



AGENDA

CITY OF SEASIDE
COMMUNITY DEVELOPMENT
ADVISORY COMMITTEE

SPECIAL MEETING
OLDEMEYER CENTER
986 Hilby Avenue
Wednesday, July 22, 2015
6:30 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. **CALL TO ORDER**

2. **ROLL CALL (CDAC)**

John Francis
Sue Hawthorne

COMMUNITY DEVELOPMENT ADVISORY COMMITTEE

3. **PUBLIC COMMENT**

4. **APPROVAL OF MINUTES**

5. **OLD BUSINESS**

- A. **Update on submittal of 2015-2020 Consolidated Plan and 2015-2016 Annual Action Plan to the U.S. Department of Housing and Urban Development (HUD) and consideration of HUD requested modifications. The modifications are considered non-substantial.**

PURPOSE: The purpose of this item is to review the modifications recommended by HUD for the Consolidated plan and the annual action plan. The recommendations are considered non-substantial.

RECOMMENDATION: It is recommended that the CDAC provide a recommendation of approval to the City Council regarding the HUD suggested non-substantial modifications to the 2015-2020 Consolidated plan and 2015-2016 Annual Action plan.

6. **NEW BUSINESS**

7. **REPORTS FROM COMMITTEE MEMBERS**

8. **REPORTS BY STAFF**

9. **ADJOURNMENT (Oldemeyer)**

Next Regularly Scheduled Meeting:
August 19, 2015
6:30 PM

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<http://cvp.telvue.com/player?id=T01629&video=52314&noplaylists=1&width=400&height=300> Videos of past meetings are available on demand through the City's website: <http://www.ci.seaside.ca.us>

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**CITY OF SEASIDE
STAFF REPORT**

Item No.: 5.A.

TO: Community Development Advisory Committee

BY: Lisa Brinton, Community and Economic Development Services Manager
Sharon Mikesell, Administrative Analyst

DATE: July 22, 2015

SUBJECT: **Update on submittal of 2015-2020 Consolidated Plan and 2015-2016 Annual Action Plan to the U.S. Department of Housing and Urban Development (HUD) and consideration of HUD requested modifications. The modifications are considered non-substantial.**

PURPOSE

The purpose of this item is to review the modifications recommended by HUD for the Consolidated plan and the annual action plan. The recommendations are considered non-substantial.

RECOMMENDATION

It is recommended that the CDAC provide a recommendation of approval to the City Council regarding the HUD suggested non-substantial modifications to the 2015-2020 Consolidated plan and 2015-2016 Annual Action plan.

BACKGROUND

FISCAL IMPACT

ATTACHMENTS

1. Revised 2015-2020 Consolidated Plan
-

Meeting Date: July 22, 2015



2015-2020 Consolidated Plan

Community Development Block Grant Program (CDBG)

**City of Seaside
Monterey County, CA
7/22/2015**

This document is a revision of the document submitted to the US Department of Housing and Urban Development on May 15, 2015. The revisions to the May 2015 document are considered non-substantial.

Executive Summary

ES-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.

The City receives HUD funding under the Community Development Block Grant (CDBG) Program, which is designed to assist low- and moderate-income (LMI) households. The consolidated plan must also address special needs identified as the needs of the elderly, persons with disabilities, homeless individuals, and others.

The 2015–2020 Consolidated Plan serves the following functions:

- 1) A planning document for the City of Seaside, which builds on a participatory process;
- 2) An application for federal funds under HUD’s CDBG formula grants program;
- 3) A strategy to be followed in carrying out HUD’s programs; and
- 4) An allocation of funds to specific projects for the first fiscal year of the Consolidated Plan.

The 2015–2020 Consolidated Plan covers the time frame from July 1, 2015, to June 30, 2020, a period of five fiscal years. During this time frame, the City anticipates receiving only CDBG funding directly from HUD.

HUD released a new tool for grantees that allows the preparation of the Consolidated Plan and the Action Plan in the Integrated Disbursement and Information System (IDIS), which is the system in which projects and funding are tracked. The goal of the new tool was to standardize the preparation of the Consolidated Plan and ensure that all jurisdictions met the statutory requirements for the documents.

The Consolidated Plan tool provides data from HUD-selected sources, primarily the American Community Survey (ACS) 2007–2011 data set. In addition, the tool offers a question and answer format. Limited opportunities for customization are available. In some cases, the questions are targeted toward grantees receiving other HUD funding sources, such as HOME, Emergency Shelter Grant (ESG), and Housing Opportunities for People with AIDS (HOPWA).

The primary focus of the CDBG program is on assisting low-income households. Throughout this document, there are several references to the income levels shown on the attached Text.

Note: * Although middle-income households are noted in some of the tables and calculations, households earning at this level are not the focus of the CDBG program.

The maximum income for each category is defined by HUD on an annual basis and is adjusted based on household size.

Income Categories

Category	Percentage of Median Income	Description
Extremely Low Income	At or below 30%	Households earning at or below 30% of Area Median Income
Very Low Income	31% to 50%	Households earning 31% to 50% of Area Median Income
Low Income	51% to 80%	Households earning 51% to 80% of Area Median Income
Middle Income	81% to 100%	Households earning 81% to 100% of Area Median Income

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The Needs Assessment identified several target populations:

- Extremely low-income and very low-income households
- Seniors
- Youth, primarily ages 6–17
- Persons with disabilities
- Foster youth

The Needs Assessment also identified several types of projects and services that are needed in the community, including the following:

- Public facilities (either new or upgrades/expansions to existing facilities), including community centers, youth facilities, community gardens, and one-stop service centers
- Affordable housing programs for new housing construction, the preservation and rehabilitation of existing rental housing, emergency housing repairs, down-payment assistance, and tenant-based rental assistance

- Crime prevention activities to provide resources to support law enforcement and crime prevention programming in designated neighborhoods
- Public improvements, especially those focused on increasing accessibility , such as ADA curb ramps and sidewalk infill, and storm drainage and flooding improvements
- Public services for a wide range of populations, including seniors, youth, disabled persons, homeless households, foster youth, displaced workers, and households with fair housing issues
- Employment development services to provide training and to support job creation

Over the next five years, the City of Seaside anticipates funding projects related to all of these needs, although available funding resources, community-based organization partnerships, and market conditions may ultimately limit the City's ability to fund some project types.

Given the City's relatively small CDBG allocation, funds for affordable housing or other large capital improvement projects will need to come from other sources such as the State HOME Program and HUD's Section 108 Loan Guarantee Program.

For specific information on objectives and outcomes, consult Table 55 (located in the Strategic Plan).

3. Evaluation of past performance

Below is a summary of progress over the last five years in addressing 2010 Consolidated Plan goals.

Affirmatively Furthering Fair Housing- the City promoted fair housing awareness in its housing programs, and made fair housing materials available to the general public.

Affordable Housing- the City implemented a modified housing rehabilitation program focusing on beautification and health and safety issues for low to moderate income residents. The City also contracted with Rebuilding Together Monterey/Salinas, a nonprofit organization to implement a residential facade improvement program.

Homelessness- the City supported Continuum of Care entities to implement the 10-Year Plan to End Homelessness entitled "Lead Me Home."

Senior Services- the City provided Public Services funding to Legal Services for Seniors to provide legal services for seniors.

Anti-Poverty Strategy- the City worked with several organizations that focus on increasing self-sufficiency among lower-income populations, including Legal Services for Seniors, Meals on Wheels of the Monterey Peninsula, and United Way of Monterey County. These organizations provided legal assistance, meals, and free tax preparation assistance to assist households in securing Earned Income Tax Credits.

