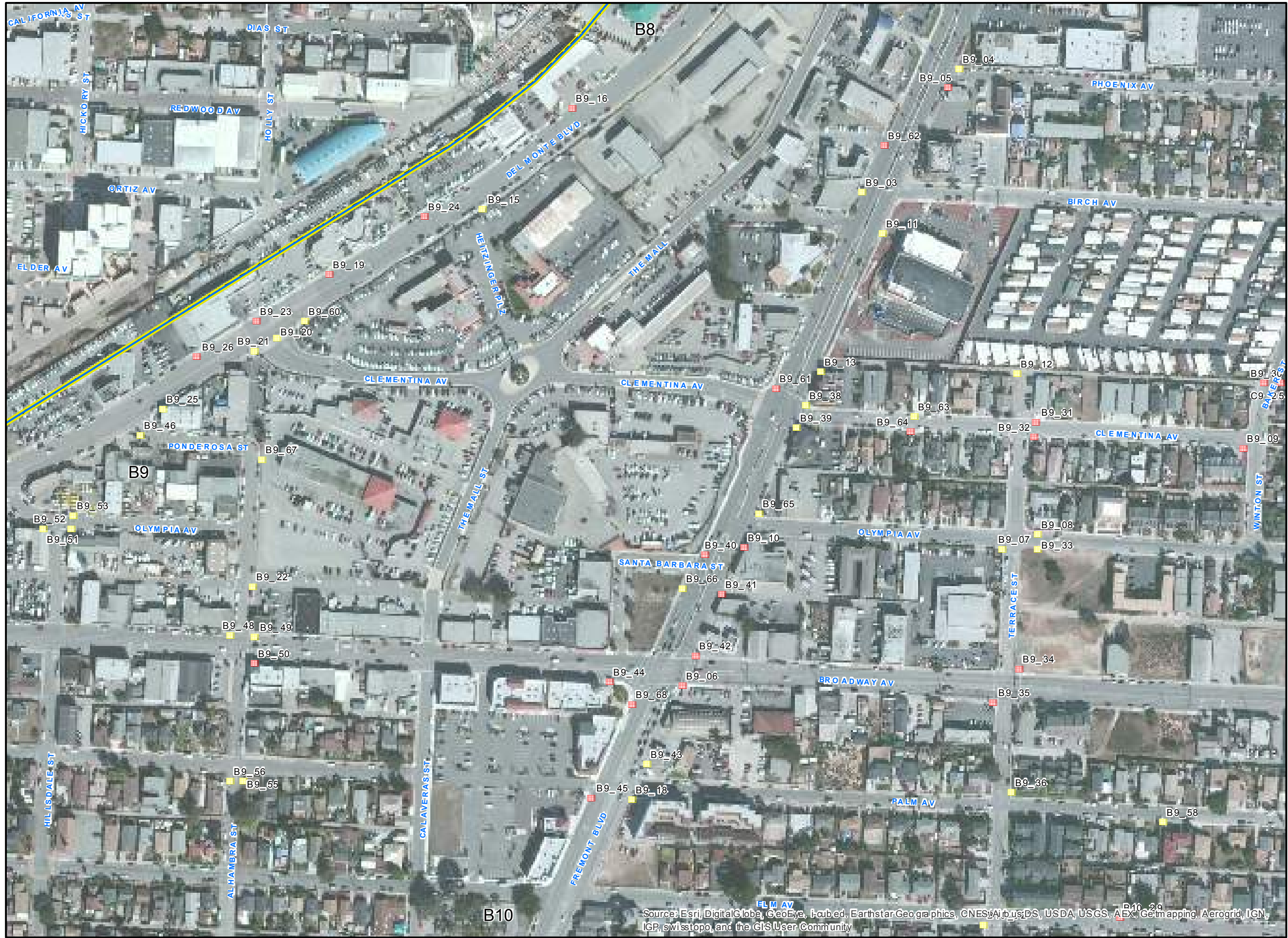




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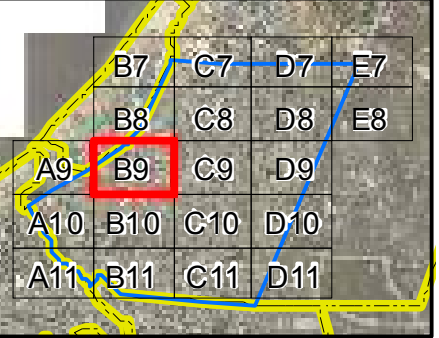


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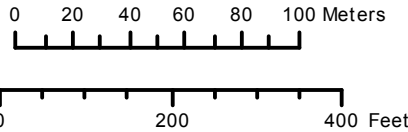
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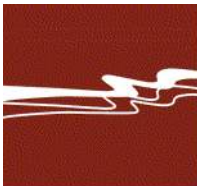


- Legend**
- Bike Safe
 - Not Bike Safe
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SHEET B9





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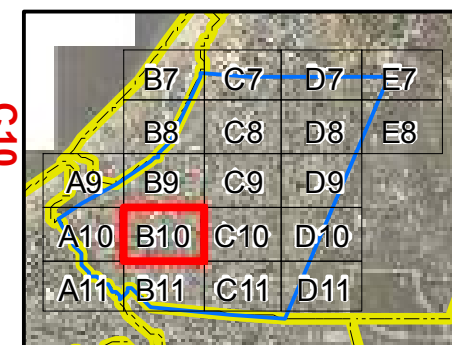
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Legend

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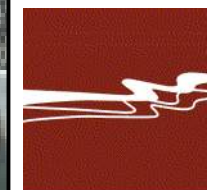


SHEET B10



0 20 40 60 80 100 Meters

0 200 400 Feet



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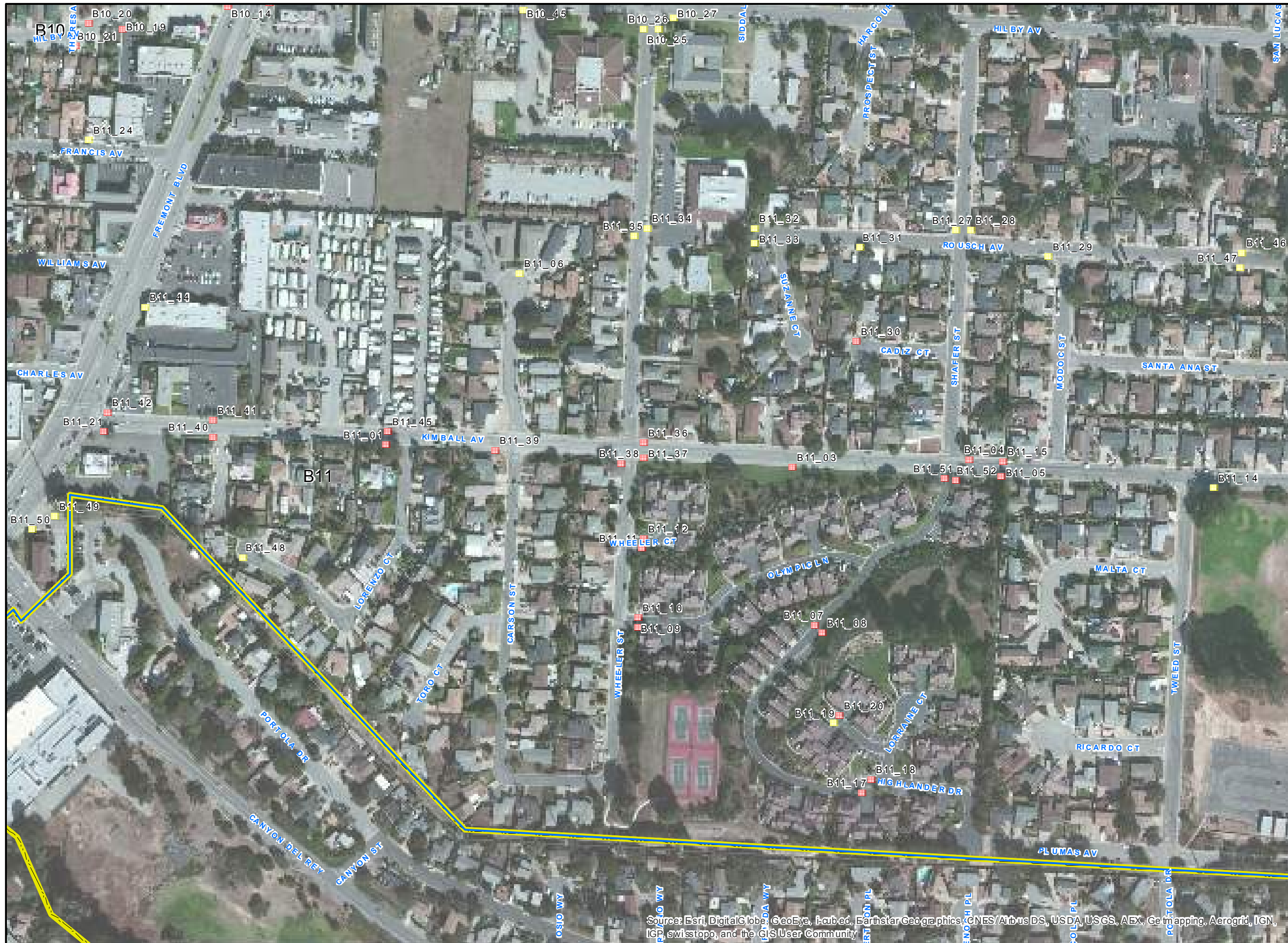
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B10



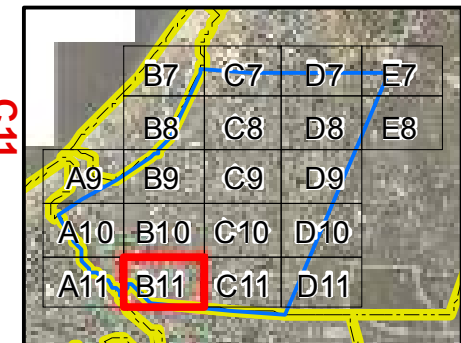
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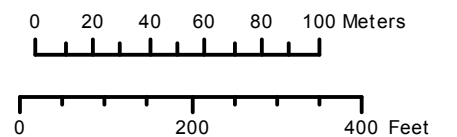


Legend

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SHEET B11



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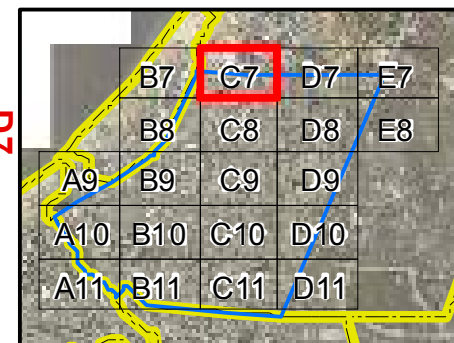
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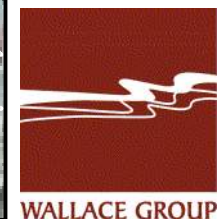
- Bike Safe
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SHEET C7

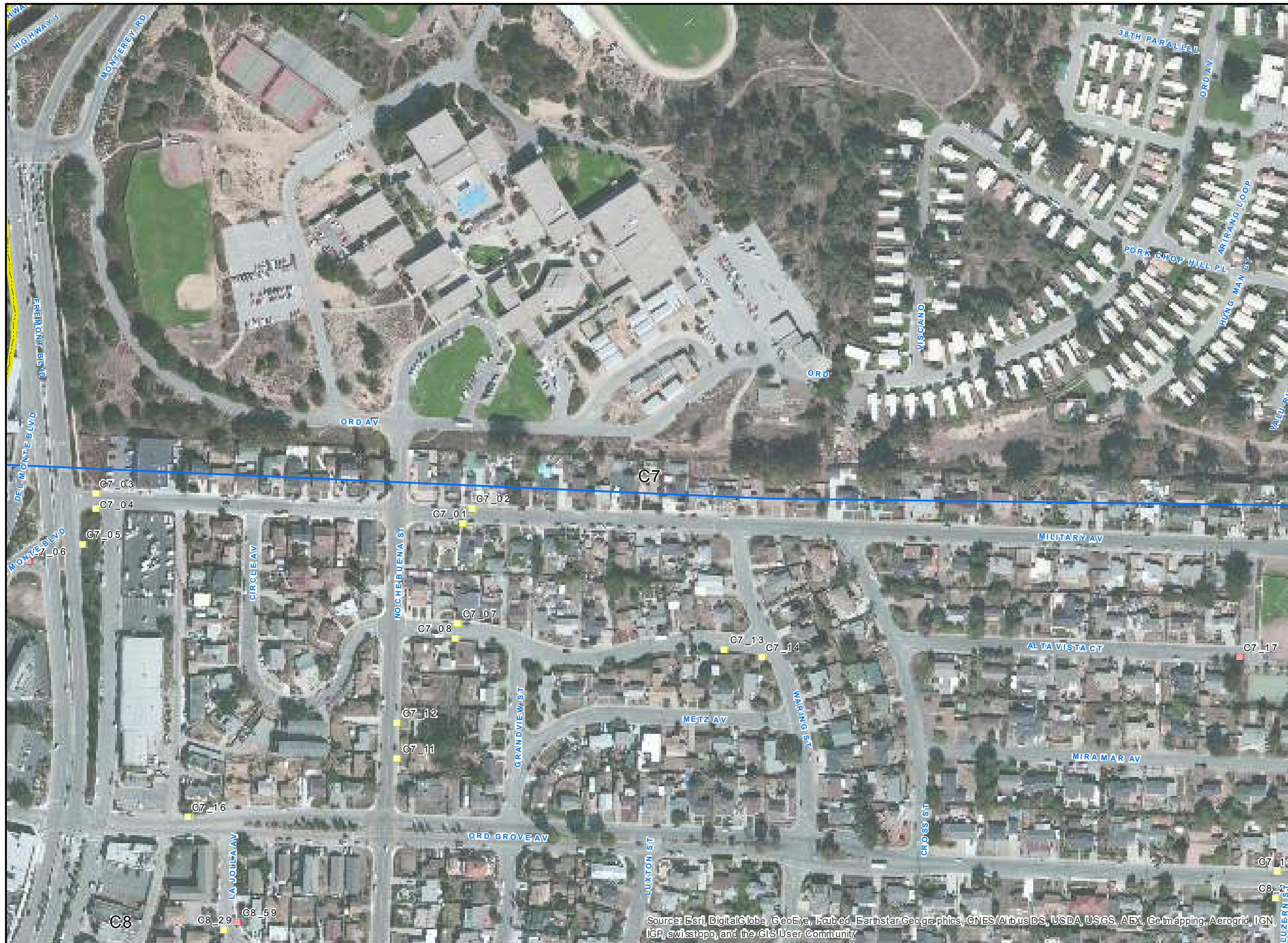


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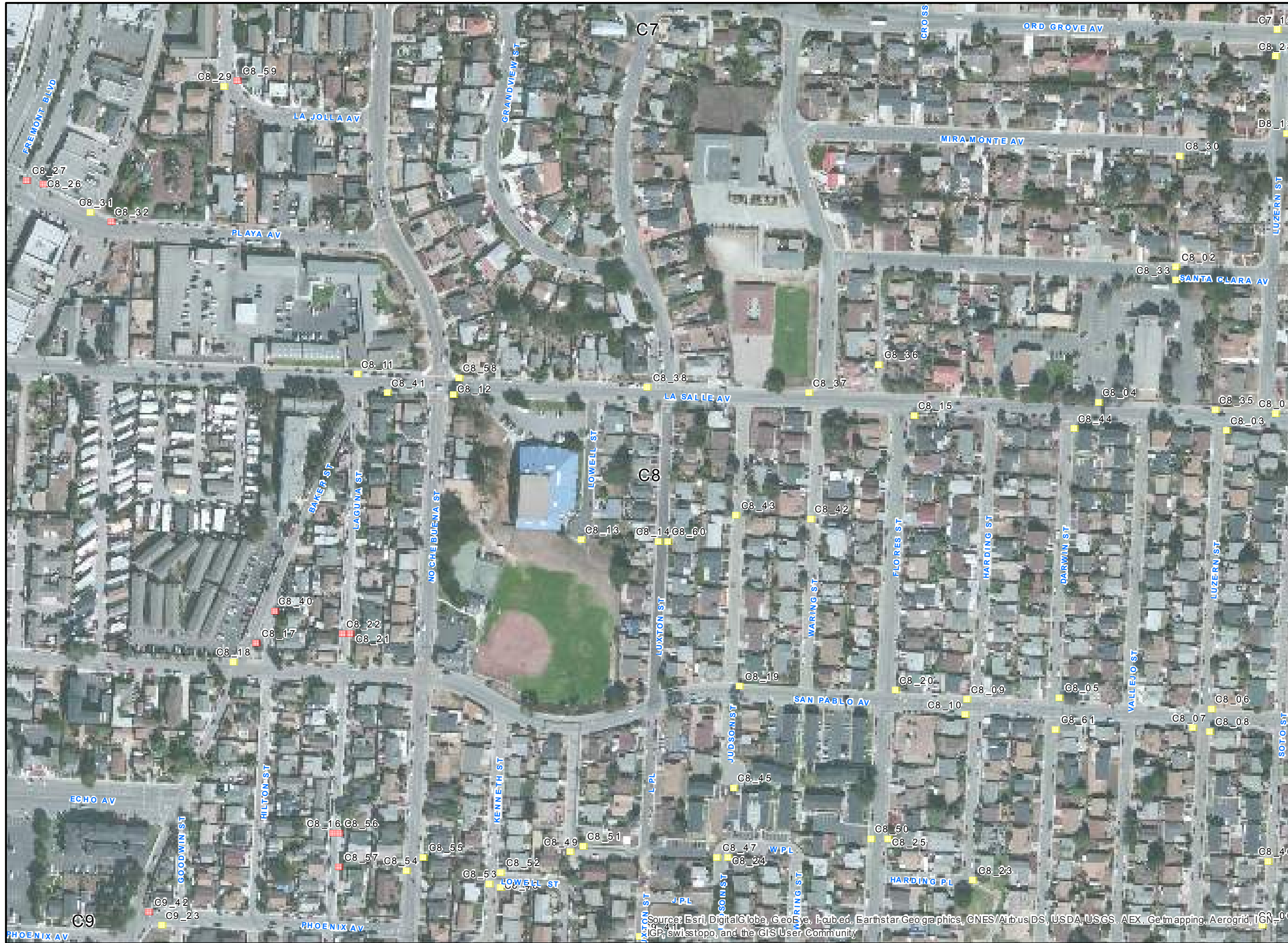
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C8

C7



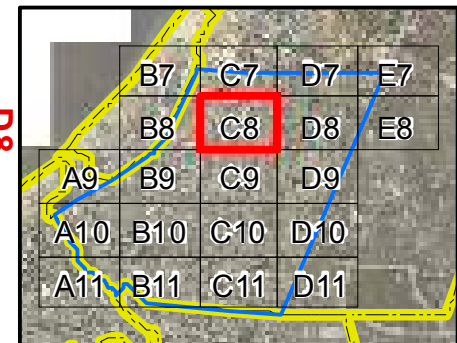
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Legend

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SHEET C8



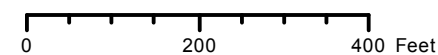
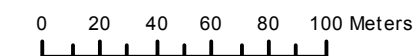
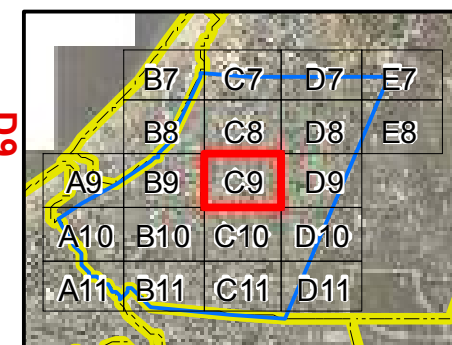
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0 200 400 Feet

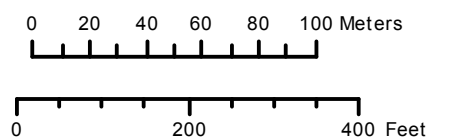
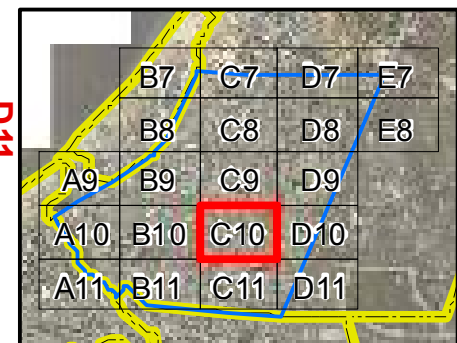


C9

- Bike Safe
- Not Bike Safe
- Survey Boundary
- City Limits



- Bike Safe
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- City Limits



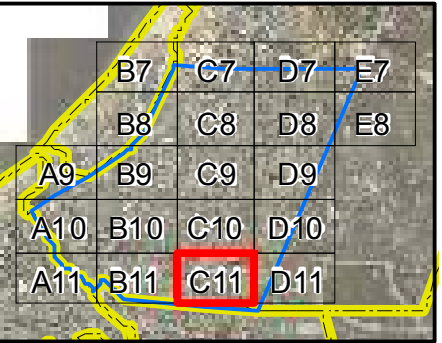
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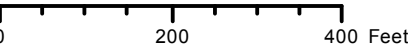
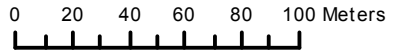


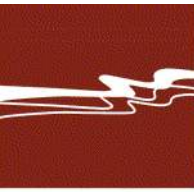
Legend

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SHEET C11





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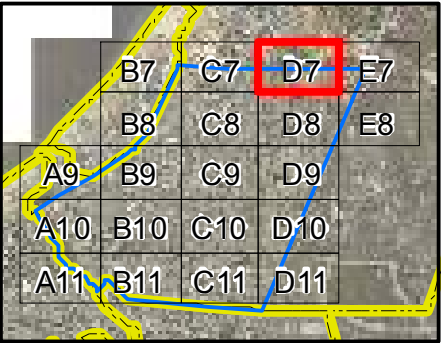
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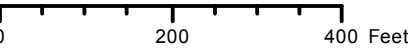
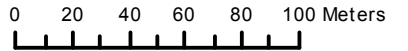
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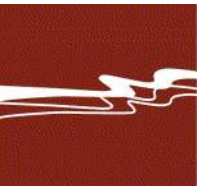


- Legend
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SHEET D7

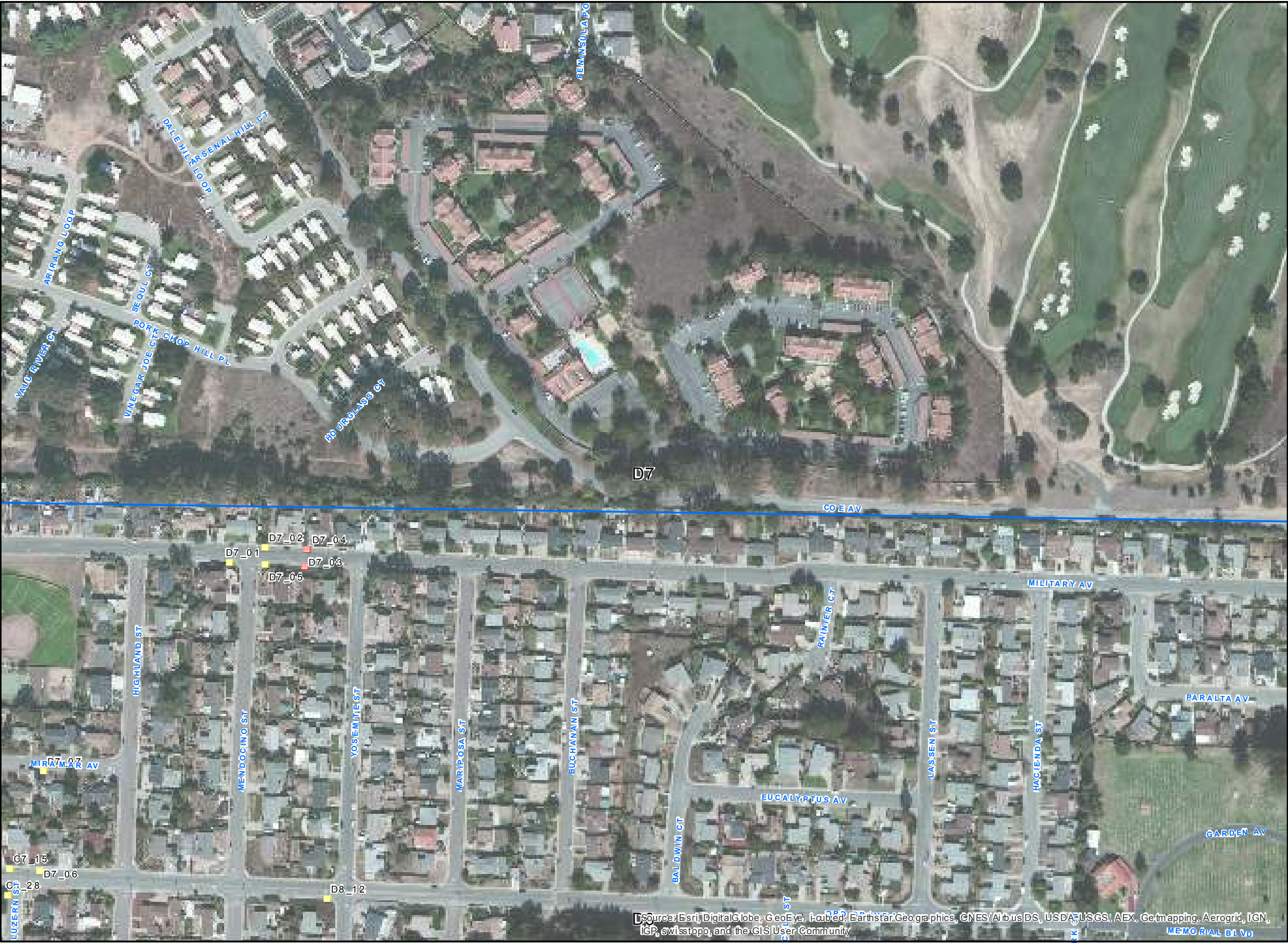




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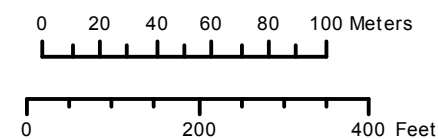
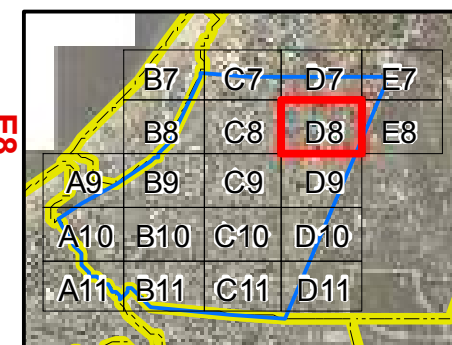
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D8

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D8



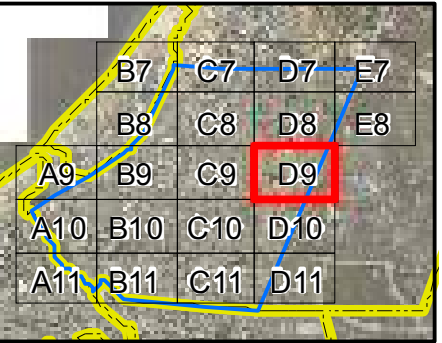
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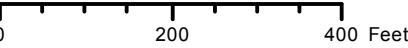
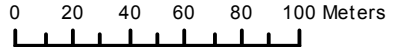


Legend

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SHEET D9





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D10

C9

C9



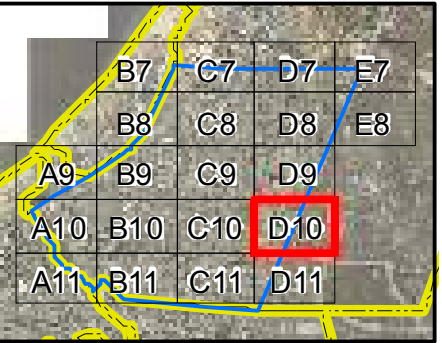
City of Seaside

Storm Water Catch Basin Grate Survey



Legend

- Bike Safe
- Not Bike Safe
- Survey Boundary
- City Limits

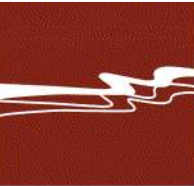


SHEET D10



0 20 40 60 80 100 Meters

0 200 400 Feet



CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECTURE
MECHANICAL ENGINEERING
PLANNING
PUBLIC WORKS ADMINISTRATION
SURVEYING/GIS SOLUTIONS
WATER RESOURCES

612 CLARION COURT
SAN LUIS OBISPO, CA 93401
805 544-4011 www.wallacegroup.us

WALLACE GROUP

D11

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

D10

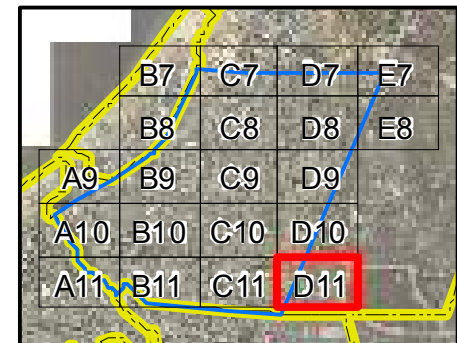
City of Seaside

Storm Water Catch Basin Grate Survey



Legend

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- City Limits

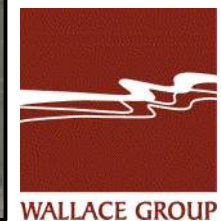


SHEET D11



0 20 40 60 80 100 Meters

0 200 400 Feet



CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECTURE
MECHANICAL ENGINEERING
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

D7



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

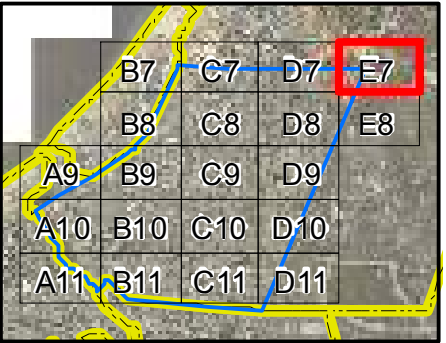
City of Seaside

Storm Water Catch Basin Grate Survey



Legend

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- Not Bike Safe
- Survey Boundary
- City Limits

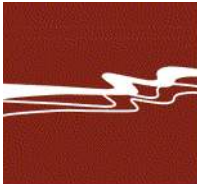


SHEET E7



0 20 40 60 80 100 Meters

0 200 400 Feet



CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECTURE
MECHANICAL ENGINEERING
PLANNING
PUBLIC WORKS ADMINISTRATION
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WALLACE GROUP

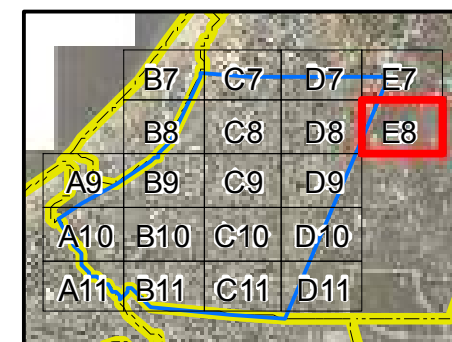
E7

E8

Storm Water Catch Basin Grate Survey



- Bike Safe
- Not Bike Safe
- Survey Boundary
- City Limits



SHEET E8



0 20 40 60 80 100 Meters



CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECTURE
MECHANICAL ENGINEERING
PLANNING
PUBLIC WORKS ADMINISTRATION
SURVEYING/SOLUTIONS
WATER RESOURCES

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Source: Esri, DigitalGlobe, GeoEye, I-cubed, EarthstarGeographics, CNES/Airbus DS, USDA, USGS, AeroX, Ge mapping, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community

75-2 MISCELLANEOUS IRON AND STEEL

75-2.01 GENERAL

Section 75-2 includes specifications for fabricating miscellaneous iron and steel.

75-2.02 MATERIALS

75-2.02A General

Raised pattern plates must be commercial quality.

75-2.02B Frames, Grates, and Covers

Grates must be produced from one of the following:

1. Structural steel complying with either of the following
 - 1.1. ASTM A36/A36M
 - 1.2. ASTM A576, Grades 1021, 1022, 1026, 1029, or 1030
2. Ductile iron castings
3. Carbon-steel castings

Manhole frames and covers must comply with AASHTO M 306.

Galvanize cast iron manhole frames and covers for sidewalks after fabrication and before assembling component parts. Coat other cast iron items with commercial-quality asphalt except machined surfaces of manhole frames and covers for decks.

Drainage inlet frames and grates except those on bridges need not be galvanized or coated with asphalt.

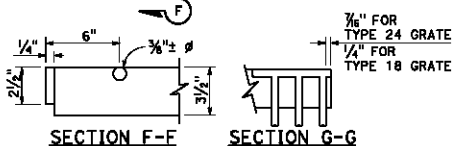
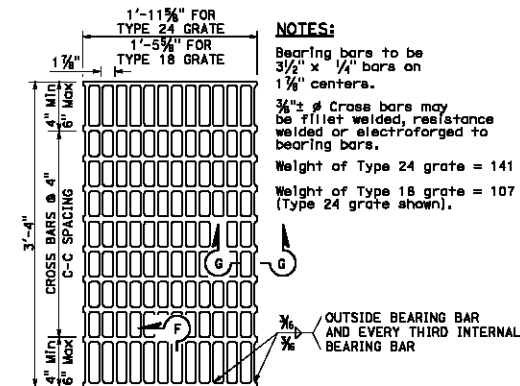
Match-mark frames and grates and frames and covers in pairs before delivery to the job site. Grates and covers must fit into their frames without rocking.

75-2.03 CONSTRUCTION

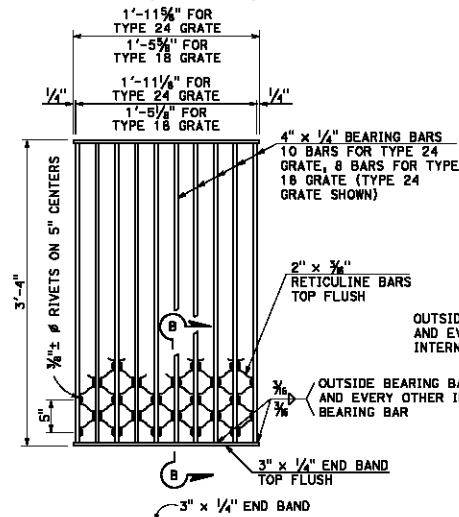
Not Used

75-2.04 PAYMENT

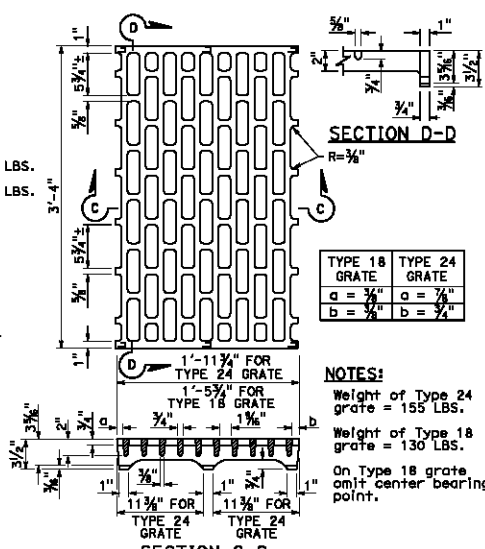
A frame and cover pair is 1 measurement unit. A frame and grate pair is 1 measurement unit.



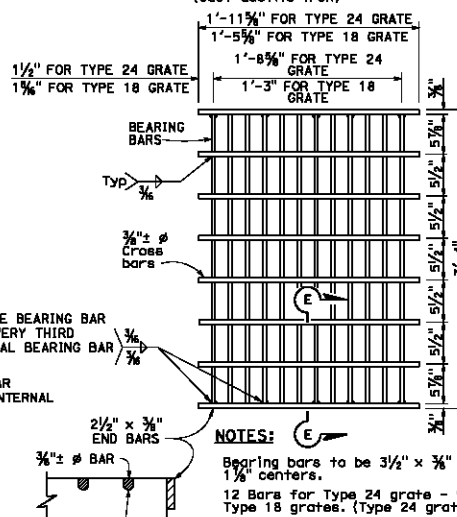
SECTION F-F SECTION G-G
TYPE 18-10 AND 24-13 GRATE
(Welded Steel)



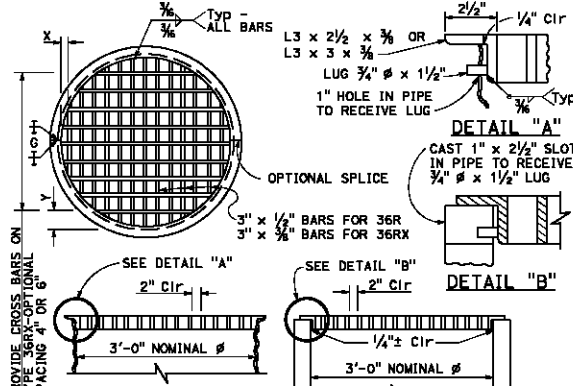
SECTION B-B
TYPE 18-8S AND 24-10S GRATE
(Welded Steel) Reticuline type



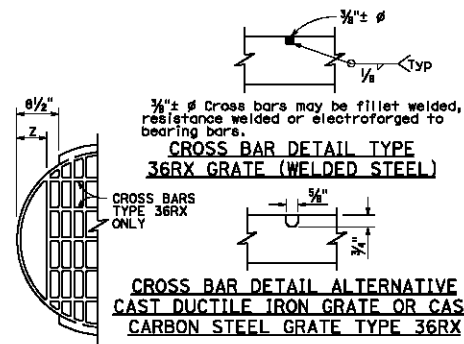
SECTION C-C
TYPE 18-8C AND 24-10C GRATE
(Cast ductile iron)



SECTION E-E
TYPE 18-9X AND 24-12X GRATE
(Welded Steel)



TYPE 36R AND 36RX GRATE DETAILS



CROSS BAR DETAIL TYPE 36RX GRATE (WELDED STEEL)
CROSS BAR DETAIL ALTERNATIVE CAST DUCTILE IRON GRATE OR CAST CARBON STEEL GRATE TYPE 36RX MODIFIED TYPE 36R AND 36RX GRATE FOR ODI INLET

NOTES:

- When alternative grates are allowed - Final pay based on alternative with the lesser weight.
- Use frame shown on Standard Plan D74A, D74B or RSP D77A as appropriate.
- When Type 24-10S, 24-12X or 24-13 grates are used with GDO inlets, a 1/4" x 3/8" x 3'-4 1/4" steel bar shall be welded across the center of inlet frame to separate the individual grates.
- See Revised Standard Plan RSP D77A for connecting chain to welded grate and frame. When chain is required, do not use cast ductile iron grate.

GRATE BAR SPACING TABLE

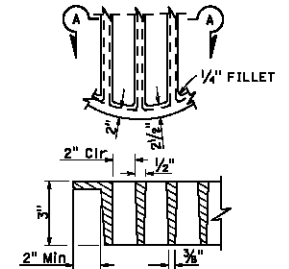
TYPE	No. OF BARS	CLEAR BAR SPACING	X	Y	Z
36R	13	2"	2 1/4"	3 3/4"	5 3/4"
36RX (STEEL)	15	2"	2 1/4"	3 3/4"	5 3/4"
36RX (CAST)	13	2"	2 1/4"	3 3/4"	5 3/4"
36R Mod	12	2"	2 1/4"	3 3/4"	5 3/4"
36RX Mod (STEEL)	13	2"	2 1/4"	3 3/4"	5 3/4"
36RX Mod (CAST)	12	2"	2 1/4"	3 3/4"	5 3/4"

RSP D77B DATED APRIL 19, 2013 SUPERSEDES RSP D77B DATED JULY 20, 2012 AND STANDARD PLAN D77B DATED MAY 20, 2011 - PAGE 165 OF THE STANDARD PLANS BOOK DATED 2010.

REVISED STANDARD PLAN RSP D77B

Dist	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET TOTAL SHEETS
Raymond A. Jester REGISTERED CIVIL ENGINEER April 19, 2013 PLANS APPROVAL DATE THE STATE OF CALIFORNIA BY ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SCALED COPIES OF THIS PLAN SHEET.				

TO ACCOMPANY PLANS DATED



SECTION A-A
ALTERNATIVE CAST DUCTILE IRON GRATE OR CAST CARBON STEEL GRATE TYPE 36R AND 36RX

BASIS FOR MISC IRON AND STEEL FINAL PAY WEIGHTS FOR DRAINAGE INLETS

INLET TYPE	GRATE TYPE	No. OF GRATES	WEIGHT LB
GDO	24-10C	2	391
(SEE NOTE 4)	24-10S	2	456
	24-12X	2	473
	24-13	2	374
G0,G0L,G1,G2,G3,G4 (TYPE 24)	24-10C	1	202
	24-10S	1	229
	24-12X	1	239
	24-13	1	188
G4 (TYPE 18)	18-8S	1	187
G5,G6	18-9X	1	187
	18-10	1	149
	18-8S	2	374
GT1,GT2	18-9X	2	374
	18-10	2	298
	24-10C	2	404
GT3,GT4	24-10S	2	458
	24-12X	2	478
	24-13	2	376
ODI	36RX (Mod)	1	196
GMP,GCP,GCPI	36RX	1	215
ODI	36R (Mod)	1	220
GMP,GCP,GCPI	36R	1	236
TRASH RACK			22
GRATE CHAIN			3

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
GRATE DETAILS No. 2
NO SCALE



CITY OF SEASIDE STAFF REPORT

Item No.: 8.G.

TO: City Council

FROM: Craig Malin, City Manager

BY: Roberta Greathouse, Human Resources Director/Risk Manager

DATE: May 2, 2019

**SUBJECT: APPROVE A RESOLUTION MODIFYING THE POSITION
ALLOCATION LIST TO ADD ONE HOUSING PROGRAM
MANAGER**

PURPOSE & RECOMMENDATION

To adopt the resolution modifying the Position Allocation List to add one Housing Program Manager.

BACKGROUND

It is recommended the top step salary for this position be set at \$114,046.40 annually. The position will be exempt under the Fair Labor and Standards Act and the position will be assigned to the Seaside Managers and Supervisory Employees' Association (SMSEA).

FISCAL IMPACT

This position was not included in the FY2018/19 budget. It is recommended that the funding for this position be discussed and addressed during the FY2019/20 budget process.

ATTACHMENTS

1. Draft Resolution
 2. Seaside Housing Program Manager Job Description
-

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager

RESOLUTION NO. 19-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEASIDE

**APPROVING THE MODIFICATION OF THE CITY'S POSITION ALLOCATION LIST TO
ADD ONE HOUSING PROGRAM MANAGER**

WHEREAS, the City's Classification Plan of positions may be amended on recommendation of the City Manager and approval by the City Council; and

WHEREAS, there is a need to add one Housing Program Manager position to the City Manager's Office; and

WHEREAS, this position will be assigned to the Seaside Managers and Supervisory Employees' Association; and

WHEREAS, the funding and budgeting for this position will be discussed as a part of the Fiscal Year 2019/2020 budget process.

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Seaside hereby approves the addition of one Housing Program Manager to the Position Allocation List.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Seaside duly held on the 2nd day of May by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:

Ian Oglesby, Mayor

ATTEST:

Lesley Milton-Rerig, City Clerk



**APRIL 2019
FLSA: EXEMPT**

HOUSING PROGRAM MANAGER

DEFINITION

Under the direction of the City Manager or his / her designee, develops, recommends, plans, implements, and monitors, the City's Housing Programs; coordinates assigned activities with other City departments, officials, outside agencies, and the public; fosters cooperative working relationships among City departments and with intergovernmental and regulatory agencies and various public and private groups; and performs related work as required.

SUPERVISION RECEIVED AND EXERCISED

Receives direction from the City Manager or his / her designee. The work provides for a wide variety of independent decision-making, within legal and general policy and regulatory guidelines. Exercises general direction and supervision over professional, technical, and administrative support staff either directly or through subordinate levels of supervision.

CLASS CHARACTERISTICS

This classification that oversees, directs, and participates in all activities of the City's Housing Program. Successful performance of the work requires knowledge of public policy, municipal functions and activities, and the ability to develop, oversee, and implement projects and programs. Responsibilities include developing, recommending, and planning new programs as well as overseeing and maintaining existing programs. This position engages in extensive outreach to the community, non-profit housing partners, and other jurisdictional agencies.

EXAMPLES OF ESSENTIAL JOB FUNCTIONS (Illustrative Only)

Management reserves the right to add, modify, change or rescind the work assignments of different positions and to make reasonable accommodations so that qualified employees can perform the essential functions of the job.

- Developments, implements, and evaluations affordable housing goals, policies, and procedures to assist in the development of long and short range objectives and strategies to achieve those objectives.
- Analyzes, develops, and implements new programs to promote affordable housing which address a broad range of housing needs and income levels, including rehabilitation, development incentives, homebuyer assistance, special needs, and transitional housing and related community development and zoning programs to assist housing initiatives
- Administers the Federal Housing and Urban Development (HUD), Community Development Block Grant (CDBG), Housing Trust Fund programs and other related programs.
- Applies for grants for various housing program needs.
- Acts as staff to the Housing Successor Agency for the City, tracks loan repayments, and recommends funding for projects and activities.
- Maintains loan databases, performs loan monitoring, processes legal documents, updates resale prices and affordability rates, ensures adherence to covenants, maintains files, and acts as authorized signatory for agreements and recorded documents.

- Identifies funding resources for housing programs and develops funding proposals, implements financial strategies to fund desired housing projects and programs.
- Analyzes, plans, and facilitates the permit processing activities related to affordable housing.
- Manages a variety of housing assistance programs.
- Monitors contractors, grantees, and recipient agencies for compliance.
- Prepares a variety of reports including those required to meet Consolidated Plan goals.
- Makes presentations to the City Council, Successor Agency Board, and a variety of other boards and commissions; attends and participates in professional group meetings; stays abreast of new trends and innovations in the field of affordable housing and other services as they relate to the area of assignment.
- Prepares, reviews, and presents staff reports, various management and information updates, and reports on special projects as assigned.
- Responds to difficult and sensitive public inquiries and complaints and assists with resolutions and alternative recommendations.
- Performs other duties as assigned.

QUALIFICATIONS

Knowledge of:

- Housing program management.
- Planning, zoning, and environmental laws and regulations.
- Principles and basic elements of legislation establishing Housing and Community Block Grant programs, including neighborhood revitalization strategy areas.
- Procedures and standards required in the planning and development of local grant program proposals.
- Applicable Federal, State, and local laws, codes, and regulations including Federal environmental regulations, Federal fair housing laws, tax credit laws, and housing element law.
- Methods and techniques for the development of presentations, contract negotiations, business correspondence, and information distribution; research and reporting methods, techniques, and procedures.
- Record keeping principles and procedures.
- Modern office practices, methods, financial programs, and computer equipment and applications related to the work.
- English usage, grammar, spelling, vocabulary, and punctuation.
- Techniques for effectively representing the City in contacts with governmental agencies and various business, professional, educational, regulatory, and legislative organizations.
- Techniques for providing a high level of customer service by effectively dealing with the public, vendors, contractors, and City staff.

Ability to:

- Plan, organize, and supervise the activities involved in carrying out the provisions of the Community Development Block Grant program and other related programs.
- Develop and maintain effective working relationships with funding agencies, lending institutions, business and community groups, other public agencies, and the general public.
- Interpret, apply, and ensure compliance with Federal, State, and local policies, procedures, laws, and regulations.

- Prepare clear and concise reports, correspondence, policies, procedures, and other written materials.
- Conduct complex research projects, evaluate alternatives, make sound recommendations, and prepare effective technical staff reports.
- Establish and maintain a variety of filing, record-keeping, and tracking systems.
- Organize and prioritize a variety of projects and multiple tasks in an effective and timely manner; organize own work, set priorities, and meet critical time deadlines.
- Operate modern office equipment including computer equipment and specialized software applications programs.
- Use English effectively to communicate in person, over the telephone, and in writing.
- Use tact, initiative, prudence, and independent judgment within general policy, procedural, and legal guidelines.
- Establish, maintain, and foster positive and effective working relationships with those contacted in the course of work.

Education and Experience:

Graduation from an accredited four-year college or university with major coursework in planning, public administration, business administration, or a closely related field and four (4) years of recent experience in housing, economic development, planning, financing, or a related field. A Master's degree is desirable.

Licenses and Certifications:

- Possession of, or ability to obtain, a valid California Driver's License by time of appointment.

PHYSICAL DEMANDS

Must possess mobility to work in a standard office setting and use standard office equipment, including a computer, as well as to work in the field to inspect sites; to operate a motor vehicle and to visit various meeting sites; vision to read printed materials and a computer screen; and hearing and speech to communicate in person, before groups and over the telephone. This is primarily a sedentary office classification, and standing in and walking between work areas may be required. Finger dexterity is needed to access, enter and retrieve data using a computer keyboard, typewriter keyboard or calculator and to operate standard office equipment. Positions in this classification occasionally bend, stoop, kneel, reach, push, and pull drawers open and closed to retrieve and file information.

ENVIRONMENTAL ELEMENTS

Employees work in an office environment with moderate noise levels, controlled temperature conditions, and no direct exposure to potentially hazardous physical substances. Employees also may work in the field and may be exposed to hot and cold temperatures, inclement weather conditions, loud noise levels, vibration, confining workspace, chemicals, mechanical and/or electrical hazards, and hazardous physical substances and fumes. Employees may interact with upset staff and/or public and private representatives in interpreting and enforcing departmental policies and procedures.



CITY OF SEASIDE STAFF REPORT

Item No.: 9.A.

TO: City Council

FROM: Craig Malin, City Manager

BY: Sharon Mikesell, Administrative Analyst

DATE: May 2, 2019

SUBJECT: PUBLIC HEARING TO CONSIDER THE 2019-2020 CITY OF SEASIDE COMMUNITY DEVELOPMENT BLOCK GRANT ANNUAL ACTION PLAN

PURPOSE & RECOMMENDATION

To hold Public Hearing to receive comments on the City of Seaside's Community Development Block Grant (CDBG) Annual Action Plan (AAP) and approve the Annual Action Plan and associated documents including contingency provisions so that the plan may be updated and submitted to HUD after the grant funding amount is announced and prior to the mandated deadline.

BACKGROUND

The City of Seaside is an entitlement grantee of Community Development Block Grant (CDBG) funds issued from the US Department of Housing and Urban Development (HUD). Each year, an Annual Action Plan is required to implement the next fiscal year's program.

HUD issued Notice CPD-19-1 advising delays on announcement of 2019-2020 CDBG grant award amounts and advised grantees that a method to approach their Annual Action Plan was to prepare the plan and locally approve the plan using an estimated grant award and contingency provision language to adjust the actual allocations once the grant award was announced without the need of an additional public comment period. The plan is to be held for submission to HUD until the grantee's allocation amounts are announced and the AAP is updated to reflect the amount.

The City Council approved the Community Development Advisory Committee's recommendations for funding at the March 21, 2019 meeting and directed staff to

proceed with the Annual Action Plan using contingency provisions to adjust the allocations once the actual award is announced. The Annual Action Plan was officially released for public review and comment on April 1, 2019.

All comments received will be forwarded to HUD along with the AAP. As indicated in the draft plan, the allocation amounts will be adjusted to reflect the actual award (when announced) without delay of an additional public comment period so that they may be submitted in accordance with 24CFR 91.500(b). HUD's 45 day review period will begin when the submission of the Annual Action plan or executed SF-424(s) forms are received by the Field Office, whichever is later. Per Federal Law, the submission of the AAP by the City of Seaside must be received within 60 days of the announcement of the grant funding or by August 16, 2019, whichever is earlier.

FISCAL IMPACT

There is no fiscal impact to the General Fund as a result of this item.

ATTACHMENTS

1. Draft Resolution
2. AAP for PUBLIC REVIEW docx
3. Annual Action Plan Publication 3-28-19

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager

RESOLUTION NO. 19-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEASIDE

APPROVING THE 2019-2020 ANNUAL ACTION PLAN COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

WHEREAS, Title 1 of the National Affordable Housing Act requires recipients of Federal funds from the Department of Housing and Urban Development (HUD) to develop a Five -Year Consolidated and related Annual Action Plans; and

WHEREAS, the City of Seaside as a recipient of Community Development Block Grant (CDBG) funds, has an approved 2015-2020 Five-Year Consolidated Plan, and

WHEREAS, the 2019-2020 Annual Action Plan has been prepared to implement the strategies contained in the Five-Year Consolidated Plan,

WHEREAS, on November 2, 2017, the City posted and published a Notice of Funding Availability and Mandatory 2018-2020 CDBG Funding Workshop for the two year cycle; and

WHEREAS, on November 15, 2017, the CDAC held a Mandatory 2018-2020 CDBG Funding Workshop, and applications were made available; and

WHEREAS, on January 12, 2018, applications were due for the full 2018-2020 cycle for consideration for funding: and

WHEREAS, on May 17, 2018 the City Council approved the first year Annual Action Plan of the two year application cycle,: and

WHEREAS, on February 28, 2019 the Community Development Advisory Committee (CDAC) met to make recommendations to City Council for the second year of the cycle using HUD recommended contingency provision language, pending an official grant award announcement for 2019-2020.

WHEREAS, on March 21, 2019 accepted the CDAC's recommendations and directed staff to prepare the draft Annual Action Plan using contingency provisions to make adjustments once the grant award is announced, per HUD's recommendation.

WHEREAS, pursuant to Federal regulations the City did hold the required public hearing on May 2, 2019, after public notice,

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Seaside that the 2019-2020 Annual Action Plan for the Community Development Block Grant Program covering the designated periods, marked "Exhibit A" and made a part hereof, is hereby approved with authorization to update according to the contingency provisions, and that the City Manager is hereby authorized to sign the Application for Federal Assistance (SF-424), all certifications, assurances and other documents as may

be required by HUD within 60 days after an announcement is made of the Seaside grant award amount by HUD and prior to the deadline of August 16, 2019, whichever is earlier. The 2019-2020 Seaside City Budget should include the actual allocations as well as any previous year's CDBG funding still available for expenditure via encumbrment.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Seaside duly held on the 2nd day of May 2019 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Ian Oglesby, Mayor

ATTEST:

Lesley Milton-Rerig, City Clerk

Annual Action Plan



2019-2020

City of Seaside
Community Development Block Grant Program

Public comment period
April 1-May 2, 2019

Executive Summary

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

1. Introduction

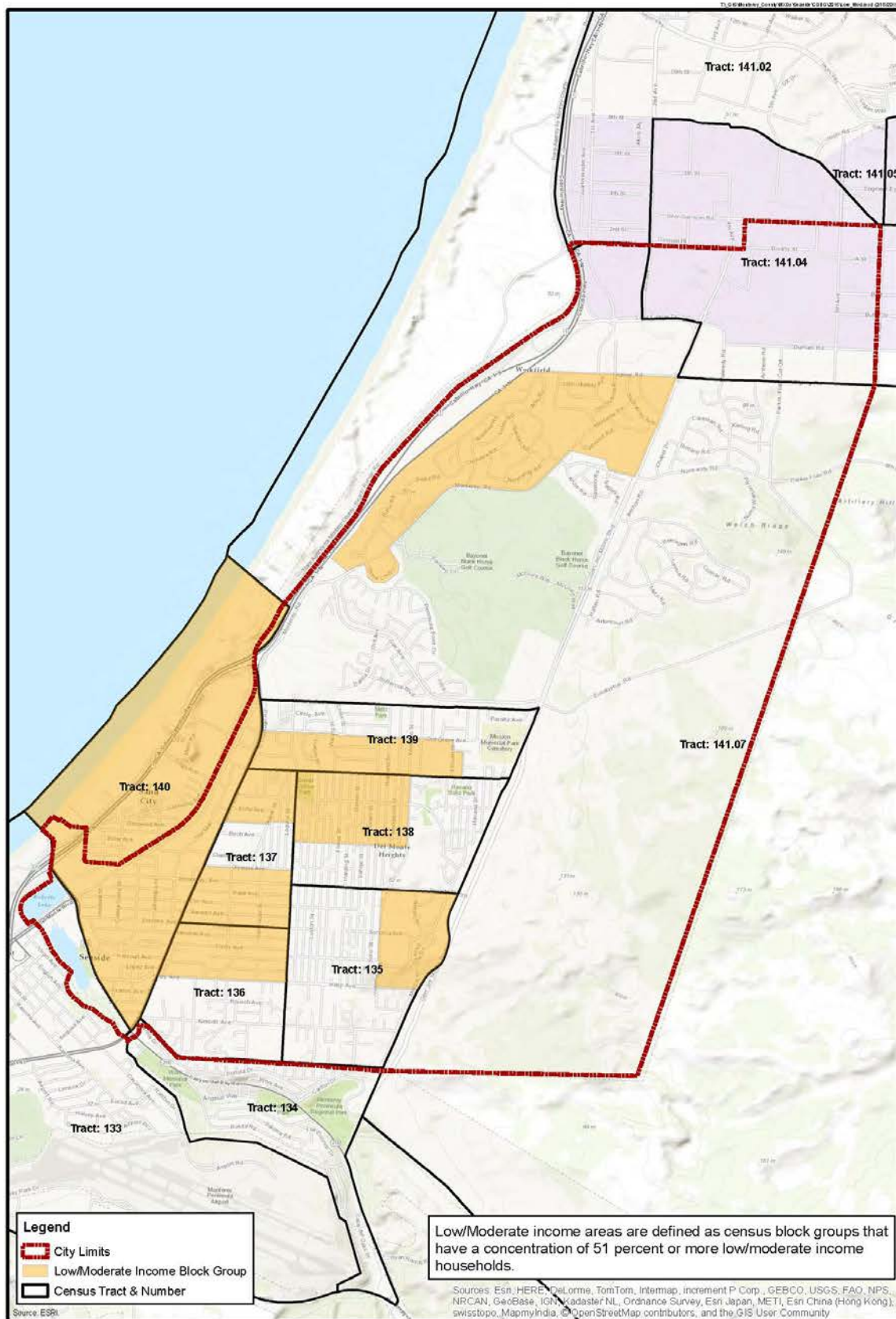
The City of Seaside (City) is an entitlement jurisdiction that receives federal funds from the US Department of Housing and Urban Development (HUD) to invest in local communities. In the 2019-2020 program year, the City anticipates being notified it will receive approximately \$360,000 in HUD funding 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 \$103,100 in program income for a land lease payment. Seaside may receive one-time unanticipated Program Income during - 2018-2019 but that is yet to be determined. The Annual Action Plan must also address special needs identified as the needs of the elderly, persons with disabilities, homeless individuals, and others. The 2019-2020 Annual Action Plan is the last 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 several 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.