The greatest two challenges the City's CDBG program faces are shrinking grant funds and the ability to hire and retain qualified staff. The City continues to be impacted by the loss of redevelopment funding and a general reduction in grant dollars received. The City continues to rely on contract staffing to manage the CDBG grant program, and it is cross-training other staff to assume grants management duties in an effort to redistribute the workload to existing staff.

A notable change in overall program management in the past two years has been the increased involvement of the Community Development Advisory Committee (CDAC). In 2012, the CDAC was formed as part of the City's Citizen Participation Plan. The CDAC has been intimately involved in the determination of the priority needs that guide this Plan and the annual allocation of CDBG funds. The CDAC meets regularly (monthly) as an active and viable part of the planning and management for CDBG funds, providing valuable feedback to staff and ensuring citizen participation.

4. Summary of citizen participation process and consultation process

On September 4, 2014, the City published a Notice of Community Workshop for the Preparation of the 2015–16 Action Plan and the 2015–2020 Consolidated Plan update.

On September 17, 2014, the CDAC held a community workshop to assess the housing and community development needs of the City of Seaside.

On October 15, 2014, the CDAC considered the results of the September 17 community workshop and established priority needs. The workshop was also publicized with the distribution of a flyer. At this workshop, staff made a presentation about the CDBG program in general and the City's annual planning process.

On October 29, 2014, the City launched an online survey to solicit the participation of those who could not attend the September 17 community workshop. The survey closed on November 30, 2014. The City received 25 responses.

On November 6, 2014, the City published a Notice of Funding Availability (NOFA) and Mandatory Application Workshop, which solicited applications for CDBG-funded programs and projects.

On November 6, 2014, the City Council reviewed the findings of community needs from the October 15 workshop.

On November 19, 2014, a proposal workshop was held for interested applicants for the 2015–16 funding cycle. Eighteen organizations attended a mandatory application workshop held at the Oldemeyer Center.

On December 17, 2014, the CDAC met to discuss the November 19 application workshop, discuss midyear reallocations, and hear requests from City staff for the use of CDBG funds.

On January 16, 2015, the 2015–16 CDBG applications were due.

On February 4, 2015, the CDAC met to consider revisions to program policies and procedures, receive submitted applications for CDBG funding, hear initial staff determinations on eligibility of requests, and discuss the review and ranking process.

On February 25, March 12, and March 18, 2015, the CDAC discussed and reviewed, ranked, and formulated its recommendations for 2015–16 CDBG funding for public service applicants and of eligible projects.

On April 1, 2015, the CDAC made recommendations for the use of 2015–16 CDBG funds.

Date of Opening of Public Comments for the Consolidated Plan and Annual Action Plan- On April 2, 2015, the City published a notice soliciting public comment on the draft annual Action Plan and the five-year Consolidated Plan, identifying opportunities for public comment.

On April 9, 2015, the City published a notice soliciting public comment on the draft annual Action Plan and identifying opportunities for public comment.

On April 16, 2015, the City published the draft annual Action Plan. This draft plan included the CDAC recommendations.

Date of Public Hearing for the Consolidated Plan and Annual Action Plan- On April 16, 2015, at its meeting, the City Council was requested to accept CDAC recommendations and provide direction to staff on the draft annual Action Plan. The City Council accepted the CDAC recommendations, taking into consideration the Joint Powers Authority (JPA) agreement with Community Human Services (CHS) to meet the City's obligation.

On April 29, 2015, the CDAC revised its recommendations to reprogram uncommitted prior year funds, allocate additional program funds to CHS to meet the City's JPA obligation, and program the second annual installment of the multiyear repayment agreement.

Date when Consolidated Plan and Annual Action Plan were made available online for public review- April 30, 2015

Date of Public Comments Closure- May 15, 2015

Date of Public Hearing for the Consolidated Plan and Annual Action Plan- The City Council considered the annual Action Plan for adoption at a public hearing on May 7, 2015.

5. Summary of public comments

No public comments were received by the City.

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

No public comments were received by the City.

7. Summary

The Consolidated Plan sets funding priorities for the City's CDBG funds for the next five years. Based on an extensive public outreach process, priority needs were identified. Five-year goals were then established based on these priority needs, as well as findings from Consultations with other agencies, the Needs Assessment, and the Market Analysis. These chapter of the Consolidated Plan is dedicated to each of these sections, followed by the Strategic Plan, and the Annual Action Plan.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	SEASIDE	Resource Management Services Department

Table 1 – Responsible Agencies

Narrative

The City of Seaside Resource Management Services Department serves as the lead agency for the administration of CDBG funds.

Consolidated Plan Public Contact Information

Lisa Brinton, Community and Economic Development Services Manager

City of Seaside

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

The City of Seaside worked with 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 Consolidated Plan, as described below.

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

The City of Seaside works collaboratively in all of its housing and community development efforts with other local governments, nonprofits, advocacy groups, and citizens. This collaboration takes place through the City's cooperation with the Monterey County Continuum of Care (CoC) lead agency Coalition of Homeless Services Providers (CHSP), planning processes such as the City's Housing Element and Consolidated Plan, and the CoC 10-Year Strategy to End Homelessness. Additionally, the City consulted a variety of agencies, including local and regional nonprofits, government organizations, faith-based organizations, and other organizations involved in the development of affordable housing, creation of job opportunities for low- and moderate-income residents, and/or provision of services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons. To facilitate this consultation, the City solicited feedback through the following methods:

- Stakeholder surveys (web-based, social media, and paper surveys)
- Individual stakeholder consultations
- Community meetings
- Public hearings
- Receipt of written comments

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

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

the City has depended on the CHSP, Monterey County and nonprofit groups to perform social services functions.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the 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 jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Partnership for Youth (CPY) was consulted to understand the needs of children and youth in Seaside. This included an estimate of the number of youth in need of services. The City will strive to work with CPY to make after-school enrichment programs available for children and youth.
2	Agency/Group/Organization	MEALS ON WHEELS
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meals on Wheels was consulted to understand the needs of seniors, homebound frail elderly, and disabled adults in Seaside. This included an estimate of the number and type of families in need of nutrition basic needs. This consultation helped the City understand how to best continue assisting Meals on Wheels. Meals on Wheels programs are dedicated to promoting the physical, social, and personal well-being and independence of seniors, homebound frail elderly, and disabled adults. Their programs and services enable people to enjoy good health and the highest quality of living as long as possible.
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?	Housing Need Assessment Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Boys and Girls Club was consulted to better understand the needs of children, youth, and families with small children in the Seaside community. This included an estimate the number of children and youth. The consultation helped the City and Boys and Girls Club coordinate improved operation of the Seaside Clubhouse and improve referral of services to the community.
4	Agency/Group/Organization	Legal Services for Seniors
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Legal Services for Seniors (LSS) was consulted to better understand the needs of seniors in Seaside. The consultation helped the City understand how to better assist legal services for seniors programs.
5	Agency/Group/Organization	Community Human Services
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Human Services (CHS) was consulted to better understand the size and characteristics of the population with substance abuse problems. This consultation facilitated coordination for the provision of housing and services in Seaside that will assist persons with residential substance abuse treatment programs at the Genesis House facility. The agency also offers counseling for youths, families, and individuals.
6	Agency/Group/Organization	BLIND AND VISUALLY IMPAIRED CENTER OF MONTEREY
	Agency/Group/Organization Type	Services-Persons with Disabilities

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Blind & Visually Impaired Center of Monterey County was consulted to better understand the needs of blind and visually impaired persons. This consultation helped the City understand some of the contributing factors to the loss of sight in elderly persons as well as recent changes in the service population.
7	Agency/Group/Organization	FOOD BANK OF MONTEREY COUNTY
	Agency/Group/Organization Type	Services-homeless Food Bank
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Food Bank of Monterey County was consulted to better understand emergency food programs that serve families with children in Seaside. This consultation helped the City understand that additional support to the Food Bank of Monterey County will improve the nutrition and health of low-income Seaside residents.
8	Agency/Group/Organization	Central Coast HIV/AIDS Services
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Central Coast HIV/AIDS Services (CCHAS) was consulted to better understand the size and characteristics of the population with HIV/AIDS. This consultation facilitated coordination for the provision of housing and education and prevention services in Seaside that will assist persons with HIV/AIDS.

9	Agency/Group/Organization	Salvation Army Monterey Peninsula Corps
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Salvation Army was consulted to better understand the needs of homeless families with small children, children, and adults in Seaside. The consultation helped the City understand and coordinate improved operation of the Salvation Army's transitional housing and emergency housing complex in Seaside and improve referral of services to the community. Moreover, the City better understands the preschool and after-school services offered by the agency.
10	Agency/Group/Organization	HOUSING AUTHORITY OF THE COUNTY OF MONTEREY
	Agency/Group/Organization Type	Housing Housing Authority
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Monterey County Housing Authority (MCHA) was consulted to better understand the needs of public housing residents and voucher holders. This included an assessment of accessibility needs in compliance with Section 504 and how the needs of public housing residents compare with the housing needs of the population at large. Consultation continued close collaboration between the City and MCHA on providing housing through development, vouchers, and the TBRA program. MCHA is an active leader in the Coalition of Homeless Services Providers (CHSP).
11	Agency/Group/Organization	Monterey County Health Department
	Agency/Group/Organization Type	Health Agency

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Monterey County Health Department was consulted to obtain information on lead-based paint exposure cases in Seaside. The California Department of Public Health (CDPH) Childhood Lead Poisoning Prevention Branch tracks the number of children screened for lead countywide. Data for 2007-2011 is available online at http://www.cdph.ca.gov/programs/CLPPB/Pages/default.aspx .
12	Agency/Group/Organization	Coalition of Homeless Services Providers
	Agency/Group/Organization Type	Continuum of Care
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
13	Agency/Group/Organization	MONTEREY COUNTY
	Agency/Group/Organization Type	Services-Health Services-Education Services-Employment Child Welfare Agency Other government - County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
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Identify any Agency Types not consulted and provide rationale for not consulting

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	Leadership Council	The "Lead Me Home" 10-Year Plan to End Homelessness Goals overlap with the Seaside Strategic Plan in the SP-40 Institutional Delivery Structure and Goal 1: Access to Social Services.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City of Seaside coordinated planning efforts with the Housing Authority of the County of Monterey (HACM) in planning and completing housing projects in Seaside. The City and Monterey County share information in completing their Housing Elements and Consolidated Plans.

Narrative (optional):

PR-15 Citizen Participation

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

The City of Seaside held seven different public meetings to develop the Consolidated Plan. Below is a summary of these meetings.

- September 17, 2014 – public workshop at Oldemeyer Center to identify the community’s priority needs for the use of CDBG funds
- October 15, 2014 – Community Development Advisory Committee (CDAC) meeting to consider the results of the September 17 workshop
- November 6, 2014 – City Council reviewed needs identified during the October 15 workshop
- November 19, 2014 – workshop for interested public services applicants for the 2015–16 funding cycle
- February 25, March 12, March 18, April 1, 2015 – CDAC meetings to review, rank, and formulate recommendations for 2015–16 CDBG public services

The City also conducted an online survey to which 25 stakeholders responded. The results are summarized below.

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)
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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	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Consolidated Plan	Nine persons attended and participated.	These priorities were determined (no ranking order): Infrastructure-,streets , curb and gutter, sewer Improvements to public facilities specifically parks and facilities that serve youth Housing ,affordable rental housing, ,housing for seniors, homeless persons, and persons with mental illness, Public services substance abuse treatment, legal services and conflict resolution, recreation and after-school enrichment, crime preventions and gang intervention , healthcare and counseling, ,job training/job readiness Economic development only infrastructure in support of economic development was ranked as a high priority	None	18

OMB Control No: 2506-0117 (exp. 07/31/2015)

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	Committee members, City staff, consultant, and, members of the public	The CDAC also identified populations that are the highest priority to serve, including:very low-income households, children and households with children, seniors, homeless persons, disabled persons, mentally ill persons , persons ,recently incarcerated or on parole	None	

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	Online Survey	Minorities Non-English Speaking - Specify other language: Spanish	Twenty-five persons responded to the online survey.	The top-rated needs and concerns were: facilities serving youth (88%), homeless persons (66.67%), crime prevention and gang intervention (76.19%), small business lending (40.91%), streets (86.36%), emergency shelter and transitional housing for the homeless (57.14%), senior persons (68.18%), homelessness and accessibility for seniors and disabled persons (63.64%), accessibility (seniors and disabled persons) (72.73%), rental housing (54.55%), disability (57.14%), deception regarding availability or price and different price, rent, fees, or deposit (68.18%), consumers are not aware of rights (71.43%), and education (76.19%)	None	http://www.ci.seaside.ca.us/index.aspx?page=23&recordid=608&returnURL=%2findex.aspx

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 Hearing	Minorities Non-English Speaking - Specify other language: Spanish	Council members, City staff, and the general public	None	None	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This section of the Plan provides a summary of Seaside's needs related to affordable housing, special needs housing, community development, and homelessness. The Needs Assessment includes the following sections:

- Housing Needs Assessment
- Disproportionately Greater Need
- Public Housing
- Homeless Needs Assessment
- Non-Homeless Needs Assessment
- Non-Housing Community Development Needs

The Needs Assessment identifies those needs with the highest priority, which forms the basis for the Strategic Plan section and the programs and projects to be administered. Most of the data tables in this section are populated with default data from the Comprehensive Housing Affordability Strategy (CHAS) developed by the US Census Bureau for HUD based on the 2007–2011 American Community Survey (ACS). Other sources are noted throughout the Consolidated Plan.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

According to the census data below, Seaside has 32,735 residents and 10,206 households with a median household income of \$58,403.

Of these households, approximately 38% are at or below 80% of AMI and are considered low income, with 9.4% qualifying as extremely low income per HUD regulations. Households with children 6 years old or younger are the most likely to be low income, with 39% in this category. Seventeen percent of households with at least one person 75 years old or older are in the extremely low-income category. Approximately 21% of low-income households are overpaying for housing, and 61% have one or more severe housing problems.