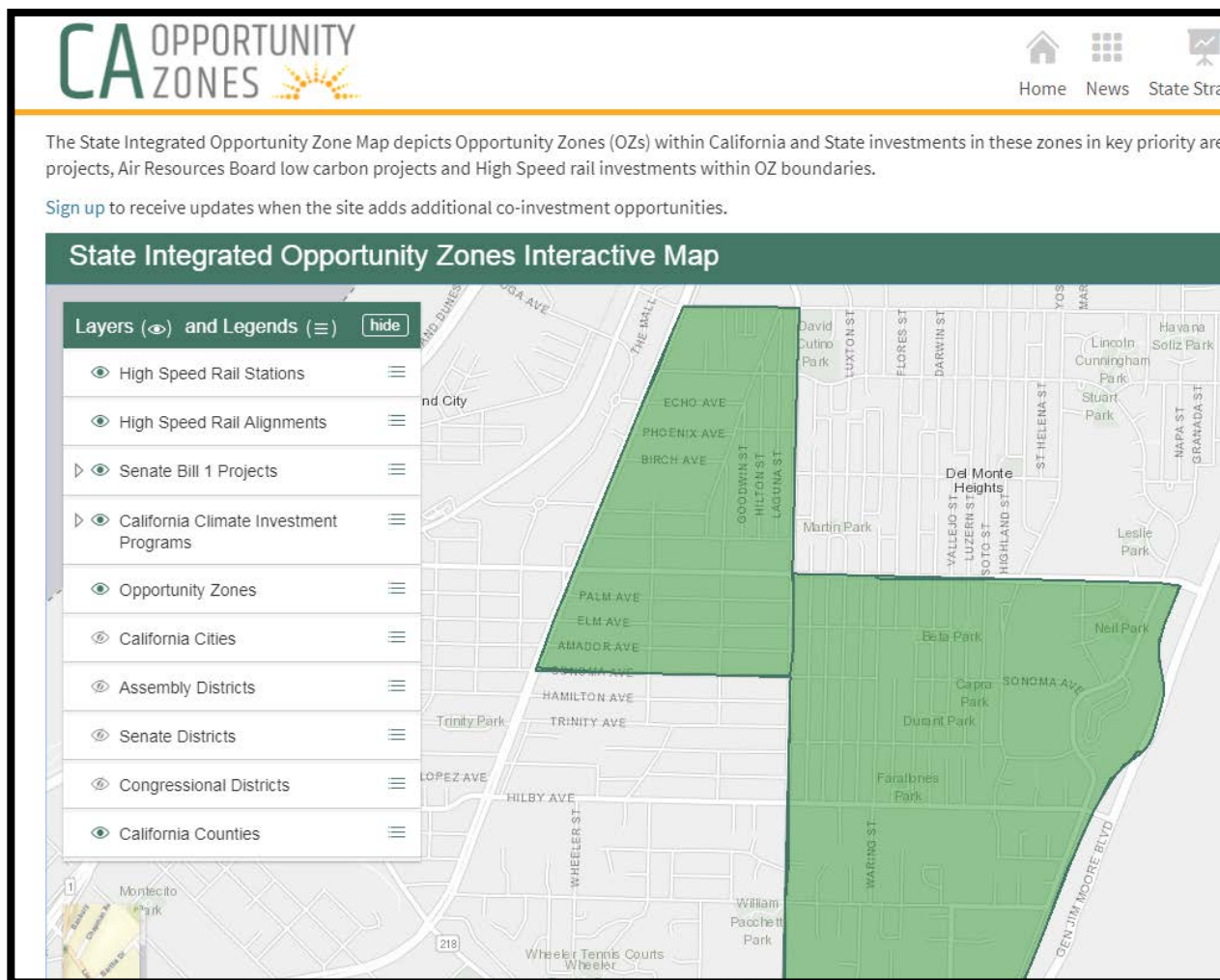
The City of Seaside is currently working on updating its General Plan, including the Housing element and has entered into an MOU with the other recipient agencies in Monterey County and is preparing the Analysis of Impediments to Fair Housing, increasing the City's outreach efforts and community involvement. The Analysis of Impediments is anticipated to be adopted by each of the five participating agencies during calendar 2019.

DRAFT



Areas of Low and Moderate Income Concentration

Low and Moderate Census Tracts in Seaside at the time of the Consolidated Plan



Two Opportunity Zones have been created in Seaside

2. Summarize the objectives and outcomes identified in the Plan

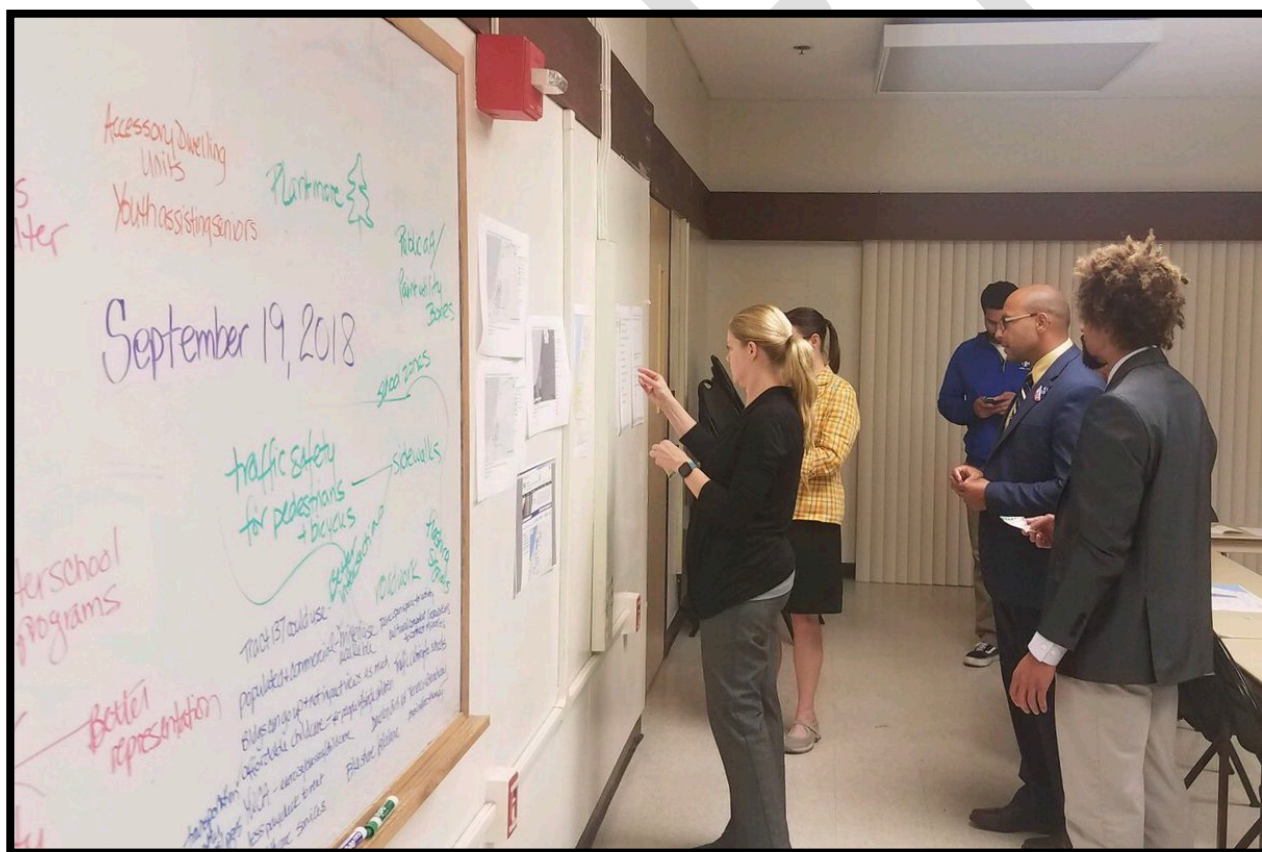
This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City of Seaside has a two year funding cycle with the 2019-2020 cycle the second year of the two year cycle. In preparation of the first year of the cycle, the public participation process identified a variety of community needs during the September 20, 2017 Community Workshop. The top priority

needs determined were : crime prevention (most top priority votes), youth services, youth centers, emergency repairs to homes, employment training, homeless facilities, fair housing, streets and sidewalks. New housing had the most "second priority" votes. During the September 2018 Community Needs Workshop, CDAC's focus was on more long range planning as the CDAC compared the 2013 and 2014 workshop results with the present day issues, setting the stage for work on the upcoming Consolidated Plan update.

In addressing the current priorities, a recommendation was made to continue to fund a variety of public services, and several capital projects.

Capital and non-public service projects recommended by the CDAC to the City Council for funding during the 2018-2019 cycle include: improvements to the Boys and Girls Club Clubhouse, Community Human Service's Genesis House residential treatment facility, Veterans Transition Center building rehab for transitional housing and Seaside Microbusiness assistance.



Community Needs workshop September 2018

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 including the uncertainty of the future of the program at the Federal Level. The City continues to be impacted by the loss of redevelopment funding and a reduction in overall grant dollars received. The City eliminated contract staffing to supplement management of the CDBG grant program's subrecipient activity submittals and monitoring efforts in July 2018, migrating to use of the City Data Services data management system for the subrecipients to uplink documents for City Staff review and eventual uplink directly to HUD, eliminating a lot of rekeying of data and has joined a five-agency Memorandum of Understanding to provide cost-sharing of administrative costs in preparation of an Analysis of Impediments planned to be approved by all five agencies prior to the preparation of the next scheduled Consolidated Plan due in 2020.

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 recommendations to the City Council regarding subrecipient allocations and ensuring citizen participation in the process.

The City has successfully administered funding for programs and projects and has requested and received presentations from three subrecipients as monitoring activities during 2018-2019 that will be reported in more detail in the CAPER this fall.



CDAC members February 2019

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Seaside has a two year application cycle for subrecipients. Activities since filing the last AAP:

August 31, 2017 Annual Planning & Community Workshop Notice in **Monterey County Weekly** published in English and Spanish

Annual Action Plan

8

September 20, 2017 Community Development Advisory Committee (CDAC) hosts Annual Community Needs Assessment workshop.

November 2, 2017, City Council receives a presentation of the needs identified at the September workshop

November 15, 2017 CDAC hosted a mandatory proposal workshop for the two year cycle of applications for FY 2018-19 and 2019-20

January 12, 2018 Project and Public Service Applications due for the FY 2018-19 and 2019-20 cycles

January 17, 2018 Boxes containing binders with the proposals distributed to CDAC to start review (applications also posted online)

February 21, 2018 CDAC conducted reviews of the applications. Several Public Service applications were determined to require additional information and discussion was tabled to March. The projects were reviewed. The CDAC determined that the DelMonte Manor security proposal must be reduced to eliminate guards, but with that elimination and by rescheduling of the VTC project to 2019-2020, the other projects would be recommended to be funded in the years and amounts applied with estimated funding and contingency language to adjust for actual grant.

March 21, 2018 CDAC continued Public Service reviews for recommendation. and began review of the draft Annual Action Plan approved with estimated funding and contingency language to adjust for actual grant award.

April 6, 2018 City Council received the recommendations from CDAC for funding and provided direction to staff including contingency language to adjust for actual grant award. The Council chose a modification of the options presented by the CDAC and with contingency provisions to adjust all selected public service subrecipients equally to reflect the actual funding available as long as the awards remain between the \$5,000 and \$15,000 per agency cap. The projects recommended by CDAC were approved by the City Council at the levels requested, with any additional funds available to be allocated to the Veteran's Transition Center (recommended by CDAC to be funded for the 2nd year of the two year cycle).

The public comment period started April 16 with public hearing at City Council May 17.

May 2018-the CDAC hosts a workshop as part of the outreach efforts for the joint Analysis of Impediments.

September 19, 2018-Community Needs session held to preview the preparation of the next Consolidated Plan. Participants reviewed and updated the needs determined for the last plan in 2013 and 2014.

December 2018-January 2019 HUD offices shut down.

February 28, 2019-the CDAC recommended that City Council use the same direction given last year for the baseline Public Services allocations and use last years' 2019-2020 recommendations (including contingency provisions) and add the same contingency that they recommended last year for the other activities.

March 21, 2019, the City Council made recommendations to staff for baseline allocations for the AAP with contingency provisions.

DRAFT



Boxes of applications transported to CDAC 1/17/18

5. Summary of public comments

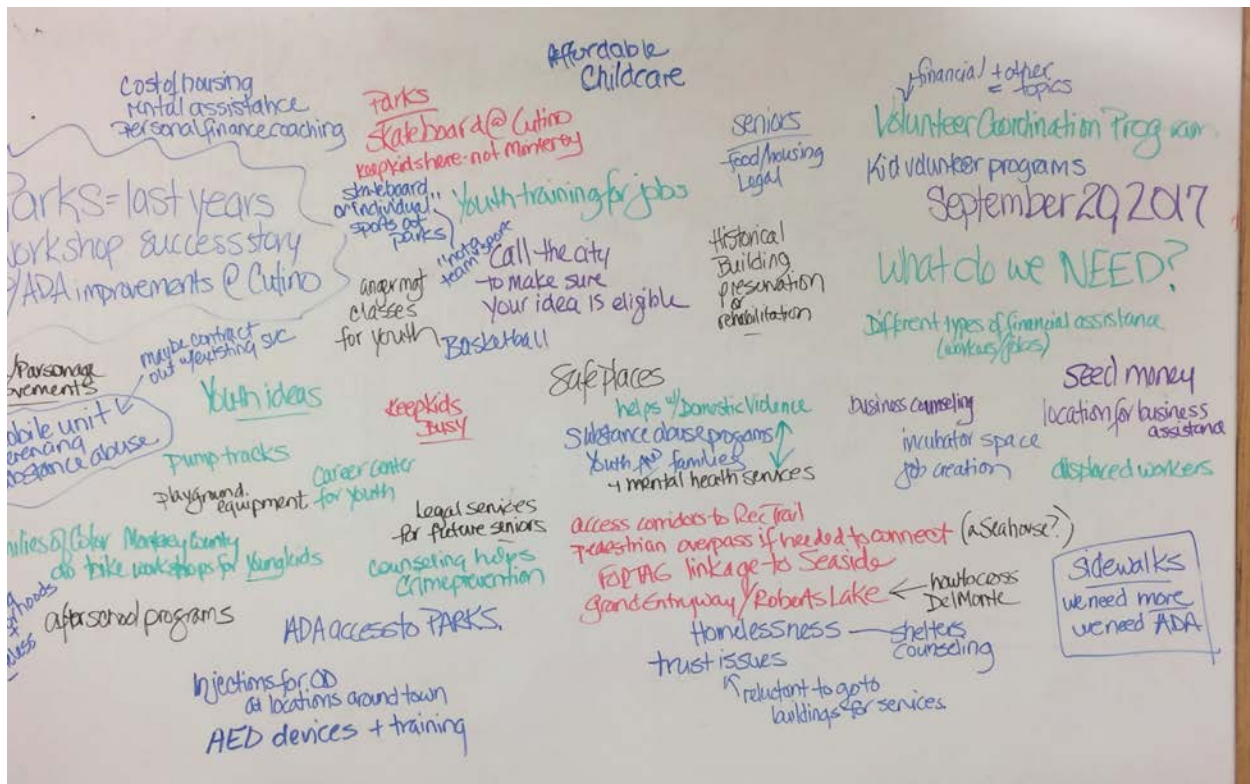
This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The public made many comments during the 2017 Community Needs and Subrecipient Proposal workshops and the 2018 Community Needs workshop focused primarily on setting the stage for the 2020-2022 Cycle and the start of preparations of the updated consolidated plan due next year. During the Community Needs workshops, activities included participating on the ever popular Brainstorming Board and with colored dots indicating priority preferences using CDBG categories pulled from HUD manuals and an update of the needs determined when the current Consolidated Plan was prepared.

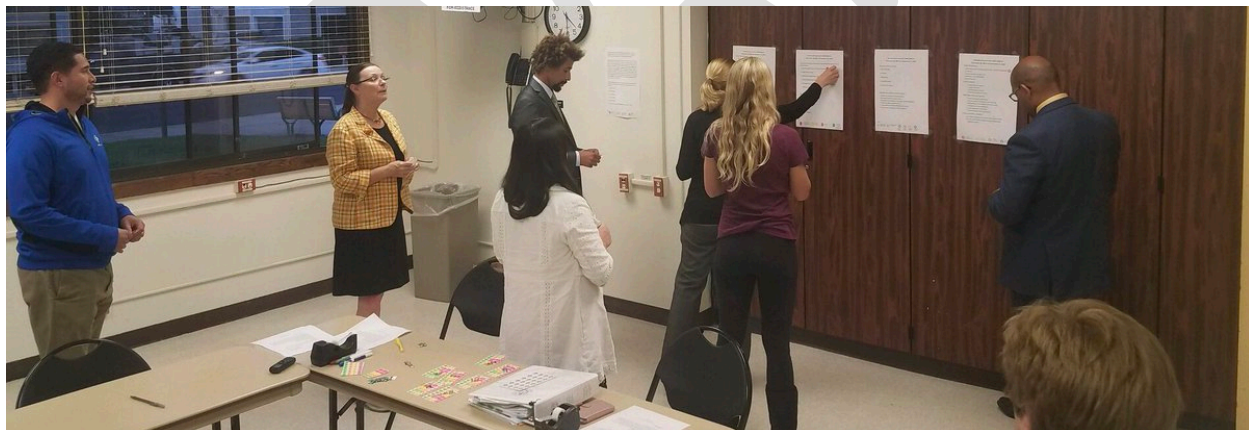
Many representatives from the applicants for subrecipient funding attended the February and March 2018 CDAC meetings as the CDAC deliberated their recommendations to City Council. Although the recipients were already in the queue for 2019-2020 funding recommendations, many subrecipients have representatives at CDAC meetings on a regular basis, keeping the community informed on their progress and activities.

The April 6, 2018 City Council meeting provided direction to staff to prepare the 2018-2019 AAP and featured many of the applicants commenting regarding their need for funding and concern regarding the administrative workload generated by federal grants. ECHO Housing also sent members of the City Council a letter (see attached) as well as speaking during the comment period. The May 17, 2018 Public Hearing on the AAP had far less comment from the public, with a lone representative of the Veterans Transition Center thanking the Council for including them in year 1 of the two year cycle and appreciative of the funding to be received.

The CDAC reviewed the funding recommendations provided by the City Council in 2018 and determined at their February 28 2019 special meeting to use the City Council direction for public services funding at the April 6, 2018 meeting as their recommendation to Council to use as a baseline for 2019-2020 (no Public Service recipient to receive lower than \$5000, other requests to be adjusted equally to enable the funding for all). Non public-service activities recommended all applicants as CDAC had recommended last year (VTC fully funded at \$200,000), with the contingency plan that, if actual funding is lower than estimated, reserve funds removed first, but if higher than anticipated, reserve funding allocated to all qualifying activities equally.



Brainstorming Board 9-20-17



Priority reviews at Community Needs session September 2018

Many Activities are Eligible (what are the preferences?)



Priority Dots at 9-20-17 Needs Workshop



510-581-9380 • Fax: 510-537-4793
www.echofairhousing.org

April 4, 2018

Ralph Rubio, Mayor
Dennis Alexander, Mayor Pro Tem
Jason Campbell, Council Member
David R. Pacheco, Council Member
Kayla Jones, Council Member

City of Seaside
440 Harcourt Avenue
Seaside, CA 93955

Honorable Mayor Rubio and Members of the Seaside City Council:

The Eden Council for Hope and Opportunity (ECHO) submitted a proposal to provide fair housing and tenant/landlord services for Seaside residents. All the proposers were informed to keep the funding requests between \$5,000 and \$15,000. In an effort to keep costs low, we submitted a bid for \$7,065 to provide fair housing counseling and investigation, and tenant/landlord counseling and dispute resolution to 35 households and conduct a fair housing audit of 5 rental sites.

The Community Development Advisory Committee has submitted to you two recommendations for determining the allocations to each proposer, one of which will slash our bid by 68%, reducing it to \$4,807, \$193 less than the \$5,000 minimum required by City staff. It costs ECHO just as much to administer a \$4,800 grant as it would a \$10,000 grant, and to reduce our request so substantially would hardly make a dent in the needs of Seaside renters. Fair housing services are federally mandated by the Department of Housing and Urban Development (HUD). As can be seen in the attached maps, there are dense pockets of low-income racial and ethnic minorities, who are experiencing housing burdens. This is the perfect breeding ground for illegal discrimination and predatory habitability.

Although not federally mandated, tenant/landlord services are vital in the prevention of homelessness. **Over 54% of Seaside residents are renters.** When renters are faced with illegal evictions, harassment, constructive evictions, illegal entry, and repair issues, where can they go for assistance? Low-income renters facing these issues do not have the resources to engage attorneys. They would find it difficult to meet the expenses of moving and securing new housing, putting them at risk of homelessness. **According to a HUD study of homelessness, "it**



Letter from ECHO

Annual Action Plan

15



Eden Council for Hope & Opportunity
770 A Street • Hayward, CA 94541

510-581-9380 • Fax: 510-537-4793
www.echofairhousing.org

costs the public \$40,000 for a homeless person to be on the streets because of the expenses of emergency room visits, jail time and hospital stays".¹

By contacting ECHO, renters would receive counseling and learn their rights and responsibilities. This would empower them to seek just remedies and avoid joining the ranks of the homeless. **There are no other agencies or city departments that provide this service to Seaside's tenants.**

ECHO also mediates disputes between tenants and landlords, thus, alleviating the burden on the court system. In addition to assisting Seaside's low-income renters, ECHO would provide technical support to other organizations within the City. These proposed and necessary services are at risk of disappearing before they've even begun if you decide on Option B.

After the last meeting of the CDAC, I was told by one of the after-school providers that he was very concerned when any of his kids had to go home to an empty house. **The concern of ECHO is that they have a house to go home to.**

ECHO will provide much-needed services to the City of Seaside residents. But, in order to do so, the City must provide ECHO with the funding to accomplish its goal. Adopting Option B to slash funding by 68% will result in Seaside residents losing access to the housing counseling that they desperately need. This will lead to more homelessness and more hardship suffered by the most vulnerable of Seaside's residents. **Please approve Option A.**

Thank you,

Marjorie A. Rocha
Executive Director

¹ <http://www.politifact.com/truth-o-meter/statements/2012/mar/12/shaun-donovan/hud-secretary-says-homeless-person-costs-taxpayers/>



AFFH - HUD Exchange

Affirmatively Furthering Fair Housing (AFFH) is a legal requirement that federal agencies and federal grantees further the purposes of the Fair Housing Act. This obligation to affirmatively further fair housing has been in the Fair Housing Act since 1968 (for further information see Title VIII of the Civil Rights Act of 1968, 42 U.S.C. 3608 and Executive Order 12892). HUD's AFFH rule provides an effective planning approach to aid program participants in taking meaningful actions to overcome historic patterns of segregation, promote fair housing choice, and foster inclusive communities that are free from discrimination. As provided in the rule, AFFH means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a program participant's activities and programs relating to housing and urban development."

[Learn More About the Fair Housing Planning Process Under the AFFH Rule.](#)

AFFH News & Announcements

- [HUD Publishes Frequently Asked Questions on AFFH Federal Register Notice](#)
Date Posted: January 12, 2018
- [HUD Publishes Notice of Extension of Deadline for Submission of AFH for Consolidated Plan Participants](#)
Date Posted: January 05, 2018
- [HUD Announces Tentative 2018 Schedule for AFFH Regional Trainings](#)
Date Posted: December 26, 2017
- [HUD Announces New Features in the AFH Assessment Tool User Interface](#)
Date Posted: December 19, 2017
- [HUD Announces New Data Version \(AFFHT0004\) on the AFFH Data and Mapping Tool](#)
Date Posted: November 17, 2017
- [Clarification: HUD Announces Changes to the AFFH Data and Mapping Tool](#)
Date Posted: October 16, 2017

[View All AFFH News & Announcements](#)

HUD Rule on Affirmatively Furthering Fair Housing

The U.S. Department of Housing and Urban Development (HUD) has released a final rule to equip communities that receive HUD funding with the data and tools that will help them to meet long-standing fair housing obligations in their use of HUD funds. HUD will provide publicly open data for grantees to use to assess the state of fair housing within their communities and to set locally-determined priorities and goals. The rule responds to recommendations of the Government Accountability Office and stakeholders for HUD to enhance its fair housing planning obligations by providing greater clarity and support to jurisdictions receiving HUD funding, and facilitating local decision-making on fair housing priorities and goals.

For more than forty years, HUD funding recipients have been obligated by law to reduce barriers to fair housing. Established in the Fair Housing Act of 1968, the law directs HUD and its program participants to affirmatively further the Act's goals of promoting fair housing and equal opportunity. The final rule on affirmatively furthering fair housing (AFFH) aims to provide all HUD grantees with clear guidelines and the data that will help them to achieve those goals, because no child's ZIP code should determine her opportunity to achieve.

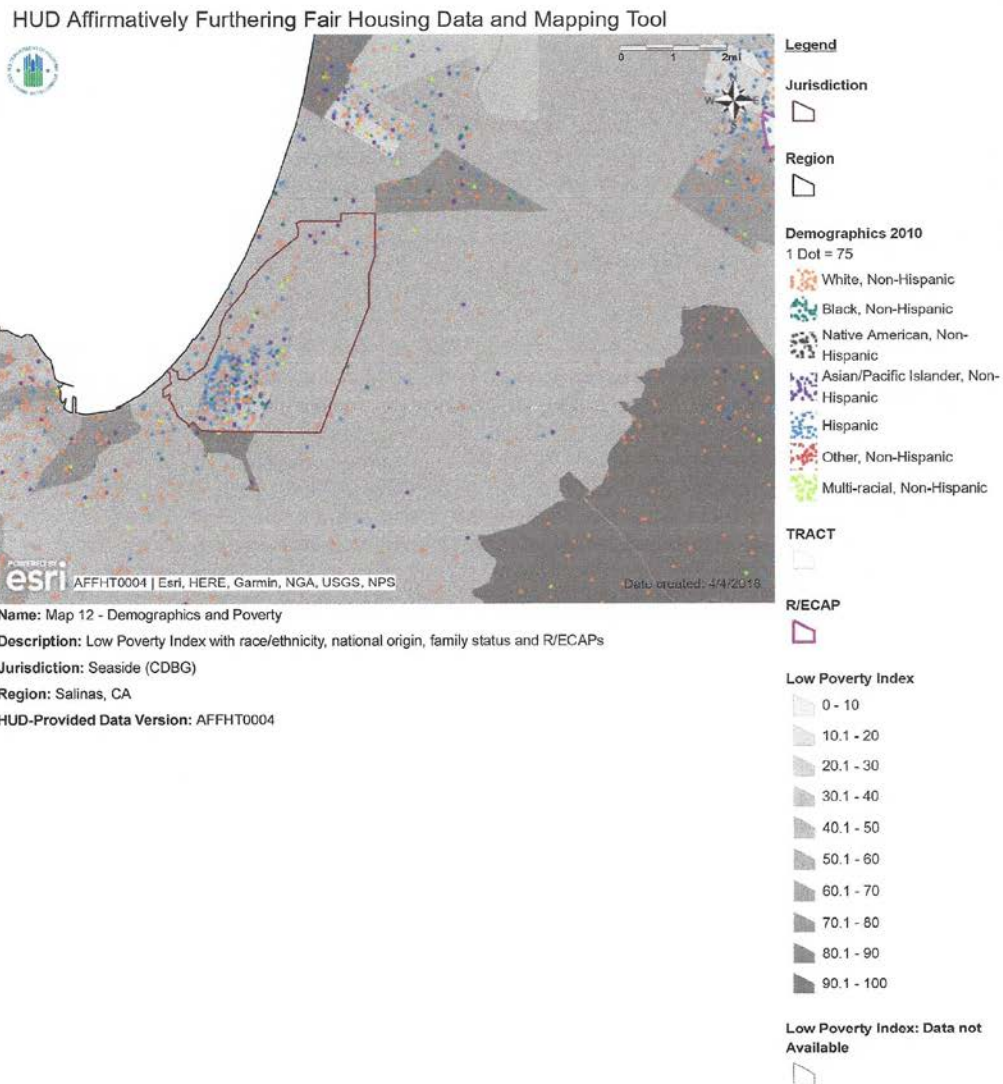
HUD's rule clarifies and simplifies existing fair housing obligations for HUD grantees to analyze their fair housing landscape and set locally-determined fair housing priorities and goals through an Assessment of Fair Housing (AFH). To aid communities in this work, HUD will provide open data to grantees and the public on patterns of integration and segregation, racially and ethnically concentrated areas of poverty, disproportionate housing needs, and disparities in access to opportunity. This improved approach provides a better mechanism for HUD grantees to build fair housing goals into their existing community development and housing planning processes. In addition to providing data and maps, HUD will also provide technical assistance to aid grantees as they adopt this approach.

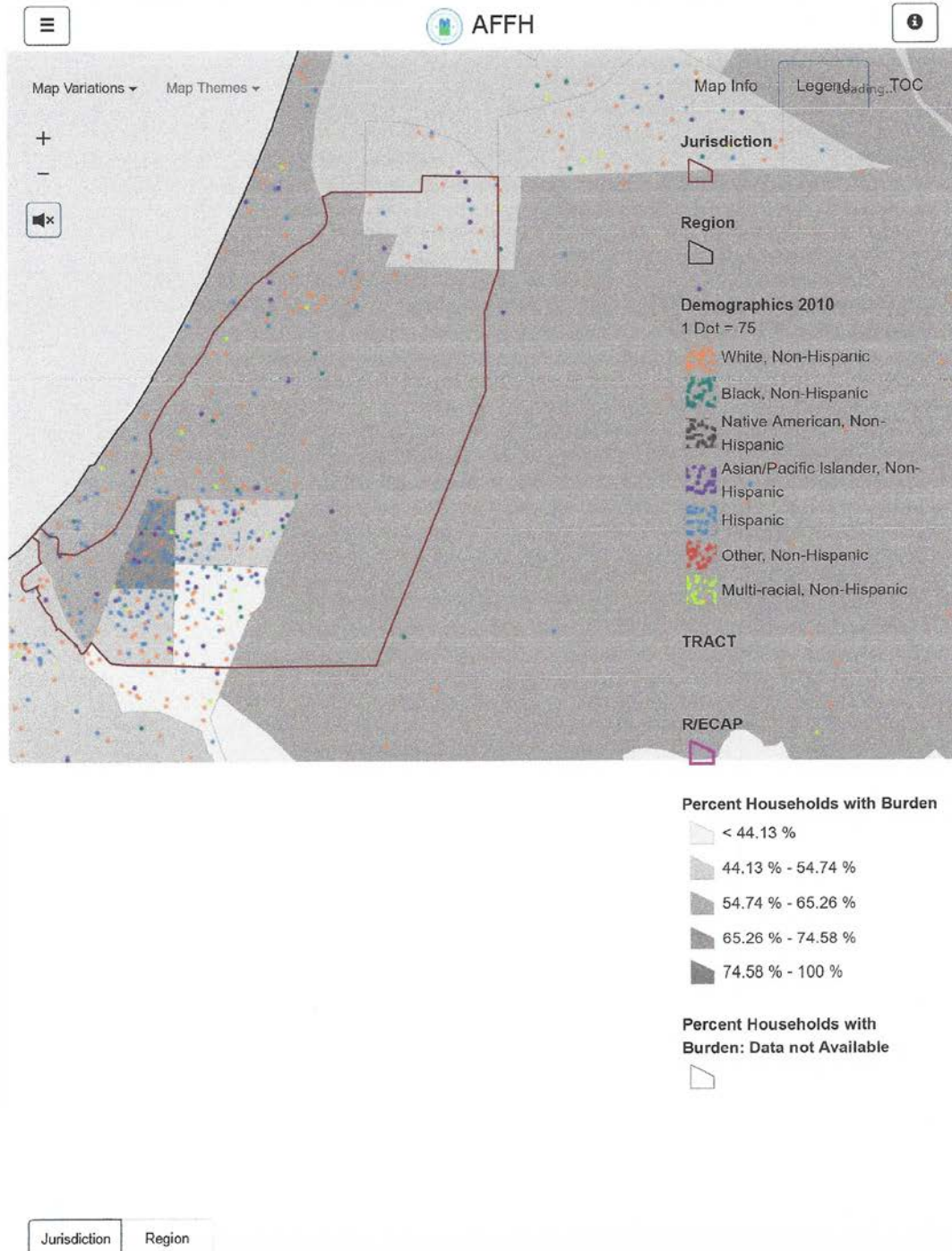
Key features of this final rule include:

- Clarifying existing fair housing obligations. Existing patterns of meeting AFFH obligations have been undermined by limited access to data about fair housing conditions and access to opportunity. A Government Accountability Office report from 2010 also cited a lack of clarity, standards, and transparency for communities under the current process. HUD's rule clarifies and standardizes this process.
- Publicly open data on fair housing and access to opportunity. HUD will provide publicly open data and mapping tools to aid community members and local leaders in setting local fair housing priorities and goals.
- A balanced approach to fair housing. The final rule helps to facilitate communities relying on local knowledge and local decision-making to determine best strategies for meeting their fair housing obligations at the local level – including making place-based investments to revitalize distressed areas, or expanding access to quality affordable housing throughout a community.

- Expanding access to opportunity. The strength of America's economy, the stability and security of its neighborhoods, and the ability for all to prosper depends on all Americans having equal access to opportunity – no matter what they look like or where they come from. This rule facilitates local decision-making by HUD grantees to expand equal access to opportunity for all Americans.
- Valuing local data and knowledge. HUD is providing grantees with publicly open data to assist with their assessment of fair housing, but grantees will also use local data and knowledge to inform local decision-making, including information obtained through the community participation process.
- Customized tools for local leaders. Recognizing that one size does not fit all grantees, given their differing responsibilities and geographic areas served, HUD will be providing fair housing assessment tools specific to local jurisdictions, public housing authorities (PHAs), and states and Insular Areas.
- Collaboration is encouraged. Many fair housing priorities transcend a grantee's boundaries. Actions to advance these priorities often involve coordination by multiple jurisdictions. The final rule encourages grantees to collaborate on fair housing assessments to advance regional fair housing priorities and goals.
- Community voice. The rule facilitates community participation in the local process to analyze fair housing conditions and set local priorities and goals.
- A phased-in approach. The final rule provides for additional time for communities to adopt this improved process for setting local fair housing priorities than originally proposed.
- Additional time for small grantees and recent regional collaborations. Local jurisdictions receiving a CDBG grant of \$500,000 or less and qualified PHAs will have more time to submit their first AFH. Grantees that recently submitted a Regional Analysis of Impediments in connection with HUD's Sustainable Communities competition have additional time to submit their first AFH than originally proposed.

Letter from ECHO page 5



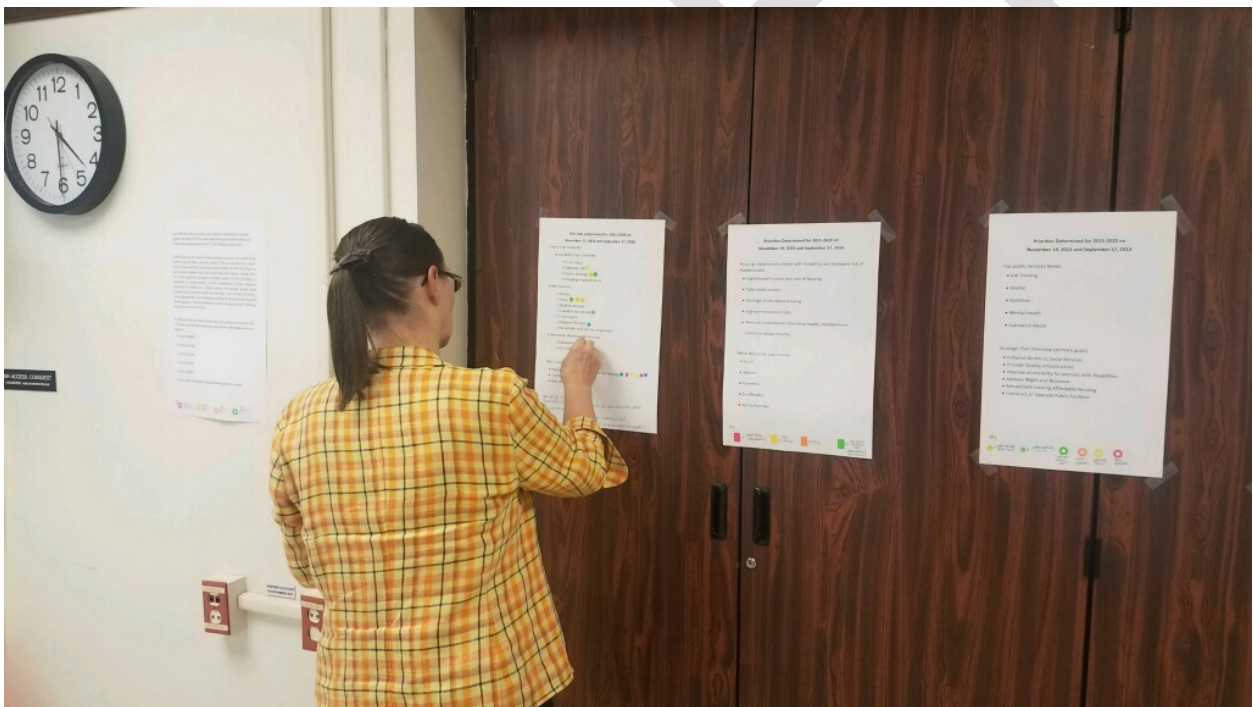


6. Summary of comments or views not accepted and the reasons for not accepting them

All comments are welcomed and appreciated. CDAC and the City Council have acknowledged that the community's needs outweigh the funding available.



Discussion during Community Needs Workshop 9-20-17



Indication of level of accomplishments at Community Needs Workshop September 2018

7. Summary

The 2017-2018 Annual Action Plan included the final year of Seaside's Section 108 loan repayment. Public Service applications for 2018-2019 and 2019-2020 were for a total amount far exceeding the anticipated available funds. Projects were adjusted between the fiscal years in the cycle so that all

applicants would be likely to receive full HUD/CDBG funding. Many public service applicants did not follow the recommended request range between \$5,000 and \$15,000. Two agencies withdrew their public service requests during the review process. On April 5, 2018, The City Council directed staff to distribute the funds proportionally to the remaining agency requests (all requests capped at \$15K) but increase any amounts that fell beneath \$5K up to \$15K and subtract that amount distributed equally from the highest funded applicants. The contingency provision allowed for adjustment equally to all-keeping within the allowable range. The projects recommended by CDAC were approved by City Council. CDAC had allowed for some contingency funding as an adjustment cushion, however the City Council determined the "extra" funding along with any other funds that became available be allocated to the Veteran's Transition Center (recommended by CDAC for year 2 funding) as the contingency provision.

On February 28, 2019, the CDAC recommended that last year's City Council recommendation be used as the baseline for the 2019-2020 AAP for public services and the other proposed activities originally recommended for 2019-2020 by CDAC be fully funded with the same contingency provisions as last year

On March 21, 2019, the City Council accepted the CDAC's recommendations and the draft AAP was prepared for public review release on or before April 1.

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
Grantee	City of Seaside	Community Development

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

Sharon Mikesell, Administrative Analyst

City of Seaside

440 Harcourt Avenue

Seaside, CA 93955

831-899-6734

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. The City of Seaside is working with the other HUD funded agencies in Monterey County (Cities of Salinas and Monterey, Monterey (Urban) County and the Housing Authority of Monterey County) on a joint Analysis of Impediments to be completed and accepted by all participating agencies prior to preparation of the next Consolidated Plan.

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 currently made up of Sue Hawthorne: Chair, Nelson (Zeke) Rivera Vice Chair, and Angela Doerr. John Francis and Clementine Bonner-Klein resigned in the fall of 2018 .As of March 1, 2019 there were two vacancies on the Committee. Appointments to the committee are made by the Mayor and a rotating council person conducting interviews with the selected candidate confirmed by the City Council. 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 ten 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 the 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. The City will also reach out to the Monterey Peninsula Foundation for assistance with homelessness issues.

Community Homeless Solutions operates a small (6 bed) medical respite facility at 780 Hamilton in Seaside as a method to help the homeless achieve better health outcomes in association with Community Hospital of the Monterey Peninsula, Natividad Medical Center, Salinas Valley Memorial Healthcare System and the Hospital Council of Northern and Central CA.

The City is using CDBG funding for the Veterans' Transition Center's project for rehabilitation of duplexes for veterans' transitional housing.

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.

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. The City of Seaside conducted on-site subrecipient monitoring of the Village Project on February 22 and 23, 2018 and gained a better understanding of their holistic approach to counseling and after school mentoring.
9	Agency/Group/Organization	ECHO Housing
	Agency/Group/Organization Type	Services-Fair Housing Tenant/Landlord Assistance Services-Education
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Fair housing needs 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?	ECHO participates in discussion of all topics when a representative attends CDAC meetings and helped facilitate a stakeholder outreach session in preparation for the Analysis of Impediments.
9	Agency/Group/Organization	Del Monte Manor Inc.
	Agency/Group/Organization Type	Services-Children Non-homeless special needs
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Services-Children 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?	Del Monte Manor participates in discussion of all topics when a representative attends CDAC meetings. CDAC requested a presentation from Del Monte Manor's playground installation team as part of the monitoring efforts of the program The presentation was originally scheduled for February 2019 and was rescheduled to March with the unexpected cancellation of the February CDAC meeting
9	Agency/Group/Organization	Action Council/Palenke Arts
	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?	Palenke Arts program participates in discussion of all topics when a representative attends CDAC meetings. CDAC requested a presentation from Palenke Arts as part of the monitoring efforts of the program The presentation was originally scheduled for February 2019 and was rescheduled to March with the unexpected cancellation of the February CDAC meeting

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 Families with children Homelessness Needs Veterans Homelessness Needs Unaccompanied youth
City of Seaside General Plan Update	City of Seaside	Affordable housing Homelessness Strategy/Emergency Shelters Short Term Rentals
Regional Analysis of Impediments	City of Salinas	5 Monterey County HUD recipient agencies Joint AI with regional outreach Completion expected by October 2019-in time for next Consolidated Plan
Economic Recovery & Affordable Housing	FORA/Friends of Homeless Women	Housing options on the former Fort Ord

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 open houses, workshops and discussions, including the entire community. Seaside is collaborating on a MOU with the Cities of Monterey and Salinas along with Monterey County (Urban) and the Housing Authority of Monterey County to prepare an Analysis of Impediments (formerly an AFI, but redirected at HUD's request) 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 2018-19 and 2019-20 Fiscal Years was held Wednesday, September 20, 2017 at 6:30 PM in the Blackhorse Room of the Oldemeyer Center, 986 Hilby Avenue, Seaside, CA. The workshops solicited public comment on the priority needs to direct CDBG Funding. An application workshop was held Wednesday, November 15, 2017 t the Oldemeyer Center for the two year cycle and was mandatory for any groups seeking subrecipient funding. The Community Development Advisory Committee meets monthly and all comments are always welcomed and appreciated.

Since the last Annual Action Plan, the Community Development Advisory Committee hosted Seaside’s annual community needs workshop was held Wednesday, September 19, 2018 at the Oldemeyer Center. This workshop laid the groundwork for the upcoming Consolidated Plan with community members weighing in on where we were, where we are and where we need to go. A variety of interactive activities occurred including brainstorming and dots indicating levels of performance. The City’s Homeless Committee was invited to participate In the workshop and many Homeless Committee members took part.

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 workshops. August 31, 2017 and September 6, 2018 for the Community Needs workshops and November 2, 2017 for the NOFA/application workshop.	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 workshops in 2017 and 2018 were well attended, sign ins were not mandatory.	Please see whiteboard comments and poster dot priorities illustrated in this document	All comments were encouraged and appreciated	http://seasideca.civicclerk.com/Web/Player.aspx?id=1488&key=-1&mod=-1&mk=-1&nov=0

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	18 agencies and the City of Seaside had representatives signed in for the November 15, 2017 Application workshop. The meeting was mandatory for for FY 2018-2019 and 2019-2020 (two year cycle) Only representatives of agencies were asked to sign in to verify agency representation. (The general public is never required to sign in to a public meeting, per CA State law).	Comments and questions were directed to the application process and most were procedural and not about the program	All comments are welcomed and appreciated.	http://seasideca.civicclerk.com/Web/Player.aspx?id=1490&key=-1&mod=-1&mk=-1&nov=0

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.	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 also 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 2019.	All comments are welcomed and encouraged.	http://seaside2040.com/index.php/get-involved/
6	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	Notice of Public Review Draft 2019-2020 Annual Action Plan published in Monterey County Weekly			

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)
7	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community	City Council Meeting, March 21, 2019 Presenting CDAC recommendations for Annual Action Plan to the City Council for direction	no comments received	not applicable	http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas

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)
8	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community	Public hearing on May 2, 2019 during the 30 day public comment period and approve AAP and associated documents for submittal to HUD.	TBD	Not applicable.	http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas
9	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	Notice of Public Review Draft in Monterey County Weekly.	See comments above regarding the meetings	Comments are always encouraged and welcomed	

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)
10	Internet Outreach	Non-targeted/broad community	As part of the public participation process, all applications received and additional information requested by the CDAC were posted on the CDAC website. This enabled the Committee, the City Council and the public access to all information throughout the process.	The website information enabled review prior to public meetings	Comments are always encouraged and welcomed.	https://www.ci.seaside.ca.us/160/Community-Development-Advisory-Committee

Table 4 – Citizen Participation Outreach

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.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder 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	103,100		\$463,100	0	All amounts approximate. This is the last year of the current Consolidated Plan

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.

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

This Annual Plan does not include activities scheduled to take place on publically owned property located within the City of Seaside.

Discussion

There are no additional resources to address in this discussion. The City of Seaside no longer actively participates in a home loan program. Repayments are not frequent.

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives

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		Public Services	CDBG: \$69,448	Public service activities other than Low/Moderate Income Housing Benefit: 7295 Persons Assisted
3	Construct or Upgrade Public Facilities	2015	2019	Non-Housing Community Development		Public Facilities	CDBG: \$52,000	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: 545 Households Assisted
4	Address Blight and Nuisance	2015	2019	Affordable Housing Non-Housing Community Development		Economic Development	CDBG: \$25,000	Businesses assisted: 5 Businesses Assisted
5	Rehabilitate Existing Housing	2015	2019	Affordable Housing		Affordable Housing	CDBG: \$200,000	Housing for Homeless added: 8 Household Housing Unit for Homeless Veteran transitional housing

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 # of recipients to be determined following City Council determination of recommended activities. If all public service applicants are funded, the number of persons assisted could be as high as 7,295
2	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.
3	Goal Name	Address Blight and Nuisance
	Goal Description	The Seaside Economic Development department will continue for a second year, a program for microbusiness assistance which will provide funding assisting in rental of property for microbusiness use, likely improving blighted commercial areas.
4	Goal Name	Rehabilitate Existing Housing
	Goal Description	The Veterans Transition Center will rehabilitate housing on the former Fort Ord to provide transitional housing for Veterans and address homelessness

Projects

AP-35 Projects – 91.220(d)

Introduction

The activities to be undertaken during 2019 -2020 are summarized below. All activities identified are expected to be completed no later than June 30, 2020. All beneficiaries target primarily low/moderate income households.

The CDAC provided funding recommendations during their February 28, 2019 special meeting and the City Council provided direction regarding public service and project activities funding during their March 21, 2019 regular meeting.

Projects

#	Project Name
1	19-Action Council Monterey County-Palenke Arts
2	19-Community Partnership for Youth
3	19-Eden Council for Hope & Opportunity
4	19-Girls, Inc. of the Central Coast
5	19-Greater Victory Temple Community Program
6	19-Legal Services for Seniors
7	19-Meals on Wheels of the Monterey Peninsula
8	19-The Village Project
9	19-Boy's and Girls Club Clubhouse Improvements
10	19-Community Human Services
11	19-Veterans Transition Center
12	19-City of Seaside Microenterprise Assistance
13	CDBG Program Administration

Table 7 - 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. This two year cycle saw a record number of applications for both public services and project funding. The City once again 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. Not all public service applicants requested funds within the recommended range. For the

first year of the Cycle, the City Council recommended that the minimum amount to be funded be \$5000 and that all public service applications be capped at \$15,000, and proportionally distributed. Should any activities fall under the \$5000 minimum, the higher funded activities should be reduced equally to bring the lower ones up to the minimum.

Other activities also received requests for funds far exceeding available funding. Most requests were for the first year of the cycle, to address this, the CDAC recommended in 2018-19 that the Veterans Transition Center project be fully funded in the 2019-2020 cycle. The City Council wanted some funding to get to the VTC earlier than 2019-2020 and did recommend that the Veterans Transition Center's project be funded in the 2019-2020 cycle, however, any available funding that could also be allocated to projects that exceeded other approved requests be allocated to the VTC during 2018-2019. This did give the VTC a funding boost in 2018-2019.

On February 28, 2019, the CDAC recommended that the City Council use the same recommendations they made for the baseline of Public Services funding and to keep CDAC's recommendations for 2019-2020 projects from last year (full funding of VTC in 2019-2020 and others as originally requested) with the contingency provisions the same as Council's recommendations as last year (extra funds to the VTC).

AP-38 Project Summary
Project Summary Information

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1	Project Name	19-Action Council Monterey County-Palenke Arts
	Target Area	
	Goals Supported	Enhance Access to Social Services
	Needs Addressed	Public Services
	Funding	CDBG: \$10,168
	Description	Palenke Arts fills a void in the community's need for quality affordable music, dance and arts programs and a safe, inclusive arts center. With a high immigrant population, many families cannot afford private music, dance or visual arts courses for their children. This public service activity has matrix code 05D and will provide/improve access to this service.
	Target Date	June 30, 2020
	Estimate the number and type of families that will benefit from the proposed activities	100 low income youth
	Location Description	Broadway Avenue, Seaside (on MLK School campus)
	Planned Activities	The CDBG funds will be used for a series of low and no-cost youth music and dance classes for elementary, middle and high-school students. The funded program coordinator will hire, train and supervise professional music and dance educators who will teach the clasees, supported by the program assistant and California State University Monterey Bay service learning students.
2	Project Name	19-Community Partnership for Youth
	Target Area	Seaside
	Goals Supported	Enhance Access to Social Services
	Needs Addressed	Public Services
	Funding	CDBG: \$10,168
	Description	Youth gang and violence prevention program. High school leadership job preparation and lifeskills program.
	Target Date	June 30, 2020
	Estimate the number and type of families that will benefit from the proposed activities	451 students including 15 high school tutors

	Location Description	Kimball Avenue, Seaside
	Planned Activities	Youth gang and violence prevention program including high school leadership, job preparation and lifeskills program
3	Project Name	19-Eden Council for Hope & Opportunity
	Target Area	Seaside
	Goals Supported	Enhance Access to Social Services
	Needs Addressed	Public Services
	Funding	CDBG: \$5,000
	Description	Fair housing and tenant-landlord services. Goal is to prevent homelessness, end discrimination and illegal housing practices
	Target Date	June 30, 2020
	Estimate the number and type of families that will benefit from the proposed activities	45 households (low, very low income)
	Location Description	Seaside
	Planned Activities	The goal of the project is to end housing discrimination, prevent homelessness and end illegal housing practices by providing housing counseling, discrimination investigation, mediation and advocacy and education and outreach to low and moderate income tenants in the City of Seaside and their landlords.
4	Project Name	19-Girls, Inc. of the Central Coast
	Target Area	Seaside
	Goals Supported	Enhance Access to Social Services
	Needs Addressed	Public Services
	Funding	CDBG: \$6,804
	Description	Four programs for girls in 4th grade through high school.
	Target Date	June 30, 2020
	Estimate the number and type of families that will benefit from the proposed activities	100 girls plus 35 mother/daughter pairs (low/very low income)
	Location Description	Seaside High School, Seaside Middle School, elementary schools

	Planned Activities	Targeted programs to girls to promote self-confidence and self esteem.
5	Project Name	19-Greater Victory Temple Community Program
	Target Area	Seaside
	Goals Supported	Enhance Access to Social Services
	Needs Addressed	Public Services
	Funding	CDBG: \$10,168
	Description	Expansion of Greater Victory Temple's after school community program, tutoring and meals. The program partners with the Monterey Peninsula Unified School District, the One Starfish (homeless) program and the Village Project.
	Target Date	June 30, 2020
	Estimate the number and type of families that will benefit from the proposed activities	100 persons (low and very low income)
	Location Description	Broadway Avenue, Seaside
	Planned Activities	Expansion of the after school community program including tutoring and meals for family members. Partners with Monterey Peninsula Unified School District, One Starfish homeless program and the Village Project.
6	Project Name	19-Legal Services for Seniors
	Target Area	Seaside
	Goals Supported	Enhance Access to Social Services
	Needs Addressed	Public Services
	Funding	CDBG: \$10,168
	Description	Legal representation at no cost and workshops for seniors 62 and older residing in Seaside
	Target Date	June 30, 2020
	Estimate the number and type of families that will benefit from the proposed activities	300 seniors
	Location Description	Seaside
	Planned Activities	No cost legal services for seniors and workshops.

7	Project Name	19-Meals on Wheels of the Monterey Peninsula
	Target Area	Seaside
	Goals Supported	Enhance Access to Social Services
	Needs Addressed	Public Services
	Funding	CDBG: \$6,804
	Description	A portion of food costs for homebound Seaside residents. Over 60% of Seaside deliveries are to residents over 75 years old.
	Target Date	June 30, 2020
	Estimate the number and type of families that will benefit from the proposed activities	120 elderly, homebound persons
	Location Description	Seaside
	Planned Activities	Deliveries to homebound persons throughout Seaside.
8	Project Name	19-The Village Project
	Target Area	Seaside
	Goals Supported	Enhance Access to Social Services
	Needs Addressed	Public Services
	Funding	CDBG: \$10,168
	Description	After school program at the Mae C Johnson Academy includes tutoring, technology and enrichment activities for low income and at-risk students.
	Target Date	June 30, 2020
	Estimate the number and type of families that will benefit from the proposed activities	38 Seaside at risk students
	Location Description	Mae C Johnson Education and Enrichment Academy
	Planned Activities	After school program with tutoring, technology and enrichment activities for low income-at risk students.
9	Project Name	19-Boys and Girls Club Clubhouse Improvements
	Target Area	Seaside
	Goals Supported	Construct or Upgrade Public Facilities

	Needs Addressed	Public Facilities
	Funding	CDBG: \$22,000
	Description	Upgrades in community areas
	Target Date	June 30, 2020
	Estimate the number and type of families that will benefit from the proposed activities	870 youth
	Location Description	Clubhouse, 1332 LaSalle Avenue, Seaside
	Planned Activities	Community Room upgrades.
10	Project Name	19-Community Human Services
	Target Area	Seaside
	Goals Supported	Construct or Upgrade Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$30,000
	Description	Electrical improvements to the Genesis House residential facility
	Target Date	June 30, 2020
	Estimate the number and type of families that will benefit from the proposed activities	130 persons (low, very low income)
	Location Description	Genesis House, Sonoma Street, Seaside, CA
	Planned Activities	Electrical improvements to the Genesis House substance abuse rehabilitation housing.
13	Project Name	19-Veterans Transition Center
	Target Area	Seaside/Former Fort Ord, Veterans
	Goals Supported	Construct or Upgrade Public Facilities
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$200,000

	Description	Renovation of 8 bedroom duplex for emergency shelter for Seaside Veterans. Per City Council Direction, funding for 2018-2019 to be from unrequested funds available plus any carryover of unspent admin funds from 2017-2018 was added to this project in last year's cycle and recommended by CDAC to continue to 2019-2020 cycle plus the \$200,000 originally requested.
	Target Date	June 30, 2020
	Estimate the number and type of families that will benefit from the proposed activities	64-128 homeless/at risk Veterans and families annually.
	Location Description	Former Fort Ord lands.
	Planned Activities	Renovation of an 8 bedroom duplex for use as an emergency shelter for veterans. The project is shovel ready and will complement a City of Monterey and County of Monterey CDBG funded project also on the former Fort Ord. Although it is not the main goal of this project, the renovations will also have an effect of eliminating slum/blight in the former Fort Ord (SBA)
14	Project Name	19-City of Seaside Microenterprise Assistance
	Target Area	Seaside
	Goals Supported	Address Blight and Nuisance
	Needs Addressed	Economic Development
	Funding	CDBG: \$25,000
	Description	Rent subsidies for 3 microbusinesses as matrix code 18C Economic Development Micro-Enterprise Assistance LMCMC. A business plan competition will be held for micro-enterprises with the award to the top 3 businesses as subsidized rent for targeted locations in the designated areas of the HUD approved CDBG Consolidated Plan map.
	Target Date	June 30, 2020
	Estimate the number and type of families that will benefit from the proposed activities	3 microenterprises
	Location Description	Seaside

	Planned Activities	Microbusinesses compete for rent/lease assistance. After the 2008 economic downturn, the number of minority-owned firms jumped by 38%, and of those, the majority (47.7%) were Hispanic owned businesses. This defies the overall rate of new business creation, which had declined by 30% after the economic collapse. It is also worth noting that Hispanics are the fastest growing demographic in Seaside. Bi-lingual advertising of the location-specific business plan competition would be distributed to a number of outlets to reach minorities, and other demographics targeted by CDBG projects. This competition is by no means exclusive to anyone, but rather intended to be inclusive among low to moderate income people.
17	Project Name	CDBG Program Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$92,600 (capped by HUD at 20% of award plus program income)
	Description	Local administration of CDBG programs
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

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 recommendation of the CDAC and with the direction of the City Council, CDBG funds are primarily directed to the low income residential areas of the City. There are now two Recognized Opportunity Zones in Seaside, further illustrating the need for funding assistance to improve the quality of life.

Geographic Distribution

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Public services that primarily serve low income residents or that operate from facilities located in low income residential areas are prioritized as that is where the services are provided. Public facilities that are located in low income residential areas are targeted for improvements, specifically ones that target low income households. Homelessness is a challenge throughout the Monterey Peninsula and the joint efforts of many agencies will help Veterans find transitional housing at the Former Fort Ord.

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 itself does not plan currently to implement any housing program in the plan year. The City does have plans to apply for funding for programs as funds become available which could help provide housing or services for homeless, and homeless special needs households

The City has no plans expected to be in place during the 2019-2020 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. Likewise, the City has no plans to provide affordable housing through rental assistance.

The CDAC has recommended that the Veteran's Transition Center project to rehabilitate housing for homeless veterans be placed in the 2019-2020 funding cycle. The City Council recommended that a limited amount of funding after other projects are funded should be provided to the VTC in 2019-2020 as well. This placement of the VTC project in the second year of the cycle allowed for four other projects to be completed during 2018-2019 project year and all projects submitted for consideration for CDBG funding to be included within the two year cycle.

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

Table 9 - 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	8
Acquisition of Existing Units	0
Total	0

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

Discussion

The Veterans Transition Center project will rehab 8 units for transitional housing for Seaside Veterans' and their families.

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. They coordinate 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 the 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."

Discussion

The Housing Authority of Monterey County, the cities of Salinas, Monterey and Seaside and the County of Monterey entered into a Memorandum of Understanding and conducted an Analysis of Impediments to be approved by all agencies involved in advance of the next Consolidated Plan Cycle. All five agencies worked together closely for a positive outcome with a joint AI document.

AP-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.

The Greater Victory Temple indicated to the City Council on April 5, 2018 that they have a program in conjunction with the One Starfish program for unsheltered persons to provide meals to the community at their location and emergency shelter.

Seaside participated in Analysis of Impediments 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 and is currently exploring HEAP funding possibilities to address homeless concerns.

Addressing the emergency shelter and transitional housing needs of homeless persons

Seaside is actively pursuing HEAP funding. Council members have held listening sessions and the Council heard public comment and considered options for projects to submit for HEAP grant funding during February 2019 meetings. The funding is currently uncertain, however the level of interest from services providers was admirable and as the project/funding consideration goes through the process, there will be many opportunities for community input and involvement.

As in the past, Seaside continues to support strategies outlined in the "Lead me Home" plan. Strategies include creating a comprehensive housing pipeline, focus on housing development of target populations, and in particular, 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 of Seaside revised an ordinance to include emergency shelters and transitional housing in more areas of the City in 2018.

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.

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.

Legal Services for Seniors provides a variety of low cost legal assistance for Seniors including tenant-landlord disputes and the NAACP has also indicated they assist with tenant-landlord issues. The City Council has recommended a minimum of \$5,000 in public services funding to ECHO housing for this two year cycle to implement a variety of housing services through the CDBG program in 2018-2020.

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.

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 and at www.seaside2040.com.

The City is currently in the process of a full General Plan update and has also entered into an MOU with the other CDBG recipient agencies in Monterey County to complete the Analysis of Impediments outreach. Community workshops, focus groups, surveys and other events were held in 2018 to receive public input regarding affordable housing and other concerns in the community. The AI document is expected to be approved by all agencies covered by the MOU during 2019.

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, low or very 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 anticipates approval of it's Housing Element during or before this funding cycle. The state mandated emergency shelter ordinance was approved by the City Council in early 2018. Five agencies in Monterey County, including Seaside have worked jointly to prepare an Analysis of Impediments which is expected to be adopted by all participants in 2019.

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.

During the program year, the City will work with several organizations that focus on increasing self-sufficiency among lower-income populations. These organizations included the Legal Services for Seniors, which provides a legal services pertaining to housing, health, and finances for elderly residents; drug rehabilitation provided by Community Human Services. Services to help youth start off on the right path include Community Partnership for Youth, Boys and Girls Club of Monterey County, The Village Project, Girls, Inc. and ECHO fair housing services. CDBG funded projects include Section 3 policies to help reduce the number of poverty level families. The Veterans Transition Center has a large shovel ready project that was partially funded by CDBG in 2018-2019 and will be funded more extensively in 2019-2020.

Additional subrecipients from the past cycle will include Palenke Arts program, ECHO fair housing and tenant/landlord services, the Meals on Wheels of the Monterey Peninsula and Microbusiness assistance from Seaside's Economic Development team.

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. 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.

The Coalition's participation in HUD's Homeless Assistance Programs will pay for the development, rehabilitation, or leasing of housing for homeless persons and also for supportive services for those

persons. In addition to applying for funding for the previously listed emergency and transitional housing, most all of which offer supportive services, the Coalition also assisted numerous non-profit and other agencies in applying for funding through the Homeless Assistance portion of HUD's program to provide supportive and self-sufficiency services.

These supportive and self-sufficiency services include educational and vocational services which focus on social, living, interpersonal, study and job skills. Linkage to other services and services providers is also provided. In many of the housing projects, Monterey County Behavioral Health provides case coordination and representative payees. Additional services provided in some facilities include reintegration, full case management, life skills, and substance abuse counseling.

The City of Seaside will continue to support public and non-profit agencies in utilizing programs that assist homeless persons to make the transition to permanent housing and independent living through maintaining these existing supportive services. New development on the former Fort Ord lands will have a 20% affordable housing requirement per the Fort Ord Reuse Plan. supportive housing, and 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 being updated 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. The City of Seaside partners with the CalCoastal Small Business Development Center (SBDC) to provide free counseling services to small businesses and individuals interested in starting a business. Starting in 2019, the SBDC expanded the outreach to the Seaside Certified Farmer's Market to reach clients of their popular EBT, Market Match and Fresh Rx programs to further expand ideas for advancement and options available for success.

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 Impediments to Fair Housing, complete annual CAPER reports, and comply with HUD regulations including data management for IDIS reporting. 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 an analysis of impediments. During the April 5, 2018 City Council meeting, the NAACP and Legal Services for Seniors indicated that they currently provide tenant-landlord assistance in Seaside. ECHO Housing has applied for CDBG funding to institute a presence in Seaside for their tenant-landlord and fair housing services.

Discussion:

The 2018-2020 application cycle saw a dramatic increase in the number of applicants for funding and the variety of projects and services offered to be provided. The requests far exceeded the funding levels expected. None of the requested amounts for public services funding were recommended by City

Council to be funded in full. The bulk of the Veteran's Transition Center request for \$200,000 was shifted to 2019-2020, several smaller projects were approved receiving full requested amounts in 2018-2019.

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%

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.

**NOTICE OF PUBLIC REVIEW DRAFT
2019-2020 ANNUAL ACTION PLAN
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
PROGRAM**

NOTICE IS HEREBY GIVEN that on or before April 1, 2019 the City of Seaside will publish the draft 2019-2020 Annual Action Plan for the Community Development Block Grant (CDBG). This year, the City anticipates receiving funding from the US Department of Housing and Urban Development (HUD) through the CDBG program. The primary objective of CDBG is to develop 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.

The Community Development Advisory Committee (CDAC) has made recommendations on the use of CDBG funds and has forwarded them to the City Council for consideration. On March 21, 2019 the City Council considered CDAC recommendations for inclusion in the 2019-2020 Annual Action Plan. The City Council provided direction to staff on the CDAC recommendations.

On May 2, 2019 the City Council is scheduled to consider the 2019-2020 Annual Action Plan, and is expected to direct staff to submit the plan to HUD no later than 60 days after announcement of the Seaside CDBG allocation or August 16, 2019, whichever is earlier. The City will hear public comment on the Annual Action Plan at each meeting of the City Council and will accept public comment in writing as of the date of this notice through May 3, 2019.

NOTICE IS HEREBY GIVEN that the City Council will consider the 2019-2020 Annual Action Plan for adoption during a public hearing on:

Thursday, May 2, 2019, at 7:00 p.m. or as soon after

City Council Chambers, 440 Harcourt Ave

PUBLIC COMMENT

Citizens and interested parties are invited to review the draft Action Plan beginning on April 1, 2019, on the City's website and at the following locations: Seaside City Hall; Seaside Public Library; Seaside Fire Station; Oldemeyer Community Center, and the Seaside Creates center at 656 Broadway. The Annual Action Plan will be published with the City Council agenda for the May 2 meeting.

The public is invited to provide oral or written comments regarding these plans. A summary of public comments received and the City's responses will become part of the public record. Comments will be accepted as of the date of this notice to close on May 3, 2019

Any oral or written comments must be directed to:

Sharon Mikesell, Administrative Analyst

City of Seaside

440 Harcourt Avenue

Seaside, CA 93955

Phone: 831-899-6734

Fax: 831-899-6211

SMikesell@ci.seaside.ca.us



**AVISO DE REVISIÓN PÚBLICA DEL BORRADOR
PLAN DE ACCIÓN ANUAL DEL 2019-2020
PROGRAMA DE SUBSIDIOS GLOBALES PARA EL
DESARROLLO COMUNITARIO (CDBG)**

SE ESTÁ AVISANDO que en o antes del 1 de abril del 2019, la Ciudad de Seaside publicará el borrador del Plan de Acción Anual del 2019-2020 para el Programa de Subsidios Globales para el Desarrollo Comunitario (CDBG). Este año, la Ciudad anticipa recibir fondos del Departamento de Vivienda y Desarrollo Urbano de los EE.UU. (HUD) a través del programa CDBG. El objetivo principal de CDBG es desarrollar comunidades urbanas viables por medio de la provisión de vivienda digna, un medio de vida adecuado y ampliación de las oportunidades económicas para individuos/familias y comunidades de bajos ingresos e ingresos moderados.

El Comité Asesor de Desarrollo Comunitario (CDAC) ha hecho recomendaciones sobre el uso de fondos de CDBG y las ha remitido al Concejo Municipal para su consideración. El 1 de abril de 2019, el Concejo Municipal consideró las recomendaciones del CDAC para su inclusión en el Plan de Acción Anual 2019-2020. El Concejo Municipal proporcionó orientación al personal sobre las recomendaciones del CDAC.

El 2 de mayo del 2019, el Concilio de la Ciudad tiene previsto considerar el Plan de Acción Anual final del 2019-. La Ciudad escuchará comentarios públicos sobre el Plan de Acción anual en cada reunión del Concilio de la Ciudad y aceptará comentarios públicos por escrito a partir de la fecha de este aviso hasta el 3 de mayo del 2019.

SE ESTÁ AVISANDO que el Concilio de la Ciudad considerará el Plan de Acción Anual del 2019-2020 para la aprobación durante una audiencia pública el:

jueves, 2 de mayo del 2019, a las 7:00 p.m. o poco después

Cámara del Concilio de la Ciudad, 440 Harcourt Ave

COMENTARIO PÚBLICO

Los ciudadanos y las partes interesadas están invitadas a revisar el borrador del Plan de Acción a partir del 1 de abril de 2019, en el sitio web de la Ciudad y en los siguientes lugares: Ayuntamiento de la Ciudad de Seaside (City Hall); Biblioteca Pública de Seaside; Estación de Bomberos de Seaside; y el Centro Comunitario Oldemeyer. El Plan de Acción Anual final será publicado con la agenda del Concilio de la Ciudad para la reunión del 2 de mayo.

El público es invitado a proporcionar comentarios orales o escritos sobre estos planes. Un resumen de los comentarios públicos recibidos y las respuestas de la Ciudad pasarán a formar parte del registro público. Se aceptarán comentarios a partir de la fecha de este aviso para cerrar el 3 de mayo del 2019.

Cualquier comentario oral o escrito debe dirigirse a:

Sharon Mikesell, Analista Administrativo

Ciudad de Seaside

440 Harcourt Avenue

Seaside, CA 93955

Teléfono: 831-899-6734

Fax: 831-899-6211

SMikesell@ci.seaside.ca.us





**CITY OF SEASIDE
STAFF REPORT**

Item No.: 9.B.

TO: City Council

FROM: Craig Malin, City Manager

BY: Sharon Mikesell, Administrative Analyst

DATE: May 2, 2019

**SUBJECT: PUBLIC HEARING TO CONSIDER THE MONTEREY COUNTY
REGIONAL ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING
CHOICE (AI)**

PURPOSE & RECOMMENDATION

To hold a Public Hearing to receive comments on the Monterey County Regional Analysis of Impediments to Fair Housing as the City of Seaside is one of the five participating agencies that prepared the document. Once all five agencies have completed the public hearing process and comments have been received and addressed, the document will come back before City Council for a resolution of approval.

BACKGROUND

The Collaborating Entities have established a commitment towards providing equal housing opportunities for their residents. Through the federally funded Community Development Block Grant (CDBG) program, and other state and local programs, the Collaborating Entities work to provide a decent living environment for all. Pursuant to CDBG regulations [24 CFR Subtitle A §91.225(a)(1)], to receive CDBG funds, a jurisdiction must certify that it “actively furthers fair housing choice” through the following:

- Completion of an Analysis of Impediments to Fair Housing Choice (AI);
- Actions to eliminate identified impediments; and
- Maintenance of fair housing records.

This report, the Analysis of Impediments to Fair Housing Choice (commonly known as the “AI”), presents a demographic profile of the Collaborating Entities, assesses the

extent of fair housing issues among specific groups, and evaluates the availability of a range of housing choices for all residents. This report also analyzes the conditions in the private market and public sector that may limit the range of housing choices or impede a person's access to housing.

FISCAL IMPACT

There is no fiscal impact to the general fund as a result of this item. Agencies that receive HUD funding are required to prepare an Analysis of Impediments prior to submittal of the next Consolidated Plan (2020). Administrative funds earmarked in the CDBG funding were used for preparation of the reports.

ATTACHMENTS

1. Publication for Public Hearing seaside-2_3-28-19
 2. MontereyCo._AI_PublicParticipationSummary_FINAL_9.28.2018
 3. Public Review Draft AI - Monterey County
-

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager

**NOTICE OF PUBLIC REVIEW AND PUBLIC HEARING
MONTEREY COUNTY REGIONAL
ANALYSIS OF IMPEDIMENTS**

TO FAIR HOUSING CHOICE (AI) FOR FY 2019 – FY 2023

The cities of Monterey, Salinas, and Seaside, as well as the Monterey Urban County (comprising of the cities of Gonzales, Greenfield, and Sand, and the County unincorporated areas) are considered Entitlement Jurisdictions to receive Community Planning and Development (CPD) funding directly from the U.S. Department of Housing and Urban Development (HUD). The CPD funding programs covered are: Community Development Block Grant (CDBG); the HOME Investment Partnerships Program (HOME); and Emergency Solutions Grant (ESG). To participate in these programs, the Entitlement Jurisdictions must commit to affirmatively furthering fair housing. In addition, the Housing Authority of the County of Monterey (HACM) receives HUD funding for its various affordable housing programs and is subject to the same fair housing requirements as the Entitlement Jurisdictions. Specifically, the fair housing requirements are:

Conduct an Analysis of Impediments to Fair Housing Choice;

Take action to eliminate identified impediments; and

Maintain fair housing records.

The City of Salinas, serving as the Lead Agency, is collaborating with the cities of Monterey and Seaside, the Monterey Urban County, and HACM in conducting the Analysis of Impediments to Fair Housing Choice (AI).

The Draft Monterey County Regional AI will be available for a 45-day public review beginning April 1 through May 16. In Seaside, the Draft Regional AI will be available at the following location:

City of Seaside City Hall: 440 Harcourt Avenue, Seaside, CA 93955

The Collaborating Entities will also conduct individual public hearings to receive public input on the Draft Regional AI. The public hearing for Seaside will be held

May 2, 2019, 7:00 PM, Seaside City Hall, 440 Harcourt Avenue, Seaside

Written comments for the AI can be sent to the City of Salinas Community Development Department: 65 West Alisal Street, 2nd Floor, Salinas, CA 93901, attention Christopher Valenzuela.



**NOTIFICACIÓN DE REVISIÓN Y AUDIENCIA PÚBLICA
REGIÓN DEL CONDADO DE MONTEREY
ANÁLISIS DE LOS IMPEDIMENTOS
A LA ELECCIÓN DE VIVIENDA JUSTA (AI)
PARA EL AÑO FISCAL 2019 - AÑO FISCAL 2023**

Las ciudades de Monterey, Salinas, y Seaside, así como el Condado urbano de Monterey (que comprende de las ciudades de Gonzales, Greenfield, y Sand City, y las áreas no incorporadas del Condado) son consideradas Jurisdicciones de Derecho para recibir fondos de Planificación y Desarrollo Comunitario (CPD por sus siglas en inglés) directamente del Departamento de Vivienda y Desarrollo urbano de los Estados Unidos (HUD por sus siglas en inglés). Los programas de financiamiento cubiertos bajo CPD son: Subsidios Globales Para el Desarrollo Comunitario (CDBG por sus siglas en inglés); Programa de Asociación para Inversiones en Vivienda (HOME por sus siglas en inglés); y el programa de Subsidios de Soluciones de Emergencia (ESG por sus siglas en inglés). Para participar en estos programas, las Jurisdicciones de Derecho deben comprometerse a promover afirmativamente una vivienda justa. Además, la autoridad de Vivienda del Condado de Monterey (HACM por sus siglas en inglés) recibe financiamiento de HUD para sus diversos programas de vivienda asequible y está sujeta a los mismos requisitos de vivienda justa que las Jurisdicciones de Derecho. Específicamente, los requisitos de vivienda justa son:

Llevar a cabo un Análisis de los Impedimentos para una elección justa de la vivienda;

Tomar medidas para eliminar los impedimentos identificados; y

Mantener registros de vivienda justa.

La Ciudad de Salinas, que sirve como la agencia principal, está colaborando con las ciudades de Monterey y Seaside, el Condado Urbano de Monterey, y HACM en la realización del Análisis de los Impedimentos a la elección de la vivienda justa (AI por sus siglas en inglés).

El Borrador Regional del AI del Condado de Monterey estará disponible para una revisión pública de 45 días empezando a partir del 1 de abril hasta el 16 de mayo del 2019. En Seaside, el Borrador Regional del AI estará disponible en el siguiente lugar:

Ayuntamiento de la ciudad de Seaside: 440 Harcourt Avenue, Seaside, CA 93955

Las entidades colaboradoras también realizarán audiencias públicas para recibir comentarios del público sobre el Borrador Regional del AI. La audiencia pública para Seaside se llevará a cabo:

Ciudad de Seaside: 2 de mayo de 2019, 7:00 PM, 440 Harcourt Avenue, Seaside

Comentarios escritos para el AI pueden ser enviados al Departamento de Desarrollo Comunitario de la Ciudad de Salinas: 65 West Alisal Street, 2nd Floor, Salinas, CA 93901, atención Christopher Valenzuela.





Monterey County | Cities of Monterey, Salinas & Seaside | Housing Authority of County of Monterey

Analysis of Impediments to Fair Housing Choice: Public Participation Summary

September 2018



MIG, Inc.

800 Hearst Avenue, Berkeley, CA 94710

In association with:

Veronica Tam & Associates

107 S. Fair Oaks Avenue #212, Pasadena, CA 91105

Executive Summary

In Monterey County, four entitlement jurisdictions and a countywide housing agency are collaborating on the preparation of a Regional Analysis of Impediments to Fair Housing Choice (AI). This group of city, county and agency partners, referred to in this document as the “Collaborating Parties,” includes:

- City of Monterey
- City of Salinas
- City of Seaside
- County of Monterey (Urban County)
- Housing Authority for the County of Monterey

In partnership with MIG, Inc. and Veronica Tam and Associates, the Collaborating Parties conducted a comprehensive outreach process throughout Monterey County to identify barriers to fair housing choice, as well as strategies to address those challenges. Over 500 community members and service providers provided input through the online questionnaire, partner forums and community workshops. The key findings from the public outreach and engagement process are summarized below.

Housing Barriers

- The **inadequate supply of affordable housing** in Monterey County particularly impacts low-income households and households of color.
- **Homelessness, overcrowding, and substandard housing** are increasingly prevalent as many households are unable to afford the cost of rent.
- The increased **costs of living** in Monterey County exacerbate the housing affordability crisis.
- Many **full-time jobs** do not pay sufficiently to afford housing in Monterey County. **Job centers** are also located far away from affordable housing units.
- Insufficient and unreliable **public transportation** at the local and regional levels creates an additional barrier to accessing affordable housing.

Challenges to Affordable Housing Development

- The lack of affordable housing is **intensified by the region’s water shortage**, which limits new development of affordable housing.
- Some communities resist **changes to development standards** that would allow the construction of multi-family rental housing and other affordable housing typologies.
- Low-income households may be at **risk of displacement** in areas subject to strong development pressure or activity.
- **Increased regional coordination** can assist in effectively addressing housing supply and affordability issues.

Fair Housing Rights and Protected Classes

- **Frequent targets of discrimination** include people of color, families with children, the elderly, people with disabilities, Section 8 recipients, farmworkers, undocumented immigrants and Spanish-speakers.
- Communities struggling with housing discrimination issues often **lack awareness of fair housing rights**.
- Individuals who experience housing discrimination rarely report incidents due to **fear of retaliation** and/or a lack of faith in the reporting processes.

The input and findings from the public participation activities will be incorporated into the development of the AI. The draft AI will be available for public review in Spring 2019.

Table of Contents

Executive Summary	i
I. Introduction	1
A. Public Outreach Overview	3
II. Key Audiences and Outreach Tools	4
A. Target Audiences	4
B. Outreach Tools	5
III. Public Input Opportunities and Activities	9
A. Online Survey	9
B. Stakeholder Interviews	9
C. Partner Forums	10
D. Community Workshops	10
IV. Key Findings by Outreach Activity	13
A. Partner Forum Findings	13
B. Community Workshop Findings	16
V. Next Steps	22

List of Appendices

- Appendix A: Contacted Stakeholders and Service Providers Across Monterey County
- Appendix B: Participating Agencies, Groups and Organizations
- Appendix C: Online Survey Results
- Appendix D: Summary of Stakeholder Interviews
- Appendix E: Partner Forum Discussion Questions
- Appendix F: Community Workshop Discussion Questions
- Appendix G: Salinas Workshop Flyer and Questionnaires

I. Introduction

In accordance with U.S. Department of Housing and Urban Development (HUD) regulations, community recipients of Federal community development block grant funds must certify that they are affirmatively furthering fairness and equal opportunity in housing for individuals and groups protected by the federal Fair Housing Act of 1968. To meet this obligation, jurisdictions that administer or directly receive federal funds from HUD are required to perform an Analysis of Impediments to Fair Housing Choice (AI) as part of their consolidated planning process for housing and community development programs.

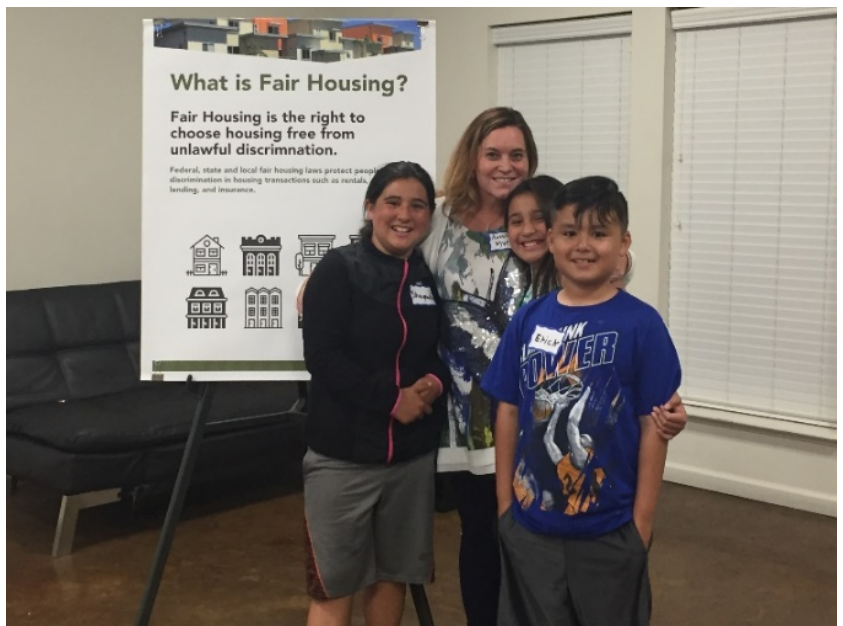
In Monterey County, four entitlement jurisdictions and a countywide housing agency are collaborating on the preparation of a Regional Analysis of Impediments to Fair Housing Choice (AI). This group of city, county and agency partners, referred to in this document as the "Collaborating Parties" includes:

- City of Monterey
- City of Salinas
- City of Seaside
- County of Monterey (Urban County)
- Housing Authority for the County of Monterey (HACM)

As an entitlement jurisdiction for HUD funding purposes, the Monterey Urban County includes the unincorporated areas of Monterey County as well as the cities of Gonzales, Greenfield and Sand City. The City of Del Rey Oaks will join the Urban County on July 1, 2019.

The Collaborating Parties are working together to develop the Regional AI to identify barriers to fair housing choice across the county, and to collectively identify strategies to address those challenges. Figure 1 highlights the steps to developing an AI on the next page

The Collaborating Parties began the AI process by initiating an Assessment of Fair Housing (AFH) until HUD determined that the AI process would take precedence. This AI process therefore includes the core goals and principles associated with the AFH, such as a focus on actionable steps for



Salinas Partner Forum, May 17th, 2018.

removing barriers to fair housing. This AI process empowers local communities to determine actionable steps for eliminating barriers to fair housing throughout Monterey County.

Figure 1: Analysis of Impediments Process Graphic



The scope of the Regional AI is broad. Specific areas of research include:

- Demographic and housing characteristics
- Patterns of segregation and integration
- Racially or ethnically concentrated areas of poverty (R/ECAPs)
- Disparities in access to housing opportunity
- Disproportionate housing needs
- Publicly supported housing
- Disability and access
- Fair housing enforcement, outreach capacity, and resources
- Fair housing goals and priorities

The AI recommendations to address fair housing needs serve as the basis for fair housing planning throughout Monterey County, focusing on the geographic areas governed by the Collaborating Parties, and provide critical information to staff, policy makers, housing providers, lenders, fair housing advocates, and the general public.

A. Public Outreach Overview

Outreach is an essential component of developing the AI. Engaging local communities and stakeholders is an effective approach to assessing the nature and extent of impediments to fair housing. Community members affected by restrictions to fair housing choice have the right to share their concerns and participate in the decision-making process to mitigate and/or eliminate barriers to fair housing. According to the Fair Housing Planning Guide (Volume 1),

“HUD works to foster effective fair housing strategies, [and] it recognizes that, as in most things, the people most knowledgeable about fair housing problems facing their communities are the people who live in those communities.”¹

The Collaborating Parties, in partnership with MIG, Inc. and Veronica Tam and Associates, facilitated a comprehensive outreach process throughout Monterey County to ensure a broad cross-section of residents, housing providers and professionals, interest groups, government agencies and community organizations participated in the AI development.

Between February and June 2018, MIG conducted two partner forums, four community workshops and eight stakeholder interviews. A professional interpreter was hired for events that were likely to draw Spanish-speaking stakeholders. Veronica Tam and Associates conducted an online survey to collect additional public input. The online survey was available in both English and Spanish. Print copies of the survey were available at community centers, libraries and civic buildings. The public events and online survey were promoted by the Collaborating Parties with bilingual flyers, e-blasts, website updates, social media posts and direct phone calls. Local news outlets also promoted the survey and public events.

This report summarizes the key findings from the public engagement process regarding housing barriers, housing discrimination and fair housing priorities for Monterey County.

¹ U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity, “Fair Housing Planning Guide (Volume 1).” <https://www.hud.gov/sites/documents/FHPG.PDF>



Monterey Community Workshop, June 19th, 2018.

II. Key Audiences and Outreach Tools

The public engagement program offered a wide range of opportunities for residents and stakeholders to share input to inform the AI development. The community outreach efforts were designed to collect feedback from community members representing a diversity of perspectives, interests and needs.

At the outset of the outreach planning, MIG developed a Community Participation Plan (CPP) which described the activities that the Collaborating Parties and consultant team would undertake to engage a diverse cross-section of the County and attract a wider audience to participate in the development of the AI. The CPP identified specific outreach approaches, methods, target audiences, key activities and a preliminary schedule for implementation.

A. Target Audiences

The Collaborating Parties sought to engage a broad range of community members and geographies across the County. In particular, the outreach program emphasized targeted engagement of “hard-to-reach” populations such as seniors, youth, people with disabilities, limited-English proficient communities, and low- and moderate-income residents. These “hard to reach” or traditionally under-represented groups are typically more vulnerable to housing discrimination. The key audiences targeted during the outreach process are outlined below.

This list is not intended to be exhaustive; instead it is a high-level review of select target audiences.

1. Monterey County Residents
 - a. Low- to Moderate-Income Residents
 - b. Limited-English Proficient Residents
 - c. Seniors
 - d. Youth
 - e. Individuals with Disabilities
2. Monterey County Department Officials and Staff
 - a. Economic Development Department
3. Municipal Agencies and Staff
4. Staff from the Cities of Monterey, Seaside and Salinas
5. City Council and Planning Commissioners
6. Housing Authority of the County of Monterey Staff and Leadership
7. Housing and Community Development Advisory Committees
8. Housing and Social Service Agencies
9. Service Providers Utilizing Entitlement Funds for Projects
10. Affordable Housing Developers
11. Affordable and Fair Housing Advocates and Organizations
12. Realtors
13. Tenant Organizations
14. Resident Advisory Boards
15. Public Housing Tenants
16. Housing Choice Voucher Recipients and Participating Landlords
17. Neighborhood Associations
18. Community Organizations
19. Farmworker Organizations
20. Faith-based Institutions and Leaders
21. Schools, Colleges and Other Educational Institutions
22. Businesses and Employees
23. Chambers of Commerce
24. Other Stakeholder Interest Groups

A list of all stakeholders and service providers contacted is included in Appendix A.

B. Outreach Tools

Key audiences were targeted through a variety of outreach and engagement methods and tools. The tools used to raise awareness for the AI process and to promote the public input

opportunities include:

- Stakeholder database (maintained throughout the outreach process);
- Bilingual flyers (Spanish and English);
- Bilingual e-blasts (Spanish and English);
- Websites of Collaborating Parties;
- Newsletters of Collaborating Parties;
- News media;
- Social media (Facebook, Twitter, NextDoor, etc.); and,
- Communications of civic and partner organizations.

Outreach efforts were designed to reach participants that are reflective of the demographics of the County including age, ethnicity, income and other characteristics. The partner forums, online survey, and community workshops were publicized broadly using a variety of communication methods.

The Project Team contacted approximately 142 organizations to promote the outreach activities. Appendix B presents a list of organizations that participated in one or more engagement activity. An overview of the community outreach tools utilized in conducting the public participation process is presented on the following page.



Monterey County Analysis of Impediments to Fair Housing Choice
Public Participation Summary - FINAL

Table 1. Public Outreach Tools

Outreach Tools	Target of Outreach	Corresponding Event(s)	Summary of Response/Attendance	URL (If applicable)
Bilingual Flyers (Print and Digital)	Broad outreach to Monterey County residents and stakeholders. Print flyers were distributed to high-traffic centers such as schools, libraries, community centers, local businesses and public buildings. Digital flyers were shared with agencies and organizations in the stakeholder database.	Partner Forums, Community Workshops, Online Survey	Digital flyers were emailed to the 142 targeted organizations and agencies in the stakeholder database. Print flyers were distributed at over 30 high-traffic community hubs to attract a broad audience.	
Bilingual E-Blasts	Mass emails to stakeholders and community partners.	Partner Forums, Community Workshops, Online Survey	E-blasts sent to 142 stakeholders 2-3 times before each community workshop and partner forum.	
Website Updates	Broad outreach to Monterey County residents and stakeholders with computer and internet access.	Partner Forums, Community Workshops, Online Survey	The Cities of Salinas and Seaside posted information promoting the partner forums, community workshops and online survey to their websites.	https://www.cityofsalinas.org/our-city-services/community-development/housing-and-community-development-division/assessment-fair-housing
Social Media	Broad outreach to Monterey County residents and stakeholders with computer and internet access.	Community Workshops, Online Survey	Event information, flyers and survey links posted to social media including Facebook, Twitter and Next Door. The City of Seaside shared information regarding the online survey and Partner Forums on their Twitter and Facebook accounts.	https://nextdoor.com/agency-post/ca/monterey/city-of-monterey/reminder-fair-housing-community-workshop-in-monterey-on-june-19-84724489/
Phone Calls	Initial phone calls and follow-up calls to stakeholders and community partners.	Stakeholder Interviews, Partner Forums, Community Workshops, Online Survey	Phone calls made to specific contacts at the 142 organizations in the stakeholder database.	
Personalized Emails	Personal emails to stakeholders and community partners.	Stakeholder Interviews, Partner Forums, Community Workshops, Online Survey	Personal emails sent to 181 email addresses at the 142 stakeholder organizations and agencies. These email addresses were taken from the stakeholder database or the organizations' websites. Some jurisdictions also sent emails to their databases to promote the online survey and community workshops.	
News Media	Broad outreach to Monterey County residents.	Community Workshops, Online Survey	Article written in Gonzales Tribune regarding the Gonzales community workshop and promoting the online survey. Article written in the City Manager Newsletter for the City of Salinas, which goes out to all City employees and various partner organizations.	https://gonzalestribune.com/article/workshop-discusses-fair-housing-issues https://www.cityofsalinas.org/our-city-services/community-development/housing-and-community-development/news/regional-analysis-impediments-fair-housing-choice

III. Public Input Opportunities and Activities

A key priority for the public engagement was to make participation easy and accessible. Outreach activities included an online survey, stakeholder interviews, partner forums, and community workshops. Each of the activities are described in detail in the sections that follow. Table 5 summarizes the public input opportunities and activities on page 12.

A. Online Survey

Veronica Tam and Associates launched an online survey to collect input from residents and stakeholders on fair housing and discrimination in November 2017. The survey remained open for approximately seven months until June 2018, collecting a total of 463 responses. The online survey provided stakeholders who might not participate in a traditional workshop or intercept event with an opportunity to share their concerns, experiences and needs on their own time. The survey was promoted by the Collaborating Parties through bilingual flyers, mass emails, website updates, social media posts, and direct phone calls. The survey was also printed and distributed at community centers, libraries and civic buildings. The results of the online survey are available in Appendix C.

B. Stakeholder Interviews

Between February and March 2018, MIG conducted interviews with key housing and community stakeholders to gather their insights into housing barriers, housing discrimination and fair housing priorities across Monterey County. A list of the eight stakeholders interviewed is included below.

Table 2. Stakeholder Interviews

Organization	Stakeholder Name and Title
Central Coast Center for Independent Living	Elza Quezada, President
Coalition of Homeless Services Providers	Katherine Thoeni, Executive Officer
Community Human Services	Robin McCrae, Chief Executive Officer
East Salinas Building Healthy Communities	Cesar Lara, Hub Manager
Eden Council for Hope and Opportunity (ECHO)	Emily Garnica, Housing Counselor
MidPen Housing Corporation	Betsy Wilson, Director of Housing Development
Monterey Bay Economic Partnership	Matt Huerta, Housing Program Manager
Veterans Transition Center	Bobby Merritt, Housing Manager

MIG, Inc. interviewed these eight individuals, asking each of them approximately nine questions. Responses were summarized only in aggregate, thereby encouraging the interviewees to speak freely. A full summary of the Stakeholder Interviews was completed in April 2018. This summary is available in Appendix D.

C. Partner Forums

The Collaborating Parties hosted two partner forums to collect input on fair housing needs and disparities of access. The target audiences for the partner forums included housing providers, advocacy organizations and public agencies. These forums were designed to solicit feedback from informed housing stakeholders and experts who specialize in housing-related issues. The partner forums were held in Seaside and Salinas respectively, and other meeting details are included in Table 2.

The Seaside Community Development Advisory Committee hosted the partner forum in Seaside on May 16, 2018. The City of Salinas hosted the partner forum on May 17, 2018. Approximately twenty individuals attended the partner forums. Partner forum participants included representatives from the Seaside Community Development Advisory Committee, ECHO Housing, Legal Services for Seniors, Seaside Homeless Committee, to name a few.

Table 3. Partner Forums

Location	Date	Time
Oldemeyer Center 989 Hilby Avenue Seaside, CA 93955	Wednesday, May 16, 2018	6:30 - 8:30 pm
Maria J. Torres-Gil Community Center 279 Calle Cabu Salinas, CA 93901	Thursday, May 17, 2018	6:30 - 8:30 pm

During the partner forums, presentations were delivered to provide a brief overview of fair housing to ground the audience in the core concepts, as well as a review of the AI purpose and development process. Representatives of ECHO Housing presented an overview of the fair housing services, resources and oversight that they provide in Monterey County. Following the presentations, participants were invited to share their thoughts and ideas on fair housing barriers and needs in small group discussions. The full list of discussion questions from the partner forums is available in Appendix E.

D. Community Workshops

Four community workshops were conducted by the Collaborating Parties to inform community members about fair housing issues, and to obtain input on housing needs, barriers and priorities. The dates, times and locations of each workshop is included in Table 3. Community workshops were publicized using bilingual flyers, e-blasts, social media, partner communications, websites of Collaborating Parties, direct emails and phone calls. Approximately 50 individuals attended the community workshops.

Table 4. Community Workshops

Location	Date and Time
Maria J. Torres-Gil Community Center 279 Calle Cebu Salinas, CA 93901	Thursday, May 24, 2018 6:30 - 8:30 pm
Monterey Public Library 625 Pacific Street Monterey, CA 93940	Tuesday, June 19, 2018 6:30 - 8:30 pm
Castroville Branch Library 11160 Speegle Street Castroville, CA 95012	Wednesday, June 20, 2018 6:00 - 8:00 pm
Gonzales Branch Library 851 5 th Street Gonzales, CA 93926	Saturday, June 23, 2018 12:00 - 2:00 pm

The workshops were held at ADA accessible venues in locations close to public transit. Bilingual staff assisted with workshop facilitation in areas that were likely to attract Spanish speaking residents. The workshops were scheduled at varying times and days to accommodate the needs of residents and employees with different work schedules.

The interactive workshop format included brief presentations to describe fair housing and protected classes, as well as a description of the AI purpose and development process. ECHO Housing representatives presented an overview of the fair housing services and resources that they provide throughout the County. Next, workshop attendees participated in a large group discussion regarding fair housing barriers and issues facing protected classes in Monterey County. The full list of discussion questions from the community workshops is available in Appendix F.

The City of Salinas also independently facilitated a “Community Discussion on Housing” on March 29, 2018 at Sherwood Hall in Salinas, which aimed to educate tenants and landlords on fair housing issues. The workshop included presentations by staff from the City of Salinas and ECHO Housing, a panel discussion with four key housing agencies and housing advocates and a printed survey. The flyer and bilingual landlord and tenant surveys for this workshop are available in Appendix G.

Table 5. Overview of Public Engagement Activities

Engagement Activity	Target of Outreach	Summary of Activity	Summary of Attendance/Responses	URL (If applicable)
Stakeholder Interviews	Key housing and community stakeholders.	In-depth conversations to gather insights into housing barriers, housing discrimination and fair housing priorities across Monterey County.	Eight stakeholder interviews between February and March 2018.	
Partner Forums	A wide range of stakeholders including: Neighborhood Associations, Community Organizations, Resident Advisory Boards, Public Housing Tenants, Faith-Based Leaders, Educational Institutions, Housing and Social Service Agencies, Service Providers Utilizing Entitlement Funds for Projects, City Council and Planning Commissioners, etc.	Informed and educated stakeholders on fair housing laws; collected input on fair housing needs and disparities of access; promoted other public engagement activities (e.g., community workshops and survey).	Two partner forums in May 2018 with a total of approximately 18 attendees (see table 3). Seaside Partner Forum, May 16 th , 2018: Ten attendees representing the Community Development Advisory Committee, City of Salinas, the City of Seaside, Legal Services for Seniors, Seaside Homeless Committee, ECHO Housing and other organizations. Salinas Partner Forum, May 17 th , 2018: Eight attendees representing various organizations including Central Coast Center for Independent Living, Housing Authority of Monterey County, City of Salinas, and the Maria Torres Gil Community Center.	
Community Workshops	Broad outreach to Monterey County residents and stakeholders.	Informed and educated residents on fair housing laws; collected input on fair housing needs and disparities of access; promoted other public engagement activities (e.g., community workshops and survey).	Four Community Workshops between May and June 2018 with a total of approximately 50 attendees (see table 4). The City of Salinas facilitated a "Community Discussion on Housing" on March 29, 2018.	
Online Survey	Broad outreach to Monterey County residents and stakeholders	Collected community input on their experiences with housing discrimination issues and concerns.	A total of 463 survey responses were submitted online.	https://www.surveymonkey.com/r/Monterey_AI

IV. Key Findings by Outreach Activity

A. Partner Forum Findings

The participant input and ideas shared during the Partner Forums are summarized below. The full list of discussion questions from the partner forums is available in Appendix E.

What are the most common barriers to housing in your community?

- **Affordability and Costs:** High costs of housing, lack of affordable housing, application fees, deposits and up-front costs.
- **Supply and Demand:** Short supply of affordable housing, water shortage and limits on new housing developments, lack of farmworker housing, shortage of pet-friendly units, lack of housing for students, long waitlists for housing units.
- **Mobility and Transit:** Affordable housing and jobs are not located in the same communities, long commutes, lack of public transportation options.
- **Income:** Low wages, people on fixed-incomes, Section 8 Vouchers.
- **Price-Setting:** Profit-driven sensibility of landlords and a heavy military presence, which drives the cost up in many communities.
- **Time Commitments:** Visiting required before purchasing or renting housing.

Can you describe your community's experiences with housing discrimination?

- Increased racial/ethnic segregation throughout the County.
- Many people, such as immigrant farmworkers, living in substandard housing; "predatory habitability."
- Illegal housing (e.g., converting garages).
- "Legal" discrimination in the form of price gouging.
- Retaliation by landlords (e.g., eviction, deferred maintenance).

If you received a fair housing complaint from your client or constituent, how would you handle it?

- Referrals to city staff and/or nonprofits that specialize in addressing housing discrimination.
 - o **Cities:** Seaside, Salinas, Monterey.
 - o **Local Agencies:** Housing Authority of the County of Monterey.
 - o **Nonprofits:** NAACP, ECHO Housing, Coalition of Homeless Service Providers, Watsonville Legal Center, California Rural Legal Assistance.
- Advise constituent to keep records of discrimination and discriminatory practices.
- Contact the State Department of Fair Employment and Housing for mediation.
- Write a summary of complaints.
- Determine the facts by talking with both sides (i.e., landlord and tenants).

- Call on behalf of client to inquire about rental units.

What are the greatest challenges to your agency in meeting fair housing needs?

- Shortage of subsidies and strategies to promote affordable, accessible housing for low, very low, and extremely low-income households, including protected classes.
- Ineffective/insufficient level of advertising to promote fair housing resources and services.
- Lack of funding and resources.
- Limited network of service providers.
- Residents with NIMBY mindsets.
- Insufficient staff capacity.
- Limited coordination on fair housing issues among local, regional and State fair housing enforcement agencies.
- Agencies lack sufficient awareness of potential fair housing impediments, and ways to address those impediments
- Constituents fear retaliation from landlords and do not make formal complaints.
- Different housing challenges and needs between the Peninsula and South County.



Seaside Partner Forum, May 17th, 2018.

Which protected classes have the greatest needs for improved service, and why?

Forum participants generally indicated that all protected classes are in great need of more fair housing support. However, the protected classes listed below were most frequently mentioned by participants as needing fair housing advocacy and resources:

- **Familial status** – Large families with children are frequently targeted by landlords for steering or denied units altogether.
- **Citizenship and immigration status** – Undocumented residents and workers are particularly fearful of retaliation by landlords due to the threat of deportation. Participants shared that landlords are also more likely to rent undocumented residents, farmworkers and Spanish-speakers sub-standard and illegal units.
- **Race** – People of color are frequently profiled based on their race and experience housing discrimination.
- **National origin** – Individuals are profiled based on their accents and country of origin.
- **Disabilities** – Participants reported incidents in which landlords refused to make reasonable modification and accommodations for individuals with varying disabilities or mental health issues.
- **Age** – Seniors were frequently mentioned as needing more fair housing support and advocacy, particularly because they are typically on fixed incomes and have difficulty finding affordable housing.
- **Religion** – Muslims were highlighted as a religious group that experiences discrimination in the County.
- **Source of Income** – Landlords sometimes perceive low-income tenants in the service sector or agricultural industry as risky tenants. Participants reported incidents in which landlords increased security deposits for low-income tenants. Some landlords choose not to accept Section 8 recipients partly because they see Section 8 as a temporary and unreliable source of income.

What are the greatest misconceptions or misunderstandings about housing barriers that you hear in your service area?

- Perception that housing is affordable and available for all who want to live in Monterey County.
- Perception that “illegal” immigrants do not have rights because they do not have citizenship.
- Misperceptions about demographic shifts in Monterey County.
- Perception that housing issues are easy problems to fix.
- Perception that discrimination does not exist in the Peninsula.

What do you find to be the greatest challenges to building community awareness about fair housing in your communities?

- Lack of funding for staff capacity and resources.
- Lack of community social network to disseminate information.
- Insufficient coordination between public agencies and service providers; lack of network between service providers.
- Inability to identify those in greatest need.
- Some communities generally oppose change to zoning and development standards.
- Fear of retaliation; undocumented immigrants and workers are particularly fearful to speak up.

What community assets exist today that could be better used in addressing fair housing?

- Existing communication networks for sharing information including social media and local television.
- A grassroots education campaign to engage and educate residents and stakeholders.
- Community events, such as fairs.
- Traditional marketing tools such as billboards and postcards.
- Partner collaboration and resource leveraging of housing and social service providers.

B. Community Workshop Findings

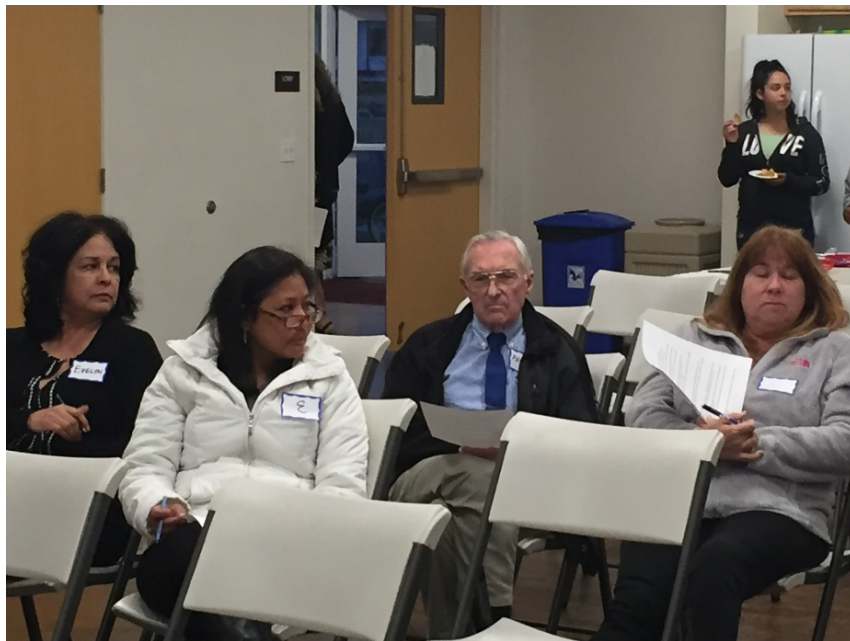
The key findings from the four community workshops are summarized by discussion question below. Workshop-specific findings are designated by geography. The full list of discussion questions from the community workshops is available in Appendix F.



Castroville Community Workshop, June 20th, 2018

What are the most common barriers to housing in your community?

- Housing is not affordable to many residents.
- The demand for affordable housing far exceeds the supply.
- Inadequate supply of affordable housing available to lower-income households.
- Community resistance to development of multi-family rental housing and housing for lower-income households.
- The housing stock in Monterey County is old which creates habitability issues.
- Age of housing stock limits accessible housing for people with disabilities.
- New construction of housing is limited by water scarcity.
- Long waitlists for housing units.
- Increased costs of living (e.g., utilities) in Monterey County.
- There are new types of homelessness; many of today's homeless people have full-time jobs or even multiple jobs but still cannot afford housing in Monterey County.
- Overcrowding is increasingly an issue as families and households become unable to afford the high cost of rent. Severe overcrowding impacts families' safety and child welfare.
- Seniors need more help and services than they are currently receiving.
 - There are certain issues that are more prevalent among seniors, such as hoarding.
- Fixed incomes limit the ability of seniors to meet rent increases or respond to housing market changes.



Salinas Community Workshop, May 24th, 2018

Castroville

- The distribution of affordable housing does not reflect local needs; affordable housing is not located near job centers.
 - The hospitality industry is primarily located in the City of Monterey. However, the industry does not pay enough for workers to live nearby.
- The lack of efficient, regional public transportation exacerbates the affordable housing crisis. Low-income workers who do not own cars spend hours commuting on public transportation.
- Landlords often reject tenants who receive vouchers or rental subsidies.
- Housing is not being built in the Peninsula.
- Mobile homes, RV's and campers are increasingly common. In Castroville, RV's and campers are clogging public streets and creating public health issues from dumping garbage and raw sewage in public spaces.

Gonzales

- Farmworker housing is scarce.
- Housing resources are concentrated in Salinas. South County needs improved access to housing services and resources. For example, most homeless shelters operate in Salinas; homeless individuals and families from South County cannot afford to travel to Salinas to visit these shelters.
- There is an epidemic of people living in garages, shacks and sheds that are uninhabitable.
- Many landlords refuse to rent rooms to families. As a result, families have a difficult time finding rooms for rent. This is impacted by whether the owner lives on-site or off-site.
- Agricultural workers are segregated from the rest of the population. The City of Greenfield is similarly segregated.

Monterey

- New housing is skewed towards high-end developments for wealthier residents.
- In-migration of high-income residents (i.e., "invasion of Silicon Valley") greatly impacts housing affordability.
- The military increases demand for housing and drives up costs because of the salaries of military employees.

Salinas

- People with a criminal background struggle to find housing.
- Individuals with domestic pets are limited in their available housing options.
- Waitlists for vouchers are extremely long.
- It is difficult to find landlords who will accept housing vouchers.

Can you describe your community's experiences with housing discrimination or challenges finding housing?

- Landlords sometimes charge families more for utilities upon learning the number of children.
- Some landlords take advantage of undocumented and Spanish speaking tenants; landlords are raising rents on these tenants who live in fear of retaliation.
- Landlords rarely translate paperwork, despite being required to by law.
- HUD Fair Market Rents do not reflect current market rates.

Castroville

- Castroville participants had not experienced discrimination personally, however three participants work with clients who regularly report incidents of discrimination. One participant reported that her clients experience discrimination because of their sources of income, particularly when those sources include vouchers and/or subsidies.
- Clients do not report housing discrimination for many reasons, including being unaware that discrimination has occurred and fear of retaliation.
- Landlords sometimes increase security deposits (up to a 100% increase) for low-income tenants, who are viewed as high-risk tenants.

If you believe you have been discriminated against, have you reported the incident?

- Individuals who experience housing discrimination rarely report incidents due to fear of retaliation and/or a lack of faith in the reporting processes.
- Of the fifty workshop participants who experienced housing discrimination, only four reported incidents of discrimination. These individuals were discriminated against for familial status or race. The three participants each reported the incidents to different agencies, including the Department of Fair Employment and Housing, the Utilities Commission, and ECHO Housing.

Which protected classes have the greatest needs for improved service, and why?

- In general, workshop participants indicated that all protected classes are in great need of more fair housing support. However, the protected classes listed below were most frequently mentioned by participants as needing fair housing advocacy and resources:
 - o Familial status
 - o Mental and physical disability
 - o National origin
 - o Age
 - o Source of income

What do you find to be the greatest challenges to building community awareness about fair housing in your community?

- Tenants lack knowledge of housing rights and fair housing resources.
- Some people who experience housing discrimination do not recognize that they are being discriminated against.
- Landlords are often unaware of the illegality of their actions; landlords sometimes discriminate against tenants without realizing it.

Castroville

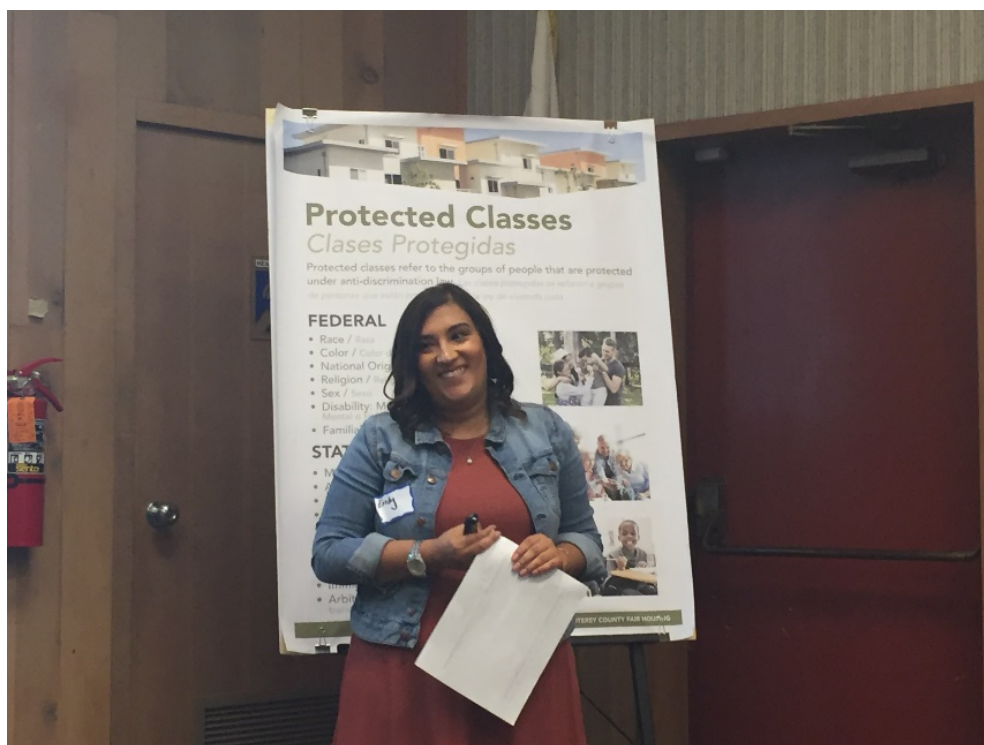
- There is some confusion around the legality of security deposits for both landlords and tenants.
- There is confusion over the rights of individuals to have service animals in units that forbid domestic pets. There is also confusion over the difference between domestic pets and service animals.

Monterey

- There is a misconception in the City of Monterey that poverty is not an issue.

Salinas

- There is a misconception that immigrants do not have fair housing rights.



Monterey Community Workshop, June 19th, 2018.

What community assets exist today that could be better used in addressing fair housing?

Castroville

- Schools are a focal point of the community in Castroville. They function as activity and information centers for families. Parents are highly involved in their children's education and extracurricular activities.
- United Way



Gonzales Community Workshop, June 23rd, 2018.

Gonzales

- The City of Gonzales has kiosks with flyers at the library, City Hall and the Medical Center.
- The City of Soledad includes public information on utility bills. This approach can be replicated to promote fair housing information on utility bills.
- Radio announcements
- Television commercials

Monterey

- ECHO Housing

Salinas

- Movie theater commercials/ trailers
- Flyers by mail
- Committees and associations
- Churches
- Radio announcements
- Television ads

V. Next Steps

The Collaborating Parties will incorporate the input and findings from the public participation activities into the development of the Analysis of Impediments to Fair Housing Choice (AI). The draft AI will be available for public review in Spring 2019.



Monterey County Analysis of Impediments to Fair Housing Choice

2019

Collaborating Entities

City of Monterey | City of Salinas | City of Seaside
Monterey Urban County (Cities of Del Rey Oaks, Greensfield, Gonzales, Sand
City and Unincorporated County Areas) | Housing Authority of the County of
Monterey

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Monterey County Analysis of Impediments to Fair Housing Choice

2019

Collaborating Entities

City of Salinas (Lead Agency)

City of Monterey

City of Seaside

Monterey Urban County

(Cities of Del Rey Oaks, Greenfield, Gonzales, and Sand City, and
Unincorporated County areas)

Housing Authority County of Monterey

Table of Contents

Chapter 1: Introduction	1
A. Purpose of the Report	1
B. Legal Framework	2
Chapter 2: Public Participation.....	7
A. Fair Housing Survey.....	7
B. Stakeholder Interviews.....	8
C. Partner Forums	8
D. Community Workshops	9
E. Public Review Draft of AI	11
Chapter 3: Community Profile	13
A. Demographic Profile.....	13
B. Household Profile.....	24
C. Special Needs Population	27
D. Income Profile	40
E. Housing Profile.....	47
F. Housing Cost and Affordability	59
G. Housing Problems.....	62
H. Publicly Assisted Housing	66
I. Access to Opportunities	77
Chapter 4: Lending Practices	85
A. Background	85
B. Overall Lending Patterns.....	86
C. Lending Patterns by Race/Ethnicity and Income.....	89
D. Lending Patterns by Census Tract Characteristics	90
E. Major Lenders	91
F. Subprime Lending	94
Chapter 5: Public Policies.....	96
A. Housing Element Law and Compliance	96
B. Land Use Element.....	97
C. Zoning Ordinance.....	100
Chapter 6: Fair Housing Profile	105
A. Fair Housing Practices in the Homeownership Market.....	105
B. Fair Housing Practices in the Rental Housing Market	109
C. Fair Housing Services	113
D. Hate Crimes	120
Chapter 7: Progress since Last AIs	122

Chapter 8: Fair Housing Action Plan	137
A. Disparities in Access to Opportunities	137
B. Lending Practices.....	138
C. Public Policies.....	139
D. Discrimination and Fair Housing Services.....	140
E. Regional Collaboration.....	141

List of Tables

Table 1: Regional Population Growth Trends	14
Table 2: Population Growth by Subarea (2000-2010).....	15
Table 3: Age Characteristics by Subarea (2010)	17
Table 4: Racial and Ethnic Composition (2010).....	19
Table 5: Racial/Ethnic Dissimilarity Trends.....	21
Table 6: Household Growth by Subarea (2000-2010)	25
Table 7: Household Type and Size (2010)	26
Table 8: Senior Profile (2012-2016).....	28
Table 9: Persons with Disabilities Profile (2012-2016).....	30
Table 10: Monterey County HIV/AIDS Statistics through 2017	31
Table 11: Families with Children (2010)	33
Table 12: Large Households (2010)	35
Table 13: Total Homeless Census Population by Jurisdiction and Family Status (2017)	37
Table 14: Farmworkers (2012-2016)	39
Table 15: Median Household Income (2000-2016).....	41
Table 16: Income Distribution (2010-2014).....	43
Table 17: Housing Problems (2010-2014) – Monterey County	44
Table 18: Income by Race/Ethnicity (2010-2014) – Monterey County.....	45
Table 19: Housing Unit Growth (2000-2010)	48
Table 20: Housing Unit Growth by Type (2000-2016).....	49
Table 21: Age of Housing Stock (2012-2016).....	53
Table 22: Lead-Based Paint Estimates (2012-2016)	54
Table 23: Housing Tenure and Vacancy (2010)	57
Table 24: Tenure Profile (2010-2014).....	58
Table 25: Housing Sale Prices (2017 and 2018)	59
Table 26: Average Rental Housing Prices (2018).....	60
Table 27: Housing Affordability (2018).....	61
Table 28: Housing Cost Burden (2010-2014)	63
Table 29: Overcrowding (2012-2016)	64
Table 30: HACM Units (2018) – Monterey County.....	66
Table 31: Demographics of HACM Waiting Lists (2015).....	68
Table 32: Assisted Housing Projects (2018).....	69
Table 33: Distribution of Affordable Units	73
Table 34: Licensed Community Care Facilities (2018)	75
Table 35: Major Employers in Monterey County (2018).....	77
Table 36: Opportunity Indicators, by Race/Ethnicity – County of Monterey	81

Table 37: Opportunity Indicators, by Race/Ethnicity – City of Monterey	82
Table 38: Opportunity Indicators, by Race/Ethnicity – City of Salinas	83
Table 39: Opportunity Indicators, by Race/Ethnicity – City of Seaside	84
Table 40: Disposition of Home Loans (2017).....	87
Table 41: Demographics of Loan Applicants vs. Total Population – Monterey County (2017).....	89
Table 42: Lending Patterns by Race/Ethnicity and Income – Monterey County (2017)	90
Table 43: Outcomes Based on Census Tract Income – Monterey County (2017)	91
Table 44: Top Lenders – Monterey County (2017)	92
Table 45: Top Lenders by Race/Ethnicity of Applicant – Monterey County (2017)	93
Table 46: Reported Spread on Loans by Race/Ethnicity – Monterey County (2011-2017)	94
Table 47: Typical Land Use Categories & Permitted Density by Jurisdiction.....	99
Table 48: Zoning Provisions for Special Needs Housing	104
Table 49: Potentially Discriminatory Language in Listings of For-Sale Homes.....	106
Table 50: Potentially Discriminatory Language in Rental Listings.....	109
Table 51: Clients Served by Race – ECHO Housing (2017).....	115
Table 52: Complaints by Protected Classification – ECHO Housing (2017)	115
Table 53: Findings and Disposition – ECHO Housing (2017)	116
Table 54: Fair Housing Audits – Email Testing.....	117
Table 55: Basis for Discrimination of Complaints filed with DFEH - Monterey County (2012-2017)	117
Table 56: Acts of Discrimination for Complaints Filed with DFEH - Monterey County (2012-2017)	118
Table 57: Disposition of Fair Housing Complaints Filed with DFEH - Monterey County (2012-2017).....	118
Table 58: Basis for Discrimination of Cases filed with HUD – Monterey County (2012-2017)	119
Table 59: Disposition of Fair Housing Cases Filed with HUD - Monterey County (2012-2017)	120
Table 60: Hate Crimes in Monterey County (2012-2017)	121
Table 61: Summary of Accomplishments – City of Salinas.....	123
Table 62: Summary of Accomplishments – City of Monterey	128
Table 63: Summary of Accomplishments – Monterey Urban County.....	131
Table 64: Summary of Accomplishments – City of Seaside	134
Table 65: Summary of Accomplishments – Housing Authority County of Monterey	135
Table 66: Zoning Provisions for Special Needs Housing	140

List of Figures

Figure 1: Minority Concentrations	22
Figure 2: Low and Moderate Income Areas	46
Figure 3: Affordable Housing	74
Figure 4: Licensed Care Facilities in Monterey County.....	76
Figure 5: Title I Schools	79

Chapter 1

Introduction

The County of Monterey is located on the central coast of California and is one of the largest counties geographically in the State of California. The County covers more than 3,300 square miles and is comprised of diverse natural habitats and residential communities. Monterey County is bordered by Santa Cruz County to the north, San Benito, Fresno and King Counties to the east, and San Luis Obispo County to the south. The County's northwestern section forms the southern half of Monterey Bay.

Collaborating Entities

This report covers the entitlement jurisdictions of Monterey, Salinas, and Seaside, as well as the Monterey Urban County Entitlement Area, which is comprised of the cities of Del Rey Oaks, Gonzales, Greenfield, Sand City (participating cities), and the unincorporated areas of Monterey County. The Housing Authority County of Monterey (HACM) is also a collaborating entity in this study. For the purposes of public housing and other HACM-administered programs, this report covers the entire service areas of HACM.

The cities of Carmel, King, Marina, Pacific Grove, and Soledad did not participate in this effort and do not receive entitlement funds from HUD. Therefore, this report does not cover these localities.

A. Purpose of the Report

The Collaborating Entities have established a commitment towards providing equal housing opportunities for their residents. Through the federally funded programs such as the Community Development Block Grant (CDBG), HOME Investment Partnership, and Emergency Solutions Grant programs, and other state and local programs, the Collaborating Entities work to provide a decent living environment for all. Pursuant to CDBG regulations [24 CFR Subtitle A §91.225(a)(1)], to receive CDBG funds, a jurisdiction must certify that it “actively furthers fair housing choice” through the following:

- Completion of an Analysis of Impediments to Fair Housing Choice (AI);
- Actions to eliminate identified impediments; and
- Maintenance of fair housing records.