It is estimated that there is a need to produce 1,910 units of affordable housing over the 2015-2020 Consolidated Plan period, based on the number of households earning less than 80% of Area Median Income that are paying over 50% of their income toward housing (2007-2011 CHAS). The table below for more detailed information on households with a severe cost burden.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	31,696	32,735	3%
Households	9,872	10,206	3%
Median Income	\$41,393.00	\$58,403.00	41%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	960	1,005	1,940	1,220	5,085
Small Family Households *	335	390	870	505	2,830
Large Family Households *	70	225	420	270	530
Household contains at least one person 62-74 years of age	125	115	205	130	810
Household contains at least one person age 75 or older	160	95	260	160	295
Households with one or more children 6 years old or younger *	280	425	575	349	925
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	0	10	0	15	25	0	0	20	0	20
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	45	115	150	45	355	0	0	10	4	14
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	65	180	270	65	580	15	35	55	15	120
Housing cost burden greater than 50% of income (and none of the above problems)	490	335	280	85	1,190	80	60	250	145	535
Housing cost burden greater than 30% of income (and none of the above problems)	50	65	335	210	660	50	40	85	190	365

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	45	0	0	0	45	30	0	0	0	30

Table 7 – Housing Problems Table

Data 2007-2011 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	600	640	705	210	2,155	90	95	330	160	675
Having none of four housing problems	105	135	530	470	1,240	90	130	375	380	975
Household has negative income, but none of the other housing problems	45	0	0	0	45	30	0	0	0	30

Table 8 – Housing Problems 2

Data 2007-2011 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	250	325	470	1,045	25	10	125	160
Large Related	35	159	200	394	15	35	85	135
Elderly	125	48	30	203	80	59	85	224
Other	220	160	120	500	25	25	114	164
Total need by income	630	692	820	2,142	145	129	409	683

Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	230	220	180	630	0	10	60	70
Large Related	35	155	50	240	15	35	75	125
Elderly	105	40	20	165	55	20	70	145
Other	210	120	45	375	25	25	110	160
Total need by income	580	535	295	1,410	95	90	315	500

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	110	255	350	55	770	15	0	50	15	80
Multiple, unrelated family households	0	20	80	25	125	0	35	10	4	49
Other, non-family households	0	20	0	35	55	0	0	0	0	0
Total need by income	110	295	430	115	950	15	35	60	19	129

Table 11 – Crowding Information – 1/2

Data 2007-2011 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Describe the number and type of single person households in need of housing assistance.

According to the 2009–2013 American Community Survey 5-Year Estimates, about 19% of Seaside households are single-person households. While it is difficult to estimate the number of single-person households in need of housing assistance from the data available, having only one household income increases the probability of needing housing assistance if financial hardship occurs.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

According to the 2009–2011 ACS, there were an estimated 2,787 persons with disabilities age 5 years old and older. In that group, a total of 1,559 persons with disabilities were between 18 and 64 years old (the working age population), with reported disabilities including ambulatory difficulty (50%) and cognitive difficulty (42%). The Housing Authority continues to work with various service providers to better serve those families with special needs, including the disabled.

Many single women and women with children become homeless as a result of domestic violence. According to a 2011 census and survey of homeless person in the counties of Monterey and San Benito, domestic violence was found to be the fifth most common event or condition that led to homelessness. About one in ten (12%) of those surveyed stated that family and domestic violence was responsible for their current episode of homelessness.

What are the most common housing problems?

Cost burden and lack of available housing are the core problems in Seaside. Of households below the AMI, 1,025 pay more than 30% of their income to housing and another 1,725 pay more than 50% toward housing. This can contribute to overcrowding, as people find roommates to reduce the cost. Low vacancy rates in the area further exacerbate crowding, as the low vacancy rate makes it difficult to find available and affordable homes. Overcrowding has dropped by 8.8% since 2000, but is still an issue at 10.4%.

Are any populations/household types more affected than others by these problems?

Small, related households who rent and earn less than 50% of the median income are far more likely to have a cost burden of more than 50% of income. Small, related households who rent with incomes at 50%–80% of the median income are much more subject to both overcrowding and a cost burden of more than 30% of their income. Rental households of all income levels are much more likely to have inadequate housing problems than those who own their homes.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

There are 280 households in the extremely low income (ELI) category that have children 6 years old or younger. Being in the ELI category with small children is especially perilous, putting them at imminent risk of housing instability and homelessness. According to Table 3, there were 110 ELI renter and 35 owner households that were overcrowded. In addition, 190 ELI renter households and 80 ELI owner households had a cost burden, spending 50% or more of their income on housing.

Seaside is not providing receiving rapid re-housing assistance.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Not applicable.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The housing characteristics most commonly linked with instability and an increased risk of homelessness include high cost burden (the gap between income and the high cost of housing), a tight rental market, and a shortage of affordable housing. These factors are further compounded by job loss and a high unemployment rate and personal circumstances such as health conditions, mental illness, substance abuse, and trauma.

Discussion

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The next three sections will assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

The racial and ethnic makeup of Seaside, based on the 2007–2011 ACS, is as follows:

Data Source: 2007–2011 ACS

Table II- 8-1 - Race of Households

Data Source: 2007–2011 ACS

Table II- 8-2 - Ethnicity of Households

Notes regarding tables below:

1) These are HUD-generated tables. Columns may not add up because not all races are included in the table per HUD, and race and ethnicity (Hispanic) are enumerated separately by the US Census Bureau. The universe of households is presented in these tables first by race, then by the total households (all races) who indicated Hispanic ethnicity.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	795	90	70
White	305	25	25
Black / African American	125	25	10
Asian	50	4	10
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	235	30	25

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	840	165	0
White	375	50	0
Black / African American	15	10	0
Asian	30	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	20	0	0
Hispanic	365	80	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,450	490	0
White	565	170	0
Black / African American	80	85	0
Asian	55	45	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	690	145	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	775	445	0
White	255	210	0
Black / African American	140	10	0
Asian	105	90	0
American Indian, Alaska Native	0	0	0
Pacific Islander	4	0	0
Hispanic	255	95	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

Approximately 60% of households earning less than 80% of the area median income experience housing problems, and 83.6% of very low-income households have at least one of the four housing problems.

0%–30% of AMI Range

Of all 955 households in this AMI range, 83.2% experience a housing problem. In this income category, White households had the greatest need, with 85.9% having one or more housing problems.

30%–50% of AMI Range

Of the 1,005 households in this AMI range, 83.6% experience a housing problem. The need is the greatest for the 0%–30% of AMI income group as a whole compared to the other income ranges, which strongly indicates that the very low-income group (30%–50% of AMI) needs better access to safe, decent, and affordable housing. Pacific Islanders have a disproportionate need, with 100% experiencing a housing problem. A large percentage (88.2%) of White households also experience a housing problem.

50%–80% of AMI Range

Of the 1,940 households in this AMI range, 74.7% experience a housing problem. Hispanics and Whites have the greatest need at 82.6% and 76.9%, respectively, of households experiencing a housing problem.

80%–100% of AMI Range

Of the 1,220 households in this AMI range, 63.5% experience a housing problem. Black/African American and Pacific Islander households experience a disproportionate need at 93.3%, and 100.0%, respectively, of households experiencing a housing problem.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A household is considered to have severe housing problems when their home lacks complete kitchen or plumbing facilities, when there is more than one and a half persons per room, or when a severe cost burden (50% or more of income toward housing) exists.

For purposes of this Consolidated Plan, disproportionately greater need is assumed to exist when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole.

A disproportionately greater need of households experiencing one or more of four severe housing problems will be assessed at the extremely low income level (0%–30% of the area median income – AMI), the very low income level (30%–50% AMI), and the low income level (50%–80% AMI).

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	690	195	70
White	275	60	25
Black / African American	80	70	10
Asian	50	4	10
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	235	30	25

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	735	265	0
White	320	110	0
Black / African American	10	15	0
Asian	30	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	20	0	0
Hispanic	325	120	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,035	905	0
White	370	365	0
Black / African American	40	125	0
Asian	40	60	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	520	315	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	375	850	0
White	85	380	0
Black / African American	60	90	0
Asian	50	140	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	4	0
Hispanic	170	175	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

In this section, Severe Housing Problems, two racial/ethnic groups experienced a disproportionate housing need throughout the income spectrum in the jurisdiction:

- 0%–30% of AMI range: no groups experience a disproportionate housing need
- 30%–50% of AMI range: disproportionate housing need exists for Pacific Islander populations
- 50%–80% of AMI range: no groups experience a disproportionate housing need
- 80%–100% of AMI range: disproportionate housing need exists for Hispanic populations

Overall, approximately 63.2% of low-income households in Seaside experience at least one severe housing problem.