This report, the Analysis of Impediments to Fair Housing Choice (commonly known as the “AI”), presents a demographic profile of the Collaborating Entities, assesses the extent of fair housing issues among specific groups, and evaluates the availability of a range of housing choices for all residents. This report also analyzes the conditions in the private market and public sector that may limit the range of housing choices or impede a person's access to housing.

B. Legal Framework

Fair housing is a right protected by both Federal and State of California laws. Among these laws, virtually every housing unit in California is subject to fair housing practices.

1. Federal Laws

The federal **Fair Housing Act of 1968** and **Fair Housing Amendments Act of 1988** (42 U.S. Code §§ 3601-3619, 3631) are federal fair housing laws that prohibit discrimination in all aspects of housing, including the sale, rental, lease, or negotiation for real property. The Fair Housing Act prohibits discrimination based on the following protected classes:

- Race or color
- Religion
- Sex
- Familial status
- National origin
- Disability (mental or physical)

Specifically, it is unlawful to:

- Refuse to sell or rent after the making of a bona fide offer, or to refuse to negotiate for the sale or rental of, or otherwise make unavailable or deny, a dwelling to any person because of race, color, religion, sex, disability, familial status, or national origin.
- Discriminate against any person in the terms, conditions, or privileges of sale or rental of a dwelling, or in the provision of services or facilities in connection therewith, because of race, color, religion, sex, disability, familial status, or national origin.
- Make, print, or publish, or cause to be made, printed, or published any notice, statement, or advertisement, with respect to the sale or rental of a dwelling that indicates any preference, limitation, or discrimination based on race, color, religion, sex, disability, familial status, or national origin, or an intention to make any such preference, limitation, or discrimination.
- Represent to any person because of race, color, religion, sex, disability, familial status, or national origin that any dwelling is not available for inspection, sale, or rental when such dwelling is in fact so available.
- For profit, induce or attempt to induce any person to sell or rent any dwelling by representations regarding the entry or prospective entry into the neighborhood of a person or persons of a particular race, color, religion, sex, disability, familial status, or national origin.

Reasonable Accommodations and Accessibility: The Fair Housing Amendments Act requires owners of housing facilities to make “reasonable accommodations” (exceptions) in their rules, policies, and operations to give people with disabilities equal housing opportunities. For example, a landlord with a “no pets” policy may be required to grant an exception to this rule and allow an individual who is blind to keep a guide dog in the residence. The Fair Housing Act also requires landlords to allow tenants with disabilities to make reasonable access-related modifications to their

private living space, as well as to common use spaces, at the tenant's own expense. Finally, the Act requires that new multi-family housing with four or more units be designed and built to allow access for persons with disabilities. This includes accessible common use areas, doors that are wide enough for wheelchairs, kitchens and bathrooms that allow a person using a wheelchair to maneuver, and other adaptable features within the units.

HUD Final Rule on Equal Access to Housing in HUD Programs: On March 5, 2012, HUD published the Final Rule on "Equal Access to Housing in HUD Programs Regardless of Sexual Orientation or Gender Identity." It applies to all McKinney-Vento-funded housing programs, as well as to other housing assisted or insured by HUD. The rule creates a new regulatory provision that generally prohibits considering a person's marital status, sexual orientation, or gender identity (a person's internal sense of being male or female) in making housing assistance available.

2. California Laws

The State Department of Fair Employment and Housing (DFEH) enforces California laws that provide protection and monetary relief to victims of unlawful housing practices. The **Fair Employment and Housing Act** (FEHA) (Government Code Section 12955 et seq.) prohibits discrimination and harassment in housing practices, including:

- Advertising
- Application and selection process
- Unlawful evictions
- Terms and conditions of tenancy
- Privileges of occupancy
- Mortgage loans and insurance
- Public and private land use practices (zoning)
- Unlawful restrictive covenants

The following categories are protected by FEHA:

- Race or color
- Ancestry or national origin
- Sex
- Marital status
- Source of income
- Sexual orientation
- Gender identity/expression
- Genetic information
- Familial status (households with children under 18 years of age)
- Religion
- Mental/physical disability
- Medical condition
- Age

In addition, the FEHA contains similar reasonable accommodations and accessibility provisions as the federal Fair Housing Amendments Act.

The **Unruh Civil Rights Act** provides protection from discrimination by all business establishments in California, including housing and accommodations, because of age, ancestry, color, disability, national origin, race, religion, sex, and sexual orientation. While the Unruh Civil Rights Act specifically lists “sex, race, color, religion, ancestry, national origin, disability, or medical condition” as protected classes, the California Supreme Court has held that protections under the Unruh Act are not necessarily restricted to these characteristics.

Furthermore, the **Ralph Civil Rights Act** (California Civil Code Section 51.7) forbids acts of violence or threats of violence because of a person’s race, color, religion, ancestry, national origin, age, disability, sex, sexual orientation, political affiliation, or position in a labor dispute. Hate violence can be: verbal or written threats; physical assault or attempted assault; and graffiti, vandalism, or property damage.

The **Bane Civil Rights Act** (California Civil Code Section 52.1) provides another layer of protection for fair housing choice by protecting all people in California from interference by force or threat of force with an individual’s constitutional or statutory rights, including a right to equal access to housing. The Bane Act also includes criminal penalties for hate crimes; however, convictions under the Act are not allowed for speech alone unless that speech itself threatened violence.

And, finally, **California Civil Code Section 1940.3** prohibits landlords from questioning potential residents about their immigration or citizenship status. Landlords in most states are free to inquire about a potential tenant’s immigration status and to reject applicants who are in the United States illegally. In addition, this law forbids local jurisdictions from passing laws that direct landlords to make inquiries about a person’s citizenship or immigration status.

In addition to these acts, **Government Code Sections 11135, 65008, and 65580-65589.8** prohibit discrimination in programs funded by the State and in any land use decisions. Specifically, recent changes to State law require local jurisdictions to address the provision of housing options for special needs groups, including:

- Housing for persons with disabilities
- Housing for homeless persons, including emergency shelters, transitional housing, and supportive housing
- Housing for extremely low income households, including single-room occupancy units
- Housing for persons with developmental disabilities

3. Fair Housing Defined

In light of the various pieces of fair housing legislation passed at the federal and state levels, fair housing throughout this report is defined as follows:

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

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

Housing Issues, Affordability, and Fair Housing

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

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

4. Impediments Identified

Within the legal framework of federal and state laws, and based on the guidance provided by HUD's *Fair Housing Planning Guide*, impediments to fair housing choice can be defined as:

- Any actions, omissions, or decisions taken because of the characteristics protected under State and Federal laws, which restrict housing choices or the availability of housing choices; or
- Any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of characteristics protected under State and Federal laws.

To affirmatively promote equal housing opportunity, a community must work to remove impediments to fair housing choice.

5. Organization of the Report

This report is divided into eight chapters:

Chapter 1: Introduction defines “fair housing” and explains the purpose of this report.

Chapter 2: Community Participation describes the community outreach program and summarizes comments from residents and various agencies on fair housing issues such as discrimination, housing impediments, and housing trends.

Chapter 3: Community Profile presents the demographic, housing, and income characteristics in the Collaborating Entities. Major employers and transportation access to job centers are identified. The relationships among these variables are discussed. In addition, this section evaluates if community residential care facilities, public and assisted housing projects, as well as Housing Choice Voucher recipients in the three jurisdictions, are unduly concentrated in low and moderate income areas. Also, the degree of housing segregation based on race is evaluated by computing the Index of Dissimilarity.

Chapter 4: Lending Practices assesses the access to financing for different groups. Predatory and subprime lending issues are discussed.

Chapter 5: Public Policies analyzes various public policies and actions that may impede fair housing within the three jurisdictions.

Chapter 6: Fair Housing Profile evaluates existing public and private programs, services, practices, and activities that assist in providing fair housing in the three jurisdictions. This chapter also assesses the nature and extent of fair housing complaints and violations in the Collaborating Entities. Trends and patterns of impediments to fair housing, as identified by public and private agencies, are included.

Chapter 7: Fair Housing Action Plan summarizes the findings regarding fair housing issues in the three jurisdictions and provides a plan of action for furthering fair housing practices.

At the beginning of this report are Signature Pages that include the signatures of the Chief Elected Officials, together with a statement certifying that the Analysis of Impediments represents the jurisdictions’ official conclusions regarding impediments to fair housing choice and the actions necessary to address identified impediments.

Chapter 2

Public Participation

This Analysis of Impediments to Fair Housing Choice (AI) report has been developed to provide an overview of laws, regulations, conditions, or other possible obstacles that may affect an individual's or a household's access to housing. As part of this effort, the report incorporates the issues and concerns of residents, housing professionals, and service providers. To assure the report responds to community needs, a community outreach program consisting of an online fair housing survey, stakeholder interviews, partner forums, and community workshops, was conducted in the development of this report. This chapter describes the community outreach program conducted and the outcomes of each of its components.

A. Fair Housing Survey

The Fair Housing Survey sought to gain knowledge about the nature and extent of fair housing issues experienced by County residents. The survey consisted of 28 questions designed to gather information on a person's experience with fair housing issues, perception of fair housing issues in his/her neighborhood, and information about the person taking the survey. The survey instrument and summary of survey responses are provided in the *Analysis of Impediments to Fair Housing Choice: Public Participation Summary* bound under separate cover.

1. Survey Outreach

The survey was conducted online to collect information from community members and stakeholders on fair housing and discrimination throughout Monterey County. The survey was available starting from November 2017 and remained open for approximately seven months until June 2018. During this time, 464 responses were gathered.

The survey was available in English and Spanish and was prompted by:

- Posting to City and County websites
 - County of Monterey
 - Housing Authority County of Monterey
 - City of Salinas
 - City of Seaside
 - City of Monterey
 - City of Gonzales
 - City of Greenfield
- Posting to social media platforms
 - Facebook
 - Twitter
 - Next Door
- Phone calls to 142 organizations in the stakeholder database

- Personal emails sent to 181 email addresses from the 142 organizations in the stakeholder database
- Article in the Gonzales Tribune
- City of Salinas City Manager Newsletter

2. Discrimination

Of the 402 respondents that answered the question about discrimination in housing, about 64 percent of the respondents had not experienced housing discrimination. Approximately 146 of the respondents (26 percent) however, indicated that they had personally experienced discrimination when trying to find housing. A majority of the respondents believe they were discriminated against based on their family status and or their race. Respondents were allowed to choose more than one category when stating what they believed to be the basis of the discrimination against them.

3. Hate Crimes

Of those responding to the questions relating to hate crimes (364 respondents), only 24 people had indicated that they were aware of a hate crime being committed in their neighborhood. Out of those respondents, all but one person identified the area in which they believe the hate crime occurred. Salinas and Monterey were mentioned the most making up 43 percent of the responses.

B. Stakeholder Interviews

During February and March 2018, interviews were conducted with key housing and community stakeholders in order to gather information on housing barriers, housing discrimination and fair housing priorities across Monterey County. The stakeholder meetings were arranged by making phones calls to 142 organizations in the stakeholder database and sending out personal emails to 181 email addresses provided for the 142 organizations and agencies.

Eight individuals from different organizations were interviewed and their answers to questions were synthesized to encourage the interviewees to speak freely. A full summary of the Stakeholder interviews is included in the *Analysis of Impediments to Fair Housing Choice: Public Participation Summary* bound under separate cover.

C. Partner Forums

There were two partner forums held in order to collect input on fair housing needs and disparities of access. The audience targeted for these forums included housing providers, advocacy organizations and public agencies. Digital flyers in English and Spanish were emailed to 142 organizations and agencies in a stakeholder database and e-blast reminders were sent to all of them two to three times before each forum. Eighteen individuals attended the partner forums.

The Seaside Community Development Advisory Committee in Seaside hosted the first partner forum on May 16, 2018 and had ten attendees representing the Community Development Advisory Committee, City of Salinas, City of Seaside, Legal Services for Seniors, Seaside Homeless Committee, ECHO Housing, and other organizations.

The City of Salinas hosted the second forum on May 17, 2018 and had eight attendees representing the Central Cost Center for Independent Living, Housing Authority of Monterey County, City of Salinas, and the Maria J. Torres-Gil Community Center. During each of the forums, presentations were delivered in order to provide an overview of fair housing and to review the purpose of the AI. ECHO Housing also presented the fair housing services and resources they provide in Monterey County.

After the presentations, participants were able to share their thoughts on fair housing barriers and the needs of their communities. Discussion questions from the partner forums are included in the ***Analysis of Impediments to Fair Housing Choice: Public Participation Summary*** bound under separate cover.

During the partner forums, the participants stated that some of the most common barriers to housing in the community were the affordability of units already present, the lack of affordable units to fit the demand, the access to affordable units in relation to jobs, the income level of those seeking housing, and the high “price setting” of the County. Participants shared that the profit driven landlords and the location of rental housing has driven up the cost to live in many communities. The lack of affordable housing to fit the demand has made the access to housing difficult for community members.

The greatest challenges that organizations face when assisting with fair housing needs of residents are the lack of funding and resources that they can provide. Agencies made it clear that the lack of awareness of potential fair housing impediments and ways to address those impediments with the resources they have available is challenging. Participants encouraged that collaboration between housing services, public agencies and the like, could better assist the County as a whole when it comes to addressing fair housing.

D. Community Workshops

Four community workshops were conducted in May and June of 2018 throughout the County. All workshops were held in ADA accessible venues that were located close to public transit. The workshops were scheduled at varying times and days of the week to accommodate the needs of residents and the employees who were to facilitate each workshop. The workshops were as follows:

Thursday May 24, 2018 6:30 – 8:30 PM Maria J. Torres-Gil Community Center, Salinas	Tuesday June 19, 2018 6:30 – 8:30 PM Monterey Public Library, Monterey
Wednesday June 20, 2018 6:00 – 8:00 PM Castroville Branch Library, Castroville	Saturday June 23, 2018 12:00 – 2:00 PM Gonzales Branch Library, Gonzales

The workshops were done in an interactive format that included brief presentations to describe fair housing and protected classes and the purpose of the AI. ECHO Housing representatives presented an overview of the fair housing services and resources that they provide throughout the County. The attendees were then encouraged to participate in a large group discussion regarding fair housing barriers and issues facing the protected classes in Monterey County. Approximately 50 people attended the community workshops. The full list of discussion questions from the community

workshops is included in the *Analysis of Impediments to Fair Housing Choice: Public Participation Summary* bound under separate cover.

During all of the community workshops, the residents of the County agreed on the common barriers to housing within their communities. Some of those barriers included:

- Housing affordability
- Demand for affordable housing exceeding the supply
- Housing habitability issues with older housing stock
- Waitlist length for housing

(However, these are primarily economic barriers, which are not fair housing concerns per se. See discussions under Chapter 1, Introduction, Subsection B.3, Fair Housing Defined.)

Within each community workshop there were findings specifically designated for the area in which the workshop was held. During the Castroville workshop, participants identified that the distribution of affordable housing does not reflect the needs of the residents specifically when it came to accessing jobs. Castroville residents also had not experienced discrimination personally, but did work with clients who do regularly report incidents of discrimination in the area.

In the Gonzales workshop, participants noted the lack of farmworker housing within the city and the need for the South County to improve access to housing services and resources to fit the population. During this workshop, participants noted that flyers, radio announcements, and television commercials, can be better utilized to help address fair housing within the community. However, the City denied the CHISPA housing development proposal that would have provided affordable housing opportunities for farmworkers. Community acceptance of affordable and special needs housing is generally an issue.

During the Monterey workshop, participants stated that new housing is being built in order to target wealthier residents making it more difficult for other residents to find housing. The “invasion of Silicon Valley” was of great concern for the residents in Monterey. The residents in Monterey want to see ECHO Housing be used more to address fair housing concerns in the community.

The Salinas workshop participants noted that in the community individuals with domestic pets are limited to their choice of available housing options. It is even harder for those with animals and housing choice vouchers to find housing. Homeless persons also have difficulty utilizing their vouchers. The community believes that creating commercials, flyers, and radio announcements will assist the community and provide information on how to get the assistance they need with fair housing.

E. Public Review Draft of AI

The Draft AI was made available for a 45-day public review from April 1, 2019 through May 16, 2019. Notices of availability of the document and/or public hearings were published in the following newspapers:

- El Sol
- Gonzales Tribune
- Greenfield News
- King City Rustler
- Monterey Herald
- Monterey County Weekly
- Salinas Californian
- Soledad Bee

The Collaborating Entities will be conducting public hearings to receive comments on the AI:

- City of Salinas: April 9, 2019
- City of Monterey: April 16, 2019
- City of Seaside: May 2, 2019
- County of Monterey: May 7, 2019
- City of Salinas: May 14, 2019
- HACM: May 20, 2019

Chapter 3

Community Profile

As one of the larger counties in the State of California in terms of geographic coverage, Monterey County covers close to 3,400 square miles and is comprised of diverse natural habitats and residential communities. This diversity ranges from rich farmland located within the Salinas Valley to the tall peaks of the Santa Lucia Mountains whose fast steep incline helps make up the dramatic Big Sur coastline along the Pacific Ocean. The rich agricultural land, mild climate, and spectacular coastline have made Monterey County famous throughout the world. Located in the central coast region of California, Monterey County is a highly desirable location for families and individuals seeking residence in a semi-rural setting. Historically, there had been a strong military presence in the area with Fort Ord along the coast and Camp Roberts at the southern end of the County. Base closures, however, have resulted in reducing the military presence and the reuse of major portions of the former Fort Ord. The County also has a long farming history. Farming and related industries are the bedrock of the County's economic base. Accommodating the need for new housing and commercial services for incoming residents while balancing the desire to preserve the pristine natural environment, as well as prime farmland, may affect fair housing choice and opportunities in the County.

A key goal for fair housing programs is to foster an inclusive environment, one in which people of all socio-economic backgrounds have the opportunity to live in decent and suitable homes and are treated equally in the rental, sale, or occupancy of housing, and one in which underserved and disadvantaged groups would have the opportunity to live in a location of their own choice. The community profile chapter provides background information on demographics, housing, employment, special needs groups, and other characteristics that describe the Collaborating Entities. All of these factors can affect housing choice, housing opportunities, and the type of fair housing issues people in a community may encounter. This overview provides the context for discussing and evaluating fair housing in the following chapters.

A. Demographic Profile

Examination of demographic characteristics provides some insight regarding the need and extent of equal access to housing in a community. Factors such as population growth, age characteristics, and race/ethnicity all help determine a community's housing needs and play a role in exploring potential impediments to fair housing choice.

1. Population Growth

On February 18, 1850, the Monterey Bay region was officially split into two counties—Monterey County and Santa Cruz County. At that time, the total population count in Monterey County was 1,872 persons. By 1900, the population of Monterey County had grown to 19,380, and in 1950, the total countywide population had increased to 130,498 persons. The 2000 U.S. Census reported 401,762 residents in the County as of January 1, 2000. In 2000, Monterey County ranked 18th in

population size among the 58 counties in California. By 2010, the total population in Monterey County had grown to 415,057, a 17-percent increase since 1990.

According to the Census, between 1990 and 2010, Monterey and Seaside experienced a 13-percent and a 15-percent decline in population, respectively – while Salinas experienced an overall 38-percent increase – greater than the County’s growth during that same period (Table 1).

Over the last eight years, the unincorporated County population increased by over six percent unlike the previous two decades when the population had declined. The population in all areas analyzed has increased since 2010.

Table 1: Regional Population Growth Trends							
Jurisdiction	1990 Population	2000 Population	2010 Population	2018 Population	% Change 1990-2000	% Change 2000-2010	% Change 2010-2018
Monterey County	355,660	401,762	415,057	443,281	13.0%	3.3%	6.8%
Monterey	31,954	29,674	27,810	28,323	-7.1%	-6.3%	1.8%
Salinas	108,777	151,060	150,441	161,784	38.9%	-0.4%	7.5%
Seaside	38,901	31,696	33,025	34,270	-18.5%	4.2%	3.8%
Urban County	114,456	122,271	126,688	135,944	6.8%	3.6%	7.3%
Unincorporated Monterey County	100,479	100,252	100,213	107,264	-0.2%	0.0%	7.0%
Del Rey Oaks	1,661	1,650	1,624	1,692	-0.7%	-1.6%	4.2%
Gonzales	4,660	7,525	8,187	8,587	61.5%	8.8%	4.9%
Greenfield	7,464	12,583	16,330	18,007	68.6%	29.8%	10.3%
Sand City	192	261	334	394	35.9%	28.0%	18.0%

Source: Bureau of the Census, 1990-2010. California Department of Finance, Population and Housing Estimates 2018.

Approximately 50 percent (50,128 persons) of the County’s 2010 unincorporated population resided in a “Census Designated Place (CDP).” A full list of CDPs in Monterey County, along with corresponding population data, is presented in Table 2. The largest of the CDPs is Prunedale, which had 17,560 residents in 2010. Between 2000 and 2010, the Urban County as a whole experienced a minimal increase in population (less than four percent), which was mostly due to population growth in the City of Greenfield.

The 2018 Department of Finance and the 2012-2016 American Community Survey do not provide population counts for unincorporated areas. The 2010 Census remains the most accurate data to describe these communities, including small cities such as Del Rey Oaks, Greenfield, Gonzales, and Sand City.

Table 2: Population Growth by Subarea (2000-2010)			
Area	2000	2010	Percent Change
Entitlement Jurisdiction			
Monterey	29,674	27,810	-6.3%
Salinas	151,060	150,441	-0.4%
Seaside	31,696	33,025	4.2%
Urban County			
Unincorporated Monterey County			
Aromas	2,797	2,650	-5.3%
Boronda	1,325	1,710	29.1%
Bradley	120	93	-22.5%
Carmel Valley Village	4,700	4,407	-6.2%
Castroville	6,724	6,481	-3.6%
Chualar	1,444	1,190	-17.6%
Del Monte Forest	4,531	4,514	-0.4%
Elkhorn	1,591	1,565	-1.6%
Las Lomas	3,078	3,024	-1.8%
Lockwood	--	379	--
Moss Landing	300	204	-32.0%
Pajaro	3,384	3,070	-9.3%
Pine Canyon	--	1,822	--
Prunedale	16,432	17,560	6.9%
San Ardo	501	517	3.2%
San Lucas	419	269	-35.8%
Spreckels ¹	485	673	38.8%
Balance of Unincorporated County	52,421	50,085	-4.5%
Total Unincorporated County	100,252	100,213	<-0.1%
Cities			
Del Rey Oaks	1,650	1,624	-1.6%
Gonzales	7,525	8,187	8.8%
Greenfield	12,583	16,330	29.8%
Sand City	261	334	28.0%
Total			
Urban County	122,271	126,688	3.6%
Monterey County	401,762	415,057	3.3%

Note 1: The growth in Spreckels is tied to a one-time event that probably will not be repeated – the Spreckels subdivision that relied on a subdivision map that was approved prior to the Map Act.

Source: Bureau of the Census, 2000-2010.

2. Age Characteristics

Housing demand is affected by the age characteristics of residents in a community. Different age groups are often distinguished by important differences in lifestyle, family type, housing preferences and income levels.

In Salinas and Seaside about 40 percent of residents were ages 20 to 44, and closer to 30 percent were older adults and seniors (persons age 45 and older). In Monterey, a similar proportion of residents were ages 20 to 44 (40 percent); however, a higher proportion of residents were older adults and seniors (40 percent).

Residents of the Urban County, overall, were slightly older than the County as a whole. The Urban County had a larger proportion of older adults and seniors (persons age 45 and older) than the County, and a lower proportion of younger adults, ages 20 to 44 (Table 3). Del Rey Oaks had a high median age of 46.2.

Table 3: Age Characteristics by Subarea (2010)

Area	Under 5	5 to19	20 to 24	25 to 44	45 to 65	65+	Total	Median Age
Monterey	5.1%	13.8%	10.2%	30.5%	24.9%	15.5%	27,810	36.9
Salinas	9.5%	25.3%	8.5%	29.9%	19.3%	7.5%	150,441	28.8
Seaside	8.9%	23.3%	8.3%	30.7%	20.2%	8.6%	33,025	30.6
Urban County								
Unincorporated Monterey County								
Aromas	4.6%	21.4%	6.6%	20.8%	36.1%	10.5%	2,650	42.1
Boronda	10.6%	25.9%	9.2%	27.8%	19.5%	6.9%	1,710	27.2
Bradley	1.1%	26.9%	1.1%	25.8%	35.5%	9.7%	93	39.8
Carmel Valley Village	3.6%	15.6%	3.2%	16.5%	40.6%	20.6%	4,407	51.7
Castroville	10.3%	27.1%	9.8%	28.9%	17.5%	6.4%	6,481	26.7
Chualar	9.2%	30.6%	7.7%	27.7%	19.7%	5.0%	1,190	26.6
Del Monte Forest	2.2%	17.2%	1.9%	12.0%	32.1%	34.6%	4,514	57.8
Elkhorn	6.5%	19.5%	6.8%	22.3%	33.2%	11.8%	1,565	41.5
Las Lomas	9.2%	27.9%	8.2%	29.8%	18.5%	6.4%	3,024	27.7
Lockwood	5.8%	22.2%	2.1%	20.6%	36.9%	12.4%	379	44.5
Moss Landing	3.9%	12.7%	2.9%	26.5%	41.2%	12.7%	204	46.5
Pajaro	12.1%	26.9%	9.8%	31.6%	15.3%	4.2%	3,070	25.6
Pine Canyon	6.2%	27.3%	5.4%	26.1%	24.9%	10.0%	1,802	34.4
Prunedale	6.3%	21.3%	6.1%	22.4%	32.2%	11.7%	17,560	40.1
San Ardo	10.6%	29.2%	8.7%	26.9%	16.1%	8.5%	517	26.6
San Lucas	8.2%	28.3%	10.0%	27.5%	21.6%	4.5%	269	26.3
Spreckels	6.2%	21.8%	4.0%	25.7%	30.9%	11.3%	673	39.4
Balance of Unincorporated County	5.1%	18.7%	5.6%	20.8%	31.1%	18.7%	50,085	N/A
Total Unincorporated County	6.0%	20.6%	6.0%	22.0%	29.7%	15.6%	100,213	N/A
Cities								
Del Rey Oaks	4.9%	14.5%	3.7%	25.4%	32.5%	19.0%	1,624	46.2
Gonzales	10.2%	28.1%	8.2%	28.8%	18.7%	6.0%	8,187	27.0
Greenfield	11.6%	28.1%	9.2%	30.8%	15.5%	4.7%	16,330	25.5
Sand City	6.0%	13.5%	8.1%	44.0%	25.7%	2.7%	334	34.1
Total								
Urban County	7.0%	22.0%	6.6%	23.7%	27.2%	13.6%	126,688	N/A
Monterey County	7.8%	22.2%	7.8%	28.2%	23.2%	10.7%	415,057	32.9

Note: Median age is a calculated field by the Census Bureau. The Census Bureau does not provide a median age calculation for the unincorporated areas that are not within a Census Designated Plan.

Source: Bureau of the Census, 2010.

3. Race and Ethnicity

Housing needs and preferences are sometimes influenced by cultural practices. Race and ethnicity are sometimes confusing concepts. For example, Hispanic is an ethnicity, not a race. However, when asked to identify a race, many Hispanics would either choose to leave the information blank or to choose “Other” as a race. Even many datasets provided by HUD, such as the Comprehensive Housing Affordability Strategy (CHAS) and the Affirmatively Furthering Fair Housing Tool (AFFHT) group race and ethnicity together.

The majority of Salinas’s residents are Hispanic, a higher proportion than in the overall region. Salinas has larger proportions of Hispanic residents (75 percent) than Seaside (43 percent), Monterey (14 percent), or the Urban County (50 percent).

As part of the Urban County, Greenfield (91 percent) and Gonzales (89 percent) also have high proportions of Hispanic residents. According to the 2010 Census, the racial/ethnic composition of the Urban County's population was: 44 percent White (non-Hispanic); 49 percent Hispanic; four percent Asian and Pacific Islander; one percent Black; and two percent indicating other ethnic groups (see Table 4).

In comparison, the State-wide ethnic distribution was slightly more diverse, with 40 percent White (non-Hispanic); 38 percent Hispanic; 13 percent Asian and Pacific Islander; six percent Black; and three percent other ethnic groups.

Table 4: Racial and Ethnic Composition (2010)

Area	Non-Hispanic White	Non-Hispanic Black	Non-Hispanic Asian/Pac. Islander	Hispanic	Non-Hispanic Other
Monterey	71.1%	2.6%	8.1%	13.7%	4.4%
Salinas	15.5%	1.6%	6.0%	75.0%	1.9%
Seaside	32.5%	7.9%	10.9%	43.4%	5.3%
Urban County					
Unincorporated Monterey County					
Aromas	59.1%	0.4%	1.9%	34.9%	3.8%
Boronda	6.4%	0.3%	6.1%	85.2%	2.0%
Bradley	86.0%	0.0%	0.0%	11.8%	2.2%
Carmel Valley Village	87.6%	0.4%	1.8%	7.4%	2.7%
Castroville	5.8%	0.7%	2.2%	90.1%	1.1%
Chualar	1.8%	0.1%	0.6%	96.7%	0.8%
Del Monte Forest	84.3%	0.9%	8.6%	3.7%	2.4%
Elkhorn	54.9%	0.6%	3.8%	37.6%	3.1%
Las Lomas	7.7%	0.2%	1.6%	89.2%	1.4%
Lockwood	67.3%	1.1%	0.5%	26.4%	4.7%
Moss Landing	67.6%	3.4%	1.5%	22.5%	4.9%
Pajaro	3.4%	0.2%	1.3%	94.1%	1.0%
Pine Canyon	42.0%	1.0%	0.8%	54.0%	2.2%
Prunedale	50.1%	0.8%	3.7%	41.7%	3.6%
San Ardo	26.9%	0.2%	1.0%	70.2%	1.7%
San Lucas	8.9%	0.0%	2.2%	83.3%	5.6%
Spreckels	65.1%	0.0%	3.7%	28.7%	2.5%
Balance of Unincorporated County	62.1%	1.2%	4.7%	29.0%	3.0%
Total Unincorporated County	52.6%	0.9%	4.0%	39.7%	2.8%
Cities					
Del Rey Oaks	76.2%	0.8%	8.0%	10.4%	4.6%
Gonzales	7.9%	0.3%	1.7%	88.9%	1.1%
Greenfield	5.7%	0.8%	1.0%	91.3%	1.1%
Sand City	49.7%	3.9%	4.2%	36.8%	5.4%
Total					
Urban County	44.0%	0.9%	3.5%	49.2%	2.5%
Monterey County	32.9%	2.7%	6.2%	55.4%	2.8%

Source: Bureau of the Census, 2010.

Areas of Minority Concentrations

Areas with concentrations of minority residents may have different needs. A "concentration" is defined as a block group whose proportion of minority households is greater than the overall Monterey County average of 67.1 percent.¹ As summarized in Table 4, racial and ethnic composition varies considerably across the region and Figure 1 illustrates concentrations of minority households by Census block group in the County. Minority concentration areas are found in Salinas and Seaside. Specifically, in comparison to the countywide average, almost the entire City of Salinas is considered minority concentrated. Minority workers also tend to work in the hospitality industry on the peninsula but face significant affordability barriers to living on the peninsula. Within the Urban County, minority concentrations are located primarily in the eastern portions of the County, including Gonzales, where vegetable growing is a key industry. Northern portions of the unincorporated County also have minority concentration areas. Specifically the CDPs of Boronda, Moss Landing, and Pajaro have significant concentrations of minority residents.

Dissimilarity Index

Dissimilarity Index is a measurement of housing segregation. The index, presented in Table 5, represents the percentage of one group that would have to move into a new neighborhood to achieve perfect integration with another group. An index score can range in value from 0, indicating complete integration, to 100, indicating complete segregation. A value of 60 (or above) is considered very high, values of 40 or 50 are usually considered a moderate level of segregation, and values of 30 or below are considered to be fairly low. A high value indicates that the two groups tend to live in different census tracts.

According to data provided by HUD's Affirmatively Furthering Fair Housing Tool (AFFHT), Monterey, Salinas, and Seaside are generally considered well integrated, although in comparison to other groups, Hispanics are slightly more segregated than other racial/ethnic groups. Countywide, however, moderate segregations are measured. The no growth policies of some communities have limited opportunities to integration.

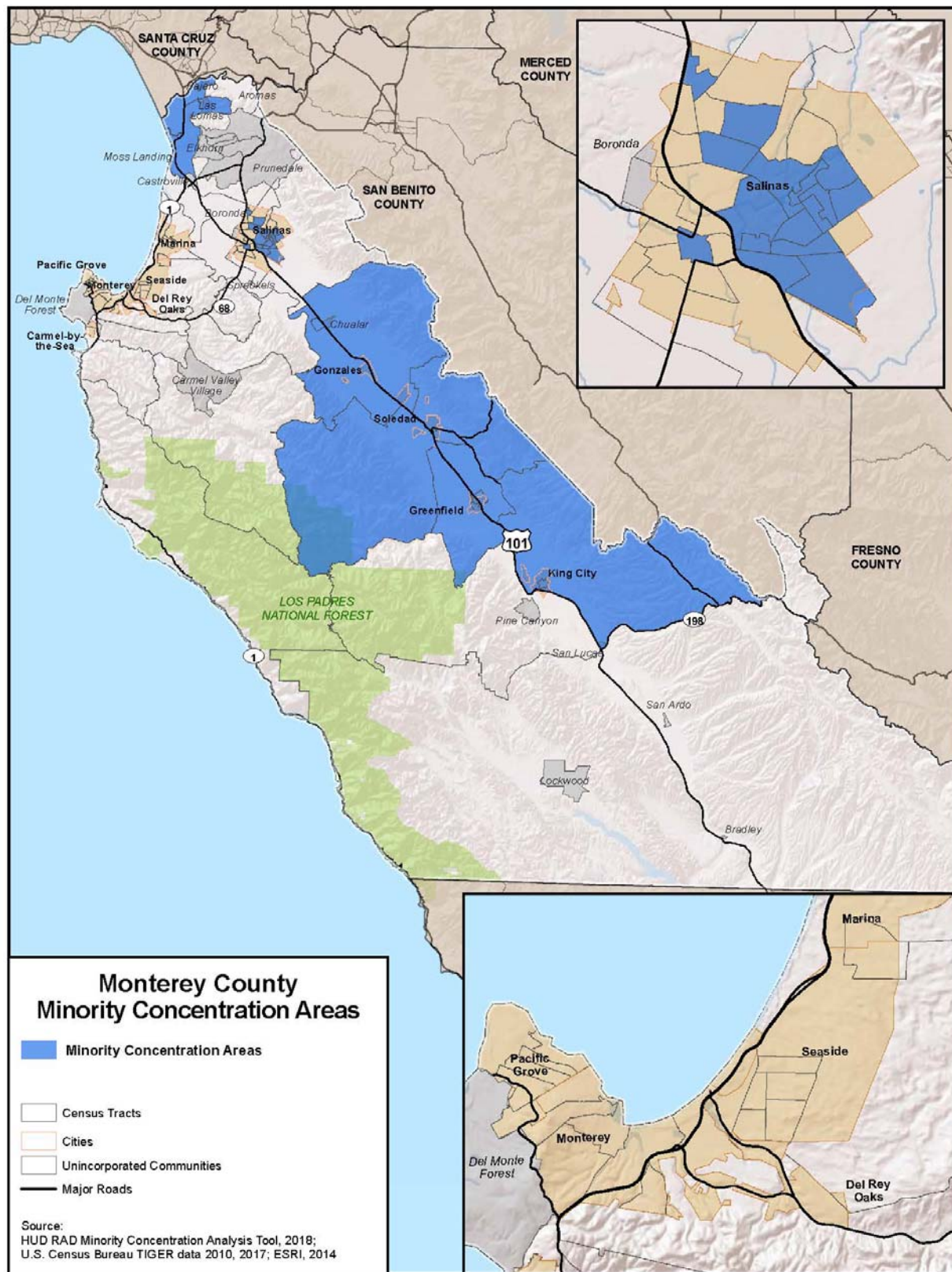
¹ This definition of concentration is derived from the concept of Location Quotient (LQ), which is calculated by comparing the proportion of one group in a smaller geographic unit (e.g. block group) to the proportion of that group in the larger population (e.g. county).

Table 5: Racial/Ethnic Dissimilarity Trends

Racial/Ethnic Dissimilarity Index	Monterey County		
	1990	2000	2010
Non-White/White	33.03	21.21	25.93
Black/White	56.18	34.46	28.90
Hispanic/White	26.92	30.33	35.36
Asian or Pacific Islander/White	17.34	14.87	17.05
			2010
Non-White/White	39.62	37.11	37.27
Black/White	25.61	31.72	27.98
Hispanic/White	45.86	41.93	40.06
Asian or Pacific Islander/White	20.79	27.25	30.58
			2010
Non-White/White	21.42	31.89	30.69
Black/White	21.66	42.87	38.60
Hispanic/White	24.78	36.44	37.94
Asian or Pacific Islander/White	30.97	31.20	21.06
			2010
Non-White/White	45.11	51.41	54.85
Black/White	57.83	53.81	51.63
Hispanic/White	56.64	58.69	60.91
Asian or Pacific Islander/White	35.26	38.29	37.28

Sources: Affirmatively Furthering Fair Housing Tool (AFFHT) Data Table 3; Decennial Census

Figure 1: Minority Concentrations



Linguistic Isolation

According to 2012-2016 ACS² estimates, about 30 percent of Monterey County residents were foreign-born. Compared to the County, Salinas (38 percent) and Seaside (30 percent) had similar proportions of foreign-born residents; however Monterey (17 percent) had a much lower proportion than in the region. In the Urban County, approximately 14 percent of Del Rey Oaks, 42 percent of Greenfield residents, 34 percent of Gonzales residents, and 13 percent of Sand City residents were foreign born.

A linguistically isolated household can be described as a household whose members have at least some difficulty speaking English. The ACS provides information on households with persons five years and over who speak English “less than very well.” In Monterey County, 29 percent of the population could be considered linguistically isolated. Spanish was the language most commonly spoken by residents who spoke English “less than very well.” Compared to the County, in Salinas higher proportions (39 percent) of foreign born residents were linguistically isolated, while in Monterey less than eight percent spoke English “less than very well.” Seaside had similar proportions to the County of linguistically isolated (25 percent).

Between 2012 and 2016, in Salinas about 39 percent of all households had members who spoke English “less than very well.” Reflective of the demographics in Salinas, 70 percent of all residents spoke languages other than English at home. Specifically, over half of these households spoke English “less than very well” (55 percent). Linguistic isolation is slightly more severe among Hispanic than among Asian households. In homes that primarily spoke “Spanish,” 56 percent of households spoke English “less than very well.” In comparison, in homes that primarily spoke Asian languages, 46 percent of households that spoke English “less than very well.”

In the Urban County, about five percent of Del Rey Oaks residents spoke English “less than very well.” Approximately 50 percent of Greenfield residents spoke English “less than very well” and can be considered linguistically isolated. In Gonzales, the proportion is lower at an estimated 38 percent of the population. Only 16 percent of the population in Sand City was considered linguistically isolated.

Language barriers may prevent residents from accessing services, information, and housing, and may also affect educational attainment and employment. Executive Order 13166 (“Improving Access to Services by Persons with Limited English Proficiency”) was issued in August 2000, which requires federal agencies to assess and address the needs of otherwise eligible persons seeking access to federally conducted programs and activities who, due to Limited English Proficiency (LEP), cannot fully and equally participate in or benefit from those programs and activities. This requirement passes down to grantees of federal funds as well. Therefore, the Collaborating Entities are responsible for ensuring compliance with this regulation.

² The 2010 Census contains only limited data about the population. The Census has instituted a new method of providing updates to socioeconomic data regarding the population using the American Community Survey (ACS). ACS is a limited sample of the population but is conducted more frequently than the Census. Sample data are averaged over a period of time. Also, different variables are surveyed at different frequency schedules depending on the size of the community, resulting in multiple sets of ACS data.

B. Household Profile

The household profile, which outlines household characteristics of the Collaborating Entities, aids in understanding housing needs. Households with different characteristics have unique housing needs and may face different impediments in the housing market. Various household characteristics may affect equal access to housing, including household type, size, and income level. A household, as defined by the U.S. Census Bureau, includes all the persons who occupy a housing unit, which may include a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements. This section details the various household characteristics that may affect equal access to housing.

A. Household Composition and Size

Different household types generally have different housing needs. Seniors or young adults typically comprise a majority of single-person households and tend to reside in apartment units, condominiums or smaller single-family homes. Families, meanwhile, often prefer single-family homes. Household size can be an indicator of changes in population or use of housing. An increase in household size can indicate a greater number of large families or a trend toward overcrowded housing units. A decrease in household size, on the other hand, may reflect a greater number of elderly or single-person households or a decrease in family size. Household composition and size are often two interrelated factors. Communities that have a large proportion of families with children tend to have a larger average household size. Such communities have a greater need for larger units with adequate open space and recreational opportunities for children.

According to the 2010 Census, in Monterey County about 72 percent of households were family households – and similar proportions were reported in Salinas (78 percent) and Seaside (73 percent). However, Monterey had a significantly lower percentage of family households (49 percent).

Similar to the County as a whole, a majority of the households in the Urban County (76 percent) were family households (Table 7), although the proportion of family households varies widely among the four participating cities – Del Rey Oaks (63 percent), Gonzales (89 percent), Greenfield (90 percent), and Sand City (46 percent).

Families with children often face housing discrimination by landlords who fear that children will cause property damage, or the landlords have cultural biases against children of opposite sex sharing a bedroom. Certain Collaborating Entities had a higher than average proportion of family households with children and are, therefore, more vulnerable to this type of discrimination. The proportion of families with dependent children was highest in Greenfield and Gonzales, and the CDPs of Chualar, Pajaro, Castroville, San Lucas, and Las Lomas (Table 7).

The 2010 Census also documented household size by the race/ethnicity of the householder. In 2010, household size in Monterey County varied from 2.73 for White households to 4.38 persons for Hispanic households. As Greenfield, Gonzales, Salinas, and some unincorporated communities had a high concentration of Hispanic households, it is likely that Hispanic households in these cities are disproportionately impacted by overcrowding, given the larger average households size.

Table 6: Household Growth by Subarea (2000-2010)

Area	2000	2010	Percent Change
Monterey	12,600	12,184	-3.3%
Salinas	38,298	40,387	5.5%
Seaside	9,833	10,093	2.6%
Urban County			
Unincorporated Monterey County			
Aromas	884	889	0.6%
Boronda	309	394	27.5%
Bradley	40	37	-7.5%
Carmel Valley Village	1,963	1,895	-3.5%
Castroville	1,434	1,470	2.5%
Chualar	279	245	-12.2%
Del Monte Forest	2,092	1,925	-8.0%
Elkhorn	523	532	1.7%
Las Lomas	584	598	2.4%
Lockwood	--	163	--
Moss Landing	125	100	-20.0%
Pajaro	634	621	-2.1%
Pine Canyon	--	554	--
Prunedale	5,440	5,703	4.8%
San Ardo	157	140	-10.8%
San Lucas	90	67	-25.6%
Spreckels ¹	171	229	33.9%
Balance of Unincorporated County	19,104	18,893	-1.1%
Total Unincorporated County	33,829	34,455	1.9%
Cities			
Del Rey Oaks	704	701	-0.4%
Gonzales	1,695	1,906	12.4%
Greenfield	2,643	3,460	30.9%
Sand City	80	128	60.0%
Total			
Urban County	38,951	40,650	4.4%
Monterey County	121,236	125,946	3.9%

Note 1: The growth in Spreckels is tied to a one-time event that probably will not be repeated – the Spreckels subdivision that relied on a subdivision map that was approved prior to the Map Act.

Source: Bureau of the Census, 2000-2010.

Table 7: Household Type and Size (2010)

Area	Average Household Size	Percent of Households with Elderly	Percent Families	Average Family Size	Percent of Families with Children	Percent of Female-Headed Households w/ Children
Monterey	2.08	25.5%	48.9%	2.81	18.8%	3.3%
Salinas	3.66	20.4%	78.0%	4.05	46.0%	10.1%
Seaside	3.16	21.6%	73.1%	3.57	38.5%	7.1%
Urban County						
Unincorporated Monterey County						
Aromas	3.00	22.6%	78.7%	3.36	32.0%	4.8%
Boronda	4.34	21.6%	86.3%	4.52	50.0%	11.2%
Bradley	2.51	21.6%	73.0%	2.85	29.7%	5.4%
Carmel Valley Village	2.32	35.9%	64.5%	2.77	21.8%	3.5%
Castroville	4.40	20.1%	88.4%	4.44	52.7%	10.1%
Chualar	4.86	20.0%	94.3%	4.79	61.6%	11.4%
Del Monte Forest	2.17	56.2%	70.2%	2.53	14.5%	1.4%
Elkhorn	2.94	25.2%	77.8%	3.21	30.6%	3.9%
Las Lomas	5.06	24.1%	88.8%	5.13	51.7%	3.7%
Lockwood	2.33	22.1%	55.8%	3.16	24.5%	6.1%
Moss Landing	2.04	23.0%	51.0%	2.76	19.0%	4.0%
Pajaro	4.80	15.8%	88.9%	4.82	61.2%	7.6%
Pine Canyon	3.28	24.0%	83.6%	3.58	40.4%	6.9%
Prunedale	3.08	26.4%	77.9%	3.45	31.6%	4.2%
San Ardo	3.69	22.9%	79.3%	4.13	46.4%	7.1%
San Lucas	4.01	14.9%	85.1%	4.23	52.2%	4.5%
Spreckels	2.94	25.8%	75.5%	3.38	34.5%	5.7%
Balance of Unincorporated County	N/A	38.7%	69.9%	N/A	26.4%	3.6%
Total Unincorporated County	N/A	33.7%	72.1%	N/A	29.1%	4.1%
Cities						
Del Rey Oaks	2.32	32.8%	63.2%	2.86	21.1%	2.4%
Gonzales	4.29	18.6%	89.4%	4.45	56.4%	9.6%
Greenfield	4.71	16.9%	89.6%	4.72	59.2%	9.6%
Sand City	2.27	5.5%	46.1%	2.98	25.8%	7.8%
Total						
Urban County	N/A	32.0%	75.5%	N/A	33.4%	4.9%
Monterey County	3.15	25.6%	71.8%	3.66	36.5%	7.0%

Note: The 2012-2016 American Community Survey does not provide details pertaining to households throughout the County such as average household size, average family size, or percent of families with elderly.

Source: Bureau of the Census, 2010.

C. Special Needs Population

Certain households, because of their special characteristics and needs, may require special accommodations and may have difficulty finding housing due to special needs. Special needs groups include seniors, persons with disabilities, persons with HIV/AIDS, families with children, single-parent households, large households, homeless persons and persons at-risk of homelessness, and farm workers.

1. Seniors

Seniors (persons age 65 and above) are gradually becoming a more substantial segment of a community's population. Americans are living longer and having fuller lives than ever before in our history and are expected to continue to do so. Elderly households are vulnerable to housing problems and housing discrimination due to limited income, prevalence of physical or mental disabilities, limited mobility, and high health care costs. The elderly, particularly those with disabilities, may face increased difficulty in finding housing accommodations and may become victims of housing discrimination or fraud.

Nearly eight percent of all residents in both Salinas and in Seaside were ages 65 and over, while in Monterey almost 16 percent were ages 65 and over. In the Urban County, about 14 percent of all residents were of the same age group, and specifically representing 19 percent of all residents in Del Rey Oaks, six percent in Gonzales, five percent in Greenfield, and only three percent in Sand City (Table 3). The proportion of senior residents in the Urban County (14 percent) was higher than that of the County as a whole (11 percent).

The 2010 Census data estimated that 31 percent of households in the Urban County had at least one individual who was 65 years of age or older. Countywide, about 26 percent of households had at least one senior member. Certain unincorporated communities in the Urban County had a higher than average proportion of households with seniors, including Del Monte Forest (56 percent) and Carmel Valley Village (36 percent). In comparison, Salinas, Seaside, and Monterey had lower percentages of households with senior members (between 20 and 26 percent).

Nearly half of all elderly households had lower and moderate income in Salinas (47 percent) and Monterey (43 percent), and an only slightly lower percentage in Seaside (39 percent). In Del Rey Oaks about 40 percent of senior households were of low and moderate income. While in Greenfield, Gonzales, and Sand City, each had close to two-thirds of their senior households of low and moderate income (Table 8). Countywide 40 percent of senior households experienced housing problems, but Gonzales and Sand City had the highest percentage of housing problems among seniors.

Table 8: Senior Profile (2012-2016)

Area	% of Population ¹	With a Disability ²	% of Senior Households with Low/Moderate Income ³	% of Senior Households with Housing Problems ³
Monterey	15.5%	31.4%	36.6%	43.3%
Salinas	7.5%	37.7%	58.1%	46.6%
Seaside	8.6%	41.5%	49.0%	38.7%
Urban County				
Unincorporated Areas				
Aromas	10.5%	27.9%	3.0%	51.5%
Boronda	6.9%	74.1%	29.4%	58.8%
Bradley	9.7%	57.1%	60.0%	40.0%
Carmel Valley Village	20.6%	29.9%	23.5%	48.3%
Castroville	6.4%	29.9%	78.6%	55.2%
Chualar	5.0%	11.7%	75.0%	12.5%
Del Monte Forest	34.6%	26.6%	21.6%	34.3%
Elkhorn	11.8%	22.1%	43.5%	47.8%
Las Lomas	6.4%	50.0%	70.4%	0.0%
Lockwood	12.4%	28.1%	31.8%	34.1%
Moss Landing	12.7%	0.0%	100.0%	50.0%
Pajaro	4.2%	80.4%	100.0%	48.3%
Pine Canyon	9.9%	40.4%	36.3%	11.3%
Prunedale	11.7%	29.9%	34.2%	27.2%
San Ardo	8.5%	6.3%	63.9%	41.0%
San Lucas	4.5%	28.9%	50.0%	0.0%
Spreckels	11.3%	54.9%	12.7%	12.7%
Total Unincorporated County	15.6%	29.5%	31.2%	34.9%
Cities				
Del Rey Oaks	19.0%	25.3%	41.6%	33.7%
Gonzales	6.0%	33.3%	66.4%	62.2%
Greenfield	4.7%	34.9%	68.7%	38.2%
Sand City	2.7%	28.0%	64.7%	76.5%
Total				
Urban County	13.8%	29.8%	35.9%	36.6%
Monterey County	10.7%	34.0%	40.2%	39.3%

Note: The American Community Survey (ACS) provides data on different variables for communities of different sizes at different frequency schedules.

Sources:

1. Bureau of the Census, 2010.
2. American Community Survey, 2012-2016.
3. HUD Comprehensive Housing Affordability Strategy (CHAS), based on 2010-2014 ACS.

2. Persons with Disabilities

The Americans with Disabilities Act (ADA) defines a disability as a “physical or mental impairment that substantially limits one or more major life activities.” Fair housing choice for persons with disabilities can be compromised based on the nature of their disability. Persons with physical disabilities may face discrimination in the housing market because of the use of wheelchairs, need for home modifications to improve accessibility, or other forms of assistance. Landlords/owners sometimes fear that a unit may sustain wheelchair damage or may refuse to exempt disabled tenants with service/guide animals from a no-pet policy. A major barrier to housing for people with mental disabilities is opposition based on the stigma of mental disability. Landlords often refuse to rent to tenants with a history of mental illness. Neighbors may object when a house becomes a group home for persons with mental disabilities. While housing discrimination is not covered by the ADA, the Fair Housing Act prohibits housing discrimination against persons with disabilities, including persons with HIV/AIDS.

According to the 2012-2016 ACS, nine percent of the Monterey County population had one or more disabilities (Table 9), compared to about eight percent of the population in the Urban County, and similar proportions in Salinas (eight percent), Seaside (10 percent), and Monterey (10 percent).

Special housing needs for persons with disabilities fall into two general categories: physical design to address mobility impairments and in-home social, educational, and medical support to address developmental and mental impairments. Among persons living with disabilities within the County, ambulatory disabilities were most prevalent (51 percent), followed by independent living disabilities (38 percent), and cognitive difficulties (37 percent) – generally similar to proportions of specific disabilities in the Urban County, and Monterey, Salinas, and Seaside (Table 9).

According to the California Department of Social Services, Community Care Licensing Division, the majority of the County’s adult residential care facilities for adults and elderly are located in Salinas (25 adult residential facilities and 21 elderly residential facilities). Additionally, there are five adult day care centers and one social rehabilitation facility in Salinas. In Seaside, there are two residential care facilities for the elderly and one adult residential facility. In Monterey, there are eight residential care facilities for the elderly and one social rehabilitation facility.

Within the Urban County, the supportive housing opportunities are more limited. There are one adult residential facility and two residential care facilities for the elderly. The adult residential facility (located in Greenfield) has the capacity to serve 40 persons, and the residential care facilities for the elderly (located in Carmel Valley and Castroville) have the capacity to serve six persons each.

From a housing perspective, there are several different housing needs of disabled persons. For those disabled with a developmental or mental disability, one of the most significant problems is securing affordable housing that meets their specialized needs. Housing needs can range from institutional care facilities to facilities that support partial or full independence (such as group care homes). Supportive services such as daily living skills and employment assistance need to be integrated into the housing situation also. The disabled person with a mobility limitation requires housing that is physically accessible.

Table 9: Persons with Disabilities Profile (2012-2016)

Area	% of Population	Hearing Disability	Vision Disability	Cognitive Disability	Ambulatory Disability	Self-Care Disability	Independent Living Disability
Monterey	10.4%	33.7%	18.4%	41.0%	55.4%	26.3%	40.4%
Salinas	7.7%	24.0%	17.7%	38.2%	52.6%	24.4%	35.3%
Seaside	9.9%	26.2%	13.8%	38.0%	53.0%	21.3%	35.3%
Urban County							
Unincorporated Areas							
Aromas	6.9%	35.1%	23.6%	31.6%	56.3%	10.9%	33.3%
Boronda	12.7%	47.7%	47.2%	14.2%	27.8%	0.0%	33.0%
Bradley	18.7%	8.0%	0.0%	20.0%	64.0%	44.0%	48.0%
Carmel	9.6%	49.3%	14.9%	33.9%	33.2%	35.1%	40.2%
Castroville	8.9%	21.5%	29.5%	42.9%	39.7%	14.6%	28.8%
Chualar	3.1%	26.3%	39.5%	15.8%	42.1%	21.1%	0.0%
Del Monte Forest	13.5%	56.5%	40.6%	49.0%	46.1%	40.8%	45.3%
Elkhorn	10.5%	38.3%	6.1%	44.3%	57.4%	32.2%	55.7%
Las Lomas	4.2%	26.0%	22.8%	33.9%	66.9%	42.5%	49.6%
Lockwood	7.0%	22.6%	9.7%	45.2%	80.6%	32.3%	45.2%
Moss Landing	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Pajaro	7.2%	35.7%	42.9%	52.4%	48.4%	27.8%	29.0%
Pine Canyon	22.3%	27.3%	32.8%	40.1%	71.7%	32.1%	28.8%
Prunedale	9.7%	37.2%	18.3%	34.9%	48.1%	19.4%	36.3%
San Ardo	2.4%	45.0%	15.0%	15.0%	55.0%	0.0%	15.0%
San Lucas	12.7%	26.1%	26.1%	26.1%	34.8%	19.6%	47.8%
Spreckels	10.7%	10.0%	0.0%	30.0%	55.0%	11.3%	36.3%
Balance of Unincorporated County	64.6%	6.9%	2.6%	5.7%	7.7%	3.8%	6.5%
Total Unincorporated County	36.6%	10.9%	5.6%	10.0%	13.0%	6.5%	10.4%
Cities							
Del Rey Oaks	11.0%	31.5%	10.9%	37.0%	53.8%	11.4%	27.7%
Gonzales	5.0%	20.4%	37.2%	22.3%	38.6%	32.4%	31.4%
Greenfield	6.6%	20.8%	18.1%	26.7%	58.9%	25.5%	32.1%
Sand City	10.0%	27.6%	6.9%	41.4%	31.0%	17.2%	34.5%
Total							
Urban County	7.7%	37.5%	20.9%	35.4%	48.7%	24.1%	37.5%
Monterey County	9.2%	30.3%	19.0%	37.4%	50.9%	23.9%	37.7%

Source: American Community Survey, 2012-2016.

3. Persons with HIV/AIDS

The **Fair Housing Amendments Act of 1988**, which is primarily enforced by HUD, prohibits housing discrimination against persons with disabilities, including persons with HIV/AIDS. According to the Monterey County Health Department Public Health Bureau, Communicable Disease Unit, approximately 738 persons with HIV/AIDS resided in and/or received services in Monterey County (as of September 30, 2017), approximately 0.2 percent of the countywide population.

As indicated in Table 10, the majority of People Living with HIV/AIDS (PLWH/A) within Monterey County reside in the geographic regions of Monterey Peninsula/Big Sur (265 PLWH/A) and the Salinas Urban Area (215 PLWH/A). Around 83 percent of reported HIV and AIDS cases in Monterey County affected men.³ Of the total HIV/AIDS population in the County, 32 percent were White, 12 percent were Black, 49 percent were Hispanic (all races), and the remaining seven percent were Asian/Pacific Islander, American Indian/Alaskan Native, or Other/Multi-Race.

Table 10: Monterey County HIV/AIDS Statistics through 2017		
	Monterey County	Percentage
Geographic Region HIV/AIDS		
Monterey Peninsula/Big Sur	309	42%
North County	61	8%
Salinas Urban Area	275	37%
South County	93	13%
Total Persons living HIV/AIDS ¹	738	100%
Gender HIV/AIDS ²		
Female	117	16%
Male	614	83%
Transgender	7	1%
Race/Ethnicity HIV/AIDS ²		
African American, Not Hispanic	85	12%
Asian & Pacific Islander, Not Hispanic	29	4%
Hispanic, Any Race	360	49%
Multi-racial & Other, Not Hispanic	9	1%
Unknown	17	2%
White, Not Hispanic	238	32%

Notes

1. Estimate represents PLWH/A residing in and/or receiving services in Monterey County.
2. Gender and Race/Ethnicity estimates are based on a limited sample size and do not reflect the total Monterey County HIV/AIDS Population.

Sources:

1. Monterey County Health Department Communicable Disease Unit, data are current as of September 30, 2017.
2. State of California, Department of Finance, Race/Ethnic Population with Age and Sex Detail, 2000-2050, Sacramento, CA, July 2007.

³ Gender and Race/Ethnicity estimates are based on a limited sample size and do not reflect the total Monterey County HIV/AIDS population.

4. Families with Children

Families with children often face housing discrimination by landlords who fear that children will cause property damage. Some landlords may also have cultural biases against children of opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns.

Overall, in the County 37 percent of all households were households with children, and 19 percent of these were female-headed households. In Salinas, nearly half of all households were households with children – compared to 39 percent in Seaside, and a much lower proportion in Monterey (19 percent). In Salinas only a slightly higher proportion of family households with children were headed by female householders (22 percent), compared to Seaside (19 percent) and Monterey (18 percent). In the Urban County, the proportion of families with dependent children was highest in Greenfield and Gonzales and the CDPs of Chualar, Pajaro, Castroville, San Lucas and Las Lomas (see Table 11). These communities may be more vulnerable to familial discrimination in the housing market because of their higher than average proportion of families with children. Specifically as part of the Urban County, Sand City and the CDPs of Boronda, Lockwood, and Moss Landing have the highest proportions of female-headed families with children.