The experience of facing severe housing problems is greater for lower-income groups. At least 72.3% of extremely low-income households experience one or more severe housing problems, and 73.5% of very low-income households and 53.4% of low-income households experience at least one severe housing problem.

0%–30% of AMI Range

Of all 955 households in this AMI range, 72.3% experience a housing problem. Hispanic households had the greatest need, with 81.0% having one or more housing problems.

30%–50% of AMI Range

Of the 1,005 households in this AMI range, 73.5% experience a housing problem. The need is the greatest for the 30%–50% of AMI income group as a whole compared to the other income ranges, which strongly indicates that the very low-income group (0%–30% of AMI) needs better access to safe, decent, and affordable housing. In this income category, Pacific Islanders have a disproportionate need, with 100% experiencing a housing problem.

50%–80% of AMI Range

Of the 1,940 households in this AMI range, 53.4% experience a housing problem. Hispanics have the greatest need at 62.3% of households experiencing a housing problem.

80%–100% of AMI Range

Of the 1,225 households in this AMI range, 30.6% experience a housing problem. Hispanic households experience a disproportionate need, with 49.3% of households experiencing a housing problem.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Housing cost burden is defined as a household spending more than 30% of its gross income on housing expenses. A severe cost burden exists when a household expends more than 50% of its gross income on housing expenses.

A disproportionately greater need is assumed to exist when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	1,545	1,335	2,155	85
White	2,425	1,395	1,025	25
Black / African American	565	320	150	10
Asian	520	185	150	10
American Indian, Alaska Native	4	0	0	0
Pacific Islander	70	4	40	0
Hispanic	1,175	660	895	40

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

Overall in Seaside, 69.3% of households had a housing cost burden of over 30% (paying more than 30% of their gross household income on housing). Specifically, 26.5% had a housing cost burden of 30%–50% and 42.8% had a housing cost burden of over 50%.

Table 17 was producing by IDIS; due to the inconsistency in the data for racial and ethnic groups, analysis cannot be performed.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

While all low-income renters had higher instances of all housing problems, overcrowding was noticeably higher in households earning between 30% and 80% of AMI. Households paying between 30% and 50% of their income for housing were mostly between 50% and 100% of AMI for both renters and owners. Renting households earning less than 50% of AMI have much higher instances of paying more than 50% of their income to housing, as well as owners earning 50%–80% of AMI.

For Housing Problems, two racial/ethnic groups experience a disproportionate housing need throughout the income spectrum in the jurisdiction:

- 0%–30% of AMI range: no groups experience a disproportionate housing need
- 30%–50% of AMI range: disproportionate housing need exists for Pacific Islander populations
- 50%–80% of AMI range: no groups experience a disproportionate housing need
- 80%–100% of AMI range: disproportionate housing need exists for Black/African American and Pacific Islander populations

For Severe Housing Problems, two racial/ethnic groups experience a disproportionate housing need throughout the income spectrum in the jurisdiction:

- 0%–30% of AMI range: no groups experience a disproportionate housing need
- 30%–50% of AMI range: disproportionate housing need exists for Pacific Islander populations
- 50%–80% of AMI range: no groups experience a disproportionate housing need

80%–100% of AMI range: disproportionate housing need exists for Hispanic populations

If they have needs not identified above, what are those needs?

None identified.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

A racial/ethnic concentration is considered to exist when a racial/ethnic group's percentage in a certain area is greater than that of the group's overall population percentage in the community. A high concentration is present when the group's population in an area is double or more the group's percentage representation in the community.

Census Tracts 136 and 137 have the highest concentration of Hispanic or Latino origin populations at 49% and 66%, respectively. The rest of the census tracts show Hispanic or Latino concentrations similar or lower than the overall average (2014–15 Action Plan).

NA-35 Public Housing – 91.205(b)

Introduction

The Housing Authority of the County of Monterey (HACM) administers the Public Housing and Housing Choice Voucher programs on behalf of jurisdictions in Monterey County. The table below provides information for the entire county. According to HUD (see Totals In Use), 3,595 Housing Vouchers are used countywide.

Specific information on the race/ethnicity of the public housing residents and voucher recipients, their household characteristics, and special needs is available only for the entire county. Specific information is not available for the City of Seaside. In general, households being assisted with public housing, Housing Choice Vouchers, and other Housing Authority programs earn extremely low income (less than 30% of the county Area Median Income). The majority of those households assisted are Hispanic, and many include household members with disabilities.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	566	3,595	241	3,230	72	43	0

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	17,604	15,599	14,579	15,701	11,802	15,814
Average length of stay	0	0	7	7	2	7	0	5
Average Household size	0	0	3	2	2	2	1	3
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	140	1,113	67	1,030	15	1
# of Disabled Families	0	0	84	916	64	816	28	8
# of Families requesting accessibility features	0	0	566	3,595	241	3,230	72	43
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	528	3,196	222	2,877	48	40	0
Black/African American	0	0	27	266	12	230	21	3	0
Asian	0	0	3	82	1	80	1	0	0
American Indian/Alaska Native	0	0	5	38	4	33	1	0	0
Pacific Islander	0	0	3	13	2	10	1	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	480	2,222	138	2,036	10	29	0
Not Hispanic	0	0	86	1,373	103	1,194	62	14	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The Five-Year Annual Plan outlines the Housing Authority's plan for addressing the housing need of families in the jurisdiction and on the waiting list for the upcoming year. The waiting list for HCV and Family Public Housing programs is now closed. The Housing Authority continues to issue new vouchers depending on available funding. The waiting list for the project-based HCV program is open depending on the location and size of the unit. The waiting list for Elderly Public Housing continues to be open.

According to the Monterey County Consolidated Plan, information on characteristics and specific needs of households on the waiting list is not available by jurisdiction. Countywide, over 7,300 households are on the waiting list for public housing. Among those households on the waiting list, over 72% are Hispanic households, about 6% are senior households, and about 14% of the households include members with disabilities. Overall, the need for accessible housing is extensive.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

About 60% of extremely low- and very low-income households in the city experience cost burden (spend more than 30% of income on housing costs), indicating the lack of affordable housing for these very low-income groups. Additionally, seniors and persons with disabilities can be more seriously impacted by these issues, due to the challenges of aging, disabilities, and limited financial support. The federal Section 8 Housing Choice Voucher program provides rental assistance to very low-income households overpaying for housing.

Low- and moderate-income Housing Choice Voucher (HCV) participants clearly need continued access to housing assistance. The average annual income for a HCV participant in Seaside is \$17,604. The median rent (as of 2011) in Seaside is \$1,503, which, if not for HCV, would require over 102% of the household's monthly income to go toward rent.

Many HCV program participants also need help to maintain their stability in housing, including family self-sufficiency, case management, and access to mental health and disability services. With an average annual income of \$17,604, HCV participants, and particularly the elderly, in Seaside also have an immediate need for affordable housing that will continue to increase as the population ages. Seniors also need supportive services to age in place, and persons with disabilities in the HCV program have a need for supportive services.

How do these needs compare to the housing needs of the population at large

While the challenging economy poses obstacles for many families, needs are generally more acute among low-income families. This is evidenced by the fact that the median income for HCV households in Seaside is at the extremely low-income level (32% of area median income). Once 30% of the household's income is paid for housing costs, little remaining income is available for other household expenses.

Discussion

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

A Point-in-Time Survey was conducted on January 23, 2013, which included sheltered and unsheltered homeless persons in Monterey County. This survey provided an extensive amount of insight to the characteristics and needs of the county's homeless population, including demographics, living situation both at the time of the survey and prior to becoming homeless, and other data that will help assess the needs of individuals experiencing homelessness.