Table 11: Families with Children (2010)

Jurisdiction	Total Households	All Families with Children		Female Headed Households with Children	
		Number	% of Total Households	Number	% of all Families with Children
Monterey	12,184	5,963	18.8%	403	17.6%
Salinas	40,387	18,588	46.0%	4,066	21.9%
Seaside	10,093	3,884	38.5%	720	18.5%
Urban County					
Unincorporated Monterey County					
Aromas	884	283	32.0%	42	14.8%
Boronda	394	197	50.0%	44	22.3%
Bradley	37	11	29.7%	2	18.2%
Carmel Valley Village	1,895	414	21.8%	66	15.9%
Castroville	1,470	775	52.7%	149	19.2%
Chualar	245	151	61.6%	28	18.5%
Del Monte Forest	1,925	280	14.5%	27	9.6%
Elkhorn	532	163	30.6%	21	12.9%
Las Lomas	598	309	51.7%	22	7.1%
Lockwood	163	40	24.5%	10	25.0%
Moss Landing	100	19	19.0%	4	21.1%
Pajaro	621	380	61.2%	47	12.4%
Pine Canyon	554	224	40.4%	38	17.0%
Prunedale	5,703	1,801	31.6%	238	13.2%
San Ardo	140	65	46.4%	10	15.4%
San Lucas	67	35	52.2%	3	8.6%
Spreckels	229	79	34.5%	13	16.5%
Balance of Unincorporated County	18,952	5,496	29.0%	667	12.1%
Total Unincorporated County	34,509	10,722	31.1%	1,431	13.3%
Cities					
Del Rey Oaks	701	148	21.1%	17	11.5%
Gonzales	1,906	1,075	56.4%	183	17.0%
Greenfield	3,460	2,049	59.2%	333	16.3%
Sand City	128	33	25.8%	10	30.3%
Total					
Urban County	40,704	14,027	34.5%	1,974	14.1%
Monterey County	125,946	45,912	36.5%	8,786	19.1%

Source: Bureau of the Census, 2010.

5. Single-Parent Households

In 2010, Salinas had approximately 5,885 single-parent households while Seaside had 1,072 single-parent households, and Monterey had 560. Of the single-parent households in Salinas, 69 percent were headed by women (approximately 22 percent of all family households with children in the City) and 31 percent were headed by males. Similarly, in Seaside, 67 percent of single-parent households were headed by women (approximately 19 percent of all family households with children in the City), and 33 percent were headed by males. In Monterey, a slightly higher proportion of single-parent households are headed by women (72 percent), comprising 18 percent of City households). Within the Urban County, single-parent female-headed households with children represented approximately 65 percent of single-parent households and 14 percent of all families with children. In the overall Monterey County, 69 percent of single-parent households were headed by women (approximately 19 percent of all family households with children in the County).

Female single-parent family households are disproportionately affected by poverty. According to the 2012-2016 ACS, about 46 percent of female single-parent family households in Salinas lived below the poverty level (compared to less than 16 percent of all family households in the City). In Seaside, 39 percent of female single-parent family households lived below the poverty level (compared to only 11 percent of all family households in the City). While in Monterey, only nine percent of female single-parent family households lived below the poverty level (compared to only three percent of all family households in the City). In Monterey County as a whole, about 40 percent of female single-parent family households lived in poverty; by comparison, 12 percent of all family households in the County lived below the poverty level.

6. Large Households

Large households are defined as those with five or more members. These households are usually families with two or more children or families with extended family members such as in-laws or grandparents. It can also include multiple families living in one housing unit in order to save on housing costs. Large households often face discrimination in the housing market, particularly for rental housing. Property owners and managers may be concerned with the potential increase in wear and tear and liability issues related to large households, especially those with children.

Overall, in Monterey County, 21 percent of all households were large households. As indicated in Table 12, in 2010, approximately 30 percent of all households in Salinas had five or more members; specifically 28 percent of owner-households and 33 percent of renter-households in Salinas were large households. In Seaside, about 21 percent of households were made up of five or more household members – 28 percent of owner- and 33 percent of renter-households were large households. The proportion of large households in Monterey was significantly less (five percent overall). About four percent of owner-households and five percent of renter-households in Monterey were considered large.

In the Urban County, only about 20 percent of all households were comprised of five or more members. Specifically within the unincorporated areas of the County, large households represented 16 percent of all households. The proportion of large households was highest in the CDPs of Chualar (53 percent), Las Lomas (52 percent), and Pajaro (50 percent), indicating these CDPs may be the most vulnerable to housing discrimination based on family size. Similarly, in Gonzales (42 percent) and Greenfield (47 percent) nearly half of their households had five or more members.

The 2012-2016 ACS indicates that large households represented about 19 percent of the countywide households, a slight decrease from the 2010 Census. Detailed data for small cities and CPDs are not available in the ACS on this topic.

Table 12: Large Households (2010)

Jurisdiction	Total Large Households		Large Owner Households		Large Renter Households	
	#	% of Total Households	#	% of Owner Households	#	% of Renter Households
Monterey	587	4.8%	187	4.3%	400	5.1%
Salinas	12,293	30.4%	5,068	27.8%	7,225	32.6%
Seaside	2,094	20.7%	660	15.8%	1,434	24.3%
Urban County						
Unincorporated Monterey County						
Aromas	137	15.6%	99	14.6%	38	18.9%
Boronda	163	41.4%	74	40.4%	89	42.2%
Bradley	1	2.7%	0	0.0%	1	4.8%
Carmel Valley Village	126	6.6%	91	6.9%	35	6.2%
Castroville	641	43.6%	249	41.4%	392	45.1%
Chualar	129	52.7%	59	52.7%	70	52.6%
Del Monte Forest	78	4.1%	53	3.3%	25	7.7%
Elkhorn	82	15.4%	51	13.4%	31	20.4%
Las Lomas	311	52.0%	194	52.7%	117	50.9%
Lockwood	17	10.4%	8	8.2%	9	13.6%
Moss Landing	5	5.0%	2	3.6%	3	6.7%
Pajaro	313	50.4%	59	41.8%	254	52.9%
Pine Canyon	122	22.0%	86	19.2%	36	34.3%
Prunedale	1,076	18.9%	758	17.4%	318	23.5%
San Ardo	46	32.9%	8	17.0%	38	40.9%
San Lucas	22	32.8%	10	27.8%	12	38.7%
Spreckels	35	15.3%	22	13.8%	13	18.8%
Balance of Unincorporated County	2,167	11.5%	1,137	9.1%	1,030	16.1%
Total Unincorporated County	5,471	15.9%	2,960	12.8%	2,511	22.1%
Cities						
Del Rey Oaks	42	6.0%	30	5.8%	12	6.5%
Gonzales	794	41.7%	381	37.4%	413	46.6%
Greenfield	1,618	46.8%	761	41.6%	857	52.5%
Sand City	11	8.6%	2	11.1%	9	8.2%
Total						
Urban County	7,936	19.5%	4,134	15.6%	3,802	26.9%
Monterey County	26,956	21.4%	11,832	18.5%	15,124	24.4%

Source: Bureau of the Census, 2010.

7. Homeless Persons

HUD defines homelessness in the following categories:

- **Category 1 (Literally Homeless):** Individual or family who lacks a fixed, regular, and adequate nighttime residence.
- **Category 2 (Imminent Risk of Homelessness):** Individual or family who will imminently lose their primary nighttime residence.
- **Category 3 (Homeless under Other Federal Assistance):** Unaccompanied youth under 25 years of age, or families with Category 3 children and youth, who do not otherwise qualify as homeless under this definition.
- **Category 4 (Fleeing/Attempting to Flee Domestic Violence):** Any individual or family who is fleeing, or is attempting to flee, domestic violence; has no other residence; and lacks the resources or support networks to obtain other permanent housing.

According to the 2017 Monterey County Point-in-Time Homeless Census and Survey, in the overall County an estimated 2,837 homeless persons were identified (a 23-percent increase since 2015, see Table 13). In Salinas 1,361 homeless persons were counted, comprising approximately 48 percent of homeless in the County and of which 81 percent were unsheltered. Since 2015, Salinas has noted a nearly 60-percent increase in their homeless population. In Monterey, 338 homeless persons were identified (no increase since 2015), of which a large majority were unsheltered (86 percent). While in Seaside, 98 homeless persons were identified, a significant 62-percent decrease since the 2015 homeless count. In Seaside a smaller proportion of homeless were unsheltered (41 percent).

Of the available data collected in the County's unincorporated areas, 421 homeless persons were identified. Based on the 2017 estimates, a total of 569 homeless were identified in the Urban County (an increase of almost ten percent from 2015), all of which were identified as unsheltered. The homeless persons in the Urban County represented approximately 20 percent of the identified homeless within the County.

Table 13: Total Homeless Census Population by Jurisdiction and Family Status (2017)

Jurisdiction	Unsheltered		Sheltered		Total		2015-2017 % Change
	2015	2017	2015	2017	2015	2017	
Monterey	306	292	31	46	337	338	0%
Salinas	634	1,097	233	264	867	1,361	57%
Seaside	152	40	107	58	259	98	-62%
Urban County							
Unincorporated Monterey County							
Pajaro	144	14	77	0	221	14	-94%
Prunedale	8	16	0	0	8	16	-
Other Unincorporated County	178	391	0	0	178	391	119%
Total Unincorporated County	330	421	77	0	407	421	3%
Cities							
Del Rey Oaks	55	111	0	0	55	111	102%
Gonzales	0	0	0	0	0	0	--
Greenfield	2	6	0	0	2	6	--
Sand City	55	31	0	0	55	31	-44%
Total							
Urban County	442	569	77	0	519	569	9.6%
Total Monterey County	1,630	2,113	678	724	2,308	2,837	23%

Note: The survey does not provide estimates for the following CDPs: Aromas, Boronda, Bradley, Carmel Valley Village, Castroville, Chualar, Del Monte Forest, Elkhorn, Las Lomas, Lockwood, Moss Landing, Pine Canyon, Prunedale, San Ardo, San Lucas, and Spreckels. Percent Change was not calculated when jurisdiction was below 50 individuals.

Source: Monterey County Homeless Census and Survey Comprehensive Report, 2017.

8. Farmworkers

Agriculture contributes millions of dollars to the local economy and provides jobs to people throughout the Monterey Bay region. As traditionally defined, farm workers are persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm workers tend to work in fields or processing plants. During harvest periods when workloads increase, the need to supplement the permanent labor force is satisfied with seasonal workers. Often these seasonal workers are migrant workers, defined by the inability to return to their primary residence at the end of the workday. The agricultural workforce in Monterey County does many jobs, including weeding, thinning, planting, pruning, irrigation, tractor work, pesticide applications, harvesting, transportation to the cooler or market, and a variety of jobs at packing and processing facilities. It is therefore difficult to estimate the number of farmworkers residing in the County.

According to the 2012-2016 ACS, about a quarter of the Salinas workforce population are employed in agriculture, forestry, fishing and hunting, and mining – compared to only about one percent of the workforce population in Monterey and Seaside. In the Urban County, about 19 percent of the workforce population was employed in farmworker occupations. Wine cultivation is a key industry in Gonzales. Civilians 16 years and over employed in agriculture, forestry, fishing and hunting, and mining represent a significant portion of the workforce in Greenfield (40 percent) and Gonzales (32 percent) (Table 14). In the unincorporated County, farmworkers represented approximately 15 percent of the employed population. Specifically the CDPs of Pajaro (49 percent) and San Ardo (45

percent) have significant concentrations of persons employed in farmworker occupations. In the County's overall workforce, about 18 percent were employed in farmworker occupations.

Housing needs of farmworkers vary depending on whether they are engaged in year-round farming operations or seasonal operations. Those who work year-round often are residents of the County and their housing needs may be more similar to other lower income households engaged in different occupations/industries. Migrant farmworkers on the other hand, typically only come to County during harvesting seasons and do not have families in toll.

Recognizing the importance of providing adequate housing for the region's farmworkers, the City of Salinas led a Farmworker Housing Study and Action Plan for Salinas Valley and Pajaro Valley. The Study establishes the following the goal to make available 5,300 permanent, affordable farmworker housing units over the next five years to stabilize the agriculture workforce in the Salinas and Pajaro Valley Region. Specific objectives include:

- Promote alternative farmworker housing tenure and development prototypes that have worked in Monterey Bay Region, California, and other parts of the nation.
- Collaborate among jurisdictions to identify appropriate locations for farmworker housing within cities and unincorporated counties to facilitate development of farmworker housing.
- Proactively pursue and leverage governmental and non-governmental funds to increase the inventory of farmworker housing.
- Capitalize on existing regional and local housing trust funds and create new local funding sources for the construction, rehabilitation, acquisition, and operation of farmworker housing.
- Change regulations to remove barriers, streamline processing, and reduce costs for the development of farmworker housing.

Table 14: Farmworkers (2012-2016)

Jurisdiction	# of Farmworkers	% of Total Population
Monterey	154	1.2%
Salinas	17,246	25.7%
Seaside	211	1.4%
Urban County		
Unincorporated Monterey County		
Aromas	154	12.9%
Boronda	57	14.5%
Bradley	6	12.0%
Carmel Valley Village	69	3.1%
Castroville	1,011	34.0%
Chualar	166	32.5%
Del Monte Forest	24	1.6%
Elkhorn	58	8.6%
Las Lomas	343	23.8%
Lockwood	0	0.0%
Moss Landing	0	0.0%
Pajaro	638	48.6%
Pine Canyon	92	11.6%
Prunedale	1,232	13.3%
San Ardo	110	44.9%
San Lucas	22	19.1%
Spreckels	19	5.5%
Balance of Unincorporated County	2,902	13.1%
Total Unincorporated County	6,903	15.2%
Cities		
Del Rey Oaks	0	0.0%
Gonzales	1,022	32.2%
Greenfield	2,456	39.8%
Sand City	0	0.0%
Total		
Urban County	10,381	18.6%
Monterey County	32,414	17.9%

Source: American Community Survey, 2012-2016.

D. Income Profile

Household income is the most important factor determining a household's ability to balance housing costs with other basic life necessities. Households with lower incomes are limited in their ability to balance housing costs with other needs and often the ability to find housing of adequate size. While economic factors that affect a household's housing choice are not a fair housing issue per se, the relationships among household income, household type, race/ethnicity, and other factors often create misconceptions and biases that raise fair housing concerns.

HUD has established the following income categories based on the Area Median Income (AMI) for the Metropolitan Statistical Area (MSA):

- Extremely Low Income (0-30 percent of AMI)
- Low Income (31-50 percent of AMI)
- Moderate Income (51-80 percent of AMI)
- Middle/Upper Income (above 80 percent of AMI)

Collectively, extremely low and low incomes are referred to as "lower" income.

1. Median Household Income

According to the 2012-2016 American Community Survey (ACS), Monterey County households had a median income of \$60,889. Table 15 displays median household income throughout the County, as recorded by the 2000 Census and the 2012-2016 ACS. Overall, the median household income in Monterey was higher than in Salinas and Seaside and the County as a whole. These three cities and the County experienced increases in median income between 2000 and 2016, with Monterey's median income increasing the most dramatically (40 percent).

In the Urban County, Del Rey Oaks had a median income significantly higher than that of Monterey County, while Gonzales, Greenfield, and Sand City had median incomes significantly lower than that of the County. Similarly, throughout the County's unincorporated areas a number of CDPs recorded the lowest median incomes, including Boronda, Lockwood, and Pajaro. In contrast, the CDPs of Del Monte Forest, Elkhorn, and Carmel Valley Village had median household incomes that were significantly higher than the County as a whole.

Table 15: Median Household Income (2000-2016)			
Jurisdiction	Median Household Income		% Change
	2000	2012-2016	
Monterey	\$49,051	\$68,511	39.7%
Salinas	\$43,280	\$52,338	20.9%
Seaside	\$41,537	\$53,406	28.6%
Urban County			
Unincorporated Monterey County			
Aromas	\$75,622	\$84,609	11.9%
Boronda	\$47,500	\$33,712	-29.0%
Bradley	\$47,679	\$54,375	14.0%
Carmel Valley Village	\$70,507	\$90,813	28.8%
Castroville	\$40,254	\$50,949	26.6%
Chualar	\$42,589	\$54,306	27.5%
Del Monte Forest	\$97,721	\$105,208	7.7%
Elkhorn	\$70,694	\$103,750	46.8%
Las Lomas	\$49,833	\$66,693	33.8%
Lockwood	--	\$38,269	--
Moss Landing	\$67,237	--	--
Pajaro	\$37,772	\$39,205	3.8%
Pine Canyon	--	\$65,170	--
Prunedale	\$62,172	\$75,727	21.8%
San Ardo	\$27,321	\$43,281	58.4%
San Lucas	\$31,146	\$46,250	48.5%
Spreckels	\$55,357	\$89,250	61.2%
Balance of Unincorporated County	N/A	N/A	N/A
Total Unincorporated County	N/A	N/A	N/A
Cities			
Del Rey Oaks	\$59,423	\$86,806	46.1%
Gonzales	\$41,582	\$52,940	24.8%
Greenfield	\$37,602	\$46,506	27.2%
Sand City	\$34,375	\$45,000	26.8%
Total			
Monterey County	\$48,165	\$60,889	26.4%

Note: Median household income is a calculated field by the Census Bureau. Median Income data not available for the unincorporated County areas of Lockwood, Moss Landing, and Pine Canyon.

Sources:

1. Bureau of the Census, 2000.
2. American Community Survey (ACS), 2012-2016.

2. Income Distribution

HUD periodically receives "custom tabulations" of Census data from the U.S. Census Bureau that are largely not available through standard Census products. The most recent estimates are derived from the 2010-2014 ACS. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low and moderate income households. The CHAS cross-tabulates the Census data to reveal household income in a community in relation to the AMI. As defined by CHAS, housing problems include:

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

According to the CHAS data in Table 16, approximately 23 percent of all Monterey County households were extremely low income (30 percent AMI) and low income (50 percent AMI). Another 17 percent were within the moderate income category (80 percent AMI), and 60 percent were within the middle/upper income category (greater than 80 percent AMI). In Monterey, Salinas, and Seaside, proportions of households by income category were similar to that in the County, with slightly higher proportions of extremely low and low income households in Salinas.

In the Urban County 21 percent of households were within the extremely low income and low income categories, 17 percent were within the moderate income category, and at 62 percent, the majority was within the middle/upper income category. Proportions of households by income category were similar in the County as a whole. Sand City (40.4 percent), Gonzales (30.4 percent), and Greenfield (37.4 percent) all had a larger proportion of households with extremely low/low incomes in comparison to the Urban County proportion, while in Del Rey Oaks, only nine percent of households had extremely low/low incomes.

3. Household Income by Household Type

Household income often varies by household type. Detailed information is not available for small cities and CPDs. Table 17 presents countywide information only. Small households had the highest proportion of extremely low income households, at 34 percent. Housing problems were most prevalent among large households, at 82 percent of renter-households and 62 percent of owner-households.

Table 16: Income Distribution (2010-2014)

Jurisdiction	Total Households	% Extremely Low Income	% Low Income	% Moderate Income	% Middle/Upper Income
Monterey	12,518	10.8%	8.2%	12.6%	68.4%
Salinas	40,460	12.7%	15.8%	21.6%	49.9%
Seaside	10,199	10.6%	13.9%	20.9%	54.6%
Urban County					
Unincorporated Monterey County					
Aromas	474	0.8%	0.0%	12.7%	86.5%
Boronda	383	20.9%	13.0%	23.5%	42.6%
Bradley	56	28.6%	14.3%	7.1%	50.0%
Carmel Valley Village	1,764	5.1%	2.3%	9.3%	83.3%
Castroville	1,419	15.0%	12.3%	26.5%	46.2%
Chualar	264	3.0%	4.6%	33.7%	58.7%
Del Monte Forest	1,839	4.6%	10.9%	6.3%	78.2%
Elkhorn	480	6.2%	14.6%	10.4%	68.8%
Las Lomas	594	6.5%	15.0%	20.9%	57.6%
Lockwood	153	9.8%	2.6%	9.2%	78.4%
Moss Landing	66	0.0%	37.9%	24.2%	37.9%
Pajaro	532	16.7%	37.6%	23.3%	22.4%
Pine Canyon	639	9.4%	6.3%	31.3%	53.0%
Prunedale	5,639	5.1%	9.1%	15.4%	70.4%
San Ardo	204	29.4%	13.7%	11.8%	45.1%
San Lucas	70	17.1%	17.1%	17.1%	48.7%
Spreckels	302	1.3%	0.0%	3.3%	95.4%
Total Unincorporated Monterey County	14,878	7.3%	9.9%	15.7%	67.1%
Cities					
Del Rey Oaks	643	4.4%	4.9%	12.8%	77.9%
Gonzales	1,955	16.6%	13.8%	22.5%	47.1%
Greenfield	3,542	10.4%	19.9%	21.7%	48.0%
Sand City	174	9.2%	28.2%	18.4%	44.2%
Total					
Urban County	21,192	8.6%	11.9%	17.3%	62.2%
Monterey County	125,100	10.8%	12.3%	17.6%	59.3%

Note: Data presented in this table is based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% count due to the need to extrapolate sample data out to total households. Interpretations of this data should focus on the proportion of households in need of assistance rather than on precise numbers.

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data, American Community Survey, 2010-2014 Estimates.

Table 17: Housing Problems (2010-2014) – Monterey County

Household by Type, Income, and Housing Problem	Renters				Owners				Total Households
	Elderly	Small Families	Large Families	Total Renters	Elderly	Small Families	Large Family	Total Owners	
Extremely Low Income (0-30% AMI)	1,910	3,805	1,665	10,155	1,680	840	380	3,365	13,520
# With Housing Problems	1,490	3,350	1,645	8,500	1,300	630	325	2,615	11,115
% With Housing Problems	78.0%	88.0%	98.8%	83.7%	77.4%	75.0%	85.5%	77.7%	82.2%
Low Income (31-50% AMI)	1,775	5,100	2,445	10,995	2,165	1,285	595	4,435	15,430
# With Housing Problems	1,465	4,770	2,235	10,015	1,175	925	575	2,990	13,005
% With Housing Problems	82.5%	93.5%	91.4%	91.1%	54.3%	72.0%	96.6%	67.4%	84.3%
Moderate Income (51-80% AMI)	1,405	6,445	3,715	13,705	3,290	2,665	1,820	8,330	22,035
# With Housing Problems	1,035	4,720	3,475	11,000	1,235	1,910	1,640	5,155	16,155
% With Housing Problems	73.7%	73.2%	93.5%	80.3%	37.5%	71.7%	90.1%	61.9%	73.3%
Middle/Upper Income (80%+ AMI)	3,355	13,110	4,230	28,165	14,860	20,390	6,465	45,950	74,115
# With Housing Problems	1,160	3,945	2,540	9,395	3,115	6,090	3,200	13,935	23,330
% With Housing Problems	34.6%	30.1%	60.0%	33.4%	21.0%	29.9%	49.5%	30.3%	31.5%
Total Households	8,445	28,460	12,055	63,020	21,995	25,180	9,260	62,080	125,100
# With Housing Problems	5,150	16,785	9,895	38,910	6,825	9,555	5,740	24,695	63,605
% With Housing Problems	61.0%	59.0%	82.1%	61.7%	31.0%	37.9%	62.0%	39.8%	50.8%

Note: Data presented in this table is based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% count due to the need to extrapolate sample data out to total households. Interpretations of this data should focus on the proportion of households in need of assistance rather than on precise numbers.

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data, American Community Survey, 2010-2014 Estimates.

4. Income by Race/Ethnicity

Race/ethnicity is also a characteristic that often is related to housing need. Overall, middle/upper income households comprised approximately 59 percent of all households in the County from 2010-2014 (Table 16). However, certain groups had higher proportions of lower and moderate income households. Specifically, Hispanic or Latino households had a considerably higher percentage of lower and moderate income households in comparison to the County as a whole (56 percent versus 41 percent).

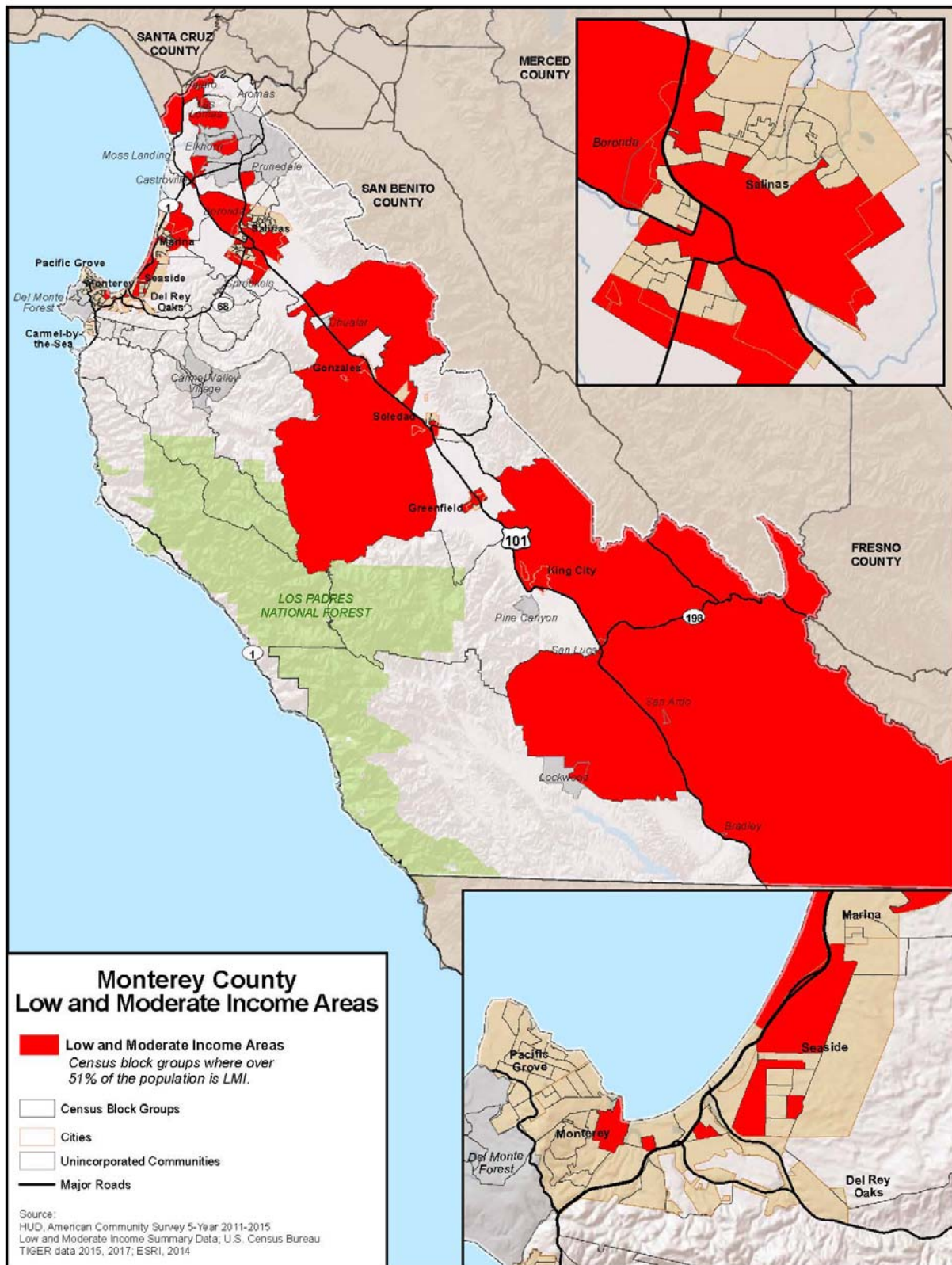
Table 18: Income by Race/Ethnicity (2010-2014) – Monterey County											
Income Level	Total HHs	Non-Hispanic White		Hispanic or Latino		Black or African American		Asian		Am. Indian or Alaska Nat./Other	
		HHs	Percent	HHs	Percent	HHs	Percent	HHs	Percent	HHs	Percent
Extremely Low	10.8%	4,470	7.7%	7,370	13.9%	490	15.3%	800	9.5%	404	16.0%
Low	12.3%	4,740	8.2%	9,420	17.8%	250	7.8%	785	9.4%	233	9.2%
Moderate	17.6%	7,180	12.4%	12,880	24.4%	450	14.0%	1,240	14.8%	282	11.2%
Middle/Upper	59.2%	41,710	71.8%	23,210	43.9%	2,019	62.9%	5,570	66.3%	1,610	63.7%
Total Lower/Moderate Income Households	100.0%	16,390	28.3%	29,670	56.1%	1,190	37.1%	2,825	33.7%	919	36.4%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data, American Community Survey 2010-2014 Estimates.

5. Concentrations of Lower and Moderate Income Populations

HUD defines a “Low and Moderate Income Area” as a Census tract or block group where over 51 percent of the population is lower and moderate income. Figure 3 identifies the Low and Moderate Income Areas of the County, which are located generally in the North and in the eastern central portions of the County. Low and Moderate Income Areas in the north include neighborhoods in Monterey, Salinas, and Seaside, and in parts of the Urban County – Gonzales, Greenfield, and the CDPs of Boronda, Castroville, Moss Landing, Pajaro, and San Lucas. Many of these Low and Moderate Income Areas were also identified as minority concentration areas (in Figure 1 on page 22), an indication that certain parts of the County have a disproportionate number of lower income minority residents.

Figure 2: Low and Moderate Income Areas



E. Housing Profile

This section provides an overview of the characteristics of the local and regional housing markets. The Census Bureau defines a housing unit as a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or, if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall.

1. Housing Growth

According to the 2010 Census, the total number of housing units in Monterey County was 139,048 units, which represents an increase of six percent since 2000. In Salinas, there was similar growth in housing units, an eight-percent increase during the same period. Monterey (two percent increase) and Seaside (one percent decrease) noted only small changes in their available units.

In the Urban County, there was an overall six percent increase in housing units. Between 2000 and 2010, housing growth was the most significant in Sand City (67 percent) and Greenfield (38 percent) and in the CDPs of Spreckels (40 percent) and Boronda (24 percent). Of the CDPs in the unincorporated County, Prunedale, Del Monte Forest, and Carmel Valley Village were the largest, in terms of the number of housing units. Statewide, housing growth was almost 12 percent during the same period.

Table 19: Housing Unit Growth (2000-2010)

Jurisdiction	2000	2010	Percent Change
Monterey	13,382	13,584	1.5%
Salinas	39,659	42,651	7.5%
Seaside	11,005	10,872	-1.2%
Urban County			
Unincorporated Monterey County			
Aromas	915	923	0.9%
Boronda	332	413	24.4%
Bradley	42	40	-4.8%
Carmel Valley Village	2,105	2,156	2.4%
Castroville	1,462	1,593	9.0%
Chualar	286	251	-12.2%
Del Monte Forest	2,647	2,811	6.2%
Elkhorn	542	565	4.2%
Las Lomas	596	623	4.5%
Lockwood	--	197	--
Moss Landing	135	108	-20.0%
Pajaro	667	655	-1.8%
Pine Canyon	--	587	--
Prunedale	5,591	6,047	8.2%
San Ardo	167	158	-5.4%
San Lucas	97	76	-21.6%
Spreckels ¹	176	246	39.8%
Balance of Unincorporated County	21,379	21,660	1.3%
Total Unincorporated County	37,139	38,186	2.8%
Cities			
Del Rey Oaks	727	741	1.9%
Gonzales	1,724	1,989	15.4%
Greenfield	2,726	3,752	37.6%
Sand City	87	145	66.7%
Total			
Urban County	42,403	44,813	5.7%
Monterey County	131,708	139,048	5.6%

Note 1: The growth in Spreckels is tied to a one-time event that probably will not be repeated – the Spreckels subdivision that relied on a subdivision map that was approved prior to the Map Act.

Source: Bureau of the Census, 2000-2010.

2. Housing Type

A housing stock is generally comprised of three categories: single-family dwelling units, multi-family dwelling units, and other types of units such as mobile homes. According to the 2012-2016 ACS, about 70 percent of all units in Monterey County were single-family units, of which most are detached units. Similarly, in Seaside about 73 percent of all units were single-family units, while Salinas (60 percent) and Monterey (53 percent) had slightly lower proportions of single-family units and higher proportions of multi-family housing.

Approximately 81 percent (37,554 units) of the housing stock within the Urban County consisted of single-family units, the majority of which (34,971 units) was single-family detached units (Table 20). Multi-family housing accounted for approximately 12 percent of the housing stock from 2012-2016, and mobile homes seven percent. The proportion of single-family units within Del Rey Oaks, Gonzales, and Greenfield was similar to that of the unincorporated County at about 80 percent.

Table 20: Housing Unit Growth by Type (2000-2016)				
Unit Type	2000		2012-2016	
	Number of Units	Percent of Total	Number of Units	Percent of Total
Monterey				
Single-Family	6,827	50.9%	7,252	53.2%
Detached	5,911	44.0%	6,442	47.2%
Attached	916	6.8%	810	5.9%
Multi-Family	6,572	49.0%	6,335	46.4%
2-4 Units	2,254	16.8%	2,279	16.7%
5+ Units	4,318	32.2%	4,056	29.7%
Mobile Homes, Boat, RV, Van, etc.	21	0.2%	52	0.4%
<i>Total</i>	<i>13,420</i>	<i>100%</i>	<i>13,639</i>	<i>100%</i>
Salinas				
Single-Family	24,401	61.6%	25,283	59.9%
Detached	20,966	52.9%	22,705	53.8%
Attached	3,435	8.7%	2,578	6.1%
Multi-Family	13,946	35.2%	15,429	36.5%
2-4 Units	3,450	8.7%	3,853	9.1%
5+ Units	10,496	26.5%	11,576	27.4%
Mobile Homes, Boat, RV, Van, etc.	1,265	3.2%	1,522	3.6%
<i>Total</i>	<i>39,612</i>	<i>100%</i>	<i>42,234</i>	<i>100%</i>

Table 20: Housing Unit Growth by Type (2000-2016)

Unit Type	2000		2012-2016	
	Number of Units	Percent of Total	Number of Units	Percent of Total
Seaside				
Single-Family	8,386	76.2%	7,949	73.3%
Detached	6,107	55.5%	6,491	59.8%
Attached	2,279	20.7%	1,458	13.4%
Multi-Family	2,187	19.9%	2,562	23.6%
2-4 Units	929	8.4%	1,222	11.3%
5+ Units	1,258	11.4%	1,340	12.3%
Mobile Homes, Boat, RV, Van, etc.	432	3.9%	340	3.1%
<i>Total</i>	<i>11,005</i>	<i>100%</i>	<i>10,851</i>	<i>100%</i>
Urban County				
Unincorporated Monterey County				
Single-Family	31,065	83.7%	32,415	82.1%
Detached	28,372	76.4%	30,041	76.1%
Attached	2,693	7.3%	2,374	6.0%
Multi-Family	3,143	8.5%	4,144	10.5%
2-4 Units	1,453	3.9%	1,972	5.0%
5+ Units	1,735	4.7%	2,172	5.5%
Mobile Homes, Boat, RV, Van, etc.	2,864	7.7%	2,916	7.4%
<i>Total</i>	<i>37,117</i>	<i>100%</i>	<i>39,475</i>	<i>100%</i>
Del Rey Oaks				
Single-Family	592	81.4%	607	82.4%
Detached	567	78.0%	571	77.5%
Attached	25	3.4%	36	4.9%
Multi-Family	132	18.2%	121	16.4%
2-4 Units	23	3.2%	19	2.6%
5+ Units	109	15.0%	102	13.8%
Mobile Homes, Boat, RV, Van, etc.	3	0.4%	9	1.2%
<i>Total</i>	<i>727</i>	<i>100.0%</i>	<i>737</i>	<i>100.0%</i>
Gonzales				
Single-Family	1,356	78.0%	1,457	72.8%
Detached	1,227	70.6%	1,429	71.4%
Attached	129	7.4%	28	1.4%
Multi-Family	382	22.0%	427	21.3%
2-4 Units	170	9.8%	64	3.2%
5+ Units	170	9.8%	363	18.1%
Mobile Homes, Boat, RV, Van, etc.	42	2.4%	118	5.9%
<i>Total</i>	<i>1,738</i>	<i>100%</i>	<i>2,002</i>	<i>100%</i>

Table 20: Housing Unit Growth by Type (2000-2016)

Unit Type	2000		2012-2016	
	Number of Units	Percent of Total	Number of Units	Percent of Total
Greenfield				
Single-Family	2,121	77.8%	3,015	77.1%
Detached	1,839	67.4%	2,879	73.6%
Attached	282	10.3%	136	3.5%
Multi-Family	521	19.1%	831	21.2%
2-4 Units	274	10.0%	290	7.4%
5+ Units	247	9.1%	541	13.8%
Mobile Homes, Boat, RV, Van, etc.	85	3.1%	65	1.7%
<i>Total</i>	<i>2,727</i>	<i>100%</i>	<i>3,911</i>	<i>100%</i>
Sand City				
Single-Family	58	63.0%	60	39.0%
Detached	53	57.6%	51	33.1%
Attached	5	5.4%	9	5.8%
Multi-Family	29	31.5%	94	61.0%
2-4 Units	19	20.7%	44	28.6%
5+ Units	10	10.9%	50	32.5%
Mobile Homes, Boat, RV, Van, etc.	5	5.4%	0	0.0%
<i>Total</i>	<i>92</i>	<i>100%</i>	<i>154</i>	<i>100%</i>
Total				
Urban County				
Single-Family	35,192	83.0%	37,554	81.1%
Detached	32,058	75.6%	34,971	75.6%
Attached	3,134	7.4%	2,583	5.6%
Multi-Family	3,918	9.2%	5,617	12.1%
2-4 Units	1,939	4.6%	2,389	5.2%
5+ Units	1,979	4.7%	3,228	7.0%
Mobile Homes, Boat, RV, Van, etc.	3,291	7.8%	3,108	6.7%
<i>Total</i>	<i>42,401</i>	<i>100.0%</i>	<i>46,279</i>	<i>100.0%</i>
Monterey County				
Single-Family	91,751	69.7%	96,749	69.0%
Detached	79,405	60.3%	87,859	62.7%
Attached	12,346	9.4%	8,890	6.3%
Multi-Family	34,314	26.1%	37,324	26.6%
2-4 Units	11,822	9.0%	12,278	8.8%
5+ Units	22,492	17.1%	25,046	17.9%
Mobile Homes, Boat, RV, Van, etc.	5,643	4.3%	6,096	4.3%
<i>Total</i>	<i>131,708</i>	<i>100%</i>	<i>140,169</i>	<i>100%</i>

Sources:

1. Bureau of the Census, 2000.
2. American Community Survey (ACS), 2012-2016.

3. Housing Condition

Assessing housing conditions can provide the basis for developing policies and programs to maintain and preserve the quality of the housing stock. Deteriorating housing can depress neighboring property values, discourage reinvestment, and eventually impact the quality of life in a neighborhood.

State and federal housing programs typically consider the age of a community's housing stock when estimating rehabilitation needs. In general, most homes begin to require major repairs or have significant rehabilitation needs at 30 or 40 years of age. In rental units, landlords may not complete needed maintenance or repairs requested by tenants as buildings begin to age. Furthermore, housing units constructed prior to 1979 are more likely to contain lead-based paint.

The majority of Monterey County housing units (63 percent) were built before 1979. The proportion of older housing units in Monterey and Seaside is slightly higher than in the County as a whole, with about a 75 percent of all units in each of these jurisdictions built before 1979. In Salinas, about 58 percent of all units are within this housing age. The Urban County's housing also has a majority of the housing units (60 percent) built before 1979.

Table 21: Age of Housing Stock (2012-2016)

Jurisdiction	Total Housing Units	% Built After 1979	% Built After 1969
Monterey	13,639	25.5%	47.6%
Salinas	42,234	42.2%	60.8%
Seaside	10,851	24.1%	38.3%
Urban County			
Unincorporated Monterey County			
Aromas	830	40.4%	64.0%
Boronda	432	38.2%	38.2%
Bradley	47	31.9%	40.4%
Carmel Valley Village	2,127	21.7%	44.2%
Castroville	1,641	32.4%	57.2%
Chualar	258	67.1%	76.0%
Del Monte Forest	2,875	26.4%	50.5%
Elkhorn	419	25.8%	59.4%
Las Lomas	572	34.4%	46.7%
Lockwood	148	48.0%	95.3%
Moss Landing	101	18.8%	43.6%
Pajaro	640	50.8%	66.3%
Pine Canyon	583	58.7%	81.8%
Prunedale	6,324	35.7%	70.9%
San Ardo	220	26.4%	35.5%
San Lucas	102	26.5%	38.2%
Spreckels	298	16.4%	33.6%
Balance of Unincorporated County	21,858	27.0%	48.2%
Total Unincorporated County	39,475	36.8%	59.8%
Cities			
Del Rey Oaks	737	21.8%	28.4%
Gonzales	2,002	61.3%	73.3%
Greenfield	3,911	69.4%	79.4%
Sand City	154	57.1%	63.0%
Total			
Urban County	46,279	40.5%	61.6%
Monterey County	140,169	37.2%	56.1%

Note: Percent built prior to 1969 is inclusive of all built prior to 1979.

Source: American Community Survey (ACS), 2012-2016.

Lead Based Paint Hazards

The potential for housing to contain LBP varies depending on the age of the housing unit. National studies estimate that 75 percent of all residential structures built prior to 1970 contain LBP. Housing built prior to 1940, however, is much more likely to contain LBP (estimated at 90 percent of housing units). About 62 percent of housing units built between 1960 and 1979 are estimated to contain LBP. Table 22 estimates the number of housing units containing LBP.

In Monterey County, LBP hazards are monitored by the California Department of Public Health (CPDH). According to the latest available data, as of 2014 the CPDH reported a total of 36 cases in Monterey County of persons age 21 and younger with elevated blood lead levels (of 9.5 micrograms per deciliter [mg/dL] or higher). This was a decrease from the 60 cases reported in 2013. The Center for Disease Control has determined that a child with a blood lead level of 15 to 19 mg/dL is at high risk for lead poisoning, while a child with a blood lead level above 19 mg/dL requires full medical evaluation and public health follow-up.

Table 22: Lead-Based Paint Estimates (2012-2016)				
Jurisdiction	Year Built	Percent		Estimated No. of Units with LBP
		Units	With LBP	
Monterey	1960-1979	5,100	62% + 10%	29,791 ± 4,805
	1940-1959	3,371	80% + 10%	23,206 ± 2,901
	Before 1940	1,685	90% + 10%	9,904 ± 1,100
	Total Units before 1980	10,156	62% + 10%	54,598 ± 8,806
Salinas	1960-1979	13,905	62% ± 10%	8,621 ± 1,391
	1940-1959	8,044	80% ± 10%	6,435 ± 804
	Before 1940	2,449	90% ± 10%	2,204 ± 245
	Total Units before 1980	24,398	62% ± 10%	15,127 ± 2,440
Seaside	1960-1979	3,988	62% ± 10%	2,473 ± 399
	1940-1959	3,858	80% ± 10%	3,086 ± 386
	Before 1940	394	90% ± 10%	355 ± 39
	Total Units before 1980	8,240	62% ± 10%	5,109 ± 824
Urban County				
Unincorporated Monterey County	1960-1979	15,153	62% + 10%	9395 ± 1,515
	1940-1959	7,530	80% + 10%	6,024 ± 753
	Before 1940	2,246	90% + 10%	2,021 ± 225
	Total Units before 1980	24,929	62% + 10%	15,456 ± 2,493

Table 22: Lead-Based Paint Estimates (2012-2016)

Jurisdiction	Year Built	Percent		Estimated No. of Units with LBP
		Units	With LBP	
Del Rey Oaks	1960-1979	150	62% + 10%	93 ± 15
	1940-1959	411	80% + 10%	329 ± 41
	Before 1940	15	90% + 10%	14 ± 2
	Total Units before 1980	576	62% + 10%	357 ± 58
Gonzales	1960-1979	519	62% + 10%	322 ± 52
	1940-1959	183	80% + 10%	146 ± 18
	Before 1940	72	90% + 10%	65 ± 7
	Total Units before 1980	774	62% + 10%	480 ± 77
Greenfield	1960-1979	724	62% + 10%	449 ± 72
	1940-1959	326	80% + 10%	261 ± 33
	Before 1940	146	90% + 10%	131 ± 15
	Total Units before 1980	1,196	62% + 10%	742 ± 120
Sand City	1960-1979	18	62% + 10%	11 ± 2
	1940-1959	34	80% + 10%	27 ± 3
	Before 1940	14	90% + 10%	13 ± 1
	Total Units before 1980	66	62% + 10%	41 ± 7
Total				
Urban County	1960-1979	16,564	62% + 10%	10,270 ± 1,656
	1940-1959	8,484	80% + 10%	6,787 ± 848
	Before 1940	2,493	90% + 10%	2,244 ± 249
	Total Units before 1980	27,541	62% + 10%	17,075 ± 2,754
Monterey County	1960-1979	48,050	62% + 10%	29,791 ± 4,805
	1940-1959	29,007	80% + 10%	23,206 ± 2,901
	Before 1940	11,004	90% + 10%	9,904 ± 1,100
	Total Units before 1980	88,061	62% + 10%	54,598 ± 8,806

Source: American Community Survey (ACS), 2012-2016.

4. Housing Tenure and Vacancy

Housing tenure describes the arrangement by which a household occupies a housing unit; that is, whether a housing unit is owner-occupied or renter-occupied. A person may face different fair housing issues in the rental housing market versus in the for-sale housing market. Tenure preferences are primarily related to household income, composition, and age of the householder. Communities need to have an adequate supply of units available both for rent and for sale in order to accommodate a range of households with varying needs.

A household is an occupied housing unit. Table 23 summarizes the tenure (owner-occupied versus renter-occupied) and vacancy rate of the entire housing stock. In Monterey County, 9.4 percent of the housing units were vacant. Among the occupied units (90.6 percent of the housing stock), about half of households are owner-occupied. This homeownership rates was slightly higher than in Salinas (45 percent), Seaside (41 percent), and Monterey (36 percent). The majority of households within the Urban County owned their homes (65 percent); however, Sand City (86 percent) and

several CDPs did have a significant proportion of renter households. Specifically, Aromas (81 percent), Pajaro (77 percent), San Ardo (66 percent), and Castroville (59 percent) had the highest proportions of renter households of any of the CDPs within the Urban County, and far exceeded the proportion of renter households within the Urban County as a whole (35 percent).

A certain number of vacant units are needed to moderate the cost of housing, allow sufficient choice for residents, and provide an incentive for unit upkeep and repair. A healthy vacancy rate, one that permits sufficient choice and mobility among a variety of housing units, is considered to be two to three percent for ownership units and five to six percent for rental units. However, some communities tend to have a high proportion of homes being used as second/vacation homes. These communities, such as Carmel Valley Village and Del Monte Forest, have unusually high vacancy rates but the units are not actually available as permanent housing.

As indicated in Table 24, in Monterey County, renter-households are more likely to be lower and moderate income and are somewhat more likely to experience housing problems such as cost-burden and substandard housing conditions.

Table 23: Housing Tenure and Vacancy (2010)

Area	Tenure of Occupied Units		Overall Vacancy Rate
	Renter	Owner	
Monterey	64.2%	35.8%	10.3%
Salinas	54.9%	45.1%	5.3%
Seaside	58.6%	41.4%	7.2%
Urban County			
Unincorporated Monterey County			
Aromas	23.1%	76.9%	4.2%
Boronda	53.6%	46.4%	4.6%
Bradley	56.8%	43.2%	7.5%
Carmel Valley Village	30.0%	70.0%	12.1%
Castroville	59.1%	40.9%	4.5%
Chualar	54.3%	45.7%	2.4%
Del Monte Forest	16.9%	83.1%	31.5%
Elkhorn	28.6%	71.4%	5.8%
Las Lomas	38.5%	61.5%	4.0%
Lockwood	40.5%	59.5%	17.3%
Moss Landing	45.0%	55.0%	7.4%
Pajaro	77.3%	22.7%	5.2%
Pine Canyon	19.0%	81.0%	5.6%
Prunedale	23.7%	76.3%	5.7%
San Ardo	66.4%	33.6%	11.4%
San Lucas	46.3%	53.7%	11.8%
Spreckels	30.1%	69.9%	6.9%
Balance of Unincorporated County	33.8%	66.2%	14.3%
Total Unincorporated County	32.9%	67.1%	12.6%
Cities			
Del Rey Oaks	26.2%	73.8%	5.4%
Gonzales	46.5%	53.5%	4.2%
Greenfield	47.1%	52.9%	7.8%
Sand City	85.9%	14.1%	11.7%
Total			
Urban County	34.8%	65.2%	11.7%
Monterey County	49.1%	50.9%	9.4%

Source: Bureau of the Census, 2010.

Table 24: Tenure Profile (2010-2014)			
Tenure	Percent of All Households	Percent Low and Moderate Income	Housing Problems
Monterey			
Owner-Occupied	34.1%	24.4%	33.7%
Renter-Occupied	65.9%	35.3%	51.8%
All Households	100%	31.6%	45.6%
Salinas			
Owner-Occupied	42.7%	28.8%	44.0%
Renter-Occupied	57.3%	65.9%	67.5%
All Households	100%	50.1%	57.5%
Seaside			
Owner-Occupied	38.1%	29.0%	39.7%
Renter-Occupied	61.9%	55.5%	64.3%
All Households	100%	45.4%	54.9%
Urban County			
Unincorporated Monterey County			
Owner-Occupied	66.8%	24.3%	42.2%
Renter-Occupied	33.2%	50.0%	58.1%
All Households	100%	32.9%	47.5%
Del Rey Oaks			
Owner-Occupied	78.7%	20.9%	37.0%
Renter-Occupied	21.3%	26.3%	35.8%
All Households	100%	22.1%	36.7%
Gonzales			
Owner-Occupied	51.7%	33.2%	57.4%
Renter-Occupied	48.3%	74.1%	74.6%
All Households	100%	52.9%	65.7%
Greenfield			
Owner-Occupied	46.6%	33.9%	50.4%
Renter-Occupied	53.4%	67.8%	68.6%
All Households	100%	52.0%	60.1%
Sand City			
Owner-Occupied	21.8%	42.1%	52.6%
Renter-Occupied	78.2%	59.6%	72.8%
All Households	100%	55.7%	68.4%
Total			
Urban County			
Owner-Occupied	62.0%	26.1%	44.2%
Renter-Occupied	38.0%	57.0%	62.4%
All Households	100%	37.8%	51.1%

Table 24: Tenure Profile (2010-2014)			
Tenure	Percent of All Households	Percent Low and Moderate Income	Housing Problems
Monterey County			
Owner-Occupied	49.6%	26.0%	39.8%
Renter-Occupied	50.4%	55.3%	61.7%
All Households	100%	40.8%	50.8%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data, American Community Survey (ACS), 2010-2014.

F. Housing Cost and Affordability

One of the most important factors in evaluating a community's housing market is the cost of housing and, even more significant, whether the housing is affordable to households who live there or would like to live there. The Monterey Bay area is viewed as a very desirable place to live and, consequently, housing costs have become increasingly less affordable over the years. This section evaluates the affordability of the housing stock in the County to lower and moderate income households.

1. Ownership Housing Costs

The cost of homeownership varies quite dramatically within Monterey County depending on the community. Of the available data for CDPs within the County, Carmel Valley Village experienced a 20 percent decrease in median sales price, while home value in Aromas increased by 22 percent during the same period. Among the incorporated cities, Greenfield had the lowest median sale price at \$382,000. Both Seaside and Salinas had moderate home prices compared to the County as a whole but the prices were on an increasing trend.

Table 25: Housing Sale Prices (2017 and 2018)				
Jurisdiction	Units Sold in November 2018	Median Sale Price November 2018	Median Sale Price November 2017	Percent Change
Monterey	22	\$726,500	\$792,500	-8.3%
Salinas	108	\$496,000	\$441,000	12.5%
Seaside	19	\$499,750	\$459,000	8.9%
Aromas	5	\$847,500	\$685,000	21.9%
Carmel Valley Village	9	\$812,550	\$1,015,000	-19.9%
Castroville	3	\$385,000	\$367,750	4.7%
Moss Landing	2	\$940,500	n/a	n/a
Greenfield	5	\$382,000	\$315,500	21.1%
Monterey County	288	\$589,750	\$580,000	1.7%

Note: Home sales data are not available for all communities in Monterey County, either due to community size or limited number of sales.

Source: Corelogic.com, accessed February 2019.

2. Rental Housing Costs

As with home prices, rental rates in the County vary dramatically by community. Overall, rents were highest in Monterey and Seaside (Table 26). Salinas and the County's unincorporated areas had the lowest average rents. However, due to the limited number of units for rent in smaller communities, a few outliers would skew the average rents.

Table 26 also illustrates the Payment Standard established by the Housing Authority County of Monterey (HACM) for participation in the Housing Choice Voucher (HCV) program. Compared to the market rents, the Payment Standard does not offer financial incentives to most landlords to participate in the program.

Table 26: Average Rental Housing Prices (2018)					
	Studio	1-Bedroom	2-Bedroom	3-Bedroom	4+Bedrooms
Housing Authority Payment Standard	\$283-\$683	\$828	\$1,000	\$1,235	\$1,350-\$1,700
Community	Studio	1-Bedroom	2-Bedroom	3-Bedroom	4+Bedrooms
Monterey	\$1,289	\$1,734	\$2,236	\$3,015	\$4,788
Salinas	\$850	\$1,563	\$1,915	\$2,618	\$2,780
Seaside	\$1,490	\$1,460	\$2,030	\$3,028	\$3,350
Urban County					
Unincorporated Monterey County	\$1,370	\$1,803	\$1,977	\$3,090	\$2,632
Cities					
Del Rey Oaks	\$862	\$995	\$2,537	--	--
Gonzales	--	--	--	\$1,525	\$3,200
Greenfield	--	\$1,550	--	\$1,493	\$1,840
Sand City	\$1,805	--	\$2,750	\$2,650	--

Note: -- : no units of this size were available for rent.

Sources:

1. www.craigslist.org, accessed March - April 2018, March 2019.
2. Housing Authority County of Monterey, Payment Standard and Utility Allowance, effective October 1, 2018.

3. Housing Affordability

Housing affordability can be inferred by comparing the cost of renting or owning a home in a community with the maximum affordable housing costs for households at different income levels. While housing affordability alone is not a fair housing issue, fair housing concerns may arise when housing affordability interacts with factors covered under the fair housing laws, such as household type, composition, and race/ethnicity.

The federal Department of Housing and Urban Development (HUD) conducts annual household income surveys nationwide to determine a household's eligibility for federal housing assistance. Households in the lower end of each category can afford less by comparison than those at the upper end. Table 27 shows the annual household income by household size and the maximum affordable housing payment based on the standard of 30 to 35 percent of household income. General cost assumptions for utilities, taxes, and property insurance are also shown.

Essentially, lower and moderate income households in the County have very limited affordable housing opportunities. Few could afford to purchase a home and most could not afford adequately sized rental units. Housing becomes moderately affordable only when household incomes reach the middle income level.

Table 27: Housing Affordability (2018)								
Household	Annual Income	Affordable Costs (All Costs)		Estimated Utilities		Taxes and Insurance	Affordable Price	
		Rental Costs	Ownership Costs	Renters	Owners		Renters	Owners
Extremely Low Income (0-30% AMI)								
1-Person	\$17,550	\$439	\$439	\$107	\$177	\$154	\$332	\$25,179
2-Person	\$20,050	\$501	\$501	\$117	\$191	\$175	\$384	\$31,376
3-Person	\$22,550	\$564	\$564	\$157	\$242	\$197	\$407	\$28,961
4-Person	\$25,100	\$628	\$628	\$210	\$305	\$220	\$418	\$23,943
5-Person	\$29,420	\$736	\$736	\$265	\$373	\$257	\$471	\$24,455
Low Income (31-50%)								
1-Person	\$29,250	\$731	\$731	\$107	\$177	\$256	\$624	\$69,428
2-Person	\$33,400	\$835	\$835	\$117	\$191	\$292	\$718	\$81,864
3-Person	\$37,600	\$940	\$940	\$157	\$242	\$329	\$783	\$85,879
4-Person	\$41,750	\$1,044	\$1,044	\$210	\$305	\$365	\$834	\$86,912
5-Person	\$45,100	\$1,128	\$1,128	\$265	\$373	\$395	\$863	\$83,755
Moderate Income (51-80% AMI)								
1-Person	\$46,800	\$726	\$846	\$107	\$177	\$296	\$619	\$86,859
2-Person	\$53,450	\$829	\$967	\$117	\$191	\$339	\$712	\$101,894
3-Person	\$60,150	\$933	\$1,088	\$157	\$242	\$381	\$776	\$108,317
4-Person	\$66,800	\$1,037	\$1,209	\$210	\$305	\$423	\$827	\$111,948
5-Person	\$72,150	\$1,119	\$1,306	\$265	\$373	\$457	\$854	\$110,757
Median Income (81-100% AMI)								
1-Person	\$48,350	\$1,088	\$1,270	\$107	\$177	\$444	\$981	\$150,885
2-Person	\$55,300	\$1,244	\$1,451	\$117	\$191	\$508	\$1,127	\$175,067
3-Person	\$62,200	\$1,399	\$1,632	\$157	\$242	\$571	\$1,242	\$190,637
4-Person	\$69,100	\$1,555	\$1,814	\$210	\$305	\$635	\$1,345	\$203,415
5-Person	\$74,650	\$1,679	\$1,959	\$265	\$373	\$686	\$1,414	\$209,540
Middle Income (101-120%)								
1-Person	\$58,050	\$1,330	\$1,552	\$107	\$177	\$543	\$1,223	\$193,569
2-Person	\$66,300	\$1,520	\$1,774	\$117	\$191	\$621	\$1,403	\$223,849
3-Person	\$74,600	\$1,710	\$1,995	\$157	\$242	\$698	\$1,553	\$245,517
4-Person	\$82,900	\$1,900	\$2,217	\$210	\$305	\$776	\$1,690	\$264,392
5-Person	\$89,550	\$2,052	\$2,394	\$265	\$373	\$838	\$1,787	\$275,396

Sources: California Department of Housing and Community Development, 2017 Income limits; Housing Authority County of Monterey, 2018 Utility Allowance; and Veronica Tam and Associates, 2018.

Assumptions: 30% gross household income as affordable housing cost; 20% of monthly affordable cost for taxes and insurance; 10% downpayment; and 4.0% interest rate for a 30-year fixed-rate mortgage loan.

G. Housing Problems

A continuing priority of communities is enhancing or maintaining the quality of life for residents. A key measure of quality of life in the Urban County is the extent of “housing problems.” HUD assesses housing need within a community according to several criteria: (1) the number of households that are paying too much for housing; (2) the number of households living in overcrowded units; and (3) the number of households living in substandard housing conditions. Table 17 summarizes the extent of households facing some kind of housing problems. CHAS data provide further details on housing cost burden and overcrowding. These conditions are discussed below.

1. Cost Burden

According to the federal government, any housing condition where a household spends more than 30 percent of income on housing is considered cost-burdened. A cost burden of 30 to 50 percent is considered moderate; payment in excess of 50 percent of income is considered a severe cost burden. Cost burden is an important housing issue because paying too much for housing leaves less money available for basics such as food and living expenses as well as for emergency expenditures.

Countywide, 73 percent of low and moderate income households were affected by a housing cost burden, of which 43 percent were paying at least 50 percent of their income towards housing. In Monterey, Salinas, and Seaside, similar proportions of low and moderate income households were experiencing housing cost burdens. About 25 to 35 percent are experiencing a cost burden, while another 40 to 55 percent are experiencing a severe cost burden of at least 50 percent of their income spent on housing cost.

In the Urban County, the majority of lower and moderate income households experience a housing cost burden, with approximately 70 percent of all lower and moderate income households experiencing a severe housing cost burden (Table 28). The proportions of lower and moderate income households experiencing cost burden was slightly higher in both Sand City and Gonzales (97 percent and 82 percent, respectively). In Sand City, the majority of lower and moderate income households were likely to experience severe cost burden (66 percent). Renter-occupied households in all three jurisdictions are more likely to experience housing cost burden than owner-occupied households.

Table 28: Housing Cost Burden (2010-2014)

Cost Burden	Lower and Moderate Income Households			All Households		
	Cost Burden (>30%)	Severe Cost Burden (>50%)	Total	Cost Burden (>30%)	Severe Cost Burden (>50%)	Total
Monterey						
Owner-Occupied	28.9%	43.3%	72.2%	17.1%	15.7%	32.8%
Renter-Occupied	24.6%	58.5%	83.1%	24.4%	23.6%	48.0%
All Households	25.8%	54.5%	80.3%	22.0%	20.9%	42.9%
Salinas						
Owner-Occupied	22.9%	42.9%	65.8%	23.1%	15.4%	38.5%
Renter-Occupied	38.1%	39.1%	77.2%	30.5%	25.9%	56.4%
All Households	34.4%	40.1%	74.5%	27.3%	21.4%	48.7%
Seaside						
Owner-Occupied	13.2%	44.7%	57.9%	21.7%	16.7%	38.4%
Renter-Occupied	27.7%	51.3%	79.0%	26.2%	30.5%	56.7%
All Households	24.1%	49.7%	73.0%	24.5%	25.2%	49.7%
Urban County						
Unincorporated Monterey County						
Owner-Occupied	24.0%	40.2%	64.2%	23.8%	14.8%	38.6%
Renter-Occupied	26.5%	42.6%	69.1%	23.9%	23.5%	47.4%
All Households	25.3%	41.4%	66.7%	23.8%	17.7%	41.5%
Del Rey Oaks						
Owner-Occupied	11.3%	54.7%	66.0%	18.4%	16.0%	34.4%
Renter-Occupied	0.0%	61.1%	61.1%	16.1%	16.1%	32.1%
All Households	8.5%	56.3%	64.8%	17.9%	16.0%	33.9%
Gonzales						
Owner-Occupied	32.5%	46.3%	78.8%	28.6%	18.3%	46.9%
Renter-Occupied	36.4%	46.4%	82.8%	28.6%	34.4%	63.0%
All Households	35.2%	46.4%	81.6%	28.6%	26.1%	54.7%
Greenfield						
Owner-Occupied	23.1%	36.0%	59.1%	22.4%	14.2%	36.6%
Renter-Occupied	41.2%	35.0%	76.2%	30.0%	23.8%	53.8%
All Households	35.7%	35.3%	71.0%	26.4%	19.3%	45.7%
Sand City						
Owner-Occupied	25.0%	75.0%	100.0%	21.1%	31.6%	52.7%
Renter-Occupied	32.1%	64.2%	96.3%	35.3%	38.2%	73.5%
All Households	30.9%	66.0%	96.9%	32.2%	36.8%	69.0%
Urban County						
Owner-Occupied	24.3%	40.7%	65.0%	23.8%	15.1%	38.9%
Renter-Occupied	32.1%	41.6%	73.7%	26.0%	25.0%	51.0%
All Households	28.7%	41.2%	69.9%	24.6%	18.8%	43.4%

Table 28: Housing Cost Burden (2010-2014)

Cost Burden	Lower and Moderate Income Households			All Households		
	Cost Burden (>30%)	Severe Cost Burden (>50%)	Total	Cost Burden (>30%)	Severe Cost Burden (>50%)	Total
Monterey County						
Owner-Occupied	20.9%	42.8%	63.7%	20.4%	15.5%	35.9%
Renter-Occupied	33.3%	44.0%	77.3%	27.5%	25.5%	53.0%
All Households	29.4%	43.6%	73.0%	24.0%	20.6%	44.6%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data, American Community Survey (ACS), 2010-2014.

2. Overcrowding

According to state and federal guidelines, an overcrowded housing unit is defined as a unit with more than one person per room, including dining and living rooms but excluding bathrooms, kitchens, hallways, and porches. Severe overcrowding is described as households with more than 1.5 persons per room. Household overcrowding is reflective of various living situations: (1) a family lives in a home that is too small; (2) a family chooses to house extended family members; or (3) unrelated individuals or families are doubling up to afford housing. Some landlords or apartment managers may be more hesitant to rent to larger families, thus making access to adequate housing even more difficult.

According to the 2012-2016 ACS, nine percent of owner-occupied households and 25 percent of renter-occupied households in Salinas were overcrowded, for an overall 18 percent overcrowded households in the City. According to Salinas' Code Enforcement staff and the Farmworker Housing Study, overcrowding conditions in the City have been even more severe than reported by the ACS. In comparison, the extent of overcrowding was more severe in the Urban County (Table 29). Some unincorporated communities, Gonzales and Greenfield all had at least 30 percent of overcrowded households. Countywide, six percent of owner-households and 20 percent of renter-households were considered overcrowded, for an average of 13 percent households in the County.

Table 29: Overcrowding (2012-2016)

	Household Tenure	
	Owner-Occupied	Renter-Occupied
Monterey		
Occupied Units	4,175	7,739
Overcrowded	24	226
Severely Overcrowded	34	153
Percent Overcrowded	1.4%	4.9%
Salinas		
Occupied Units	17,461	23,000
Overcrowded	1,202	3,897
Severely Overcrowded	375	1,877
Percent Overcrowded	9.0%	25.1%

Table 29: Overcrowding (2012-2016)		
	Household Tenure	
	Owner-Occupied	Renter-Occupied
Seaside		
Occupied Units	3,903	6,225
Overcrowded	112	636
Severely Overcrowded	45	317
Percent Overcrowded	4.0%	15.3%
Urban County		
Unincorporated Areas		
Occupied Units	22,744	11,134
Overcrowded	1,790	5,132
Severely Overcrowded	246	900
Percent Overcrowded	9.0%	54.2%
Del Rey Oaks		
Occupied Units	453	192
Overcrowded	11	5
Severely Overcrowded	0	0
Percent Overcrowded	2.4%	2.4%
Gonzales		
Occupied Units	965	1,021
Overcrowded	106	242
Severely Overcrowded	22	224
Percent Overcrowded	13.3%	45.6%
Greenfield		
Occupied Units	1,786	1,905
Overcrowded	193	366
Severely Overcrowded	115	514
Percent Overcrowded	17.2%	46.2%
Sand City		
Occupied Units	15	125
Overcrowded	0	12
Severely Overcrowded	0	5
Percent Overcrowded	0.0%	13.6%
Total		
Urban County		
Occupied Units	25,963	14,377
Overcrowded	2,100	5,757
Severely Overcrowded	383	1,643
Percent Overcrowded	9.6%	51.5%

Table 29: Overcrowding (2012-2016)		
	Household Tenure	
	Owner-Occupied	Renter-Occupied
Monterey County		
Occupied Units	62,601	63,315
Overcrowded	2,703	7,379
Severely Overcrowded	1,039	5,017
Percent Overcrowded	6.0%	19.6%

Notes:

1. Overcrowded: (1+ occupants per room)
2. Severely Overcrowded (1.5+ occupants per room)

Source: American Community Survey (ACS), 2012-2016.

H. Publicly Assisted Housing

1. Housing Authority Properties

The Housing Authority County of Monterey (HACM) is a public agency that provides rental assistance, develops, and manages affordable housing throughout Monterey County. In addition to the Housing Choice Voucher program (discussed below), the HACM owns and manages over 1,000 units of affordable rental housing throughout the County. Most of these units were originally developed as public housing units. However beginning in 2015, HACM initiated the process of converting the public housing developments into project-based rental assistance units. That conversion process has been completed. A detailed inventory of HACM-owned affordable units can be found in Table 30.

The majority of affordable units are located in Salinas. Five HACM managed affordable housing projects are located in the Urban County area. Specifically, the 20-unit Casa de Oro and 30-unit Casa Santa Lucia located in Gonzales, and 50-unit Los Ositos (Senior Housing) located in Greenfield, 48-unit Paseo de las Rosas in Castroville, and 29-unit Vista del Valle in Chualar. As shown in Figure 3 on page 74, the majority of the HACM units are concentrated in Salinas and the South County, as well as in the City of Monterey.

Table 30: HACM Units (2018) – Monterey County				
Project	Address	Community	Unit Breakdown	Total Units
Casa de Oro (Senior Housing)	48 C Street	Gonzales, CA 93926	18 One BR 2 Two BR	20
Casa Santa Lucia	Belden St., Alta St., 8th, 9th, & 10th St.	Gonzales, CA 93926	Mix of 1, 3, 4, & 5 BR	12
Casanova Plaza	800 Casanova Avenue	Monterey, CA 93940	83 One BR 3 Two BR	86
Del Monte Estates	1415 Del Monte Ave.	Salinas, CA 93905	Mix of 1 & 2 BR	89
El Gin Village	350 Casentini Street	Salinas, CA 93907	40 Three BR 10 Four BR	50
Jardines del Monte	1253 Del Monte	Salinas, CA 93905	11 Three BR	11
King City Migrant Center	440 Jayne St	King City, CA 93930	79 Two BR	79
Leo Meyer Senior Plaza	425 Queen St.	King City, CA 93930	44 One BR	44

Table 30: HACM Units (2018) – Monterey County

Project	Address	Community	Unit Breakdown	Total Units
Los Ositos (Senior Housing)	1083 Elm Avenue	Greenfield, CA 93927	Mix of 1 & 2 BR	50
Northridge Plaza	1511, 1513, & 1515 Wheeler Drive	Salinas, CA 93906	10 One BR 60 Two BR 10 Three BR	80
Oak Grove	1100 Second Street	Monterey, CA 93940	5 Two BR	5
Ocean View Apartments	44 Natividad Rd.	Salinas, CA 93906	8 One BR 19 Two BR 13 Three BR	40
Parkside Manor	1112 Parkside St.	Salinas, CA 93906	Mix of 1, 2, 4, and 5 BR	88
Portola Vista	20 Del Monte Ave.	Monterey, CA 93940	64 One BR	64
Pueblo del Mar	3043 MacArthur Dr.	Marina, CA 93933	56 Two BR	56
Tesoro del Campo	42 La Posada Dr.	Salinas, CA 93906	Mix of 2, 3, and 4 BR	57
Vista del Valle	24477 Grant St.	Chualar, CA 93925	Mix of 2, 3, and 4 BR	29
Scattered Sites				
Del Monte Townhouse Apts.	1259 Del Monte Ave.	Salinas, CA 93905	8 Three BR 9 Four BR	17
Montecito	242 Montecito St.	Monterey, CA 93940	8 Two BR	8
Watson	531 Watson St.	Monterey, CA 93940	5 Two BR	5
Rider Manor	1030 Rider Ave.	Salinas, CA 93905	1 Three BR 17 Two BR	18
Sanborn Arms	1058 N. Sanborn Rd.	Salinas, CA 93905	Mix of 1 & 2 BR	16
Sanborn Estates	1025 N. Sanborn Rd.	Salinas, CA 93905	Mix of 1 & 2 BR	14
Sanborn Plaza	1039 N. Sanborn Rd.	Salinas, CA 93905	14 Two BR	14
No Name	1029 Rider Ave.	Salinas, CA 93905	NA	8
	540 Williams Rd.	Salinas, CA 93905	3 Three BR	3
	775 Elkington Ave.	Salinas, CA 93905	7 Three BR	7
	780 Elkington Ave.	Salinas, CA 93905	NA	8
	24 N. Wood St.	Salinas, CA 93905	4 Four BR	4
	1012 N. Sanborn Rd.	Salinas, CA 93905	Mix of 3 & 5 BR	11
	312 Williams Rd.	Salinas, CA 93905	3 Four BR	3
	737 Mae Ave.	Salinas, CA 93905	2 Three BR	2
	747 Mae Ave.	Salinas, CA 93905	2 Three BR	2
	1113 D Street	Salinas, CA 93905	Mix of 2, 3, & 4 BR	6
	1011 E. Laurel Dr.	Salinas, CA 93907	NA	NA
	1111 Alamo Way	Salinas, CA 93905	Mix of 2 & 3 BR	25
	1112 Alamo Way	Salinas, CA 93905	NA	NA
	1062 Sanborn Rd.	Salinas, CA 93905	10 Three BR	10
Total				1,041

Source: County of Monterey Housing Authority, 2018.

NA = Information not available.

2. Housing Choice Vouchers

The Housing Choice Voucher is a rent subsidy program that helps lower income (up to 50 percent AMI)⁴ families and seniors pay rents in private units. Voucher recipients pay a minimum of 30 percent of their income toward their contract rent, and the local housing authority pays the difference through federal funds up to the payment standard (fair market rent) established by the HACM. The HACM administers the Housing Choice Voucher program on behalf of jurisdictions within Monterey County. According to the Housing Authority data provided in the Affirmatively Furthering Fair Housing Tool (AFFHT) developed by HUD, as of 2017, 3,077 households in Monterey County was receiving Housing Choice Vouchers. The racial/ethnic composition of the voucher recipients was: 25.8 percent White; 6.7 percent Black; 2.8 percent Asian; and 64.1 percent Hispanic.

Waiting List

As of July 2015, 1,459 households were on the Housing Choice Voucher waiting list and 6,521 households were on the Public Housing waiting list. As shown in Table 31, the majority of households seeking assistance were White and of Hispanic origins, reflecting the County's income and demographic profile. The number of families on the waiting list for public housing far exceeds current capacity, resulting in long wait periods.

Table 31: Demographics of HACM Waiting Lists (2015)

	Housing Choice Vouchers	Public Housing ²
Number of Families on Waiting List	1,459	6,521
Extremely Low Income (0-30% AMI) ¹	70%	80%
Very Low Income (31-50% AMI)	27%	18%
Low Income (51-80% AMI)	6%	3%
Families with Children	82%	76%
Elderly Families	6%	7%
Families with Disabilities	9%	14%
Race:		
White	82%	77%
Black	13%	8%
Asian	2%	2%
American Ind/Native Hawaiian	3%	3%
Unknown/Multiple	1%	13%
Ethnicity:		
Hispanic	69%	74%
Non-Hispanic	31%	24%

Notes:

1. HA income categories are named differently than the CDBG program.
2. The HACM completed conversion of all public housing units into project-based rental assistance program. Due to lag time in transitioning the data from public housing, no new data is available at this time.

Source: Housing Authority County of Monterey, Five-Year and Annual Plan, 2015.

⁴ The Housing Choice Voucher Program refers to households with incomes below 50 percent of the AMI as "very low income." For consistency throughout this document, households qualifying for Housing Choice Vouchers (incomes <50 percent AMI) are referred to as lower income households.

3. Other Assisted Housing Projects

Housing developments utilizing federal, state, and/or local programs, including state and local bond programs, Low-Income Housing Tax Credits (LIHTC), density bonus, or direct assistance programs, are often restricted for use as low income housing and provide another source of affordable housing for a jurisdiction. The location of these assisted housing units is partly the result of economic feasibility. Affordable housing is more likely to be developed in high density areas, where the lower land costs per unit (i.e. more units on a piece of property) can result in lower development costs and associated lower housing payments.

Table 32 summarizes the inventory of assisted housing in the geographic areas covered by the Collaborating Entities. (This list is intended to demonstrate the general geographic pattern of affordable housing and is not intended to be used as an exhaustive inventory of affordable housing resources. Affordable ownership units are not included in this list, and scattered sites of affordable single-family or duplex units used as rentals are also not listed.)

The distribution of these developments is displayed in Figure 3. As shown, the majority of the affordable housing developments are located in Salinas, where there are high concentrations of low and moderate income persons, and with the most urbanized neighborhoods. The City of Monterey also has a large inventory of affordable units through a successful inclusionary housing program.

Project Name	Address	Type	Funding Source	Total Units	Affordable Units (up to 80% AMI)
Interim Inc.	604, 606. 608 Pearl Street Monterey, CA	Special Needs	County Affordable Housing Funds	19	19
Osio Plaza	355 Calle Principal Monterey, CA	Family	Inclusionary	30	6
Monterey Hotel Apartments	406/410 Alvarado Street Monterey, CA	Family	Inclusionary	18	12
Community Human Services	544 Pearl Street Monterey, CA	Special Needs	Inclusionary	6	6
Casa de la Estrella	420 Estrella Avenue Monterey, CA 93940	Family	Inclusionary	8	8
Centennial Gardens	399 Drake Avenue Monterey, CA	Family	NA	6	4
Dream Theatre Site	675 Lighthouse Avenue Monterey, CA	Family	Inclusionary	3	1
Sunrise Assisted Living	1125 Cass Street Monterey, CA	+Senior	Inclusionary	12	6
Skyline Townhomes	1330 Skyline Drive Monterey, CA	Family	Inclusionary	8	2
Van Buren Senior Housing	613 Van Buren Street Monterey	Senior	LIHTC	19	18
Casa de Los Robles	504 W. Franklin St. Monterey, CA 93940	Family	LIHTC	6	6
Dela Vina Apartments	345 Dela Vina Avenue Monterey, CA 93940	Family	NA	14	14
El Estero Senior Apartments	151 Park Avenue Monterey, CA 93940	Senior	NA	26	26

Table 32: Assisted Housing Projects (2018)

Project Name	Address	Type	Funding Source	Total Units	Affordable Units (up to 80% AMI)
California House	436 California St. Salinas, CA 93901	Family	HOME, SRA, MHA	8	8
Creekbridge Apartments	1701 Independence Blvd. Salinas, CA 93906	Family	Inclusionary	220	12
Forester Building	369 Main St. Salinas, CA 93901	Family	SRA	10	10
Gabilan Hills Townhomes	1051 Paseo Grande Salinas, CA 93905	Family	Inclusionary	100	99
Gabilan Plaza Apts.	730 Williams Rd. Salinas, CA 93905	Family	HUD Assisted	20	20
Gabilan Plaza II	736 Williams Rd. Salinas, CA 93905	Family	HUD Assisted	100	20
Gateway Apartments	25 Lincoln Ave. Salinas, CA 93901	Senior	HOME, SRA, Inclusionary	52	51
Harden Ranch Apts.	1907 Dartmouth Way Salinas, CA 93906	Family	Inclusionary	100	95
Hacienda I	233 Calle Cebu Salinas, CA 93901	Family	HOME, SRA, Inclusionary	53	52
Hacienda II	275 Calle Cebu Salinas, CA 93901	Family	HOME, Inclusionary	46	46
La Gloria Apartments	539 E. Market St. Salinas, CA 93905	Senior	HOME, SRA, Inclusionary, Density Bonus	22	22
Las Casas de Madera	510 E. Market St. Salinas, CA 93905	Family	CDBG, Salinas HTF	75	75
Loma el Paraiso	541 Roosevelt St. Salinas, CA 93905	Family	CDBG	43	42
Los Abuelitos Senior Apartments	528 E. Market St. Salinas, CA 93905	Senior	SRA	25	12
Lupine Gardens	306 Soledad St. Salinas, CA 93901	Disabled	CDBG, HOME, SRA, Inclusionary	20	20
Mariposa Apartments	300 Casentini St. Salinas, CA 93907	Family	HUD Assisted	20	20
Montecito Senior Apts.	1598 Mesquite Dr. Salinas, CA 93905	Senior	HOME, Inclusionary	132	132
Mountain View Townhomes	1580 Falcon Dr. Salinas, CA 93905	Family	Inclusionary	68	68
Nantucket Bay Apts.	950 Nantucket Blvd. Salinas, CA 93906	Family	LIHTC	160	158
Dai Ichi Village Apts.	34 Rossi Street Salinas, CA 93901	Senior	HOME, Inclusionary	41	11
Pajaro Triplex	139 Pajaro St. Salinas, CA 93901	Family	SRA	3	3
Plaza Club Apts.	100 Harden Parkway Salinas, CA 93906	Family	LIHTC	208	42
Plaza Grande	50 E. Market Salinas, CA 93901	Family	SRA	92	72
Plaza Hotel	30 E. Market Salinas, CA 93901		LIHTC	27	27

Table 32: Assisted Housing Projects (2018)

Project Name	Address	Type	Funding Source	Total Units	Affordable Units (up to 80% AMI)
Regency Court	472 Regency Circle Salinas, CA 93906	Senior	Inclusionary	120	119
Roosevelt Street Townhomes	522 Roosevelt St. Salinas, CA 93905	Family	LIHTC	22	21
Roosevelt Street Townhomes II	504 Roosevelt St. Salinas, CA 93905	Family	LIHTC	22	21
Salinas Bay Apartments	920 Larkin St. Salinas, CA 93907	Family	LIHTC	95	92
Salinas Point (aka Los Padres) Apts.	1260 John St. Salinas, CA 93905	Family	HOME, SRA	219	164
Sherwood Village	808 N. Main St. Salinas, CA 93906	Senior	CDBG, HOME, Inclusionary	125	124
Soledad House	439 Soledad St. Salinas, CA 93901	Disabled	HOME, SRA	8	8
Steinbeck Commons Apartments	10 Lincoln Ave. Salinas, CA 93901	Senior	HUD Assisted, LIHTC	100	99
Sun Street Apartments	34 Sun St. Salinas, CA 93901	Family	Inclusionary	17	2
Sunflower Gardens	29 Sun St. Salinas, CA 93901	Family	CDBG, SRA, Inclusionary	23	23
Tresor Apartments	1041 Buckhorn Dr. Salinas, CA 93905	Family	HOME, SRA, Inclusionary	81	80
Tynan Village	325 Front St. Salinas, CA 93901	Family	HOME, SRA, Inclusionary, Density	171	106
Wesley Oaks	138 Carr Ave. Salinas, CA 93905	Family	HOME, Salinas HTF, Inclusionary	10	6
917 E. Markey Street	917 E. Market St. Salinas, CA 93905	Family	Inclusionary	48	48
401 Monterey Street	401 Monterey St. Salinas, CA 93905	Family	Density Bonus	16	2
Jardines Del Monte	1253 Del Monte Ave. Salinas, CA 93905	Family	HOME, SRA, Inclusionary	11	11
Vista de la Terraza	165 Carr Ave. Salinas, CA 93905	Family	CDBG	41	40
Haciendas Phase III	131 E. Rossi St. Salinas, CA 93901	Family	HOME, Inclusionary	50	50
Canyon Creek Apartments	1834 Chablis Way Gonzales, CA 93926	Family/ Farmworker	LIHTC	36	36
Fanoe Vista Apartments	550 Fanoe Road, #17 Gonzales, CA 93926	Family	LIHTC	44	43
La Casa Grande	353 Ventana Ave. Greenfield, CA 93927	Family	LIHTC	1	1
Magnolia Place Senior Apartments	92 12 th St. Greenfield, CA 93927	Senior	LIHTC	32	31
Terracina Oaks Apt.	252 13 th St. Greenfield, CA 93927	Family	LIHTC	41	40
Tyler Park Townhomes	1120 Heidi Dr. Greenfield, CA 93927	Family	LIHTC	60	30

Table 32: Assisted Housing Projects (2018)

Project Name	Address	Type	Funding Source	Total Units	Affordable Units (up to 80% AMI)
Villa Santa Clara	225 Third St. Greenfield, CA 93927	Family	LIHTC	30	30
Vineyard Green Townhomes	130 13 th Street Greenfield, CA 93927	Family	LIHTC	40	39
Walnut Place Townhomes	500 12 th St. Greenfield, CA 93927	Family	LIHTC	40	39
Artichoke Inn	11050, 11060, 11070, 11080, 11090, 11100 Mead St. Castroville, CA	Family	Inclusionary Housing	6	6
Belmont Heights	102 & 104 Spreckels Ave. 5 & 7 Llano Ave.	Family	Inclusionary Housing	4	4
Brooklyn Street	58A & B Brooklyn St. Pajaro, CA	Family	HOME	2	2
Camphora Project	32101 McCoy Road Soledad, CA 93960	Farm Worker	RDA Set-Aside, USDA, HOME, CDBG	44	44
Castroville Farm Labor Housing – Site A (formerly Paseo de las Rosas)	11541 Speegle St. Castroville, CA 95012	Farm Worker	HOME/CDBG/ USDA RHS 514/USDA RHS 521	18	44
Castroville Farm Labor Housing – Site B	11204 Haight St. Castroville, CA 95012			36	
Chualar Farm Labor Center	24487 Grant St. Chualar, CA 93925	Farm Worker	USDA	29	29
Cynara Court	10860 Merritt Street Castroville, CA 95012	Family	Redevelopment Set-Aside	58	57
El Cerrito Townhomes	8860 Vista De Tierra Circle Castroville, CA 95012	Family	LIHTC	60	59
Geil St. Apartments	11299 Geil Street Castroville, CA 95012	Family	CDBG, Redevelopment Set-Aside	11	2
Grey Goose Townhomes	5499 Grey Goose Gulch Drive Carmel Valley, 93924	Family	LIHTC/ Inclusionary Housing	9	9
Jardines de Boronda	15087 Canario St. Salinas, CA 93907	Family	Redevelopment Set-Aside	16	15
Manzanita Place	17500 Reynolds Street, East Garrison, CA 93908	Family	Redevelopment Set-Aside	66	65
Moro Lindo Townhomes	8757 Sabino Drive Castroville, CA 95012	Family	LIHTC	30	30
Nuevo Amenecer	15 Salinas Rd. Pajaro, CA	Family	Redevelopment Set-Aside, HOME	63	62
Oak Hills Infill	10541 #1-6 Geil St. Castroville, CA	Family	Inclusionary	25	2
Pacific Meadows	5315 Carmel Valley Road Carmel Valley, CA 93923	Senior	LIHTC, HOME	200	200
Rippling River Apartments	53 E Carmel Valley Road, Carmel Valley, CA 93924	Senior	LIHTC, HOME, CDBG	79	78

Table 32: Assisted Housing Projects (2018)

Project Name	Address	Type	Funding Source	Total Units	Affordable Units (up to 80% AMI)
Sea Garden Apartments (previously Axtell Apartments)	10603 Axtell St. Castroville, CA 95012	Family	Redevelopment Set-Aside	59	58
The Commons at Rogge Road	1001 A-E & 1003 Rogge Road Salinas, CA 93906	Family	Redevelopment Set-Aside, LIHTC	48	48

NA = Information Not Available

Sources: Housing Elements of the cities of Monterey, Salinas, Seaside, Gonzales, Greenfield, and Sand, and the County of Monterey; www.affordablehousingonline.com

4. Distribution of Affordable Housing

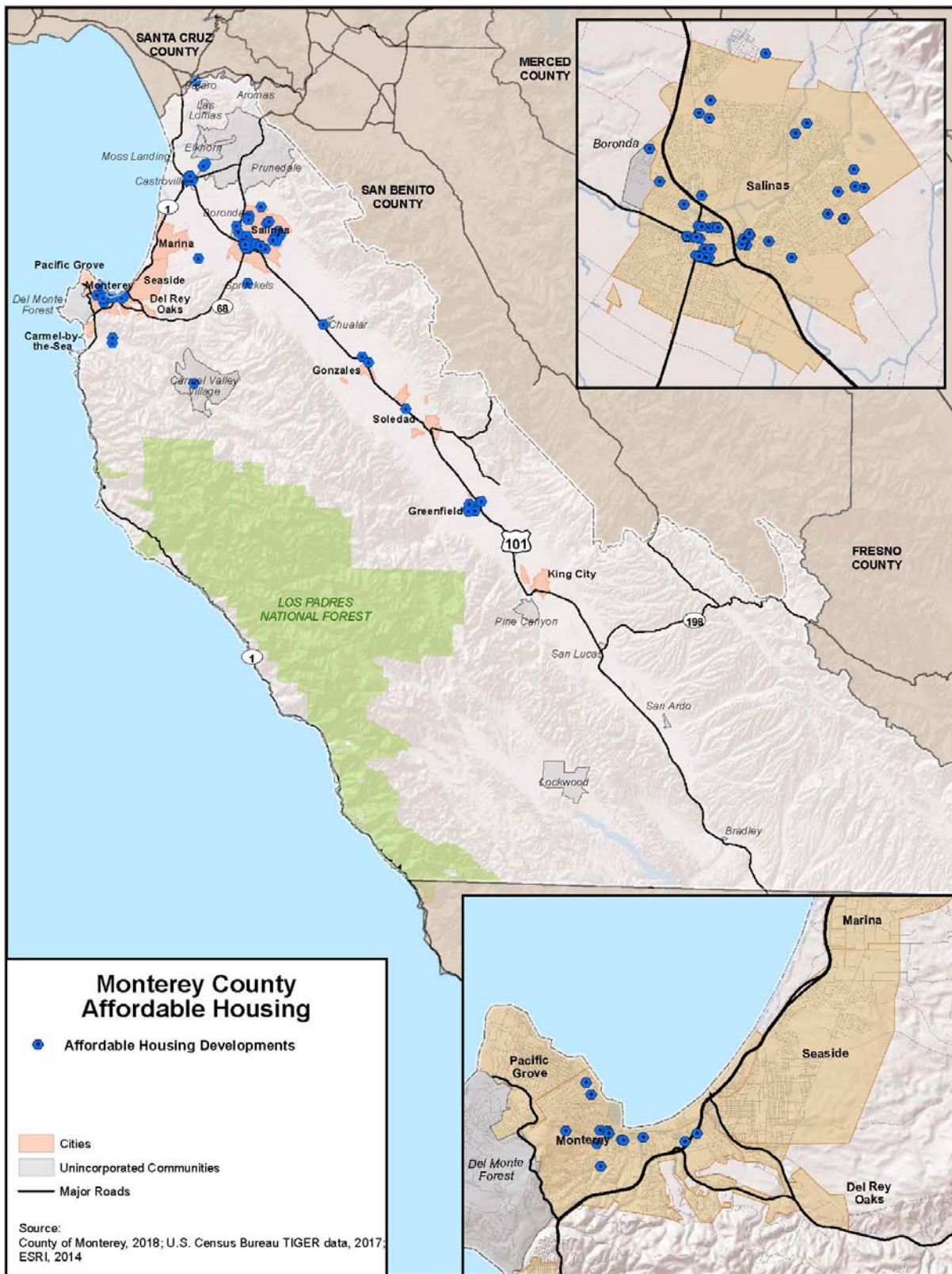
While this inventory of affordable housing is not intended as an exhaustive list, it captures the majority of affordable rental housing in the service area covered by the Collaborating Entities. Overall, more than 100 developments offer over 5,200 units of rental housing, including about 4,400 units are set aside as affordable housing for those earning up to 80 percent of the County AMI.

However, the majority of these affordable units are concentrated in just a few communities (see Table 33 and Figure 3). Specifically, over 63 percent of the affordable units are located in Salinas, followed by a distant second of Monterey, where about seven percent of the affordable units are located.

Table 33: Distribution of Affordable Units

Community	Total Units in Development	Units Affordable to 80% AMI	Percent of Total Affordable units
Salinas	3,471	2,779	63.1%
Monterey	343	296	6.7%
Carmel Valley	288	287	6.5%
Castroville	303	258	5.9%
Greenfield	294	260	5.9%
King City	123	123	2.8%
Gonzales	112	111	2.5%
E Garrison	66	65	1.5%
Pajaro	65	64	1.5%
Chualar	58	58	1.3%
Marina	56	56	1.3%
Soledad	44	44	1.0%
Spreckels	4	4	0.1%
Total	5,227	4,405	100.0%

Figure 3: Affordable Housing



5. Licensed Community Care Facilities

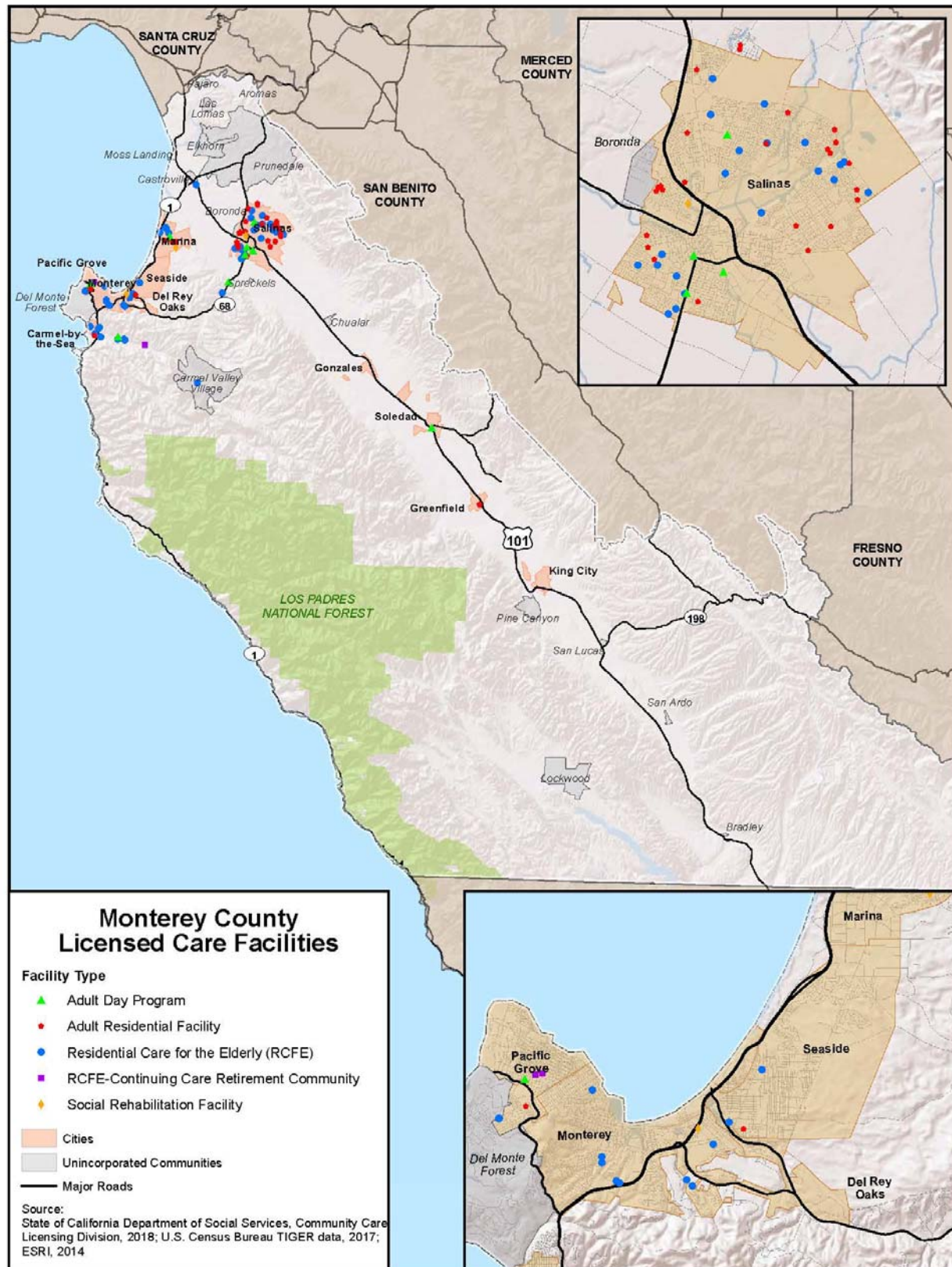
Persons with special needs, such as the elderly and those with disabilities, must also have access to housing in a community. Community care facilities provide a supportive housing environment to persons with special needs in a group situation. Restrictions that prevent this type of housing represent a fair housing concern.

As of 2018, according to the California Department of Social Services, Community Care Licensing Division, there are 48 community care facilities for the elderly, 32 adult residential care facilities, nine adult day care centers, three continuing care retirement communities, and three social rehabilitation facilities located in all of Monterey County. Adult day care facilities in the County have the capacity to serve 651 elderly persons, while residential care facilities have the capacity to serve 1,206 persons (Table 34). The majority of the facilities are located in Salinas. Seaside and Gonzales have indicated in the Housing Element that amendments are needed to bring the cities to compliance with Lanterman Act. (See further discussions and analysis in Chapter 5: Public Policies.)

Table 34: Licensed Community Care Facilities (2018)				
Jurisdiction	Number of Facilities	Capacity		Zoning Compliant with Lanterman Act
		Beds	Beds/1,000 Population	
Monterey	9	513	<1	Yes
Salinas	52	1,046	<1	Yes
Seaside	3	115	<1	No
Urban County				
Del Rey Oaks	0	0	<1	No
Gonzales	0	0	<1	No
Greenfield	1	40	<1	Yes
Sand City	0	0	<1	Yes
Monterey County	96	2,823		Yes

Source: Number of licensed facilities and capacities obtained from the State of California Department of Social Services, Community Care Licensing Division, 2018.

Figure 4: Licensed Care Facilities in Monterey County



I. Access to Opportunities

Decisions regarding housing are often influenced by costs (affordability) but also by access to opportunities such as jobs and services (including quality schools). Public transportation allows many low and moderate income persons, who tend to be transit dependent, to have a wider locational choice. The quality of public schools is also a primary reason for many households with children to prefer certain neighborhoods over others.

1. Public Transit

Monterey-Salinas Transit (MST) provides bus service to the greater Monterey and Salinas areas, as far south as Paso Robles and Big Sur and as far north as Watsonville and San Jose. Service originates from two primary locations—the Monterey Transit Plaza, in downtown Monterey, and the Salinas Transit Center, in downtown Salinas. MST also provides customers with connections to a variety of bus and rail lines for travel outside of Monterey County. However, for many communities in south County and unincorporated north County, services are only offered hourly, which could limit the viability of public transportation.

2. Major Employers

According to the State of California’s Employment Development Department, there are major employees spread out through the County. For the purpose of this report, a major employer is defined as one with 500 or more employees. As a small city, Gonzales is home to seven major employers in the agriculture industry. However, the City most recently denied an affordable housing development for farmworkers. In the County as a whole, top employers include providers of government, agriculture, and health services.

Table 35: Major Employers in Monterey County (2018)

Employer	Location	Number of Employees	Industry
Al Pak Labor	Soledad	500-999	Labor Contractors
Azcona Harvesting	Greenfield	1,000-4,999	Harvesting-Contract
Bud of California	Soledad	1,000-4,999	Fruits and Vegetables-Growers and Shippers
Community Hospital	Monterey	1,000-4,999	Hospitals
County of Monterey	Salinas	5,000+	Government - County
Dole Fresh Vegetables Co	Soledad	500-999	Fruits and Vegetables-Growers and Shippers
Dutra Farms	Royal Oaks	1,000-4,999	Grocers-Wholesale
Hilltown Packing Co	Salinas	500-999	Harvesting-Contract
Mann Packing Co	Salinas	500-999	Fruits and Vegetables-Growers and Shippers
Misionero Vegetables	Gonzales	500-999	Fruits and Vegetables-Growers and Shippers
Pebble Beach Company	Pebble Beach	1,000-4,999	Resorts
Quality Farm Labor	Gonzales	500-999	Labor Contractors
R C Packing	Gonzales	500-999	Packing and Crating Service
Salinas Valley Memorial Hospital	Salinas	1,000-4,999	Hospitals
Taylor Farms	Salinas	1,000-4,999	Fruits and Vegetables-Growers and Shippers
Department of Defense	Seaside	5,000+	Government Offices-U.S.

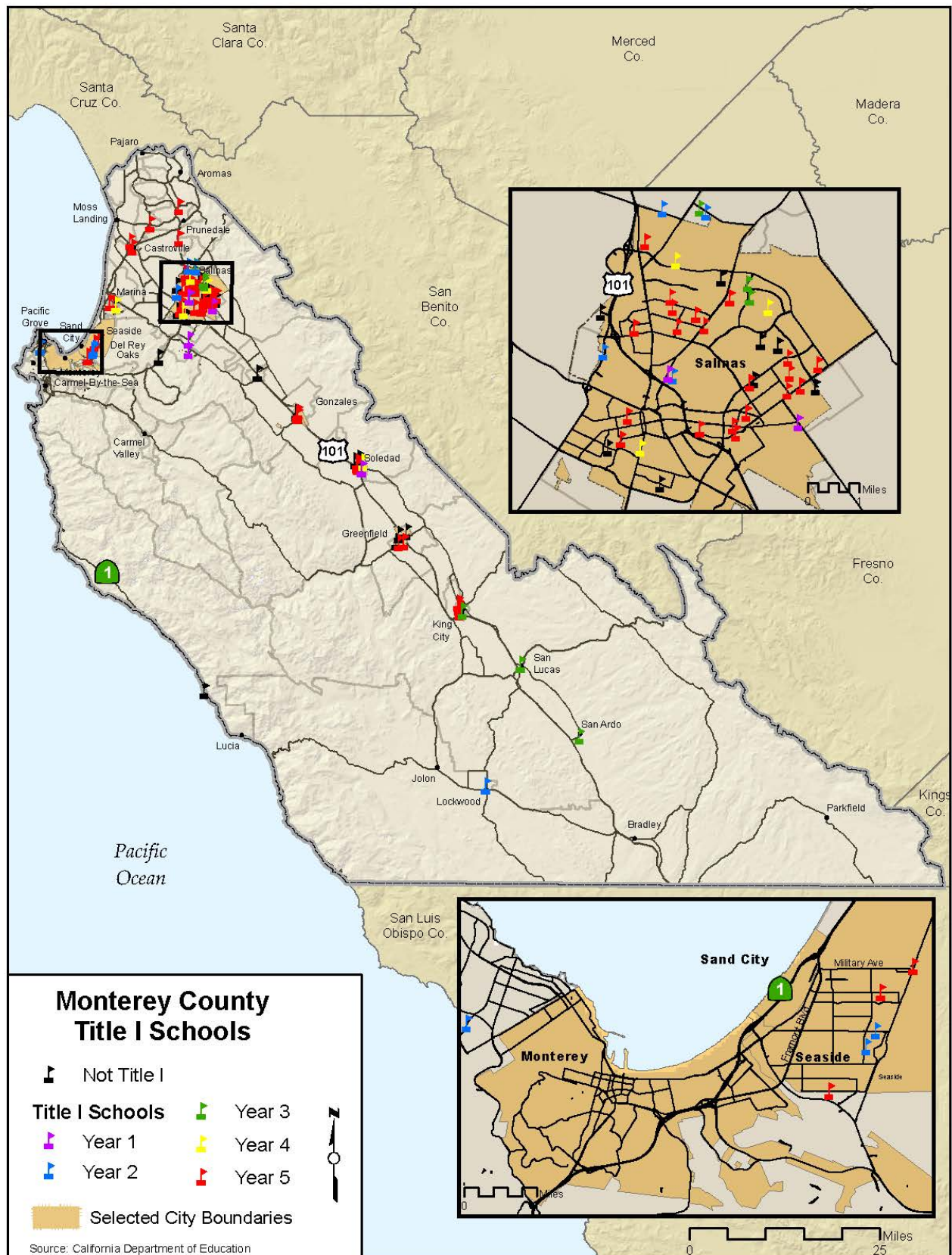
Source: State of California Employment Development Department, 2018.

3. Public Schools

The Monterey County Office of Education (MCOE) provides vital resources to support the County's 24 school districts, two community colleges, and state university. MCOE provides teacher, administrator, and instructional support services to improve teaching and learning in the classroom and increase achievement for all students.

As part of President Johnson's "War on Poverty," the Elementary and Secondary Education Act (ESEA) was passed in 1965. The act is an extensive statute that funds primary and secondary education, while emphasizing equal access to education and establishing high standards and accountability. A major component of ESEA is a series of programs typically referred to as "Title I." Title I programs distribute funding to schools and school districts with a high percentage of students from low income families. To qualify as a Title I school, a school typically must have around 40 percent or more of its students coming from families who are low income. The programs also give priority to schools that are in obvious needs of funds, low-achieving schools, and schools that demonstrate a commitment to improving their education standards and test scores. Figure 5 illustrates the location of Title I schools in Monterey County. Most of these schools are located in areas with minority concentrations. These areas generally correlate with the low and moderate income areas.

Figure 5: Title I Schools



4. Opportunity Indices

While the Federal Affirmatively Furthering Fair Housing (AFFH) Rule has been suspended, the data and mapping developed by HUD for the purpose of preparing the Assessment of Fair Housing (AFH) can still be useful in informing communities about segregation in their jurisdiction and region, as well as disparities in access to opportunity. This section presents the HUD-developed index scores based on nationally available data sources to assess County residents' access to key opportunity assets. Table 36 through Table 39 provide index scores or values (the values range from 0 to 100) for the following opportunity indicator indices:

- **Low Poverty Index:** The low poverty index captures poverty in a given neighborhood. The poverty rate is determined at the census tract level. *The higher the score, the less exposure to poverty in a neighborhood.*
- **School Proficiency Index:** The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. *The higher the score, the higher the school system quality is in a neighborhood.*
- **Labor Market Engagement Index:** The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. *The higher the score, the higher the labor force participation and human capital in a neighborhood.*
- **Transit Trips Index:** This index is based on estimates of transit trips taken by a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region (i.e. the Core-Based Statistical Area (CBSA)). *The higher the transit trips index, the more likely residents in that neighborhood utilize public transit.*
- **Low Transportation Cost Index:** This index is based on estimates of transportation costs for a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. *The higher the index, the lower the cost of transportation in that neighborhood.*
- **Jobs Proximity Index:** The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. *The higher the index value, the better the access to employment opportunities for residents in a neighborhood.*
- **Environmental Health Index:** The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. *Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group.*

Using the countywide index scores as benchmarks, Monterey residents generally have better access to opportunities compared to residents in Salinas and Seaside, even to the County as a whole. Compared to other race groups countywide, Hispanic residents are more likely to be exposed to poverty, have less access to quality schools, lower labor participation rate, higher transportation costs, and higher exposure to environmental hazards.

Table 36: Opportunity Indicators, by Race/Ethnicity – County of Monterey

County of Monterey	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Total Population							
White, Non-Hispanic	60.66	38.17	57.18	41.71	51.27	53.66	73.38
Black, Non-Hispanic	41.63	25.96	33.95	37.12	54.26	39.60	72.28
Hispanic	33.80	16.69	29.16	50.96	56.46	43.15	62.84
Asian or Pacific Islander, Non-Hispanic	50.60	27.73	47.01	48.03	56.78	46.87	69.32
Native American, Non-Hispanic	45.82	24.42	39.49	42.73	52.77	48.93	69.98
Population below federal poverty line							
White, Non-Hispanic	52.63	40.56	53.82	43.99	55.39	53.76	67.99
Black, Non-Hispanic	40.33	26.77	42.51	50.99	60.48	37.58	69.76
Hispanic	27.35	16.94	27.82	54.77	60.16	41.71	59.17
Asian or Pacific Islander, Non-Hispanic	47.94	30.88	50.15	51.96	62.12	50.16	61.49
Native American, Non-Hispanic	25.22	11.06	26.33	52.03	47.05	48.33	75.27

Note: American Community Survey Data are based on a sample and are subject to sampling variability.

Source: AFFHT Data Table 12; Note 1: Data Sources: Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA

Table 37: Opportunity Indicators, by Race/Ethnicity – City of Monterey

County of Monterey	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Total Population							
White, Non-Hispanic	75.33	59.38	70.81	48.87	66.75	54.33	77.69
Black, Non-Hispanic	69.80	58.87	64.63	46.58	67.62	54.51	76.54
Hispanic	65.70	50.34	66.81	51.80	69.69	53.73	74.54
Asian or Pacific Islander, Non-Hispanic	71.56	57.39	71.50	52.35	68.81	54.78	75.93
Native American, Non-Hispanic	72.67	58.71	68.21	46.74	67.39	54.03	77.20
Population below federal poverty line							
White, Non-Hispanic	70.35	61.29	73.32	55.31	73.05	54.45	72.23
Black, Non-Hispanic	72.93	70.00	80.73	62.41	80.59	36.43	56.00
Hispanic	63.78	46.58	67.01	55.55	72.04	56.14	74.39
Asian or Pacific Islander, Non-Hispanic	73.29	60.68	75.02	56.89	73.17	50.28	75.08
Native American, Non-Hispanic	48.00	30.00	57.00	53.00	70.00	65.20	73.00

Note: American Community Survey Data are based on a sample and are subject to sampling variability.

Source: AFFHT Data Table 12; Note 1: Data Sources: Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA

Table 38: Opportunity Indicators, by Race/Ethnicity – City of Salinas

County of Monterey	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Total Population							
White, Non-Hispanic	45.21	19.58	41.04	54.63	63.97	49.24	61.29
Black, Non-Hispanic	41.43	18.23	35.97	55.80	64.51	45.24	62.70
Hispanic	30.67	16.68	27.90	58.15	66.43	38.34	58.19
Asian or Pacific Islander, Non-Hispanic	46.66	20.35	39.38	53.77	61.25	44.08	65.64
Native American, Non-Hispanic	38.39	18.84	35.08	56.20	64.66	42.50	61.38
Population below federal poverty line							
White, Non-Hispanic	40.12	19.55	37.59	55.77	67.35	54.12	57.56
Black, Non-Hispanic	43.67	18.40	32.49	53.20	61.99	40.20	68.79
Hispanic	23.39	16.64	25.48	60.43	68.71	35.54	54.66
Asian or Pacific Islander, Non-Hispanic	34.73	14.10	30.89	53.07	65.77	54.97	55.36
Native American, Non-Hispanic	16.65	18.13	28.36	66.02	74.77	29.60	55.90

Note: American Community Survey Data are based on a sample and are subject to sampling variability.

Source: AFFHT Data Table 12; Note 1: Data Sources: Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA

Table 39: Opportunity Indicators, by Race/Ethnicity – City of Seaside

County of Monterey	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Total Population							
White, Non-Hispanic	48.08	25.78	43.63	38.61	57.98	38.12	73.94
Black, Non-Hispanic	45.25	23.75	41.47	45.61	58.98	27.32	74.74
Hispanic	34.53	22.45	42.44	48.16	64.60	38.00	71.60
Asian or Pacific Islander, Non-Hispanic	44.07	22.83	40.16	43.74	59.76	38.76	74.10
Native American, Non-Hispanic	41.98	23.92	43.72	44.05	61.12	34.52	73.95
Population below federal poverty line							
White, Non-Hispanic	49.07	26.13	40.72	35.14	57.20	43.82	73.28
Black, Non-Hispanic	42.84	25.20	44.98	49.07	60.27	18.27	74.43
Hispanic	30.96	22.35	45.56	51.17	66.65	36.72	72.07
Asian or Pacific Islander, Non-Hispanic	37.91	21.41	45.75	50.50	63.22	27.25	75.25
Native American, Non-Hispanic	38.63	23.12	34.29	43.09	61.87	44.86	67.55

Note: American Community Survey Data are based on a sample and are subject to sampling variability.

Source: AFFHT Data Table 12; Note 1: Data Sources: Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA

Chapter 4

Lending Practices

A key aspect of fair housing choice is equal access to credit for the purchase or improvement of a home, particularly in light of the recent tightening of lending/credit markets. This chapter reviews the lending practices of financial institutions and the access to financing for all households, particularly minority households and those with lower incomes. Lending patterns in lower and moderate income neighborhoods and areas of minority concentration are also examined. However, publicly available data on lending does not contain detailed information to make conclusive statements of discrimination, but can only point out potential areas of concerns. Furthermore, except for outreach and education efforts, a local jurisdiction's ability to influence lending practices is limited. Such practices are largely governed by national policies and regulations.

A. Background

1. Legislative Protection

The Community Reinvestment Act (CRA) in 1977 and the subsequent Home Mortgage Disclosure Act (HMDA) were designed to improve access to credit for all members of the community and hold the lender industry responsible for community lending.

Community Reinvestment Act and Home Mortgage Disclosure Act

The CRA is intended to encourage regulated financial institutions to help meet the credit needs of their entire communities, including lower- and moderate-income neighborhoods. Depending on the type of institution and total assets, a lender may be examined by different supervising agencies for its CRA performance. However, the CRA rating is an overall rating for an institution and does not provide insights regarding the lending performance at specific locations by the institution.

Home Mortgage Disclosure Act

In tandem with the CRA, the HMDA requires lending institutions to make annual public disclosures of their home mortgage lending activity. Under HMDA, lenders are required to disclose information on the disposition of home loan applications and on the race or national origin, gender, and annual income of loan applicants. HMDA data provide some insight into the lending patterns that exist in a community. However, HMDA data are only an indicator of potential problems; the data cannot be used to conclude definite redlining or discrimination practices due to the lack of detailed information on loan terms or specific reasons for denial.

Conventional versus Government-Backed Financing

Conventional financing involves market-rate loans provided by private lending institutions such as banks, mortgage companies, savings and loans, and thrift institutions. To assist lower and moderate income households that may have difficulty in obtaining home mortgage financing in the private market, due to income and equity issues, several government agencies offer loan products that have

below market rate interests and are insured (“backed”) by the agencies. Sources of government-backed financing include loans insured by the Federal Housing Administration (FHA), the Department of Veterans Affairs (VA), California Housing Finance Agency (CalHFA), and the Rural Housing Services/Farm Service Agency (RHA/FSA). Often, government-backed loans are offered to the consumers through private lending institutions. Local programs such as first-time homebuyer and rehabilitation programs are not subject to HMDA reporting requirements.

Financial Stability Act

The Financial Stability Act of 2009 established the Making Home Affordable Program, which assists eligible homeowners who can no longer afford their home with mortgage loan modifications and other options, including short sale or deed-in-lieu of foreclosure. The program is targeted toward homeowners facing foreclosure and homeowners who are unemployed or “underwater” (i.e., homeowners who owe more on their mortgage than their home is worth).

Helping Families Save Their Homes Act

The Helping Families Save Their Homes Act was passed by Congress in May 2009 and expands the Making Home Affordable Program. This Act includes provisions to make mortgage assistance and foreclosure prevention services more accessible to homeowners and increases protections for renters living in foreclosed homes. It also establishes the right of a homeowner to know who owns their mortgage and provides over two billion dollars in funds to address homelessness. Under this bill, tenants also have the right to stay in their homes after foreclosure for 90 days or through the term of their lease.

Fraud Enforcement and Recovery Act

The Fraud Enforcement and Recovery Act (FERA) enhances the criminal enforcement of federal fraud laws by strengthening the capacity of federal prosecutors and regulators to hold accountable those who have committed fraud. FERA amends the definition of a financial institution to include private mortgage brokers and non-bank lenders that are not directly regulated or insured by the federal government, making them liable under federal bank fraud criminal statutes. The law also makes it illegal to make a materially false statement or to willfully overvalue a property in order to manipulate the mortgage lending business.

B. Overall Lending Patterns

1. Data and Methodology

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

HMDA data are submitted by lending institutions to the FFIEC. Certain data is available to the public via the FFIEC site either in raw data format or as pre-set printed reports. The analyses of HMDA data presented in this AI were conducted using Lending Patterns™. Lending Patterns is a web-based data exploration tool that analyzes lending records to produce reports on various aspects

of mortgage lending. It analyzes HMDA data to assess market share, approval rates, denial rates, low/moderate income lending, and high-cost lending, among other aspects.

2. Summary of Loan Disposition

Table 40 summarizes the disposition of loan applications submitted to financial institutions in 2017 (the most recent HMDA data available) for home purchase, refinance, and home improvement loans in Monterey County. Approval rates in the County varied by community in 2017 and ranged from 54 percent in Greenfield to 64 percent in Monterey. Countywide, approximately 62 percent of all loan applications were approved and 16 percent were denied. About 22 percent of applications were withdrawn or closed for incompleteness.

Table 40: Disposition of Home Loans (2017)				
Loan Type	Total Applicants	Percent Approved	Percent Denied	Percent Other
Del Rey Oaks				
Government-Backed Purchase	4	50.0%	0.0%	50.0%
Conventional Purchase	16	87.5%	0.0%	12.5%
Refinance	47	63.8%	12.8%	23.4%
Home Improvement	7	57.1%	14.3%	28.6%
Total	74	67.6%	9.5%	23.0%
Greenfield				
Government-Backed Purchase	11	100.0%	--	--
Conventional Purchase	18	72.2%	16.7%	11.1%
Refinance	185	48.6%	22.2%	29.2%
Home Improvement	14	64.3%	14.3%	21.4%
Total	228	53.9%	20.2%	25.9%
Gonzales				
Government-Backed Purchase	29	75.9%	17.2%	6.9%
Conventional Purchase	17	64.7%	23.5%	11.8%
Refinance	43	44.2%	30.2%	25.6%
Home Improvement	5	--	80.0%	20.0%
Total	94	55.3%	27.7%	17.0%
Monterey				
Government-Backed Purchase	49	65.3%	12.2%	22.4%
Conventional Purchase	422	73.2%	7.8%	19.0%
Refinance	599	57.3%	18.9%	23.9%
Home Improvement	70	70.0%	15.7%	14.3%
Total	1,140	64.3%	14.3%	21.4%
Salinas				
Government-Backed Purchase	512	71.9%	13.1%	15.0%
Conventional Purchase	664	70.5%	12.0%	17.5%
Refinance	2,705	57.0%	17.3%	25.7%
Home Improvement	239	51.0%	30.5%	18.4%

Table 40: Disposition of Home Loans (2017)

Loan Type	Total Applicants	Percent Approved	Percent Denied	Percent Other
Total	4,120	60.7%	16.7%	22.6%
Sand City				
Government-Backed Purchase	6	66.7%	16.7%	16.7%
Conventional Purchase	18	61.1%	16.7%	22.2%
Refinance	44	50.0%	25.0%	25.0%
Home Improvement	2	100.0%	--	--
Total	70	55.7%	21.4%	22.9%
Seaside				
Government-Backed Purchase	133	75.2%	6.0%	18.8%
Conventional Purchase	400	75.8%	7.3%	17.0%
Refinance	645	53.5%	19.4%	27.1%
Home Improvement	75	58.7%	18.7%	22.7%
Total	1,253	63.2%	14.0%	22.7%
Monterey County				
Government-Backed Purchase	1,285	72.4%	10.6%	17.0%
Conventional Purchase	3,186	72.0%	10.8%	17.3%
Refinance	7,627	56.1%	18.4%	25.6%
Home Improvement	769	56.8%	23.8%	19.4%
Total	12,867	61.7%	16.0%	22.3%

Source: www.lendingpatterns.com, 2018.

Home Purchase Loans

In Monterey County, 3,186 households applied for conventional home loans in 2017. In general, home purchase loan applications had higher approval rates than other types of residential lending such as refinancing and home improvements. Government-backed home purchase loans also had higher approval rates than conventional loans in most cases, except in Monterey. Among the 1,285 applications for government-backed home purchased loans in the County, 72 percent were approved. In 2017, government-backed purchase loan applications comprised ten percent of all loan applications in the County.

Home Improvement Loans

Historically, home improvement loan applications have a higher rate of denial when compared to home purchase loans. Part of the reason is that an applicant's debt-to-income ratio may exceed underwriting guidelines when the first mortgage is considered with consumer credit balances. Another reason is that many lenders use the home improvement category to report both second mortgages and equity-based lines of credit, even if the applicant's intent is to do something other than improve the home (e.g., pay for a wedding or college). Loans that will not be used to improve the home are viewed less favorably since the owner is divesting in the property by withdrawing accumulated wealth. From a lender's point of view, the reduction in owner's equity represents a higher risk. As shown in Table 40, comparatively few applicants for home improvement loans were filed (about ten to 15 percent of home purchase loans), and the approval rates were generally lower

than home purchase loans. Specifically Salinas and Gonzales had lower approval rates than the countywide average.

Refinancing

Homebuyers will often refinance existing home loans for a number of reasons. Refinancing can allow homebuyers to take advantage of better interest rates, consolidate multiple debts into one loan, reduce monthly payments, alter risk (i.e. by switching from variable rate to fixed rate loans), or free up cash and capital. As shown in Table 40, applications for refinancing represented the most frequent type of financing needed. Approval rates for refinancing were also generally low, around 50 to 65 percent. Seaside, Gonzales, and Greenfield had lower approval rates than countywide average.

C. Lending Patterns by Race/Ethnicity and Income

The federal Fair Housing Act prohibits discrimination in mortgage lending based on race, color, national origin, religion, sex, familial status or handicap (disability). It is, therefore, important to look not just at overall approval and denial rates for a jurisdiction, but also whether or not these rates vary by other factors, such as race/ethnicity.

The applicant pool for mortgage lending should be reflective of the demographics of a municipality. When one racial/ethnic group is overrepresented or underrepresented in the total applicant pool, it could be an indicator of a possible fair housing issue. Such a finding may be a sign that access to mortgage lending is not equal for all individuals. As shown in Table 41, White applicants were overrepresented in the applicant pools in Monterey County, whereas Hispanic applicants were significantly underrepresented.

Table 41: Demographics of Loan Applicants vs. Total Population – Monterey County (2017)			
	Percent of Applicant Pool	Percent of Total Population	Variation (Percentage Points)
White	42.3%	32.9%	+9.4%
Black	1.5%	2.7%	-1.2%
Hispanic	33.2%	55.4%	-22.2%
Asian	5.9%	6.2%	-0.3%

Source: www.lendingpatterns.com, 2018.

In addition to looking at whether access to lending is equal, it is important to analyze lending outcomes for any signs of potential discrimination by race/ethnicity. As discussed above, approval rates for loans generally increased as household income increased; however, lending outcomes should not vary significantly by race/ethnicity among applicants of the same income level.

Table 42 below summarizes lending outcomes by race/ethnicity and income in Monterey County. In general, approval rate increased as income of the applicant increased for White and Hispanic applicants. For two other minority groups – Asians and Blacks – approval rate was higher at the low income level than at the moderate income level. A number of factors may explain this pattern - limited loan applications from Black and Asian households means that the results may not be representative; and low income households may be purchasing/refinancing much smaller/less expensive homes.

In comparison, the disparities appeared to be more exaggerated statewide. For example, in California, the approval rate for upper income Asians (66 percent) was almost ten percentage points higher than Hispanic applicants in the same income level (57 percent).