Sixty-six percent of the individuals surveyed were experiencing their first episode of homelessness. The primary causes of homelessness included job loss (26%), alcohol or drug abuse (20%), and divorce/separation/breakup (14%). The majority of individuals were previously residing in either a home rented by themselves or their partner, or living with relatives or friends.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	109	112	0	0	0	0
Persons in Households with Only Children	15	0	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	0	0
Chronically Homeless Individuals	685	85	0	0	0	0
Chronically Homeless Families	27	2	0	0	0	0
Veterans	142	87	0	0	0	0
Unaccompanied Child	15	0	0	0	0	0
Persons with HIV	23	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments: It is unknown how many persons in Households with Only Adults, and Persons with HIV, are sheltered vs. unsheltered.

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Forty-one percent of homeless persons were living in a home owned or rented by them or their partner prior to becoming homes, and 24% were living with friend or relatives (up from 11% in 2007). The steady increase of those previously living with relatives reflects an increase in the number of persons who are living on the edge of homelessness. Nearly two-thirds (65%) of homeless individuals reported being homeless for a year or more in 2013.

Chronically Homeless

There were an estimated 770 chronic homeless living in Monterey County in 2013. The majority (89%) were unsheltered. The mortality rate for chronic homeless is four to nine times higher than the general population.

Families with Children

Children in families experiencing homelessness have an increased incidence of illness, and are more likely to have emotional and behavioral problems, than children with consistent living accommodations. In Monterey County, there were 221 homeless families in 2013, which represent a total of 550 people.

Veterans and Their Families

Many veterans experience conditions that place them at an increased risk for homelessness. Veterans have higher rates of post-traumatic stress disorder (PTSD), traumatic brain injury, sexual assault, and substance abuse. Veterans experiencing homelessness are more likely to live on the street than in shelters and often remain on the street for extended periods of time.

There were a total of 229 homeless veterans in Monterey County in 2013, which represents 10% of the adult homeless population. Sixty-two percent of homeless veterans were unsheltered and 4% were female. Additionally, 33% of veterans were chronically homeless.

Unaccompanied Youth

In Monterey County, there were a total of 15 unaccompanied homeless youth under the age of 18 in 2013. Additionally, 183 single transitional-age youth were counted in Monterey County in 2013. The large majority (95%) were unsheltered in 2013 and over half (52%) were living with relatives or friends immediately before becoming homeless. Forty-nine percent of homeless youth indicated having been homeless for a year or more. The leading causes of homelessness among youth were alcohol or drug use (31%), conflict with family/housemates (16%), and family/domestic violence (16%).

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source

Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

There were 221 families with children counted in the Point-in-Time Survey for Monterey County, accounting for 21% of the overall homeless population. Of these, there were 29 chronically homeless families with 83 family members, 95% of whom were unsheltered.

There were a total of 229 homeless veterans in Monterey County in 2013, which represents 10% of the adult homeless population. Sixty-two percent of homeless veterans were unsheltered and 33% were chronically homeless.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

In 2013, 49% of homeless individuals in Monterey County were White/Caucasian, 10% were Black/African American, and 23% were Hispanic/Latino. This racial/ethnic distribution changed from 2011 to 2013, with a higher percentage of White/Caucasian homeless individuals in 2013 and a large decrease in Hispanic/Latino homeless population from 2011. In comparison to the overall population of Monterey County, a disproportionate number of White/Caucasian and Black/African American persons experienced homelessness.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

A total of 2,590 homeless individuals were counted in Monterey County, with 195 counted in Seaside. Twenty-four of those counted were sheltered, compared to 59 sheltered in 2011. Unsheltered homeless persons were counted at 171, a significant increase from the 46 counted in 2011. There were 15

unaccompanied children, all of whom were unsheltered, and 348 individuals between the ages of 18 and 24, of which 88% were unsheltered.

Discussion:

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Certain groups may have more difficulty finding housing and may require specialized services or assistance. Due to their special circumstances, they are more likely to be low income. These groups include the following:

- Elderly households
- Persons with disabilities and developmental disabilities
- Large households
- Female-headed households
- Homeless persons

More information regarding Non-Homeless Special Needs are found in the Appendices at the end of this document.

Describe the characteristics of special needs populations in your community:

See the Appendix for this narrative.

What are the housing and supportive service needs of these populations and how are these needs determined?

See the Appendix for this narrative.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

HIV infection can generally be broken down into three distinct stages: primary infection, clinical latency when symptoms may subside, and progression from HIV to AIDS. Statistics from the California Department of Public Health report that as of June 30, 2014, there were 197 cases of HIV and 1,040 cases of AIDS in Monterey County. Central Coast HIV/AIDS Services in Salinas provides free and anonymous testing for high-risk individuals, as well as supportive services, housing assistance, and counseling and therapy services.

Discussion:

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Improving parks and community service facilities are the top priorities of the community. The City is committed to improving the Boys and Girls Club Seaside Clubhouse, Community Human Services' Genesis House, and Highland-Otis Park.

How were these needs determined?

A community workshop was held on November 19, 2013, to assess the housing and community development needs in Seaside. Following this workshop, public meetings and an application and review process were conducted in early 2014 to prioritize the identified needs.

Describe the jurisdiction's need for Public Improvements:

The City's need for public improvements is outlined in the 2013–2019 City of Seaside Six-Year Capital Improvement Program (CIP). The CIP identifies 19 transportation improvement projects that are scheduled to be completed by 2019:

- Broadway (Fremont-Noche Buena) Roadway Reconstruction
- Broadway at Alhambra Rehab
- Echo, Terrace & Virginia Road Rehab
- Parking Authority Seal Coat and Striping
- Sign Retro Reflectivity Upgrades
- Tweed Well Abandon
- West Broadway Urban Village Streets and Infrastructure
- General Jim Moore/Lightfighter Drive Intersection Improvements
- General Jim Moore Blvd/Coe Avenue Traffic Signals
- General Jim Moore Blvd/McClure Way Traffic Signals
- Hilby Avenue Storm Drain and Street Reconstruction/Rehabilitation
- Kimball Avenue Reconstruction/Rehabilitation
- Lightfighter Drive Improvements
- Military/Del Monte/Fremont Improvements
- Pavement Management System Implementation
- Playa Avenue Rehabilitation
- San Pablo Bridge Assessment
- Speed Survey
- Street Name Signs

How were these needs determined?

Public improvement needs were identified through the above-mentioned community workshop, meetings, and consultation with public service organizations and agencies.

Describe the jurisdiction's need for Public Services:

The City's Community Development Advisory Committee (CDAC) examined special needs groups who may have more difficulty finding housing and require specialized services or assistance, and who are more likely to be low income due to their special circumstances. The CDAC ranked the groups in the following order of priority:

- 1) Youth
- 2) Seniors
- 3) Homeless
- 4) Ex-offenders
- 5) Adults/families

The CDAC also identified the top public services needs as job training, shelter, nutrition, mental health, and substance abuse.

How were these needs determined?

Public improvement and public services needs were identified through the above-mentioned community workshop, meetings, and consultation with public service organizations and agencies.

In addition, public service priorities were development based on input from the CDAC. The CDAC advises for the Community Development Block Grant Program (CDBG) and assists with evaluation and assessment of proposed and implemented programs to meet community needs at both citywide and neighborhood levels and to develop realistic goals and objectives to meet identified needs and assist in the implementation of the CDBG program and any modifications as determined by community assessment and HUD program requirements.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The purpose of this section of the Plan is to provide a clear picture of the environment in which the City will administer its CDBG program over the term of the Plan. The Market Analysis includes the following sections:

- Number of Housing Units, Cost of Housing, Condition of Housing
- Public and Assisted Housing
- Homeless Facilities and Services
- Special Needs Facilities and Services
- Barriers to Affordable Housing
- Non-Housing Community Development Assets
- Needs and Market Analysis Discussion

In conjunction with the Needs Assessment, the Market Analysis provides the basis for the Strategic Plan and the programs and projects to be administered. Most of the data tables in this section are populated with default data developed by the US Census Bureau for HUD based on the 2007–2011 American Community Survey (ACS). Other sources are noted throughout the Plan.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Based on the data below, there are 10,925 housing units in Seaside; approximately 44% of these units are owner-occupied and 56% are renter-occupied. With regard to population and local housing supply, the 2010 Census, the California Department of Finance, and the Housing Element report the following:

- The population has remained virtually steady from 33,025 in 2010 to 33,402 in 2013, an increase of slightly less than 2%.
- The housing supply increased by approximately 1.0% (106 units) from 2010 to 2013.
- The percentage of owner-occupied households decreased from 41.1% in 2010 to 39.3% in 2010.
- Seaside's rental housing vacancy rate was 4.2% and homeowner vacancy rate was 0.4% in 2013.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	6,914	63%
1-unit, attached structure	1,249	11%
2-4 units	911	8%
5-19 units	966	9%
20 or more units	299	3%
Mobile Home, boat, RV, van, etc	586	5%
Total	10,925	100 %

Table 27 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	47	1%	207	4%
1 bedroom	98	2%	990	17%
2 bedrooms	971	22%	1,952	34%
3 or more bedrooms	3,347	75%	2,594	45%
Total	4,463	100 %	5,743	100 %

Table 28 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Since 1975, when the City started receiving CDBG funds, the City has used some its funds to assist units, through rehabilitation of existing housing units, down payment assistance for first-time homebuyers, and completion of urban renewal programs.

All the housing programs including rehabilitation, down payment assistance, and emergency repairs were funded through the City's Redevelopment Agency utilizing housing set-aside funds. However, due to the dissolution of redevelopment agencies throughout California, this funding source is no longer available and CDBG funds are being stretched to the limit. The City took no actions to produce new affordable housing (for special needs or otherwise) during the 2013–2014 CDBG program year through activities that provide rental assistance, the production of new units, the rehabilitation of existing units, or the acquisition of existing units. Instead, the City's affordable housing efforts in 2013–2014 concentrated on implementing a modified housing rehabilitation program that would focus on beautification and health and safety issues for low- to moderate-income residents. Two units were assisted directly through the Residential Facade Improvement Program.

According to the 2015 Five-Year and Annual Plan, the Housing Authority of the County of Monterey operates a total of 486 public housing units. Although there are no County-owned public housing units in Seaside, the County Housing Authority does operate affordable housing units in nearby communities. The Housing Authority is in the process of preparing to convert all of its public housing units to project-based rental assistance. Once that occurs, all units will no longer be under the wing of Public Housing. As discussed in a later section, there are two assisted housing properties located in Seaside.

The City strives to direct the majority of its available resources to the development of new affordable rental units. When prioritizing the income levels to be assisted by the new housing units, the City uses the Regional Housing Needs Allocation (RHNA) as a gauge. Based on the RHNA for 2014–2023, the total projected housing need is 393 units broken down by income category as follows: 47 extremely low, 48 very low, 62 low, 72 moderate, and 164 above moderate.

In order to produce affordable housing, the City has an inclusionary housing ordinance. The ordinance requires that for all new developments, at least 20% of new units constructed must be restricted for occupancy by moderate-, low-, or very low-income households.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

State housing element law requires the analysis of government-assisted housing units that are eligible to convert from low-income housing to market-rate housing during the next 10 years due to expiring subsidies, mortgage prepayments, or expiration of affordability restrictions and the development of programs aimed at their preservation. There are two affordable housing projects subsidized through HUD Multi-family and HUD Public Housing programs, as shown in Table 3. It is not anticipated that The Hannon Seaview complex or Del Monte Manor will lose their rent restrictions.

The City will continue the practice of using Affordable Purchase/Rental Housing Agreements to secure the affordability of housing on a long-term basis.

Data Source: CHCP Mapping Tool <http://www.chpc.net/preservation/MappingWidget.html>

Table III-3 – At-Risk Affordable Housing Units

Does the availability of housing units meet the needs of the population?

Seaside has some of the lowest housing costs on the Monterey Peninsula. A simple way of ensuring housing units meet population needs is having a wide diversity of housing types at a range of prices. As shown in Tables 1 and 2, Seaside has a strong mix of owner and renter units, with varying numbers of bedrooms.

Describe the need for specific types of housing:

Housing needs of households within the 30%–80% income group with a housing cost burden greater than 30% are identified as a high priority in the Plan due to the large number of low-income households with housing problems. Another high priority is increasing affordable housing and maintaining the existing housing stock. The City will address affordable housing needs of low-income households by encouraging developers to build deed-restricted affordable housing units for purchase by low/mod residents and encouraging more rental assistance to reduce the cost burden to low-income renters. To address housing quality/condition problems, the City plans to offer housing repair loans and grants to low-income homeowners to assist with maintenance and repair problems.

Discussion

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Based on data in Table 4 below, median home values in Seaside increased 120% from 2000 to 2011, and median contract rents increased 81% during the same time period. Data from the 2014 E-5 table produced by the California Department of Finance showed Seaside's vacancy rate at 7.1% for all unit types. Lower vacancy rates can cause higher rents and sales prices as has been evidenced by the housing market in Seaside, presenting challenges for both renters and owners. According to staff associated with the City's Housing Authority Section 8 Housing Choice Voucher Program, voucher holders are having an increasingly difficult time finding available rentals, especially those that meet the program's payment standards. As a result of market conditions, the City will continue to focus its housing-dedicated resources to the production and preservation of affordable rental housing using the RHNA (discussed in MA 10) as a gauge for establishing priority.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	232,200	509,800	120%
Median Contract Rent	737	1,336	81%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	503	8.8%
\$500-999	1,437	25.0%
\$1,000-1,499	1,594	27.8%
\$1,500-1,999	1,721	30.0%
\$2,000 or more	488	8.5%
Total	5,743	100.0 %

Table 30 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	100	No Data
50% HAMFI	325	90
80% HAMFI	1,355	215
100% HAMFI	No Data	269

% Units affordable to Households earning	Renter	Owner
Total	1,780	574

Table 31 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	871	980	1,234	1,800	2,012
High HOME Rent	799	857	1,031	1,182	1,299
Low HOME Rent	630	675	810	935	1,043

Table 32 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

Seaside has some of the lowest housing costs in incorporated areas on the Monterey Peninsula. Approximately 26% of owner households and 48% of renter households in Seaside are low income (at or below 80% of AMI; see Needs Assessment). According to data from the 2007–2011 CHAS, approximately 30% of rental units, but only 6% of owner units, are affordable to low-income households. This leads to more than half (54%) of owner households and 44% of renters with a housing cost burden of 30% of their income or greater.

Rental units are much more likely to be affordable, especially studio and one- or two-bedroom units. Lower-income families may therefore be limited to smaller units that result in overcrowded living conditions.

How is affordability of housing likely to change considering changes to home values and/or rents?