Table 42: Lending Patterns by Race/Ethnicity and Income – Monterey County (2017)			
	Approved	Denied	Withdrawn/ Incomplete
White			
Low (0-49% AMI)	37.6%	35.2%	27.2%
Moderate (50-79% AMI)	46.4%	30.7%	22.9%
Middle (80-119% AMI)	62.0%	16.3%	21.7%
Upper (≥120% AMI)	68.1%	11.3%	20.5%
Black			
Low (0-49% AMI)	50.0%	50.0%	0.0%
Moderate (50-79% AMI)	36.4%	36.4%	27.3%
Middle (80-119% AMI)	36.4%	36.4%	27.3%
Upper (≥120% AMI)	65.9%	15.4%	18.7%
Hispanic			
Low (0-49% AMI)	35.1%	41.1%	23.8%
Moderate (50-79% AMI)	49.3%	25.9%	24.8%
Middle (80-119% AMI)	61.1%	17.2%	21.8%
Upper (≥120% AMI)	63.7%	16.0%	20.4%
Asian			
Low (0-49% AMI)	52.9%	17.6%	29.4%
Moderate (50-79% AMI)	37.5%	34.4%	28.1%
Middle (80-119% AMI)	63.3%	10.0%	26.7%
Upper (≥120% AMI)	64.3%	13.2%	22.4%

Source: www.lendingpatterns.com, 2018.

D. Lending Patterns by Census Tract Characteristics

To identify potential geographic differences in mortgage lending activities, an analysis of the HMDA data was conducted by census tract. Based on the Census, HMDA classifies census tracts by the following income levels:⁵

- Low Income Tract – Tract Median Income ≤ 49 percent AMI
- Moderate Income Tract – Tract Median Income between 50 and 79 percent AMI
- Middle Income Tract – Tract Median Income between 80 and 119 percent AMI
- Upper Income Tract – Tract Median Income ≥ 120 percent AMI

⁵ These income definitions are different from those used by HUD to determine Low and Moderate Income Areas.

In addition, HMDA also classifies census tracts by percentage of minority (non-White) population:

- Substantially Minority – Tract with more than 50 percent non-White population
- Not Substantially Minority – Tract with less than 50 percent non-White population

Table 43 summarizes the countywide loan approval and denial rates by census tract income level and minority status in 2017. As shown, the majority of the loan applications were made in upper income census tracts and the approval rate increased as the tract income level increased. Given racial/ethnic composition of County residents, 63 percent of the loan applications were made in census tracts that are considered substantially minority. Approval rate was also slightly higher in tracts that are not substantially minority. Combined, tracts that are not low and moderate income and/or not substantially minority had a slightly better chance of getting loan approvals.

Table 43: Outcomes Based on Census Tract Income – Monterey County (2017)								
	Total Applicants		Approved		Denied		Other	
	#	%	#	%	#	%	#	%
Tract Income Level								
Low	126	1.0%	66	52.4%	28	22.2%	32	25.4%
Moderate	2,092	16.3%	1,214	58.0%	378	18.1%	500	23.9%
Middle	4,777	37.1%	2,971	62.2%	765	16.0%	1,041	21.8%
Upper	5,840	45.4%	3,674	62.9%	884	15.1%	1,282	22.0%
NA	32	0.3%	11	34.4%	8	25.0%	13	40.6%
Minority Concentration								
Substantially Minority	8,106	63.0%	4,884	60.3%	1,376	17.0%	1,846	22.8%
Not Substantially Minority	4,733	36.8%	3,044	64.3%	680	14.4%	1,009	21.3%
Combined Characteristics								
Low/Moderate Income and/or Substantially Minority	8,106	63.0%	4,884	60.3%	1,376	17.0%	1,846	22.8%
All Other Census Tracts	4,761	37.0%	3,052	64.1%	687	14.4%	1,022	21.5%
Total	12,867	100.0%	7,936	61.7%	2,063	16.0%	2,868	22.3%

Source: www.lendingpatterns.com, 2018.

E. Major Lenders

Table 44 summarizes the top ten lenders in Monterey County in 2017, as well as their underwriting outcomes. These ten lenders received a combined 40 percent market share. Wells Fargo was the clear top lender in the County, with its share being doubled that of the second lender Quicken Loans.

Loan approval rates varied significantly among the top lenders. Approval rate for Wells Fargo was on par with the countywide average. However, Nationstar (now dba Mr. Cooper), the fourth top lender in terms of applications received, approved only 24 percent of the applicants. On the other end of the spectrum was American Pacific Mortgage, which approved 81 percent of the applicants. Such a range of discrepancies may be a reason for concern if these lenders targeted specific populations. As shown in Table 45, the primary clientele for Bay Equity and Finance of America Mortgage in 2017 was Hispanic applicants. Of the 243 loan applications received by Bay Equity in

2017, 82 percent were from Hispanic applicants. Similarly, over 70 percent of the loan applications received by Finance of America Mortgage were from Hispanic applicants. For Asian applicants, Bank of America and Caliber Home Loans were the top lenders. Caliber Home Loans and Nationstar Mortgage had the highest percentage of loan applications from Black applicants. However, Nationstar also had the lowest loan approval rates among the top lenders.

Table 44: Top Lenders – Monterey County (2017)				
	Overall Market Share	Approved	Denied	Withdrawn or Closed
Wells Fargo Bank	10.1%	57.3%	24.5%	18.2%
Quicken Loans, Inc.	5.1%	68.4%	24.7%	6.9%
Finance of America Mortgage	4.5%	74.2%	6.4%	19.4%
Nationstar Mortgage	3.9%	24.0%	17.4%	58.7%
JP Morgan Chase Bank	3.8%	66.3%	17.3%	16.5%
Bank of America	3.1%	66.8%	16.1%	17.1%
Shore Mortgage	3.0%	78.5%	7.8%	13.7%
Summit Funding	2.5%	70.1%	4.3%	25.6%
American Financial Network	2.2%	63.2%	1.8%	35.1%
American Pacific Mortgage	2.2%	81.0%	6.0%	13.0%
Other Lenders	59.6%	55.0%	16.2%	28.7%
All Lenders	100.0%	58.2%	16.0%	25.7%

Source: www.lendingpatterns.com, 2018.

Table 45: Top Lenders by Race/Ethnicity of Applicant – Monterey County (2017)					
Black		Hispanic		Asian	
Lender	% of Total Applicants	Lender	% of Total Applicants	Lender	% of Total Applicants
Caliber Home Loans	3.3%	Bay Equity	81.9%	Bank of America	8.9%
Nationstar Mortgage	2.4%	Finance of America Mortgage	70.4%	Caliber Home Loans	8.6%
Paramount Equity Mortgage	2.2%	Shore Mortgage	47.4%	Loandepot.com	6.6%
American Financial Network	1.8%	Nationstar Mortgage	40.3%	Nationstar Mortgage	6.4%
JP Morgan Chase Bank	1.6%	Wells Fargo Bank	39.2%	Summit Funding	5.9%
Bay Equity	1.6%	Caliber Home Loans	36.4%	Wells Fargo Bank	5.6%
Loandepot,cin	1.6%	American Financial Network	35.1%	JP Morgan Chase Bank	4.9%
Summit Funding	1.5%	JP Morgan Chase Bank	31.1%	American Financial Network	4.9%
Shore Mortgage	1.3%	Paramount Equity Mortgage	30.2%	Quicken Loans	4.8%
RMR Financial	1.3%	American Pacific Mortgage	29.2%	Shore Mortgage	4.1%

Source: www.lendingpatterns.com, 2018.

F. Subprime Lending

According to the Federal Reserve, “prime” mortgages are offered to persons with excellent credit and employment history and income adequate to support the loan amount. “Subprime” loans are loans to borrowers who have less-than-perfect credit history, poor employment history, or other factors such as limited income. By providing loans to those who do not meet the critical standards for borrowers in the prime market, subprime lending can and does serve a critical role in increasing levels of homeownership. Households that are interested in buying a home but have blemishes in their credit record, insufficient credit history, or non-traditional income sources, may be otherwise unable to purchase a home. The subprime loan market offers these borrowers opportunities to obtain loans that they would be unable to realize in the prime loan market.

Subprime lenders generally offer interest rates that are higher than those in the prime market and often lack the regulatory oversight required for prime lenders because they are not owned by regulated financial institutions. In the recent past, however, many large and well-known banks became involved in the subprime market either through acquisitions of other firms or by initiating subprime loans directly. Though the subprime market usually follows the same guiding principles as the prime market, a number of specific risk factors are associated with this market.

Subprime lending can both impede and extend fair housing choice. On the one hand, subprime loans extend credit to borrowers who potentially could not otherwise finance housing. The increased access to credit by previously underserved consumers and communities contributed to record high levels of homeownership among minorities and lower income groups. On the other hand, these loans left many lower income and minority borrowers exposed to default and foreclosure risk. Since foreclosures destabilize neighborhoods and subprime borrowers are often from lower income and minority areas, mounting evidence suggests that classes protected by fair housing faced the brunt of the recent subprime and mortgage lending market collapse.⁶

While HMDA data does not classify loans as subprime, it does track the interest rate spread on loans. An interest rate spread refers to the difference between two related interest rates. For HMDA data, spread specifically refers to the difference between the annual percentage rate (APR) for a loan and the yield on a comparable-maturity Treasury security.

Table 46: Reported Spread on Loans by Race/Ethnicity – Monterey County (2011-2017)				
	Frequency of Spread		Average Spread	
	2011	2017	2011	2017
White	1.17%	2.32%	2.58%	2.67%
Black	4.17%	1.90%	4.20%	1.96%
Hispanic	2.23%	5.05%	2.84%	2.14%
Asian	0.64%	2.41%	2.61%	3.04%

Source: www.lendingpatterns.com, 2018.

⁶ Association of Community Organizations for Reform Now. September 2007. “Foreclosure Exposure: A Study of Racial and Income Disparities in Home Mortgage Lending in 172 American Cities.”

As shown in Table 46, the frequency of loans with reported spread increased significantly between 2011 and 2017 for all groups except for Blacks. However, the number of loan applications filed by Black households was limited. Specifically, in 2011, 2.23 percent of the loan applications by Hispanic applicants were offered subprime loan. In 2017, the proportion increased to 5.05 percent, more than doubled. The magnitude of the spread increased for Whites and Asians, but decreased significantly for Hispanics. Therefore, while more Hispanics were being offered subprime loans, the rate differences were narrower than in 2011.

Chapter 5

Public Policies

Public policies established at the federal, state, and local levels can affect housing development and therefore may have an impact on the range and location of housing choices available to residents. Fair housing laws are designed to encourage an inclusive living environment and active community participation. An assessment of public policies and practices enacted by jurisdictions within the Collaborating Entities can help determine potential impediments to fair housing opportunity. This section presents an overview of government regulations, policies, and practices enacted by each of the jurisdictions that may impact fair housing choice.

The General Plan of a jurisdiction establishes a vision for the community and provides long-range goals and policies to guide the development in achieving that vision. Two of the seven State-mandated General Plan elements – Housing and Land Use Elements – have direct impact on the local housing market in terms of the amount and range of housing choice. The Zoning Ordinance, which implements the Land Use Element, is another important document that influences the amount and type of housing available in a community – the availability of housing choice.

A. Housing Element Law and Compliance

As one of the State-mandated elements of the local General Plan, the Housing Element is the only element with specific statutory requirements and is subject to review by the State Department of Housing and Community Development (HCD) for compliance with State law. Housing Element law requires that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law acknowledges that, for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. Specifically, the Housing Element must:

- Identify adequate sites which will be made available through appropriate zoning and development standards and with services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels in order to meet the community's housing goals;
- Assist in the development of adequate housing to meet the needs of low- and moderate-income households;
- Address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing;
- Conserve and improve the condition of the existing affordable housing stock; and
- Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, disability, sexual orientation, gender identification, or any other arbitrary factor.

Compliance Status

A Housing Element found by HCD to be in compliance with State law is presumed to have adequately addressed its policy constraints. According to HCD, as of January 2019, the Housing Element compliance status among Monterey County jurisdictions is as follows:

In Compliance

Carmel-by-the Sea
Gonzales
Greenfield
King City
Monterey
Pacific Grove
Salinas
Sand City
Soledad
Monterey County

Out of Compliance

Del Rey Oaks
Marina
Seaside

The City of Seaside updated the Housing Element as part of the comprehensive General Plan update. The HCD-reviewed Draft Housing Element received a Finding of Substantial Compliance from HCD in December 2017, pending adoption of the Housing Element. However, adoption of the General Plan has been delayed due to the environmental clearance process, subsequently delaying the adoption of the Housing Element. As of February 2019, Seaside has initiated a process to pursue adoption of the Seaside Housing Element independent of the overall General Plan process. The City of Del Rey Oaks has not yet submitted a draft Housing Element for the fifth cycle update for HCD review.

It should be noted that the cities of Carmel, King, Marina, Pacific Grove, and Soledad are not Collaborating Entities of this Regional AI. These are small communities not eligible as Entitlement Jurisdictions to receive funding directly from HUD and do not participate in the Urban County program.

B. Land Use Element

The Land Use Element of a General Plan designates the general distribution, location, and extent of uses for land planned for housing, business, industry, open space, and public or community facilities. As it applies to housing, the Land Use Element establishes a range of residential land use categories, specifies densities (typically expressed as dwelling units per acre [du/ac]), and suggests the types of housing appropriate in a community. Residential development is implemented through the zoning districts and development standards specified in the jurisdiction's zoning ordinance.

Residential Densities

A number of factors, governmental and non-governmental, affect the supply and cost of housing in a local housing market. The governmental factor that most directly influences these market conditions is the allowable density range of residentially designated land. In general, higher densities allow developers to take advantage of economies of scale, reduce the per-unit cost of land and improvements, and reduce developments costs associated with new housing construction.

Reasonable density standards ensure the opportunity for higher-density residential uses to be developed within a community, increasing the feasibility of producing affordable housing. Minimum required densities in multi-family zones ensure that land zoned for multi-family use, the supply of which is often limited, will be developed as efficiently as possible for multi-family uses.

Table 47 presents a summary of allowable densities by land use type within the Collaborating Entities. All communities offer a range of residential densities that allow single-family and multi-family housing. Salinas and Seaside, through specific plans and mixed use zoning, offer the highest residential densities of over 50 units per acre.

Table 47: Typical Land Use Categories & Permitted Density by Jurisdiction

Generalized Land Use (By Density)	Density Range (du/ac)	Typical Residential Type	Monterey	Salinas	Seaside	Del Rey Oaks	Gonzales	Greenfield	Sand City	County
Single-family										
Low	<3.1	Single-family homes on large lots	■	---	■	■	■	■	■	■
Medium	3.1-6.0	Single-family homes on medium-sized lots	■	■	■	■	■	■	■	■
High	6.1-14.0	Smaller single-family homes	■	■	■	■	■	■	■	■
Multiple-family										
Low	6.1-16.0	Town homes, duplexes, condominiums, and small single-story apartments	■	■	■	■	■	■	■	■
Medium	16.1-20.0	One and two-story apartment complexes	■	■	■	*	■	■	■	■
High	20.1-30.0	Two and three-story apartment complexes	■	■	■		■	---	■	■

Note: This table represents a summary of typical land use categories, as defined by density. These categories are not necessarily representative of a specific jurisdiction's General Plan Land Use categories. Instead, they are meant to provide an overview of the type of land uses and densities permitted in that jurisdiction. The squares identify a jurisdiction as supporting land use densities within the identified range (according to the General Plan's Land Use Element). However, a jurisdiction's land use category might not include all the densities listed in that range. For example, the "NR High" land use sub-designation in the City of Gonzales supports densities between 15 and 24 du/ac, so the Multiple-family Low, Medium, and High categories are checked since the range covers all three categories.

*Zoning Ordinance allows up to 18 du/ac in the "D" zone with CUP.

Sources:

City of Monterey General Plan, 2005

City of Salinas General Plan, 2002

City of Seaside General Plan, 2003

City of Del Rey Oaks General Plan Land Use Element, 1997

City of Gonzales General Plan Land Use Element, 2011.

City of Greenfield General Plan, 2005

City of Sand City General Plan, 2002

County of Monterey General Plan Land Use Element, 2010.

C. Zoning Ordinance

The Zoning Ordinance implements the General Plan by establishing zoning districts that correspond with General Plan land use designations. Development standards and permitted uses in each zoning district are specified to govern the density, type, and design of different land uses for the protection of public health, safety, and welfare (Government Code, Sections 65800-65863). Several aspects of the Zoning Ordinance that may affect a person's access to housing or limit the range of housing choices available are described below.

As part of the Housing Element update, jurisdictions are required to evaluate their land use policies, zoning provisions, and development regulations, and make proactive efforts to mitigate any constraints identified. The following review is based on the current Zoning Ordinances as of the writing of this AI (see Table 48).

Accessory Dwelling Units (ADU)

In recent years, State law on accessory dwelling units (formerly known as secondary units) has gone through major changes. Most communities have not revised their Zoning Codes to reflect the new State law. The existing second unit ordinances have become null and void in 2017. Communities either adopt their own ordinance in compliance with new State law, or State law preempts local ordinances. Among the Collaborating Entities, only Monterey, San City, and Salinas had adopted an ADU ordinance and submitted for HCD review as required.

Definition of Family

A community's Zoning Ordinance can potentially restrict access to housing for households failing to qualify as a "family" by the definition specified in the Zoning Ordinance. For instance, a landlord may refuse to rent to a "nontraditional" family based on the zoning definition of a family. A landlord may also use the definition of a family as an excuse for refusing to rent to a household based on other hidden reasons, such as household size. Even if the code provides a broad definition, deciding what constitutes a "family" should be avoided by jurisdictions to prevent confusion or give the impression of restrictiveness.

California court cases⁷ have ruled that a definition of "family" that: 1) limits the number of persons in a family; 2) specifies how members of the family are related (i.e. by blood, marriage or adoption, etc.), or 3) a group of not more than a certain number of unrelated persons as a single housekeeping unit, is invalid. Court rulings stated that defining a family does not serve any legitimate or useful objective or purpose recognized under the zoning and land planning powers of the jurisdiction, and therefore violates rights of privacy under the California Constitution. A Zoning Ordinance also cannot regulate residency by discrimination between biologically related and unrelated persons. Furthermore, a zoning provision cannot regulate or enforce the number of persons constituting a family. All the Collaborating Entities, except for Del Rey Oaks, either do not have a definition of family in their Zoning Code or the definition is inclusive and does not serve to impede housing choice.

⁷ City of Santa Barbara v. Adamson (1980), City of Chula Vista v. Pagard (1981), among others.

Residential Care Facilities

The Lanterman Developmental Disabilities Services Act (Sections 5115 and 5116 of the California Welfare and Institutions Code) declares that mentally and physically disabled persons are entitled to live in normal residential surroundings and that the use of property for the care of six or fewer disabled persons is a residential use for zoning purposes. A state-authorized, certified, or licensed family care home, foster home, or group home serving six or fewer persons with disabilities or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is permitted in all residential zones. No local agency can impose stricter zoning or building and safety standards on these homes (commonly referred to as “group” homes) of six or fewer persons with disabilities than are required of the other permitted residential uses in the zone. The Lanterman Act covers only licensed residential care facilities. Del Rey Oaks does not have provisions for residential care facilities of any size in its Zoning Ordinance. The Gonzales Housing Element and Seaside Housing Element indicate that zoning amendments would be required to make provisions for residential care facilities. Such amendments have not been completed.

Emergency Shelters

An emergency shelter provides housing with minimal supportive services for homeless persons and is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay (Health and Safety Code Section 50801[e]). State law requires jurisdictions to identify adequate sites for housing which will be made available through appropriate zoning and development standards to facilitate and encourage the development of a variety of housing types for all income levels, including emergency shelters and transitional housing (Government Code Section 65583[c][1]). Changes to State law (SB 2) in 2008, require that local jurisdictions make provisions in the zoning code to permit emergency shelters by right and with a ministerial approval process in at least one zoning district where adequate capacity is available to accommodate at least one year-round shelter. Local jurisdictions however, may establish limited and objective standards to regulate the development of emergency shelters.

All Collaborating Entities, except for Del Rey Oaks, have completed the zoning revisions necessary to permit emergency shelters for the homeless by right in at least one zone. However, the County’s ordinance includes a distance requirement – within 2,500 feet of an existing transit station – that is not allowed under State law. While the distance requirement was established with good intentions, State law allows only one distance requirement for the siting of emergency shelters for the homeless – a 300-foot separation from another similar facility.

Transitional and Supportive Housing

State law (SB 2) requires local jurisdictions to address the provisions for transitional and supportive housing. Under Housing Element law, transitional housing means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance (California Government Code Section 65582(h)).

Supportive housing means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her

ability to live and, when possible, work in the community. Target population means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people (California Government Code Sections 65582(f) and (g)).

Pursuant to SB 2, transitional and supportive housing constitutes a residential use and therefore local governments cannot treat it differently from other types of residential uses (e.g., requiring a use permit when other residential uses of similar function do not require a use permit). The County of Monterey and Gonzales allows transitional and supportive housing by right in residential zones, subject to the same development standards and permitting processes as other residential uses; however, the County of Monterey and City of Gonzales do not allow transitional or supportive housing in its agriculture zones, where single-family housing is allowed. Del Rey Oaks, Seaside and Sand City have yet to amend the Zoning Codes to address the provision of transitional and supportive housing.

Single-Room Occupancy (SRO)

AB 2634 amending the State Housing Element law also mandates that local jurisdictions address the provision of housing options for Extremely Low income households. SRO units are small, one-room units intended for occupancy by a single individual. California HCD considers SRO units to be a suitable housing type to meet the needs of Extremely Low income individuals. It is distinct from a studio or efficiency unit in that each is a one-room unit that must contain a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or the other. SRO units are one of the most traditional forms of affordable private housing for lower income individuals, including seniors and persons with disabilities. These protected classes are required to have suitable housing options and SROs provide these options. Del Rey Oaks, Seaside, Greenfield, and Sand City have yet to amend the Zoning Codes to address the provision of SRO housing.

Farm Employee Housing

The California Employee Housing Act requires that housing for six or fewer employees be treated as a regular residential use. The Employee Housing Act further defines housing for agricultural workers consisting of 36 beds or 12 units as an accessory agricultural use in agricultural zones, subject to the same permit process as the primary agricultural use.

Currently, Del Rey Oaks and Gonzales do not have provisions in the Zoning Code that treat housing for six or fewer employees as a regular residential use. Gonzales also allows commercial agricultural operations; however, its Zoning Code does not treat farm employee housing consistent with the Employee Housing Act. Monterey and Greenfield do not have provisions for employee housing or farm employee housing in the Zoning Codes. Del Rey Oaks does not allow commercial agriculture operations and therefore does not require provisions for farm employee housing. Seaside's Zoning Code addresses farmworker housing but not employee housing.

Reasonable Accommodation

Under State and federal law, local governments are required to “reasonably accommodate” housing for persons with disabilities when exercising planning and zoning powers. Jurisdictions must grant variances and zoning changes if necessary to make new construction or rehabilitation of housing for persons with disabilities feasible but are not required to fundamentally alter their Zoning Ordinance.

Although most local governments are aware of State and Federal requirements to allow reasonable accommodations, if specific policies or procedures are not adopted by a jurisdiction or a jurisdiction requires a public hearing or discretionary decision, residents with disabilities may be unintentionally displaced or discriminated against. Del Rey Oaks, Seaside and Greenfield have yet to establish specific policies for reasonable accommodation.

Table 48: Zoning Provisions for Special Needs Housing								
	Monterey	Salinas	Seaside	Del Rey Oaks	Greenfield	Gonzales	Sand City	County
Accessory Dwelling Unit	✓	✓	*	*	*	*	✓	*
Definition of Family	✓	✓	✓	*	✓	✓	✓	✓
Emergency Shelters	✓	✓	✓	*	✓	✓	✓	*
Transitional Housing	✓	✓	*	*	✓	*	*	*
Supportive Housing	✓	✓	*	*	✓	*	*	*
Residential Care Facilities	✓	✓	*	*	✓	*	✓	✓
Single Room Occupancy	✓	✓	*	*	*	✓	*	✓
Farmworker Housing	*	✓	✓	*	*	*	✓	✓
Employee Housing	*	✓	*	*	*	*	✓	✓
Reasonable Accommodation	✓	✓	*	*	*	✓	✓	✓

✓ = Compliant with laws

* = Potential issues or not addressed in Zoning

Chapter 6

Fair Housing Profile

This chapter provides an overview of the institutional structure of the housing industry with regard to fair housing practices. In addition, this chapter discusses the fair housing services available to residents in the County, as well as the nature and extent of fair housing complaints received by the fair housing provider(s). Typically, fair housing services encompass the investigation and resolution of housing discrimination complaints, discrimination auditing/testing, and education and outreach, including the dissemination of fair housing information. Tenant/landlord counseling services are usually offered by fair housing service providers but are not considered fair housing services.

A. Fair Housing Practices in the Homeownership Market

Part of the American dream involves owning a home in the neighborhood of one's choice. Not all Americans, however, have always enjoyed equal access to homeownership due to credit market distortions, “redlining,” steering, and predatory lending practices.

1. The Homeownership Process

The following discussions describe the process of homebuying and likely situations when a person/household may encounter housing discrimination. However, much of this process occurs in the private housing market over which local jurisdictions have little control or authority to regulate. The recourse lies in the ability of the contracted fair housing service providers in monitoring these activities, identifying the perpetrators, and taking appropriate reconciliation or legal actions.

Advertising

The first thing a potential buyer is likely to do when they consider buying a home is search advertisements either in magazines, newspapers, or the Internet to get a feel for what the market offers. Advertisements cannot include discriminatory references such as the use of words describing:

- Current or potential residents;
- Neighbors or the neighborhood in racial or ethnic terms;
- Adults preferred (except for senior or active adult living);
- Perfect for empty nesters;
- Conveniently located by a Catholic Church; or
- Ideal for married couples without kids.

In November 2018, approximately, 1,400 homes were listed on for sale in Monterey County on Realtro.com. A random sample of 127 listings were reviewed, and 16 listings included references to something other than the physical description of the available home and amenities and services

included (Table 49). Fifteen of the advertisements were targeted specifically at families, one ad was targeted toward someone with a particular income level.

Table 49: Potentially Discriminatory Language in Listings of For-Sale Homes		
Discrimination Type	Number of Listings	Potentially Discriminatory Language*
No Discriminatory Language	111	n/a
Income Related	1	For the executive who wants a quality living space or anybody who wants a property showing pride of ownership
Household Size/ Family Related	15	- Near School And Close To The New Starbucks In Greenfield - This is perfect for Tool Box Tony and not for Bulldozer Bill - Cesar Chavez Elementary School - Plenty of room for kid and pets

Source: www.realtor.com, accessed November 2018.

*Examples are direct quotes from the listings (including punctuation and emphasis).

Advertising has become a sensitive area in real estate. While real estate advertising can be published in other languages, by law an English version of the ad must also be published. Monitoring this requirement is difficult, if not impossible. Even if an agent does not intend to discriminate in an ad, it would still be considered a violation to suggest to a reader whether a particular group is preferred. Previous litigation has set precedence for violations in advertisements that hold publishers, newspapers, Multiple Listing Services, real estate agents, and brokers accountable for discriminatory ads.

Lending

Initially, buyers must find a lender that will qualify them for a loan. This part of the process entails an application, credit check, ability to repay, amount eligible for, choosing the type and terms of the loan, etc. Applicants are requested to provide a lot of sensitive information including their gender, ethnicity, income level, age, and familial status. Most of this information is used for reporting purposes required of lenders by the Community Reinvestment Act (CRA) and the Home Mortgage Disclosure Act (HMDA). The previous section of this AI provides a detailed analysis of HMDA data for the Collaborating Entities.

Appraisals

Banks order appraisal reports to determine whether a property is worth the amount of the loan they will be giving. Generally speaking, appraisals are based on the comparable sales of properties within the neighborhood of the property being appraised. Other factors are taken into consideration, such as the age of the structure, any improvements made, location, general economic influences, etc.

Real Estate Agents

Real estate professionals may act as agents of discrimination. Some unintentionally, or possibly intentionally, may steer a potential buyer to particular neighborhoods by encouraging the buyer to look into certain areas; others may choose not to show the buyer all choices available. Agents may also discriminate by whom they agree to represent, whom they turn away, and the comments they make about their clients.

The California Association of REALTORS® (CAR) has included language on many standard forms disclosing fair housing laws to those involved. Many REALTOR® Associations also host fair housing trainings/seminars to educate members on the provisions and liabilities of fair housing laws, and the Equal Opportunity Housing Symbol is also printed on all CAR forms as a reminder.

Covenants, Conditions, and Restrictions (CC&Rs)

Covenants, Conditions, and Restrictions (CC&Rs) are restrictive promises that involve voluntary agreements, run with the land they are associated with, and are listed in a recorded Declaration of Restrictions. The Statute of Frauds (Civil Code Section 1624) requires them to be in writing because they involve real property. They must also be recorded in the County where the property is located in order to bind future owners. Owners of parcels may agree amongst themselves as to the restrictions on use but, in order to be enforceable, they must be reasonable.

The California Department of Real Estate reviews CC&Rs for all subdivisions of five or more lots, or condominiums of five or more units. This review is authorized by the Subdivided Lands Act and mandated by the Business Professions Code, Section 11000. The review includes a wide range of issues, including compliance with fair housing law. The review must be completed and approved before the Department of Real Estate will issue a final subdivision public report. This report is required before a real estate broker or anyone can sell the units, and each prospective buyer must be issued a copy of the report. If the CC&Rs are not approved, the Department of Real Estate will issue a “deficiency notice”, requiring the CC&Rs be revised. CC&Rs are void if they are unlawful, impossible to perform or are in restraint on alienation (a clause that prohibits someone from selling or transferring his/her property). However, older subdivisions and condominium/townhome developments may contain illegal clauses which are enforced by the homeowners associations.

Homeowners Insurance Industry

Without insurance, banks and other financial institutions lend less. For example, if a company excludes older homes from coverage, lower income and minority households who can only afford to buy in older neighborhoods may be disproportionately affected. Another example includes private mortgage insurance (PMI). PMI obtained by applicants from Community Reinvestment Act (CRA) protected neighborhoods is known to reduce lender risk. Redlining of lower income and minority neighborhoods can occur if otherwise qualified applicants are denied or encouraged to obtain PMI.⁸

2. National Association of REALTORS® (NAR)

The National Association of REALTORS® (NAR) has developed a Fair Housing Program to provide resources and guidance to REALTORS® in ensuring equal professional services for all people. The term REALTOR® identifies a licensed professional in real estate who is a member of the NAR; however, not all licensed real estate brokers and salespersons are members of the NAR.

Code of Ethics

Article 10 of the NAR Code of Ethics provides that “REALTORS® shall not deny equal professional services to any person for reasons of race, color, religion, sex, handicap, familial status, or national origin. REALTORS® shall not be a party to any plan or agreement to discriminate

⁸ “Borrower and Neighborhood Racial Characteristics and Financial Institution Financial Application Screening”; Mester, Loretta J; Journal of Real Estate Finance and Economics; 9 241-243; 1994

against any person or persons on the basis of race, color, religion, sex, handicap, familial status, or national origin.”

Additionally, Standard of Practice Article 10-1 states that “REALTORS® shall not volunteer information regarding the racial, religious or ethnic composition of any neighborhood and shall not engage in any activity which may result in panic selling. REALTORS® shall not print, display or circulate any statement or advertisement with respect to the selling or renting of a property that indicates any preference, limitations or discrimination based on race, color, religion, sex, handicap, familial status, or national origin.”

Diversity Certification

NAR has created a diversity certification, “At Home with Diversity: One America” to be granted to licensed real estate professionals who meet eligibility requirements and complete the NAR “At Home with Diversity” course. The certification will signal to customers that the real estate professional has been trained on working with diversity in today’s real estate markets. The coursework provides valuable business planning tools to assist real estate professionals in reaching out and marketing to a diverse housing market. The NAR course focuses on diversity awareness, building cross-cultural skills, and developing a business diversity plan.

3. California Department of Real Estate (DRE)

The California Department of Real Estate (DRE) is the licensing authority for real estate brokers and salespersons. As noted earlier, not all licensed brokers and salespersons are members of the National or California Association of REALTORS®.

The DRE has adopted education requirements that include courses in ethics and in fair housing. To renew a real estate license, each licensee is required to complete 45 hours of continuing education, including three hours in each of the four mandated areas: Agency, Ethics, Trust Fund, and Fair Housing. The fair housing course contains information that will enable an agent to identify and avoid discriminatory practices when providing real estate services to clients.

The law requires, as part of the 45 hours of continuing education, completion of five mandatory three-hour courses in Agency, Ethics, Trust Fund Handling and Fair Housing and Risk Management. These licensees will also be required to complete a minimum of 18 additional hours of courses related to consumer protection. The remaining hours required to fulfill the 45 hours of continuing education may be related to either consumer service or consumer protection, at the option of the licensee.

3. California Association of REALTORS® (CAR)

The California Association of Realtors (CAR) is a trade association of 92,000 realtors statewide. As members of organized real estate, realtors also subscribe to a strict code of ethics as noted above. CAR has recently created the position of Equal Opportunity/Cultural Diversity Coordinator. CAR holds three meetings per year for its general membership, and the meetings typically include sessions on fair housing issues. Current outreach efforts in the Northern California area are directed to underserved communities and state-licensed brokers and sales persons who are not members of the CAR.

B. Fair Housing Practices in the Rental Housing Market

1. Rental Process

Advertising

Rental advertisements should not include discriminatory references. A random sample of 119 rental listings in November 2018 were reviewed. Among these ads, 47 (40 percent of all listings) were found to contain potentially discriminatory language (Table 50). A large portion of the problematic language involves “no pets” policies. Persons with disabilities are one of the protected classes, and apartments must allow “service animals” and “companion animals,” under certain conditions. Service animals are animals that are individually trained to perform tasks for people with disabilities such as guiding people who are blind, alerting people who are deaf, pulling wheelchairs, alerting and protecting a person who is having a seizure, or performing other special tasks. Service animals are working animals, not pets. Companion animals, also referred to as assistive or therapeutic animals, can assist individuals with disabilities in their daily living and, as with service animals, help disabled persons overcome the limitations of their disabilities and the barriers in their environment.

Persons with disabilities have the right to ask their housing provider to make a reasonable accommodation in a “no pets” policy in order to allow for the use of a companion or service animal. However, in the case of rental ads that specifically state “no pets,” some disabled persons may not be aware of their right to ask for an exception to this rule. A “no pets” policy could, therefore, be interpreted as potentially discriminatory. Of the 119 rental listings surveyed in November 2018, 23 ads (19 percent) included language to specifically ban pets.

A total of 23 ads included potentially discriminatory language based on household size or who will reside in the rental together. For example, a number of these ads used language to target families, especially those with younger children by mentioning the great schools nearby or mentioning that the rental is only available for a single-family occupancy (Table 55).

Table 50: Potentially Discriminatory Language in Rental Listings

Discrimination Type	Number of Listings	Potentially Discriminatory Language ¹
No Discriminatory Language	72	n/a
Disability Related	23	• No pets. • Sorry no animals allowed, please don't ask.
Household Size/ Family Related	23	• Single-family occupancy only. • Perfect for Students and Family Life! • Located in the Pacific Grove Unified School District • Located on a very quiet street. • This home is located near shopping, dining, NPS, DLI, MIIS, parks and schools. • Conveniently located down the street from Washington Middle School, and around the corner from Hartnell College and steps from Salinas High School and YMCA.

Sources: www.zillow.com, accessed November 2018.

Note: Examples are direct quotes from the listings (including punctuation and emphasis).

Responding to Ads

Differential treatment of those responding to advertisements is a growing fair housing concern. In a 2011 study conducted nationally, comprehensive audit-style experiments via email correspondence were used to test for racial discrimination in the rental housing market. This study was particularly unique because it tested for two variables—discrimination based on race *and* social class. By responding to online rental listings using names associated with a particular racial/ethnic group and varying message content grammatically to indicate differing levels of education and/or income (i.e. social class), researchers found that, overall, Blacks continued to experience statistically significant levels of discrimination in the rental housing market. This discrimination was even more pronounced when the housing inquiry was made to look like it originated from a Black individual of a lower social class.⁹

Viewing the Unit

Viewing the unit is the most obvious place where the potential renters may encounter discrimination because landlords or managers may discriminate based on race or disability, or judge on appearance whether a potential renter is reliable or may violate any of the rules.

In a follow up to the study discussed above, researchers developed an experiment to test for subtle discrimination. Subtle discrimination is defined as unequal treatment between groups that occurs but is difficult to quantify, and may not always be identifiable through common measures such as price differences. Researchers found that, in general, landlords replied faster and with longer messages to inquiries made from white names. The study also found that landlords were more likely to use descriptive language, extend invitations to view a unit, invite further correspondence, use polite language, and make a formal greeting when replying to e-mail inquiries from a white home seeker.¹⁰

Credit/Income Check

Landlords may ask potential renters to provide credit references, lists of previous addresses and landlords, and employment history/salary. The criteria for tenant selection, if any, are typically not known to those seeking to rent. Many landlords often use credit history as an excuse when trying to exclude certain groups. Legislation provides for applicants to receive a copy of the report used to evaluate applications.

The study on subtle discrimination mentioned earlier found no statistically significant evidence of discrimination in using language related to fees, asking for employment or rental history, or requesting background information.

The Lease

Typically, the lease or rental agreement is a standard form completed for all units within the same building. However, the enforcement of the rules contained in the lease or agreement may not be standard for all tenants. A landlord may choose to strictly enforce the rules for certain tenants based on arbitrary factors, such as race, presence of children, or disability.

⁹ Hanson, Andrew and Zackary Hawley. May 2011. "Do Landlords Discriminate in the Rental Housing Market? Evidence from an Internet Field Experiment in U.S. cities."

¹⁰ Hanson, Andrew, Zackary Hawley, and Aryn Taylor. September 2011. "Subtle Discrimination in the Rental Housing Market: Evidence from E-mail Correspondence with Landlords."

Lease-related language barriers can impede fair housing choice if landlords and tenants do not speak the same language. In California, applicants and tenants have the right to negotiate lease terms primarily in Spanish, Chinese, Tagalog, Vietnamese or Korean. If a language barrier exists, the landlord must give the tenant a written translation of the proposed lease or rental agreement in the language used in the negotiation before the tenant signs it.¹¹ This rule applies to lease terms of one month or longer and whether the negotiations are oral or in writing.

Security Deposit

A security deposit is typically required. To deter “less-than-desirable” tenants, a landlord may ask for a security deposit higher than for others. Tenants may also face discriminatory treatment when vacating the units. The landlord may choose to return a smaller portion of the security deposit to some tenants, claiming excessive wear and tear. A landlord may also require that persons with disabilities pay an additional pet rent for their service animals, a monthly surcharge for pets, or a deposit, which is also a discriminatory act.

During the Tenancy

During tenancy, the most common forms of discrimination a tenant may face are based on familial status, race, national origin, sex, or disability. Usually this type of discrimination appears in the form of varying enforcement of rules, overly strict rules for children, excessive occupancy standards, refusal to make a reasonable accommodation for handicapped access, refusal to make necessary repairs, eviction notices, illegal entry, rent increases, or harassment. These actions may be used as a way to force undesirable tenants to move on their own without the landlord having to make an eviction.

2. California Apartment Association

The California Apartment Association has developed the California Certified Residential Manager (CCRM) program to provide a comprehensive series of courses geared towards improving the approach, attitude and professional skills of on-site property managers and other interested individuals. The CCRM program consists of 31.5 hours of training that includes fair housing and ethics along with the following nine course topics:

- Preparing the Property for Market
- Professional Leasing Skills and the Application Process
- The Move-in Process, Rent Collection and Notices
- Resident Issues and Ending the Tenancy
- Professional Skills for Supervisors
- Maintenance Management: Maintaining a Property
- Liability and Risk Management: Protecting the Investment
- Fair Housing: It's the Law
- Ethics in Property Management

The CAA supports the intent of all local, State, and federal fair housing laws for all residents without regard to color, race, religion, sex, marital status, mental or physical disability, age, familial status,

¹¹ California Civil Code Section 1632(b).

sexual orientation, or national origin. Members of the CAA agree to abide by the provisions of their Code for Equal Housing Opportunity.

3. The National Association of Residential Property Managers

The National Association of Residential Property Managers (NARPM) promotes a high standard of property management business ethics, professionalism and fair housing practices within the residential property management field. NARPM is an association of real estate professionals who are experienced in managing single-family and small residential properties. Members of the association adhere to a strict Code of Ethics to meet the needs of the community, which include the following duties:

- Protect the public from fraud, misrepresentation, and unethical practices of property managers.
- Adhere to the Federal Fair Housing statutes.
- Protect the fiduciary relationship of the client.
- Treat all tenants professionally and ethically.
- Manage the property in accordance with the safety and habitability standards of the community.
- Hold all funds received in compliance with state law with full disclosure to the client.

NARPM offers three designations to qualified property managers and property management firms:

1. Residential Management Professional, RMP ®
2. Master Property Manager, MPM ®
3. Certified Residential Management Company, CRMC ®

Various educational courses are offered as part of attaining these designations including the following fair housing and landlord/tenant law courses:

- Ethnicity (required for all members every four years)
- Habitability Standards and Maintenance
- Marketing
- Tenancy
- ADA Fair Housing
- Lead-Based Paint Law

4. Western Manufactured Housing Communities Association

Western Manufactured Housing Communities Association (WMA) is a nonprofit organization created in 1945 for the exclusive purpose of promoting and protecting the interests of owners, operators and developers of manufactured home communities in California. WMA assists its members in the operations of successful manufactured home communities in today's complex business and regulatory environment. WMA has over 1,700 member parks located in all 58 counties of California.

WMA offers a manager accreditation program as well as numerous continuing education opportunities. The Manufactured Home Community Manager (MCM) program is a manager accreditation program that provides information on effective community operations. WMA's industry experts give managers intensive training on law affecting the industry, maintenance standards, HCD inspections, discrimination, mediation, disaster planning, and a full range of other vital subjects.

C. Fair Housing Services

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

The Collaborating Entities have struggled for many years to retain the services of a professional fair housing service provider. However, due to its geographic location and limited resources, the Collaborating Entities have not been able to offer consistent services due to need to constantly replace service providers. This section reviews the fair housing services available to the Collaborating Entities, the nature and extent of fair housing complaints, and results of fair housing testing/audits.

1. California Rural Legal Assistance

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

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

2. Legal Services for Seniors

Legal Services for Seniors (LSS) serves Monterey County residents who are 60 years of age and older. LSS provides the following fair housing related services free of charge to all elderly County residents:

- Aid with most basic counsel and advice issues up to and including full legal representation in the local Superior Court with legal assistance in the areas of:
 - Health care, Medicare, Medi-Cal and private health insurance problems
 - Security, SSI, and private pension problems
 - Housing rights, landlord/tenant disputes, and other housing issues
 - Advanced Health Care Directives and long-term care problems
 - Simple wills
 - Consumer and debt collection problems
 - Guardianships
 - Elder abuse (financial, social, and physical)
- Provides education, training, and assistance to other County agencies and organizations such as Meals on Wheels, Alliance on Aging, and the Ombudsman who can pass along information of the existence of LSS to homebound and other seniors who may not know about the available services.

Between 2013 and 2017, LSS served 8,875 clients in the County. Among their clients, 84 percent were White, five percent were Asian, four percent were Black, and seven percent were other races or declined to answer. Approximately 65 percent of their clients were female-headed households. LSS handles a range of issues for seniors; about 14 percent of the clients requested assistance in housing-related issues including fair housing.

3. ECHO Housing

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

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

- Rent Review and Eviction Harassment Programs for the Cities of Albany, Concord, Emeryville, and Union City; and unincorporated Alameda County.

Fair Housing Service Records

ECHO Housing began providing fair housing services to Monterey, Salinas, and Monterey Urban County residents in FY 2017. Based in the Bay Area, ECHO Housing has established offices in Salinas and Monterey. In one year, each jurisdiction had five clients filing fair housing complaints. The majority were White. Mental disabilities, followed by physical disabilities, were the most frequent alleged bases for discrimination. Among the 15 cases, however, only five allegations were sustained. Three of those were resolved through conciliation but two were referred to other agencies such as the DFEH and HUD.

Table 51: Clients Served by Race – ECHO Housing (2017)				
Race	Monterey	Salinas	Monterey Urban County	Total
Asian	0	0	0	0
Asian/White	0	0	0	0
White	5	3	4	12
Black	0	2	0	2
Black/White	0	0	0	0
Other	0	0	1	1
Total	5	5	5	15

Source: ECHO Housing, 2019.

Table 52: Complaints by Protected Classification – ECHO Housing (2017)				
Race	Monterey	Salinas	Monterey Urban County	Total
Age	0	0	0	0
Familial Status	0	0	0	0
Gender	0	0	0	0
Mental Disability	3	1	2	6
National Origin	0	0	0	0
Physical Disability	1	1	1	3
Race	1	1	0	2
Religion	0	0	0	0
Sexual Orientation	0	0	0	0
Source of Income	0	0	1	1
Arbitrary	0	1	0	1
General Information	0	1	1	2
Total	5	5	5	15

Source: ECHO Housing, 2019.

Table 53: Findings and Disposition – ECHO Housing (2017)				
Race	Monterey	Salinas	Monterey Urban County	Total
Allegations	3	2	4	9
Cases	2	3	1	6
Findings				
Allegations Sustained	0	4	1	5
Inclusive Evidence	5	0	4	9
No Evidence	0	1	0	1
Pending	0	0	0	0
Disposition				
Successful Conciliation	2	1	0	3
No Enforcement Possible	3	2	4	9
Client Withdrew	0	0	1	1
Pending	0	0	0	0
Referred to Other Agencies	0	2	0	2

Source: ECHO Housing, 2019.

Fair Housing Audit Report

Auditing is a tool used to measure compliance with federal and state fair housing laws, and to determine if illegal patterns and practices are employed by the rental housing industry. Although most audits are educational in nature, the audit findings can be referred for litigation when patterns and practices of discrimination have become entrenched and the property owner is uncooperative or resistant to the educational process.

In FY 2017, ECHO also conducted a Fair Housing Audit that included the cities of Alameda, Antioch, Concord, Cupertino, Hayward, Livermore, Monterey, Oakland, San Leandro, Salinas, Union City, and Walnut Creek, and the urban areas of Contra Costa and Monterey Counties. A total of 134 properties were tested in this audit, including five in Monterey, ten in Salinas, and five in Monterey County. Properties were chosen from advertisements for available rental units found in www.forrent.com, www.craigslist.org, www.rent.com, www.apartmentguide.com, as well as some property management websites. Findings of the audit pertaining to Monterey County jurisdictions are summarized in this section.

In the first phase of the testing, communications began with emails. Among the 20 tests conducted in Monterey County communities, ten percent received differential treatment based on the name used in the emails (a minority name – Laquesha Jackson vs. a majority name – Megan O'Reilly). After the tests, ECHO followed up with an educational campaign directed at the owners and managers involved. Each property was emailed a report on their performance and encouraged to meet with ECHO's Fair Housing Counselors to discuss findings at their properties, and in cases where differential treatment was found, ECHO suggested possible changes that could be made to bring their rental policies and practices in compliance with federal and state fair housing laws.

Table 54: Fair Housing Audits – Email Testing					
Jurisdiction	Differential Treatment		No differential Treatment		Total
	Number	Percent	Number	Percent	
Monterey	0	0%	5	100%	5
Monterey County	1	20%	4	80%	5
Salinas	1	10%	9	90%	10
Total Study	21	16%	113	84%	134

Source: ECHO Housing, 2018

4. California Department of Fair Employment and Housing

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

Between 2012 and 2017, 53 fair housing complaints in Monterey County had been filed with DFEH. Among the complaints countywide, most were related to physical disabilities (23 instances) and familial/marital status (ten instances). Discrimination based on race was also common (seven instances) (Table 55). A complaint may involve multiple acts of discrimination and vice versa. A total of 57 acts of discrimination were recorded in Monterey County. Refusal to rent (17 instances), discriminatory statements (12 instances), and denial of reasonable accommodation/modifications (12 instances) were the most common discriminatory acts in the County (Table 56).

Table 55: Basis for Discrimination of Complaints filed with DFEH - Monterey County (2012-2017)	
Basis of Complaints	Number of Complaints
Physical Disability	23
Familial/Marital Status	10
Sex - (harassment, pregnancy, other allegations)	3
Race	7
National origin/ancestry	6
Religion	1
Age	1
No specific data	2
Total	53

Source: California Department of Fair Employment & Housing, 2018.

Table 56: Acts of Discrimination for Complaints Filed with DFEH - Monterey County (2012-2017)	
Act of Discrimination	Number of Acts
Eviction	5
Harassment	7
Refusal to Rent	17
Denied Reasonable Accommodation/ Modification	12
Unequal Terms	2
Discriminatory Statements	12
No Specific Data	2
Total	57

Source: California Department of Fair Employment & Housing, 2018.

Note: Each complaint can involve multiple acts of discrimination.

Approximately half of total fair housing cases (26 cases) in the County were found to have insufficient evidence and subsequently closed. An additional 14 cases were closed after successful mediation, while two cases were successfully conciliated between the two parties involved. (Table 57).

Table 57: Disposition of Fair Housing Complaints Filed with DFEH - Monterey County (2012-2017)	
Closing Category	Number of Cases
Successful Conciliation	2
Insufficient Evidence	26
Settled by Enforcement	5
Successful Mediation	14
Administrative Dismissal	1
No Basis to Proceed	5
Total	53

Source: California Department of Fair Employment & Housing, 2018.

Investigations begin with the intake of a complaint. Complainants are first interviewed to collect facts about possible discrimination. Interviews are normally conducted by telephone. If the complaint is accepted for investigation, the DFEH drafts a formal complaint that is signed by the complainant and served. If jurisdictional under federal law, the complaint is also filed with the United States Department of Housing and Urban Development (HUD). As a substantially equivalent agency, DFEH's findings are usually accepted by HUD. The recipient of the complaint (usually a landlord, seller, property manager, seller, or agent) is required to answer and has the opportunity to negotiate resolution with the complainant. If the case is not resolved voluntarily, the DFEH conducts a formal investigation.

If the investigative findings do not show a violation of the law, DFEH will close the case. If investigative findings show a violation of law, the DFEH schedules a formal conciliation conference. During the conciliation conference, the DFEH presents information supporting its belief that there has been a violation and explores options to resolve the complaint. If formal conciliation fails, the DFEH Housing Administrator may recommend litigation. If litigation is required, the case may be

heard before the Fair Employment and Housing Commission (FEHC) or in civil court. Potential remedies for cases settled by the FEHC include out-of-pocket losses, injunctive relief, access to the housing previously denied, additional damages for emotional distress, and civil penalties up to \$10,000 for the first violation. Court remedies are identical to FEHC remedies with one exception; instead of civil penalties, a court may award unlimited punitive damages.

5. U.S. Department of Housing and Urban Development

HUD maintains a record of all housing discrimination complaints for jurisdictions, including the County of Monterey. According to the HUD website, any person who feels their housing rights have been violated may submit a complaint to HUD via phone, mail or the Internet. These grievances can be filed on the basis of race, color, national origin, sex, disability, religion, familial status and retaliation. HUD refers complaints to the California DEFH, which has 30 days to address the complaint. As a substantially equivalent agency, DFEH's findings are usually accepted by HUD. Thereafter, HUD tracks the complaint and its issues and outcomes as a “dually filed” complaint.

From 2012 to 2017, 78 fair housing cases in Monterey County were recorded by HUD. Cases involving discrimination based on disability, national origin, and familial/marital status were the most common (Table 58). Cases concerning national race, sex, and religion were also reported. Understandably, as the largest jurisdiction in the County and high concentrations of minority populations, Salinas had 46 percent of the reported cases. All 78 fair housing cases between 2012 and 2017 have been closed. Many of these cases (41 cases) were found to have no probable cause and subsequently closed. An additional 25 cases were closed after successful conciliation or resolution (Table 59).

Table 58: Basis for Discrimination of Cases filed with HUD – Monterey County (2012-2017)

Jurisdiction	Race	National Origin	Sex	Disability	Religion	Familial/ Marital Status	Total
Bradley	0	0	1	0	0	0	1
Carmel	0	0	0	0	0	1	1
Carmel Village	0	1	0	1	0	0	2
Gonzales	0	1	0	1	1	0	3
Greenfield	0	0	0	1	0	0	1
King City	0	0	1	3	0	0	4
Marina	1	1	0	6	0	1	9
Monterey	2	0	0	5	0	4	11
Moss Landing	0	1	0	0	0	0	1
Pacific Grove	0	0	0	0	0	1	1
Pebble Beach	0	0	0	0	0	1	1
Salinas	3	7	4	11	1	10	36
Seaside	0	1	1	3	0	0	5
Soledad	0	0	1	0	0	1	2
Total	6	12	8	31	2	19	78

Source: Department of Housing and Urban Development (HUD), 2018.

Table 59: Disposition of Fair Housing Cases Filed with HUD - Monterey County (2012-2017)

Jurisdiction	Conciliated/ Settled	No Cause	Withdraw After Resolution	Complainant Failed to Cooperate	Total
Bradley	0	1	0	0	1
Carmel	1	0	0	0	1
Carmel Valley	0	2	0	0	2
Gonzales	1	2	0	0	3
Greenfield	0	1	0	0	1
King City	0	3	1	0	4
Marina	2	6	0	1	9
Monterey	2	7	2	0	11
Moss Landing	0	1	0	0	1
Pacific Grove	0	1	0	0	1
Pebble Beach	0	1	0	0	1
Salinas	17	13	5	1	36
Seaside	2	1	1	1	5
Soledad	0	2	0	0	2
Total	25	41	9	3	78

Source: Department of Housing and Urban Development (HUD), 2018.

D. Hate Crimes

The **Bane Civil Rights Act** (California Civil Code Section 52.1) provides protection for all people in California from interference by force or threat of force with an individual's constitutional or statutory rights, including a right to equal access to housing. Hate crimes are crimes committed because of a bias against race, religion, disability, ethnicity, or sexual orientation. In an attempt to determine the scope and nature of hate crimes, the Federal Bureau of Investigation's (FBI) Uniform Crime Reporting Program collects statistics on these incidents.

To a certain degree, hate crimes are an indicator of the environmental context of discrimination. These crimes should be reported to the Police or Sheriff's department. On the other hand, a hate incident is an action or behavior that is motivated by hate but is protected by the First Amendment right to freedom of expression. Examples of hate incidents can include name calling, epithets, distribution of hate material in public places, and the display of offensive hate-motivated material on one's property. The freedoms guaranteed by the U.S. Constitution, such as the freedom of speech, allow hateful rhetoric as long as it does not interfere with the civil rights of others. Only when these incidents escalate can they be considered an actual crime.

Hate crime statistics compiled by the FBI show that a total of 21 hate crimes were committed in Monterey County over a six-year period. FBI data does not document specific areas within the unincorporated County. In the County as a whole, race-based hate crimes were the most prevalent (11 crimes), followed by hate crimes based on sexual orientation (8 crimes) (Table 60). Overall, the incidence of reported hate crimes in Monterey County was very low—less than one per 1,000 people (0.05 per 1,000 persons) between 2012 and 2017.

Table 60: Hate Crimes in Monterey County (2012-2017)

Basis of Complaints	Race/ Ethnicity	Religion	Sexual Orientation	Disability	Gender	Gender Identity	Total
2012	2	0	0	0	*	*	2
2013	2	0	2	0	0	0	4
2014	1	0	2	0	0	0	3
2015	2	0	2	0	0	1	5
2016	1	1	0	0	0	0	2
2017	3	0	2	0	0	0	5
Total	11	1	8	0	0	1	21

Source: U.S. Department of Justice Federal Bureau of Investigation, 2012-2017.

* = "Gender" and "Gender Identity" were not recorded in 2012.

Chapter 7

Progress since Last AIs

Several previous AI reports have been developed among the Collaborating Entities. These include:

- City of Monterey 2017 AI
- City of Salinas 2015 AI
- Monterey Urban County 2013 AI

The City of Seaside has not prepared an AI report. Also, the 2013 Monterey Urban County AI covers the participating jurisdictions of Del Rey Oaks and Gonzales. The updated Urban County program participants now include the cities of Del Rey Oaks, Gonzales, Sand City, and Greenfield.

This section reviews the progress these communities have made in addressing the impediments identified in their previous AIs.

Table 61: Summary of Accomplishments – City of Salinas

Impediment	Action	Timeline and Specific Accomplishments
Impediment: Linguistic isolation is severe among Hispanics, with approximately 64 percent of Salinas residents speaking “Spanish or Spanish Creole” at home. Among “Spanish or Spanish Creole” speaking households approximately 58.3 percent spoke English “less than very well”. Language barrier can be an impediment to accessing housing of choice.	Ensure all outreach materials and information on City housing programs and services is available in Spanish, and Spanish-speaking staff is available to provide assistance to residents.	City program brochures and applications are available in both English and Spanish. Public notices are published in English (The Californian Newspaper) and Spanish (El Sol Newspaper) and posted on the City’s website. City staff also has in-house Spanish speaking employees to serve Spanish speaking members of the public.
	Periodically update the City’s Limited English Proficiency (LEP) plan to reflect the changing demographics in the community and adjust language skills of staff and outreach materials accordingly.	In September 2017, the City updated its Citizen Participation Plan, in which the City has also incorporated guidelines for Limited English Proficiency (LEP) requirements.
Impediment: The Alisal area includes some of the most distressed neighborhoods in Salinas. The area faces challenges such as inadequate public infrastructure, high levels of unemployment, high levels of poverty, and violent criminal activity. The Alisal area is also disproportionately burdened by multiple sources of pollution.	Continue to engage community stakeholders, business owners and non-profits in the assessment of priorities for the Alisal NRSA.	As part of the 2015-2019 Consolidated Plan and Alisal NRSA updates, the City conducted an extensive community outreach program to obtain input from neighborhood residents. Two of the five Community Workshops conducted specifically targeted Alisal residents. During the update of three major plans (Chinatown Revitalization Plan, Alisal Vibrancy Plan, and Parks, Recreation and Libraries Master Plan), multiple meetings and public events were conducted and outreach materials were distributed to Alisal area residents.
	Implement the Alisal Neighborhood Revitalization Strategy Area Plan, with focused efforts in building nonprofit capacity to serve residents in this neighborhood.	In conjunction with the 2015-2019 Consolidated Plan, the City also updated the Alisal Neighborhood Revitalization Strategy Area (NRSA) to identify opportunities for enhanced services to residents and businesses in this area. The City sought recertification by HUD. The Alisal Vibrancy Plan engagement began in September 2017, an action-oriented and comprehensive community strategy to address issues and opportunities specific to the Alisal/East Salinas neighborhoods. The City is proposing to work with local nonprofits to establish as Community-Based Development Organizations (CBDOs) that target their services in the Alisal NRSA. Once qualified CBDOs can be established, the City can potential increase the CDBG public service dollars in order to better serve the Alisal

Table 61: Summary of Accomplishments – City of Salinas

Impediment	Action	Timeline and Specific Accomplishments
		NRSA.
	Ensure that annually, a portion of the City's CDBG and HOME funds is expended in the Alisal NRSA to help address housing issues in this area. Specifically, pursue strategies that take advantage of the NRSA designation to allow more flexible uses of CDBG funds in the Alisal NRSA.	Annually, the City continued to fund housing rehabilitation loans, housing accessibility grants and lead-based paint grants to eligible residential property homeowners through its Housing Services Program and has increased overall rehab production and marketing of these programs in the Alisal NRSA. Annually, the City continued to fund a solar program with GRID Alternatives, which provides free solar panels for qualified low-income homeowners, which has also served residential property owners in the Alisal NRSA. GRID Alternatives continues to promote this program including distribution of flyers and brochures within the Alisal NRSA. Annually, the City continues to fund public service programs that serve the AlisalNRSA. In the City's 2015-2019 CP: • The City proposed to expand eligibility for assistance to include median income households (100 percent AMI) in the Alisal NRSA. • The City focuses funding to enhance neighborhood conditions with an emphasis in the Alisal NRSA. With the establishment of Community-Based Development Organizations (CBDOs) that target their services in the Alisal NRSA, the City can potential increase the CDBG public service dollars in order to better serve the Alisal NRSA.
Impediment: Affordable housing projects are primarily concentrated in the Alisal area and in the Downtown. While affordable housing is greatly needed in the community, the concentration of affordable housing limits the locational choice for low and moderate income residents, the majority of them are Hispanic.	As part of the update to the Inclusionary Housing Ordinance, explore incentives to provide affordable housing on site, encouraging mixed income housing throughout the community.	The City continues to explore additional incentives to provide affordable housing on site and encourage mixed income housing throughout the community. The City completed an update on the Inclusionary Housing Ordinance to increase affordable housing opportunities in the City. The new Inclusionary Housing Ordinance was adopted on June 6, 2017.

Table 61: Summary of Accomplishments – City of Salinas

Impediment	Action	Timeline and Specific Accomplishments
		The City also updated its Accessory Dwelling Unit (ADU) Ordinance, which was adopted on December 6, 2016 to better streamline approval and expand capacity to accommodate the development of ADU's throughout the community. This City is working on a Specific Plan called the West Area Specific Plan (WASP) which is the first of four designated planning areas within the Future Growth Area (FGA) located north of Boronda Road. The WASP is anticipated to be adopted in 2019. If adopted, the WASP will have the capacity to serve over 4,000 dwelling units. The total FGA is planned for over 11,000 dwelling units.
Impediment: Access to civic life by people with disabilities is a fundamental goal of the Americans with Disabilities Act (ADA). Many public and community facilities in the City, including some parks and recreation facilities, are not fully ADA-compliant.	Complete the ADA Transition Plan by the end of 2015.	The current ADA Transition Plan was completed on May 7, 1997; however, the City is in the process of updating the ADA Transition Plan and anticipates approval in 2019.
	Through the City's Capital Improvement Planning, identify resources to rehabilitate public and community facilities in a timely manner.	The City with CDBG funds is in the process of rehabilitating a public facility called the Sherwood Recreational Center. The project is proposed to be completed in 2019.
Impediment: In reviewing the HMDA data, several issues and trends are evident: ▪ Few households applied for home improvement financing in the private market and approval rate was low at 41 percent. ▪ Hispanic households were underrepresented in the ownership housing market. While Hispanic households represented 75 percent of the City population, they represented only 42.5 percent of the applicants for home loans. ▪ Hispanic households consistently had lower loan approval rates across all income levels, compared to White households in the City. Low and moderate income Asians also had consistently lower approval rates compared to White households in the same income groups.	Periodically review the lending patterns of all financial institutions that provide financial services to the City. Special attention should be directed to home purchase lending in lower income and minority concentration areas.	The City contracts with both ECHO and Legal Services for Seniors for Fair Housing Services who assist with reviewing lending patterns.
	Provide financial literacy and loan acquisition trainings, with particular attention to outreach in minority populations.	Through the City's Inclusionary Housing Program, purchasers are required to receive HUD-approved first-time homebuyer education courses that cover financial literacy and basic lender and real estate education. These courses are offered in English and Spanish by a HUD-approved counselor.
	In selecting financial institutions to participate in housing programs, consider the lender's performance history with regard to home loans in low/moderate income areas and minority concentration areas, as well as the lender's activity in other Community Reinvestment Act (CRA) activities such as participation in affordable rental housing projects under programs such as bond financing, tax credit, or the Federal Home Loan Bank Affordable Housing Program.	The City encourages residents who are seeking residential financing to do extensive research of prospective lenders and available first-time homebuyer loan programs such as CalHFA and USDA.
	The fair housing service contractor(s) should monitor lending activities in the City and identify potential issues	The City contracts with ECHO for Fair Housing services in which they also conduct fair housing audits annually.

Table 61: Summary of Accomplishments – City of Salinas

Impediment	Action	Timeline and Specific Accomplishments
▪ Different lenders appeared to target different racial/ethnic groups. Hispanic households appeared to have been served primarily by smaller, lesser known lenders (many out of State). ▪ Black and Hispanic households were more likely to receive subprime loans compared to White and Asian households. The spread of the subprime rate was most pronounced among Black applicants.	regarding redlining, credit steering, predatory lending, and fraudulent activities. If feasible, fair housing service contractor(s) should conduct fair housing audits on for-sale units and the lending process.	
Impediment: Local governments are required to “reasonably accommodate” housing for persons with disabilities when exercising planning and zoning powers. The City of Salinas has not yet adopted a formal reasonable accommodations procedure.	Adopt a reasonable accommodation ordinance by the end of 2016, within one year of the adoption of the 2015 Housing Element.	The City contracts with ECHO for Fair Housing services in which they also conduct fair housing audits annually.
Impediment: Housing discrimination persists in the City, which is supported by general literature, statistical data from HUD and DFEH. In Salinas, discriminatory practices based on disability status and national origin were the top categories. Due to the turnover of fair housing service providers, limited fair housing records/statistics were available for analysis, and residents were probably not aware of resources available. As a result, few filed complaints with enforcement agencies such as DFEH and HUD.	Expand education and outreach efforts, with specific efforts outreaching to small rental properties where the owners/managers may not be aware of the fair housing laws.	The City contracted with ECHO for Fair Housing and Tenant/Landlord services. ECHO has conducted public educational meetings, distributed flyers, brochures, radio ads, reached out to property management companies in the community to help increase overall awareness. The City also funds Legal Services for Seniors for Fair Housing and they perform similar outreach as ECHO to the community.
	Support local groups to provide workshops informing tenants of their housing rights.	The City not only hosts public meetings regarding Fair Housing but also encourages and supports other local groups to provide workshops and distribute information.
	Ensure bilingual fair housing information and resources are available on City website and at public counters and community locations. Expand fair housing information to languages according to the City’s Limited English Proficiency (LEP) plan.	The City keeps bilingual (English and Spanish) flyers and brochures of Fair Housing provider information at the Community Development Department public counter. The City also distributes bilingual (English and Spanish) flyers and brochures to all of the City’s public libraries.
	Pursue random testing to identify issues, trends, and problem properties and expand testing to cover other protected classes, especially those with emerging trends of suspected discriminatory practices.	The City contracts with ECHO which performs random audit testing.

Table 61: Summary of Accomplishments – City of Salinas

Impediment	Action	Timeline and Specific Accomplishments
	Support enforcement activity by fair housing service providers and publicize outcomes of fair housing litigation as a means to deter discriminatory practices and to encourage reporting.	The City published an RFP for Fair Housing and Tenant-Landlord Services during the FY 17-18. Eden Council for Hope and Opportunity (ECHO) responded to the RFP and will begin to provide services during FY 17-18. Other jurisdictions (Monterey, Seaside, County of Monterey) also expressed interested for a collaborative effort to secure Fair Housing services. Annually, the City continued to fund Legal Services for Seniors for Fair Housing services as well.
	Celebrate Fair Housing Month and insert fair housing information into large community events.	The City has continued to celebrate Fair Housing month with a proclamation at City Council. The City is also partnering with the County of Monterey (Urban County), City of Monterey, City of Seaside, and Housing Authority County of Monterey for a Regional Analysis of Impediments to Fair Housing Choice (AI) update.

Table 62: Summary of Accomplishments – City of Monterey

Impediment	Action	Timeline and Specific Accomplishments
Impediment 1: Inadequate Analysis of Potential Discrimination in Lending Practices, and Lack of Information about How to Effectively Address It.	Action 1.1: Track HMDA data on an annual basis to collect a longitudinal data set that will help determine the extent of verifiable and persistent racial discrimination	As part of this Regional AI, a detailed assessment of lending patterns in Monterey County was conducted. Findings are presented in Chapter 4 of this AI.
	Action 2.2: Establish relationships with local lenders and real estate agent associations, to better understand what steps they are taking to promote borrowing opportunities for racial and ethnic minorities. Identify specific and concrete strategies that the City or the Housing Resource Center can take to help lenders affirmatively market to racial and ethnic minorities. The City may consider offering supportive resources to mortgage lender groups in the form of an annual workshop or event that provides a venue to review HMDA data, address potential problems regarding lending discrimination, and discuss fair housing law and how to best implement fair housing practices.	The City will offer supportive resources to mortgage lender groups in the form of an annual workshop or event that provides a venue to review HMDA data, address potential problems regarding lending discrimination, and discuss fair housing law and how to best implement fair housing practices.
	Action 2.3: Evaluate the Inclusionary Ordinance to identify incentives for the development of affordable three- and four-bedroom units. Incentives could include a reduction in parking and/or open space requirements, and/or a reduction in the affordable set-aside requirement, additional flexibility in addressing floor-area-ratio requirements, and other adjustments that could help encourage the development of new three- and four-bedroom units. The rationale for any of these incentives could be that the development with larger units is proposing a greater or equal number of affordable bedrooms than projects with smaller units. Update the Inclusionary Ordinance to include the incentives identified that will best encourage the development of larger units.	The City is in the process of reviewing their Inclusionary Ordinance. The City will provide an update in 2019, which will include new incentives to encourage the development of larger units.
Impediment 2: Public Policy Barriers to the Development of Affordable Housing throughout the City	Action 2.1: Assess how the City's discretionary approval process and incentives for multifamily housing impacts the production of very-low and low-income housing, including the impact on development timelines, risk, feasibility, cost, and availability in areas of opportunity. Findings may be presented to the	The City offers streamlined review and incentives for developments within specific plan areas, including allowing up to 30 units per acre by right.

Table 62: Summary of Accomplishments – City of Monterey

Impediment	Action	Timeline and Specific Accomplishments
	Planning Commission and the City Council for their review and recommendation.	
	Action 2.2: Investigate how the Condominium Conversion Ordinance affects the availability of affordable rental housing, including an estimate of the number of rental units affordable to low-income households lost, and projected future losses of rental units affordable to low-income households. Findings may be reported to the Planning Commission and City Council for their review and recommendation	No conversions have been done since 2008. As such, the Condominium Conversion Ordinance is not currently having an effect on the affordable housing market. The City will consider the impacts to affordable rental housing and report to the Planning Commission and Council should condominium conversions start again.
	Action 2.3: Analyze the economic feasibility and/or needed incentives to develop very-low and low income multifamily housing inside of the Downtown and Special Planning Districts at current allowable densities. Model a range of incentives to determine what opportunities might be feasible under current densities. Findings may be reported to the Planning Commission and City Council for their review and recommendation.	The City will be pursuing a SB 2 grant in 2019 to fund these activities.
Impediment 3: Incomplete Information about Fair Housing Violations and Lack of Initiatives to Promote Fair Housing Awareness among Housing Providers	Action 3.1: Continue to allocate CDBG Public Services funds for agencies to represent low-income tenants in fair housing violation cases.	Annually the City allocates funds to CDBG Public Services. In FY 17-18 over \$100,000 were allocated to CDBG Public Services, of which about six percent were allocated to fair housing support services.
	Action 3.2: As discussed previous Action in Lending Practices, consider collaborating with local housing providers and real estate agent associations to sponsor an annual workshop or event that includes training or education in fair housing law. This training should expand awareness of fair housing regulations and best practices. Consider use of CDBG funds for this purpose.	The City is in the process of determining what level of fair housing support will be appropriate to address the fair housing impediments identified in the 2017 update to the City's Analysis of Impediments to Fair Housing Choice. In addition to completing this regional AFH, actions may include: • contracting with a third-party service provider, • providing services in-house, and • partnering with neighboring jurisdictions to provide regional services.
Impediment 4: Presence of Lead-Based Paint in Older Homes	Action 4.1: First, identify neighborhoods with concentrations of low-income and racial and ethnic minority households, and concentrations of older housing units with deferred maintenance. Second, identify structures within such	The City conducts assessments on any rehabilitation or loan grant project. In FY 2017-18, the City allocated about \$400,000 in funds for home rehabilitation/repairs. The City distributes educational materials regarding lead-based paint, such as HUD/EPA publications, "Protect Your Family from

Table 62: Summary of Accomplishments – City of Monterey

Impediment	Action	Timeline and Specific Accomplishments
	neighborhoods that are in greatest need of repair based on visual surveys and code enforcement and building department records. Implement outreach to the homeowners and landlords of the identified structures to offer lead-based paint mitigation services with CDBG funds. The City will provide funding for lead based paint hazard assessment for all interior housing rehabilitation grant and loan activities. Mitigation will occur when approved scope of work encounters the lead based paint. The program should provide assessment of 30 homes over the next 3 years.	Lead in Your Home.” Publications and referral information will be placed on the City’s website for education of the public. [
Impediment 5: Barriers to Section 8 Housing Choice Voucher Use	Work with HACM to develop an outreach strategy to landlords who own rental housing in the City of Monterey. The strategy should include providing a “Section 8 Marketing Packet” that includes resources that assist landlords in addressing potential problems or concerns, and a description of the benefits of program participation that includes specific measurable outcomes and testimonials where possible. Hand deliver the Section 8 Marketing Packet to (15) landlords with rental units in the City of Monterey each year for the next three years.	Over the next three years, the City will continue to work with HACM to develop effective outreach strategies that include the Section 8 Marketing Packet and delivering packets to landlords with rentals in the City of Monterey.

Table 63: Summary of Accomplishments – Monterey Urban County

Impediment	Action	Timeline and Specific Accomplishments
Impediment: Minority and Low/Moderate Income Concentrations	Expand affordable housing opportunities throughout the Urban County	Since 2013, the County has increased the affordable housing supply by 279 units (list projects below): • Sea Garden Apartments – 59 units • Spreckels Crossing (aka Tanimura and Antle Agricultural Employee Housing) – 100 units with capacity for up to 800 unaccompanied farmworkers • East Garrison Moderate Income Inclusionary - 21 units • Boronda Villas – 75 units with capacity for up to 600 unaccompanied farmworkers. • Morse Place (aka Pebble Beach Company Inclusionary) – 23 units
	Promote economic development activities to improve employment skills and create high-paying jobs throughout the Urban County.	The County continues to work with educational institutions to upgrade labor force skills to higher wage employers. The County continues to work with cities to identify land for commercial and industrial development where higher wage employers can locate and/or expand operations.
Impediment: Public Transit and Access to Public and Supportive Services	Allocate CDBG funds to public and supportive service programs that benefit the geographically underserved communities.	As part of the CDBG Urban County program, funding has been allocated to public service providers to support programs that benefit low and moderate income, as well as special needs populations.
	Expand affordable housing opportunities throughout the Urban County.	Since 2013, the County has increased the affordable housing supply by 279 units (list projects below): • Sea Garden Apartments – 59 units • Spreckels Crossing (aka Tanimura and Antle Agricultural Employee Housing) – 100 units with capacity for up to 800 unaccompanied farmworkers • East Garrison Moderate Income Inclusionary - 21 units • Boronda Villas – 75 units with capacity for up to 600 unaccompanied farmworkers. • Morse Place (aka Pebble Beach Company Inclusionary) – 24 units
	Work with transit agencies to increase transit services.	The County continues to advocate for more frequent transit

Table 63: Summary of Accomplishments – Monterey Urban County		
Impediment	Action	Timeline and Specific Accomplishments
		service in unincorporated communities and cites in the Salinas Valley.
Impediment: Sensitivity Training	Offer sensitivity training to City/County staff. An option is to require City/County staff who interact directly with the public on CDBG matters to attend fair housing workshops to be offered by the Urban County's fair housing service providers.	All employees of the County of Monterey are required to attend training bi-annually in the areas of nondiscrimination, sexual harassment, language access and effective communication, and reasonable accommodations. ECHO offers this training to city staff as part of the fair housing agreement with the Urban County.
Impediment: Housing Element Compliance	Update the Housing Elements by December 31, 2015 and pursue certification of compliance by the State Department of Housing and Community Development (HCD).	<u>County of Monterey</u>: Adopted 5th cycle housing element on January 26, 2016. <u>Gonzales</u>: Adopted 5th cycle housing element on December 29, 2015. <u>Del Rey Oaks</u>: The City has not completed a Housing Element update since the fourth cycle. <u>Sand City</u>: New Urban County participant. Housing Element was adopted on March 15, 2016. <u>Greenfield</u>: New Urban County participant. Housing Element was adopted on April 12, 2016.
Impediment: Development Regulations.	Monterey County • Use Permit for Multiple-Family Uses • SB 2 Compliance (Housing for the Homeless) • Employee Housing Act	The County has yet to revise the Zoning Code to address the minor discrepancies between County codes and State law. However, no new emergency shelters have applied to be established in the County. Furthermore, the County approved farmworker housing developments in 2015 and 2018 that offer affordable housing opportunities for unaccompanied farmworkers.
	Gonzales • Definition of Dwelling Unit • Density Bonus • Residential Care Facilities • SB 2 Compliance • Employee Housing Act	The City has updated their Zoning Ordinance to include the following code amendments: • Definition of Dwelling unit, 2014 • Density Bonus Ordinance, 2014 • Residential Care Facilities, consistent with Lanterman Act, permitted by right as other residential uses • SB 2 Compliance – Emergency shelters now permitted by right in the MU and MU-CC zoning districts
Impediment: Monitoring of Lending Practices	Provide financial literacy and homebuyer education for Urban County residents	The County contracted with the Housing Resource Center for these services between 2013 and 15. However, the HRC has changed the focus of its efforts and stopped applying for CDBG funding from the Urban County to provide these

Table 63: Summary of Accomplishments – Monterey Urban County

Impediment	Action	Timeline and Specific Accomplishments
		services in 2016 and the Urban County has been unsuccessful in identifying a replacement service provider.
	Coordinate with agencies that provide foreclosure assistance	The County contracted with the Housing Resource Center for these services between 2013-15. However, the HRC has changed the focus of its efforts and stopped applying for CDBG funding from the Urban County to provide these services in 2016 and the Urban County has been unsuccessful in identifying a replacement service provider.
Impediment: Discrimination in Home Sale and Rental Listings	Provide fair housing outreach and education to newspapers, listing agencies, real estate associations, apartment owners/managers associations, and homeowners association, etc.	The Urban County continues to use CDBG funds to fund fair housing investigations, mediation and education to property owners and renters. The County currently contracts with the Eden Council for Hope and Opportunity (ECHO) for these services.

Table 64: Summary of Accomplishments – City of Seaside
The City of Seaside has not previously prepared an Analysis of Impediments to Fair Housing Choice. However, the City continues to further fair housing. This section briefly summarizes the actions taken by the City. Citizen Participation Plan (CPP): The City's CPP for the CDBG program establishes a Community Development Advisory Committee that oversees the use of CDBG funds. Ideally, the City Council approves committee members reflecting the ethnic diversity of the community, includes one senior or handicapped person, and must consist of at least three members from low income neighborhoods. Public Policies: In March 2018, the City amended the Zoning Code to identify the Community Commercial (CC) zone and Census Tract 137 for by-right approval of emergency shelters. Fair Housing Services: Annually, the City provides funding for the Legal Services for Seniors, which provides a range of services, including fair housing services for seniors in the community. ECHO's Fair Housing Services also became a public service subrecipient of Seaside CDBG grant funds in 2018.

Table 65: Summary of Accomplishments – Housing Authority County of Monterey

HACM has established that ensuring equal opportunity in housing for all Americans as a strategic goal. To implement this goal, HACM continues to affirmatively market its housing programs and make them accessible to those families with special needs or disabilities. HACM remains committed to meeting reasonable accommodation or modification requests in order to provide opportunities to disabled families or individuals.

HACM works with the Entitlement Jurisdictions to integrate outreach and fair housing training opportunities into existing actions which are planned by each jurisdiction. HACM provides landlord workshops and participates in community forums and events to market the Housing Choice Voucher program and to further fair housing opportunities for families.

Housing specialists work with families to promote portability and moves to neighborhoods of opportunity. During briefings, applicants are informed of available units and where they are located, emphasizing communities that are underutilized. The Housing Specialists describe Fair Housing and Discrimination laws and provide materials regarding Fair Housing and Discrimination complaints. The briefing sessions also contain information regarding areas of the community which are concentrations of minorities, poverty and crime. This information is given to the voucher holders to allow them to make housing choices which provide greater social amenities, greater educational and economic opportunities for their families.

It is expected that HACM's Annual and Long Range Plan will result in a greater housing choice for families, allow families to acquire housing which is of adequate size, and will reduce overcrowded conditions. All potential rental units must meet Housing Quality Standards and are inspected prior to move in and are subject to annual inspections to assure these standards are maintained. This factor promotes fair housing choice by eliminating blighted properties from Federal Housing Subsidies and betters the community overall. The tenants are assisted to obtain housing which meets the needs of their families and are assisted in negotiations with landlords.

Chapter 8

Fair Housing Action Plan

The following section outlines potential impediments to fair housing that exist within the Collaborating Entities and the corresponding actions that will be taken to mitigate or eliminate these impediments.

A. Disparities in Access to Opportunities

1. Opportunity Indices

The various indices developed by HUD in the Affirmatively Furthering Fair Housing Tool (AFFHT) reflect the discrepancies in access to opportunities regarding:

- Low poverty level
- Access to proficient schools
- Labor market participation
- Availability of public transit
- Transportation costs
- Location of jobs
- Environmental health

Specifically, Salinas and Seaside residents have limited access to opportunities compared to those Monterey and the County as a whole. Hispanic residents as a group have limited access to opportunities when compared to other race groups.

Affordable housing is also primarily concentrated in Salinas, with over 60 percent of the affordable units located in that City. Monterey has the second largest inventory of affordable units, but trailing Salinas in a distant second at seven percent of the affordable units.

Actions:

- Allocate CDBG funds to public and supportive service programs that benefit the geographically underserved communities.
- Expand affordable housing opportunities throughout the County, to disperse affordable housing in other communities in the Peninsula.
- Promote economic development activities to improve employment skills and create high-paying jobs throughout the County.
- Work with Monterey-Salinas Transit to expand transit services in areas with limited public transit services, especially the frequency of services.
- Promote the portability of Housing Choice Vouchers (HCV) to help tenants move to communities of opportunity. (HACM)
- Promote the benefits of the HCV program to landlords to expand the inventory of rental

properties accepting HCVs. (HACM)
Time Frame: Ongoing
Responsible Agencies: Collaborating Entities
Funding Sources: Various, including CDBG; HOME; Inclusionary Housing funds; Housing Assets funds; and HCVs.

B. Lending Practices

1. Monitoring of Lending Practices

In reviewing the Home Mortgage Disclosure Act (HMDA) data, several issues in lending patterns with potential fair housing implications were identified:

- **Access to Homeownership:** Hispanic households were significantly underrepresented in the homeownership market, consisting of 55 percent of the countywide population but only 33 percent of the applications for home loans.
- **Lending Institutions with Higher than Average Approval Rates:** Over half of the top ten lenders in the County had approval rates higher than the overall approval rate for all lenders. Specifically, American Pacific Mortgage and Shore Mortgage approval rates greater than 78 percent— 20 points higher than the overall approval rate for all lenders (58 percent). While high approval rates do not necessarily indicate wrongdoing by a specific institution, they can be a sign of aggressive lending practices on the part of the lender.
- **Fallout and Applications Closed due to Incompleteness:** In mortgage lending, fallout refers to a loan application that is withdrawn by the borrower before the loan is finalized. A significant disparity in fallout could suggest screening, differential processing, HMDA Action misclassification and/or the potential of discouragement of minority applications. Closed applications refer to applications that are closed by the lender due to incompleteness. A high rate of incomplete loans can indicate a lack of financial literacy on the part of the borrower. During 2017, Nationstar Mortgage (59 percent) and American Financial Network (35 percent) had noticeably high rates of withdrawn and closed applications in the County.
- **Minority Loan Applicants and Smaller Financial Institutions:** Different race groups tended to utilize different lenders tended to target certain race groups. Hispanic applicants comprised 82 percent of applications with Bay Equity and 70 percent of the applications with Finance of America Mortgage. Black applicants in the unincorporated County did not seem to prefer any one financial institution over any others, but Asian applicants did appear to prefer Bank of America and Calber Home Loans over other banks.
- **Subprime Loans and Minority Applicants:** While HMDA data does not classify loans as subprime, it does track the interest rate spread on loans. Loans with a reported spread are typically referred to as higher-priced or subprime loans. In 2011, 2.23 percent of the loan applications by Hispanic applicants were offered subprime loans. In 2017, the proportion increased to 5.05 percent, more than doubled. However, the magnitude of rate spread narrowed somewhat for Hispanic applicants.

Actions:
• Provide financial literacy and homebuyer education for residents. • Monitor lending patterns and potentially discriminatory practices and work with lenders to address identified issues. • Provide information of State and Federal homeownership assistance programs. • Provide and/or pursue funding for homebuyer assistance as well as housing rehabilitation assistance.
Time Frame: Ongoing
Responsible Agencies: Collaborating Entities; fair housing service providers
Funding Sources: CDBG; HOME; General Fund

C. Public Policies

1. Housing Element Compliance

A Housing Element found by HCD to be in compliance with State law is presumed to have adequately addressed its policy constraints and fulfilled its planning obligations to provide a range of housing options for all socioeconomic segments of the community. Specifically, the Housing Element law mandates the planning of housing for persons with special needs (including the elderly, disabled, homeless, female-headed households, large households, and farm workers). Special needs households often encounter fair housing issues in the housing market.

The City of Del Rey Oaks and the City of Seaside are the only jurisdictions among the Collaborating Entities that are out of compliance with the State Housing Element law.

Actions:
• Pursue Housing Element Compliance
Time Frame: 2019
Responsible Agencies: City of Del Rey Oaks, City of Seaside
Funding Sources: General Fund

2. Development Regulations

A jurisdiction's development regulations directly regulate the types of housing that can be located within the community. Restrictive development regulations may limit the range of housing choices available for all but may disproportionately impact the available options for persons with special needs. Furthermore, development regulations should be reviewed and updated periodically to comply with changes in State laws. Review of the development regulations for the Collaborating Entities as presented before is provided again below. Discussions of this review have been provided in detail under Chapter 5 of this AI report.

Table 66: Zoning Provisions for Special Needs Housing								
	Monterey	Salinas	Seaside	Del Rey Oaks	Greenfield	Gonzales	Sand City	County
Accessory Dwelling Unit	✓	✓	*	*	*	*	✓	*
Definition of Family	✓	✓	✓	*	✓	✓	✓	✓
Emergency Shelters	✓	✓	✓	*	✓	✓	✓	*
Transitional Housing	✓	✓	*	*	✓	*	*	*
Supportive Housing	✓	✓	*	*	✓	*	*	*
Residential Care Facilities	✓	✓	*	*	✓	*	✓	✓
Single Room Occupancy	✓	✓	*	*	*	✓	*	✓
Farmworker Housing	*	✓	✓	*	*	*	✓	✓
Employee Housing	*	✓	*	*	*	*	✓	✓
Reasonable Accommodation	✓	✓	*	*	*	✓	✓	✓
✓ = Compliant with laws * = Potential issues or not addressed in Zoning								

Actions:
• Make appropriate code amendments to address the provision of a range of housing options pursuant to State laws as outlined above and discussed in this AI. • Monitor development regulations to ensure zoning provisions foster the development of housing in general and for special needs populations in particular.
Time Frame: Amend zoning provisions by 2020.
Responsible Agencies: Participating jurisdictions
Funding Sources: General Fund

D. Discrimination and Fair Housing Services

1. Discrimination in Home Sale and Rental Listings

A number of home sale and rental listings in the County contain potentially discriminatory language. For both home sale and rental listings, the most common instances involved references to families. However, one instance for home sale involved income bias, referencing the home as appropriate to executives. For rental listing, the no-pet policy also appeared frequently, potentially impeding housing options for persons with disabilities if the ads did not specify exceptions for service and companion animals.

Actions:
• Provide fair housing outreach and education to newspapers, listing agencies, real estate associations, apartment owners/managers associations, and homeowners association, etc.
Time Frame: Ongoing
Responsible Agencies: Fair housing service providers
Funding Sources: CDBG

2. Fair Housing Education

Outreach and education is the most cost-effective approach to addressing fair housing concerns. Many housing professionals, housing providers, and home seekers alike, are unaware of their rights and responsibilities, as well as resources available. Having a consistent fair housing service provider which could establish a strong presence and develop strong connections in the region would help foster fair housing.

Actions: • Conduct annual presentations on fair housing for housing professionals, providers, and residents in communities across the County, with the goal of at least one annual presentation in Monterey, Salinas, and Seaside.
Time Frame: Annually
Responsible Agencies: Fair housing service providers
Funding Sources: CDBG

E. Regional Collaboration

Many issues, such as homelessness, affordable housing, jobs-housing balance, and access to frequent transit services, are regional issues that require the collaboration of communities throughout the region. In recent years, the County jurisdictions have undertaken multiple regional initiatives to addressing housing-related issues. These include the Regional Farmworker Housing Study, this Regional Analysis of Impediments to Fair Housing Choice, and the regional Emergency Solutions Grants. Continuing these planning efforts and implementation would bridge the gap of disparities among communities.

Actions: • Convene a regional planning group to implement the plans of actions outlined in various regional planning efforts, to identify emergency trends, and to explore potential solutions/actions.
Time Frame: Quarterly
Responsible Agencies: Collaborating Entities
Funding Sources: General Fund



CITY OF SEASIDE STAFF REPORT

Item No.: 9.C.

TO: City Council

FROM: Craig Malin, City Manager

BY: Lesley Milton-Rerig, Public Affairs Officer/City Clerk

DATE: May 2, 2019

SUBJECT: INTRODUCTION OF AN ORDINANCE TO AMEND CHAPTER 2.14 BOARD AND COMMISSIONS TO EXPAND THE MEMBERSHIP OF THE PARKS AND RECREATION COMMISSION AND THE NEIGHBORHOOD IMPROVEMENT COMMISSION BY ADDING ADDITIONAL MEMBERS AND TO CODIFY THE ENVIRONMENTAL COMMITTEE AND COMMISSION ON THE STATUS OF HOMELESSNESS.

PURPOSE & RECOMMENDATION

That the City Council pass to print the draft ordinance to expand the Parks and Recreation Commission and the Neighborhood Improvement Program and to codify the Environmental Commission and Commission on the Status of Homelessness into the Municipal Code.

BACKGROUND

Cities should strive at all possible times to make decisions with its residents, not merely for them. As the needs of a city change, so too should its Commissions to reflect the mission and vision. Over the last three years, at the request of residents, the City has been focusing its efforts on improving the quality of life for its residents including the renovation of parks.

The City of Seaside mission is "Include Innovate and Inspire" and keeping the element of inclusiveness, staff is recommending expanding the membership of the Park and Recreation Commission and the Neighborhood Improvement Commission to allow more resident input into the process for increased citizen representation. These positions have become very coveted, as they do not come open often and have the ability to be

very impactful.

This ordinance proposes to expand the membership of both committees by adding two additional positions to each, increasing membership from seven members to nine. All duties and objectives would remain unchanged.

Additionally, in 2018 the City Council approved the creation of the Environmental Committee as well as the Commission on the Status of Homelessness. Now that the committees are fully formed, their duties and responsibilities have been approved, the proposed ordinance would codify both committees, including the creation, composition, term and duties into the Municipal Code in perpetuity.

FISCAL IMPACT

The only fiscal impact associated with this item is the cost of codifying the ordinance, which will be less than \$500.

ATTACHMENTS

1. Draft Ordinance Expand Committees Environ. Homeless codify
-

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager

ORDINANCE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEASIDE AMEND CHAPTER 2.14 BOARD AND COMMISSIONS TO EXPAND THE MEMBERSHIP OF THE PARKS AND RECREATION COMMISSION AND THE NEIGHBORHOOD IMPROVEMENT COMMISSION AND TO CODIFY THE ENVIRONMENTAL COMMITTEE AND HOMELESS COMMITTEE

WHEREAS, Cities should strive at all possible times to make decisions with its residents, not merely for them; and

WHEREAS, As the needs of a city change, so too should its Commissions to reflect the mission and vision. Over the last three years, at the request of residents, the City has been focusing its efforts on improving the quality of life for its residents including the renovation of parks; and

WHEREAS, The City of Seaside mission is "Include, Innovate and Inspire" and keeping with the element of inclusiveness, staff is recommending expanding the membership of the Park and Recreation Commission and the Neighborhood Improvement Commission to allow more resident input into the process for increased citizen representation; and

WHEREAS, the City Council approved the creation of an Environmental Committee and The Commission on the Status of Homelessness and those committees now formed can be codified into the Municipal Code as commissions.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF SEASIDE DOES ORDAIN AS FOLLOWS:

SECTION 1. Purpose and Intent

The purpose of this ordinance is to expand the membership of both the Neighborhood Improvement Commission and the Parks and Recreation Commission by adding two additional positions to each, increasing membership from seven members to nine. All duties and objectives would remain unchanged. Additionally, in 2018 the City Council approved the creation of the Environmental Committee as well as a Homeless Committee. Now that the committees are fully formed, their duties and responsibilities have been approved, the proposed ordinance would codify both committees, including the creation, composition, term and duties into the Municipal Code in perpetuity.

SECTION 2. Revisions to Chapter 2.

SMC 2.24 NEIGHBORHOOD IMPROVEMENT COMMISSION

2.24.020 Compensation and Terms of Office

The commission shall consist of ~~seven~~ **nine** members. The appointed members shall hold office for three years. (Ord. 1055 § 3, 2018; Ord. 773§ 1 (Exh. A), 1990)

Chapter 2.28 RECREATION AND PARK COMMISSION

2.28.020 Composition and Terms of Office.

The recreation and park commission shall consist of ~~seven~~ **nine** regular members. The appointed members of the commission shall hold office for three years. (Ord. 971 § 2, 2008; Ord. 887 § 2, 2000; Ord. 773 § 1 (Exh. A), 1990)

SECTION 3. Additions to Chapter 2.

SMC 2.19 ENVIRONMENTAL COMMISSION

2.19.010 Created.

2.19.020 Composition and terms of office.

2.19.030 Duties.

2.19.040 Objectives.

2.19.010 Created

The Environmental Committee investigates and advocates sound environmental policy and action in the areas of air quality, water quality, energy and waste management, flora and fauna protection and community planning.

2.19.020 Composition and Terms of Office

The Environmental Committee shall have nine voting members, appointed by the City Council for a term of three years. Residents of Seaside or professionals, scholars or students in any

related field of the environmental sciences are eligible to serve as members. At least one high school student residing in Seaside and at least one student at CSUMB or MPC shall be appointed as a full voting member. A City Council member shall be appointed by the City Council as a non-voting member.

2.19.030 Duties.

The Environmental Committee shall conduct public meetings and prepare recommendations to the City Council on matters regarding the environment to include without limitation unless otherwise noted:

- A. Review and comment on City ordinances, policies and programs and state mandates relate to environmental regulations, risks and pollution abatement, clean water, air and energy, flora, fauna and biome protection and community planning topics expressly beyond the realm of the Planning Commission.
- B. Serve in advisory capacity to the City Council, commissions, committees, and boards on related issues
- C. Identify strategic environmental goals for the City and estimate resources needed to accomplish these goals; investigate funding to implement programs to benefit the community
- D. Develop policies and plans for increasing environmental awareness in cooperation with other public and private agencies to include school districts

2.19.040 Objectives.

- A. The Environmental Committee shall meet not less than six times per year.
- B. The Environmental Committee shall monitor the City's progress in complying with principles established in Resolution 17-47.
- C. The Environmental Committee shall prepare an annual recommended work plan to the City Council not later than three months in advance of each fiscal year.

SMC 2.20 COMMISSION ON THE STATUS OF HOMELESSNESS

2.20.010 Created.

2.20.020 Composition and terms of office.

2.20.030 Duties.

2.20.040 Objectives.

2.20.020 Composition and terms of office.

The Commission on the Status of Homelessness shall consist of seven appointed voting members and one, non-voting City Council member, all appointed by the City Council. Voting members shall hold office for three years.

2.20.030 Duties.

The Commission on the Status of Homelessness shall have the power, and it shall be the duty of the commission to make recommendations to the City Council and to advise the Council in the following matters:

- A. Review and comment on City ordinances, programs and policies and state mandates related to housing, CDBG grants and programs, and other poverty mitigation programs;
- B. Monitor and assist the City's progress in implementing needed homeless services and facilities;
- C. Develop policy recommendations and processes to measure the effectiveness of new and existing policies in ending and preventing homelessness and coordinate with the CDAC for their required reporting in the HUD mandated Annual Action Report;
- D. Identify strategic goals for the City and estimate resources needed to accomplish these goals; investigate funding to implement programs to benefit the homeless community.
- E. Identify partnerships with County, City and other community programs that can be leveraged to achieve the goals of ending or preventing homelessness in the City of Seaside.

2.20.040 Objectives.

The commission on the status of homelessness shall:

- A. Hold public meetings on matters related to homelessness;
- B. Investigate best and contemporary practices with regard to eliminating and preventing homelessness;
- C. Serve in advisory capacity to the City Council, commissions, committees, and boards on related issues;
- D. Prepare an annual report to the City Council on progress and effectiveness of various programs and policies.

19.11.010. Severability. If any word, phrase, sentence, part, section, subsection, or other portion of this Chapter, or any application thereof to any person or circumstance is declared void, unconstitutional, or invalid for any reason, then such word, phrase, sentence, part, section, subsection, or other portion, or the prescribed application thereof, shall be severable, and the remaining provisions of this Chapter, and all applications thereof, not having been declared void, unconstitutional or invalid, shall remain in full force and effect. The City Council hereby declares that it would have passed this title, and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases had been declared invalid or unconstitutional.”

SECTION 3. Effective date. This Ordinance shall take effect thirty (3) days after its final passage and adoption by the Council.

INTRODUCED AND PASSED TO PRINT at a regular meeting of the City Council of the City of Seaside held on ____, 2019.

ADOPTED as an Ordinance of the City Council of the City of Seaside at a regular meeting of the City Council held on _____ 2019, by the following vote:

Ayes:	Council members:
Noes:	Council members:
Absent:	Council members:
Abstain:	Council members:

Ian Oglesby, Mayor

Attest:

Lesley Milton-Rerig, City Clerk



CITY OF SEASIDE STAFF REPORT

Item No.: 10.A.

TO: City Council

BY: Roberta Greathouse, Human Resources Director/Risk Manager

DATE: May 2, 2019

**SUBJECT: DISCUSS AND APPROVE CITY MANAGER EVALUATION
PROCESS**

PURPOSE & RECOMMENDATION

That City Council discuss and approve the City Manager evaluation process.

BACKGROUND

On April 18, 2019, the City Council approved a contract with Koff & Associates for the facilitation of the City Manager and City Attorney's performance evaluations.

Katie Kaneko from Koff and Associates will review the proposed process and evaluation for the City Manager's evaluation which is proposed to include:

5 point rating scale:

- Exemplary
- Exceeds standards
- Meets standards
- Needs improvement

Plus

- Unable to rate

Multi-Input Module - with ratings obtained from the following sources and information to be obtained confidentially through questionnaires:

- City Council
- Self Evaluation
- Direct Reports (with tenure exceeding one year)

Competencies:

- Job knowledge
- Engagement / influence

- Initiative & Innovation
- Leadership & strategic perspective
- Communication
- Execution & Results
- Executive Presence & approachability

FISCAL IMPACT

N/A

ATTACHMENTS

None



CITY OF SEASIDE STAFF REPORT

Item No.: 10.B.

TO: City Council

BY: Craig Malin, City Manager

DATE: May 2, 2019

SUBJECT: PRESENTATION OF THE 2019-2020 CITY STRATEGIC WORK PLAN

PURPOSE & RECOMMENDATION

Receive the presentation and provide strategic, high-level direction.

BACKGROUND

To achieve the City of Seaside's vision as a vibrant, proudly diverse, energetic and safe community, with extraordinary natural beauty, quality of life and economic opportunities, the 2019 - 2020 City Council has adopted eight strategic goals. These goals are:

Tier I

- A. Economic Development Projects
- B. Increase Amount of Water/Allocation
- C. General Plan Update
- D. Activate Affordable Housing Policies (spend down reserves)
- E. Mitigate/Enhance Services to the Homeless

Tier II

- F. Streamline Development Process
- G. Access to Fort Ord National Monument
- H. Develop / Implement Storm Water CIP

To achieve the eight Strategic Goals, staff has prepared a 2019 – 2020 Workplan (attached) summarizing tasks, timelines and resources necessary. Each task identifies staff members (by initials) who are principally responsible for completing the task, with summary timelines by year and quarter (or more specific timeline if known), and future budget allocations, if necessary, denoted by "fCd" (future Council decision). Note that

individual tasks often require future City Council review and decisions, and thus are only included as being illustrative of forthcoming staff work and future City Council decisions necessary to advance the Strategic Goals. By receiving the presentation, the City Council is not approving any single task beyond future budgeting and allocation approvals.

At the conclusion of the summarized tasks directly applicable to the eight Strategic Goals, tasks otherwise underway or recommended are likewise summarized, and numbered O.1., O.2., ... for ease of reference.

ATTACHMENTS

1. Workplan In Prog_15

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager

2019 - 2020

Workplan



Presented to City Council 5.2.19

To achieve the City of Seaside's vision as a vibrant, proudly diverse, energetic and safe community, with extraordinary natural beauty, quality of life and economic opportunities, the 2019 - 2020 City Council has adopted eight strategic goals. These goals are:

Tier I

- A. Economic Development Projects**
- B. Increase Amount of Water/Allocation**
- C. General Plan Update**
- D. Activate Affordable Housing Policies (spend down reserves)**
- E. Mitigate/Enhance Services to the Homeless**

Tier II

- F. Streamline Development Process**
- G. Access to Fort Ord National Monument**
- H. Develop / Implement Storm Water CIP**

To achieve the eight Strategic Goals, the following Workplan summarizes tasks, timelines and resources necessary. Each task identifies staff members (by initials) who are principally responsible for completing the task, with summary timelines by year and quarter (or more specific timeline if known), and future budget allocations, if necessary, denoted by "fCd" (future Council decision). Note that individual tasks often require future City Council review and decisions, and thus are only included as being illustrative of forthcoming staff work and future City Council decisions necessary to advance the Strategic Goals.

At the conclusion of the summarized tasks directly applicable to the eight Strategic Goals, tasks otherwise underway or recommended are likewise summarized, and numbered O.1., O.2., ... for ease of reference.

A. Economic Development Projects

- A1. Campustown [cm]
Task / Timeline: EIR Circulate by 2Q19, Entitlement documents & development agreement to Council by 3Q19
Resources: Staff & Council Time, Developer-paid consulting services
- A2. Main Gate [cm]
Task / Timeline: Pending developer progress, entitlement documents & development agreement to Council 2Q19
Resources: Staff & Council Time, Developer-paid consulting services
- A3. Golf Course Hotel [cm]
Task / Timeline: Revised development agreement to Council in May
Resources: Staff & Council Time, Developer-paid consulting services
- A4. Auto Mall [ko]
Task / Timeline: Entitlement Documents and Purchase & Sale Agreement to City Council in Q4 2019
Resources: Staff & Council Time, Developer paid consulting services
- A5. “Home Depot” Parking Lot Improvements [gs]
Task / Timeline: Purchase & Sale Agreement to Council Q3 2019
Resources: Staff time
- A6. West Broadway Wifi [gs]
Task / Timeline: 1Q20 acquire hardware to provide WiFi service on lower Broadway
Resources: est \$45,000 [fCd]

B. Increase Amount of Water/Allocation

- B1. Reclaim Any Unused Golf Course Hotel Water [cm/df]
Task / Timeline: SRD entitlement documents & development agreement to Council May
Resources: Staff & Council Time, Developer-paid consulting services
- B2. Optimize MCWD Agreement Related To FORA Transition [cm/rr/sd]
Task / Timeline: Monitor and influence MCWD agreements related to FORA transition – current through Q1, 2020
Resources: Staff & Council time, Russ McGlothlin fees & agreement costs [fCd]
- B3. Optimize Monterey One Water Availability [cm/rr/sd]
Task / Timeline: Monitor and influence M1W agreements related to water augmentation – current through Q1, 2020
Resources: Staff & Council time, Russ McGlothlin fees & agreement costs [fCd]
- B4. Campus Town / Main Gate Water Solution w/MCWD [ko/rr/sd]
Task / Timeline: Q3 2022
- 1) Preliminary agreement with Seaside Basin Watermaster for in-lieu replenishment-storage and extraction - Aug 2019
 - 2) Preliminary agreement with MCWD to wheel water from Seaside Muni Water System to Ord Community - Jan 2020
 - 3) Environmental docs for facilities to wheel water - Jun 2020
 - 4) Final Agreements with WM and MDWD – Dec 2020
 - 5) Design and Construct facilities to wheel water - Jul 2022

Resources: Russ McGlothlin, oncall planning firm for CEQA, oncall engineering firm to design facilities, oncall firm for construction management [fCd]

B5. Optimize Seaside East Water Availability – Seaside Muni & M1W or MCWD? [rr]

Task / Timeline: Q1 2025

- 1) Agreement with Seaside Basin Watermaster for injection-storage and extraction - Aug 2020
- 2) Preliminary agreement(s) with M1W and MPWMD to purchase water from Pure Water Monterey – Phase 2 - Jan 2021
- 3) Preliminary design for Environmental docs – Aug 2021
- 4) Preliminary agreement(s) for water wheeling - Dec 2021
- 5) Environmental docs - Dec 2022
- 6) Finalize agreements with M1W, MPWMD and MCWD - Jun 2022
- 7) Financing – Jun 2023
- 8) Design and Construct facilities - Feb 2025

Resources: \$3 Million to \$20 Million [fCd]

B6. Stormwater Capture & Recharge [rr]

Task / Timeline: Q4 2021

- 1) Preliminary Agreement with Seaside Basin Watermaster for injection-storage and extraction - Dec 2019
- 2) Hydrogeologic study for existing SW infiltration systems – Dec 2020
- 3) Environmental docs – Jun 2021
- 4) Final projects-specific agreement with Seaside Basin Watermaster - Dec 2021

Resources: Hydrogeologic Engineering firm, Russ McGlothlin, oncall
Planning firm for CEQA - \$300,000 [fCd]

B7. Under 5 af Wells [rr]

Task / Timeline: Q4 2019

- 1) Transfer city-owned properties to others
- 2) Others install wells

Resources: Staff time

C. General Plan Update

C1. General Plan [ko/gS/sd]

Task / Timeline: Approval to Council Q3 2019, with Form-Based
Zoning Code by Q419

Resources: Staff and consulting time. Council and community
review.

C2. Housing Element & Appendix [EIR] [gs]

Task / Timeline: 4Q19 submit 5th cycle Housing Element to HCD,
submit 4 year update to HCD, EIR completed

Resources: Staff and consulting time. Council and community
review.

D. Activate Affordable Housing Policies (spend down reserves)

D1. Add Housing Program Manager to Staff [rg/cm]

Task / Timeline: add to position control list (5/4) and 19/20 budget,
conduct recruitment, appoint staff by start 3Q19

Resources: approximately \$125,000 [fCd]

- D2. Broadway / Terrace Project [ko]
Task / Timeline: CEQA complete by Q3 2019
Resources: Staff time and developer paid consultants
- D3. Nurses Barracks Project [cm/ko]
Task / Timeline: Conduct appraisal, property transfer from FORA, entitlement documents & development agreement to Council 3Q19
Resources: Staff & Council Time, Developer-paid consulting services
- D4.1. ADUs Water Allocation [rr], No/Low Interest Loan [ko], Pre-Approved Sample Plans
Task / Timeline: Water allocation, low / no interest loan and contract with architect for sample plans [dl] to Council June 6,
Resources: Staff time and \$25,000? from affordable housing fund? [fCd]
- D4.2. ADUs Mapping [hpm]
Task / Timeline: Contract to GIS map ADU potential by 3Q19 and outreach to potential ADU site owners by 4Q19
Resources: Staff time and \$25,000? from affordable housing fund [fCd]
- D4.3. ADU Demonstration Project [hpm]
Task / Timeline: City construction of ADU / affordable home combo initiated by 1Q20
Resources: tbd, from affordable housing fund
- D4.4. ADU Habitat For Humanity Project [hpm]
Task / Timeline: City collaboration with Habitat for Humanity on ADU project by 2Q20
Resources: Staff time

- D5. Campus Town & Main Gate Affordable Housing Agreements [cm]
Task / Timeline: Council review / approval of affordable housing agreements associated with Campus Town & Main Gate projects -
Resources: Staff time and potential affordable housing fund participation for upscaling project [fCd]
- D6. Joint RFP w/MPUSD [cm/gS]
Task / Timeline: Issue RFP with MPUSD for affordable housing project(s) on MPUSD-owned property by 3Q19
Resources: Staff and Council time, City water allocation and potential affordable housing fund \$ [fCd]
- D7. City Small Home RFP [cm]
Task / Timeline: Pending status of D4 and D6, review utility of issuing City RFP for small home construction by 2Q20
Resources: potential affordable housing fund \$ [fCd]
- D8. Bridge Loan for Del Monte Manor prior to \$20MM rehab [cm/kd/gS]
Task / Timeline: Consider bridge loan, leading to potential \$20 MM rehab of Del Monte Manor, with a gain of approximately 90+ units converted from market rate to affordable housing 2Q19-4Q19
Resources: loan from affordable housing fund [fCd]

E. Mitigate/Enhance Services to the Homeless

- E1. HEAP Grant [cm]
Task / Timeline: HEAP grant submitted, awaiting decision
Resources: Staff time
- E2. Alt – Sanitation, Trash Collection [cm/rr/ap/bd]
Task / Timeline: Pending E.1. decision, review City partnership for sanitation and trash collection by 3Q19

Resources: \$50,000+ [fCd]

- E3. Camping on Public Property Ordinance [cm/sd/ap/bd]
Task / Timeline: Review status of City camping ordinances by 3Q19
Resources: Staff & Council time
- E4. Safe Parking Program [cm/sd/ap/bd]
Task / Timeline: Collaborate with County and Seaside churches on Safe Parking Program by 3Q19
Resources: Staff & Council time, any funding [fCd]

F. Streamline Development Process

- F1. Reserve 2nd / 4th Thursdays or 1st / 3rd Tuesdays For Development Related Council Meetings [cm]
Task / Timeline: Seek consensus on reserving schedules to allow for additional City Council meetings to improve citizen input and optimize decision-making
Resources: Staff & Council time, \$5,000 - \$10,000 annually
- F2. FORA Sunset [mcc/cm/sd]
Task / Timeline: 1) Advocate for Seaside being a fully-empowered City at every opportunity as the region and State considers extending FORA, 2) Eliminate, to the greatest extent possible, unreasonable burdens placed on Seaside by others in any transition plan or document, 3) Undertake responsibility for ESCA (see O.27.)
Resources: Considerable staff and Council time, lobbying as necessary [fCd]
- F3. Water Allocation Committee to City Council [rr]
Task / Timeline: Disband current Water Allocation Committee, move allocation of water discussion / decisions to the City Council
Resources: Council time

- F4. Online Applications and Permitting [bd/dl]
Task / Timeline: Citizens and Contractors have the ability to apply and track building and planning permits as well as inspections / 3Q19
Resources: Staff time, \$6,000 for four stand-alone desktop computers to accomplish on-line plans review [fCd]
- F5. Consolidate / Optimize City Legal Review [tbd, to include current developer representatives]
Task / Timeline: Create Council task group, review value-added by legal firms, make recommendation to City Council within 90 days of appointment of new City Attorney
Resources: tbd
- F6. Create Economic Development Commission [mcc]
Task / Timeline: Bring ordinance creating Economic Development Commission to City Council for review by 2Q19
Resources: Staff time, \$5,000 minimum annual budget
- F7. Consolidate Plan Commission / Board of Architecture Review [gs]
Task / Timeline: Create Council task group, review pros and cons of Plan Commission / Board of Architecture review consolidation, make recommendation to Council by 3Q19
Resources: Staff, Council and Commission time

G. Access to Fort Ord National Monument

- G1. Post Signs to 8th/ Gigling [rr]
Task / Timeline:
1) Procure Signs – May 2019
2) Install Signs – Aug 2019
Resources: \$5,000

- G2. Develop Strategy For Direct Access To Fort Ord National Monument
[cm/gS/rr/sd]
Task / Timeline: Review options, develop strategy for Seaside to have
direct access to Fort Ord National Monument by Q320
Resources: Staff and consulting time \$20,000 [fCd]

H. Develop / Implement Storm Water CIP

- H1. Storm Water Master Plan [rr]
Task / Timeline: Q4 2022
- 1) Retain Consultant – Dec 2019
 - 2) Evaluate System – Dec 2020
 - 3) Develop Projects – Jun 2021
 - 4) Complete Stormwater Master Plan – Dec 2022
- Resources: \$350,000 [fCd]
- H2. Implement High-Priority Storm Drain Project(s)... [rr]
Task / Timeline: Q4 2025
- 1) Preliminary design for high priority projects – Jun 2023
 - 2) Environmental documents – Dec 2023
 - 3) Financing – Jun 2024
 - 4) Design and Construct – Dec 2025
- Resources: \$10 Million [fCd]
- H3. 90-Inch Storm Drain Trash Capture Project... [rr]
Task / Timeline: Q4 2022
- 1) Preliminary design – Aug 2019 (\$50k)
 - 2) Environmental documents – Dec 2019 (\$20k)
 - 3) Financing – Jun 2020
 - 4) Design and Construct – Dec 2022
- Resources: \$3 Million [fCd]

Other

O.1. City-wide Pavement Management Program (i.e. fixing streets) [rr]

Task / Timeline:

- 1) Solicit Bids Phase 1 – Jun 2019
- 2) Award Contract Phase 1 – Aug 2019
- 3) Construct Phase 1 – Nov 2019
- 4) Solicit Bids Phase 2 – Mar 2020
- 5) Award Contract Phase 2 – Jun 2020
- 6) Construct Phase 2 – Jul 2021

Resources: \$11 Million

O.2. Civic Campus Feasibility Study Complete [cm]

Task / Timeline: Study Complete, Resolution By Council Regarding Courthouse Land Sale / Transfer Terms At 5/16/19 Meeting

Resources: Already budgeted, staff time

O.3. FY 20/21 Budget [all]

Task / Timeline: Budget Approved by Council 6/27/19 or earlier

Resources: Staff & Council time

O.4. New Recreation Director Announced [rg]

Task / Timeline: recruitment / selection process underway; new Rec Director to start on 7/19/19

Resources: Already budgeted, staff time

O.5. City Attorney Selected [rg/mcc]

Task / Timeline: conduct recruitment / selection process for a tentative start date of 7/1/19

Resources: Already budgeted, staff time

O.6. Cutino Park Grand Re-Opening [rr]

Task / Timeline: August 2019

Resources: Already budgeted, staff time

O.7. City Hall Solar Ground-Breaking [rr]

Task / Timeline:

- 1) Solicit bids – Jun 2019
- 2) Award contract – Aug 2019
- 3) Groundbreaking – Sep 2019
- 4) Final Construction – Dec 2019

Resources: \$723,000

O.8. Laguna Grande Non-Potable Water Project [rr]

Task / Timeline: Switch irrigation trucks to non-potable source

- 1) Retain Hydrogeologist – Sep 2019
- 2) Design Project – Dec 2019
- 3) Solicit Bids & Award contract – Mar 2020
- 4) Construct – Sep 2020

Resources: \$150,000 (w/\$106,000 grant) [fCd]

O.9. Del Monte Manor Drainage Improvements Project... [rr]

Task / Timeline:

- 1) Environmental documents – Sep 2019 (\$20k)
- 2) Financing – Mar 2020
- 3) Design and Construct – Mar 2021

Resources: \$560,000 (w/grant? tbd) [fCd]

O.10. Retrofit 90-inch Storm Drain Outfall Improvements... [rr]

Task / Timeline:

- 1) Design & Solicit Bids – Aug 2019
- 2) Award Contract – Oct 2019
- 3) Construct – Dec 2019

Resources: \$150,000 [fCd]

O.11. Retrofit Water Tank Improvements... [rr]

Task / Timeline:

- 1) Solicit Bids – Aug 2019
- 2) Award Contract – Oct 2019
- 3) Construct – Mar 2020

Resources: \$400,000 [water rate funded fCd]

O.12. PD Body-Worn Cameras Operational [ap]

Task / Timeline: Train supervisors / Have staff partner with CSUMB to glean lessons learned / Implement by 3Q19

Resources: Axon trainer / Staff time

O.13. PD Accreditation Application [ap]

Task / Timeline: Onboard new CALEA Manager / Submit CALEA application / Begin self-assessment by 4Q19

Resources: Staff time

O.14. FD Accreditation Application [bd]

Task / Timeline: Complete Standards of Cover and Self-Assessment / 24 months.

Resources: Staff time, \$36,000 over two fiscal years.

O.15. PD Radio Solution [ap/kd]

Task / Timeline: Include in FY19/20 Budget

Resources: \$350,000 +/- [purchase, lease, financing fCd]

O.16. PD Software Applications IAPro, EIPro & PowerDMS [ap]

Task / Timeline: Complete remainder of IAPro Training / Coordinate EIPro Trainers' site visit to train staff / Incorporate PowerDMS as part of CALEA process by 4Q19

Resources: Already budgeted, staff time

O.17. FD Software Applications [bd]

Task / Timeline: Converted to new Records Management System (RMS).

Resources: Already budgeted, staff time.

O.18. PD Training Procedural Justice & De-escalation [ap]

Task / Timeline: Train all employees in Procedural Justice / Train sworn employees how to de-escalate / Complete by 3Q19

Resources: Staff time

O.19. PD Vacancies To Less Than 10% [rg]

Task / Timeline: Fully engage PD recruitment team; develop recruitment / retention tools.

Resources: Staff time; if approved [fCd] budget for incentives

O.20. Adopt successor MOUs With LIUNA & POA [rg]

Task / Timeline: approve contracts prior to contract expiration dates (7/1 for LIUNA and 12/31 for POA)

Resources: Staff and City Council time, [fCd]

O.21 Purchasing Procedures 1. City Council Purchasing Guidelines & 2. City Procurement Guidelines [kd]

Task / Timeline: 1. Amend purchasing guidelines to implement audit recommendations & 2. Amend city procurement guidelines, to include municipal code (possibly) to implement full use of encumbrance accounting. Policy related to City Council to be brought forward in late June. Procurement guidelines to be implemented internally beginning July 1 with Municipal code changes (if desired) to go forward by September.

Resources: Staff time

O.22. Monthly Dept. Budget Reports [kd]

Task / Timeline: Monthly expenditure reports to be implemented beginning May 1.

Resources: Time within the workload of existing staff.

O.23. Automated Posting of City Transaction Data [kd/lm]

Task / Timeline: Promote financial transparency information by Q2 2019

Resources: Staff time

O.24. Water Rate Study to Council [rr]

Task / Timeline: Complete Seaside Municipal Water Rate Study & Implement Necessary Actions

- 1) Preliminary Study to CC – May 2019
- 2) Community Outreach – Jun 2019
- 3) Finalize Study & Rate Setting – Aug 2019
- 4) Protest Hearing – Oct 2019

Resources: Rate consultant already budgeted, staff, Council and community input time

O.25. Seaside Raiders MOU to Council [nt]

Task / Timeline: Prepare MOU with Seaside Raiders and review with City Council by June, 2019

Resources: \$10,000 - \$15,000 tbd [fCd]

O.26. Short-Term Rental Ordinance Review [sd]

Task / Timeline: Review and adjust short-term rental ordinance by 3Q19

Resources: Staff time and Council time

O.27. ESCA Contract to Council [cm/rr/sd]

Task / Timeline: Contract to City Council for review 4Q19

Resources: Staff time, office space & travel. Contractual services to be funded by Army, may require and assist in funding third modular unit, likely sited on former berm in PD lot. [fCd]

O.28 CRIA To County Board / Staff [ko]

Task / Timeline: Complete analysis and submit to County for decision by Q319

Resources: Staff and consultant time.

O.29. City Census Action Committee [lm]

Task/ Timeline: Formation/facilitation of Peninsula-Seaside Specific Task Force by Q219

Resources: Staff time & coordination

O.30. CSUMB Engineering School Advocacy [mcc/cm]

Task / Timeline: Create City / CSUMB / County Committee to plan for, advocate for and develop funding alternatives for an Engineering School at CSUMB by 3Q19

Resources: Staff and Council time

O.31. Long-range Budget & Fiscal Impact Model [kd/cm/mcc/ko/gs]

Task / Timeline: Create long-term budget and fiscal impact model for land-use choices by 2Q20

Resources: Staff and Council time, consulting expenses <\$25,000 [fCd]