Given the way the market is trending, it is likely that affordability will continue to be a moderate challenge, especially to large households and those seeking to buy homes. The market has become increasingly difficult for low-income buyers due to a variety of factors, including a shrinking inventory of affordably priced homes, fierce competition from cash investors bidding on the same homes, and the more restrictive credit market that has made it difficult for many homebuyers to obtain financing. Most development has already taken place in residential districts, leaving only scattered isolated parcels throughout the city. Barriers to affordable housing in Seaside are identified as (1) market constraints, (2) development cost, and (3) land use control. In an effort to reduce the barriers to affordable housing, the City is partnering with nonprofit and for-profit developers to address the community's affordable housing needs.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Based on the data tables in this section, the area's median contract rent (\$1,336 in 2011) is within the range of the 2014 HUD fair market rents for two- and three-bedroom units (\$1,234 and \$1,800, respectively). Utilizing current market data, as provided by www.realtor.com for more recent data, shows an average apartment rent of \$1,805 as of the start of 2015. This data supports the City's strategy to produce or preserve affordable housing, per CPD guidance.

Discussion

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Housing conditions are partially determined by the presence of adequate facilities. “Conditions,” as defined in Table 8 below, include (1) lack of complete plumbing facilities; (2) lack of complete kitchen facilities; (3) more than one person per room; and (4) cost burden greater than 30%. According to the CHAS data set, of the 10,411 occupied units, 2,066 homeowner housing units, or approximately 47%, were identified as having one or more housing problems. Of the 5,745 renters, 3,725 or 64% identified as having one or more housing problems. These households have the greatest housing cost burden. Renters need assistance in rent payment and owners need assistance in housing rehabilitation to maintain the affordability of their residences.

With regard to the age and condition of the housing stock, the majority (66%) of Seaside’s housing units were built between 1950 and 1979, as shown in Table 9 below. Units built more than 30 years ago are generally in greater need of repair, including possible lead-based paint remediation. These units are also likely to benefit from low-cost energy efficiency upgrades.

Definitions

The City uses California Health and Safety Code Section 19920.3 to determine habitability. The code states in part: “Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building.”

The City, in its Municipal Code, provides general acceptability criteria for all existing living unit properties and defines unacceptable conditions. The code states in part that, not acceptable in any property, are:

- A. Buildings in which adequate attic or roof and/or basementless space ventilation has not been provided to prevent conditions conducive to dampness, decay, fungi and/or insect infestation and deterioration of the structure.
- B. Buildings constructed on wood mud sills resting directly on the ground.
- C. Crawl space vents with vent bottom less than six inches above the finish grade. Minimum clearance between bottom of floor joists or bottom of floors without joists and the ground beneath shall be eighteen inches. Minimum clearance under girders shall be twelve inches.
- D. Foundations with top of wall less than six inches above ground.

E. Wood, siding, floors, and/or door casings or sills in contact with ground or outside paving. (Ord. 796 § 1 (part), 1991)

The City conducts general code compliance citywide through the Building & Code Enforcement Division of the Building Department. Code compliance is complaint-based; staff does not actively seek code violations. Staff contacts the person against whom a complaint was filed to request an inspection to assess whether a code violation does exist. City staff works with individuals to correct violations, with corrections including improvement of substandard housing conditions and blight as well as neighborhood safety.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,809	41%	3,126	54%
With two selected Conditions	250	6%	599	10%
With three selected Conditions	7	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	2,397	54%	2,018	35%
Total	4,463	101 %	5,743	99 %

Table 33 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	350	8%	694	12%
1980-1999	321	7%	789	14%
1950-1979	3,427	77%	3,772	66%
Before 1950	365	8%	488	9%
Total	4,463	100 %	5,743	101 %

Table 34 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	3,792	85%	4,260	74%
Housing Units build before 1980 with children present	80	2%	765	13%

Table 35 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Vacant Units Narrative

Table 11 has been deleted and replaced with the narrative below.

Vacancy rates of 5%–6% for rental housing and 1.5%–2.0% for ownership housing are generally considered to be optimum. A higher vacancy rate may indicate an excess supply of units and a softer market, and result in lower housing prices. A lower vacancy rate may indicate a shortage of housing and high competition for available housing, which generally leads to higher housing prices and diminished affordability.

According to the 5-year ACS, Seaside's rental housing vacancy rate was 4.2% and homeowner vacancy rate was 0.4% in 2013. The rental housing vacancy rate falls within the optimum rate, while the ownership housing rate falls below the optimum rate. As discussed previously, low vacancy rates can indicate a shortage of housing supply that can result in higher housing prices. Since ownership vacancy rates are very low, these challenges may continue to occur for households seeking to buy units.

Need for Owner and Rental Rehabilitation

Because the majority of Seaside's housing units were built more than 30 years ago, there is a greater need to rehabilitate these units than might be true in a city with mostly newer units. Rehabilitation may be especially needed for lower-income families that may struggle to afford the higher maintenance costs of older homes. In previous years, the City ran housing rehabilitation programs and projects through its Redevelopment Agency. However, because redevelopment agencies in the state have been dissolved, the City has adopted a strategy of working with nonprofits and for-profits to administer rehabilitation projects using Community Development Block Grant funds. One of the City's goals is to maintain the existing affordable housing stock.

Using CDBG funds, the City operates a Housing Rehabilitation Loan Program that focuses on beautification and health and safety issues for the city's low- to moderate-income residents. During the 2013–2014 program year, the City contracted with Rebuilding Together Monterey-Salinas (RTMS) to

administer the program. RTMS performed community outreach in Seaside neighborhoods and identified several homes as potential projects. Applications were mailed to targeted homeowners. However, during the year, RTMS lost its executive director, and the change in staff represented a shortage in marketing and implementing capacity. Moreover, the applicants, who are mostly seniors or disabled, expressed that gathering all the supporting documentation required for the program was burdensome. RTMS completed two projects during fiscal year 2013–2014. The City and its partners may continue to face such challenges in future rehabilitation efforts. Additionally, continued operation and improvement of this program depends largely on grant funding from CDBG and other sources.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

As part of the inspection process for the Housing Rehabilitation, Section 8 Housing Choice Voucher, and First-Time Homebuyer programs, the City will continue to inspect for the potential presence of lead-based paint and the potential hazard such paint may pose to occupants of the residence. If the inspection reveals that a potential hazard exists, the City will require the mitigation or removal of the lead-based paint hazard in accordance with HUD guidelines.

Based on the demographic data provided in this Plan, approximately 23.2% of Seaside households (10,210) are low income (at or below 80% of AMI; see Needs Assessment). Applying this percentage to the total number of units built before 1980 (8,052) results in an estimated 1,851 units that may contain lead-based paint hazards occupied by low-income families.

The City has addressed the issue of lead-based paint hazards by providing notices to landlords and tenants who participate in the Section 8 Housing Choice Voucher Program, borrowers/tenants of the CDBG Rehabilitation Loan Program, and homebuyers who use other federal or state funds, warning them of the hazards of lead-based paint. Additionally, all rental units that are rehabilitated with CDBG and HOME funds are subject to lead-based paint compliance requirements. Through the creation of new affordable housing units, low-income households are able to reside in new housing units that are free of lead-based paint hazards.

Discussion

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

This section describes the the availability of public housing and rental assistance vouchers, including the number and physical condition of units. The Housing Authority of the County of Monterey (HACM) administers these programs for Seaside. There are two affordable housing projects owned by the HACM, described below.

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	595	4,072	218	3,854	360	364	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The Housing Authority operates a total of 486 public housing units; however, there are no public housing units in Seaside. The Housing Authority is in the process of preparing to convert all of its public housing units to project-based rental assistance. Once that occurs, all units will no longer be under the wing of Public Housing.

The Housing Authority is a high performing agency and is not troubled. The Housing Authority is not under any Voluntary Compliance Agreements with HUD. The waiting list characteristics are in the Annual Plan as proposed for July 1, 2015.

There are two assisted housing complexes Seaside:

- Hannon Seaview Housing Apartment Complex is an affordable apartment community located at 1773 Waring Place. Of the 133 total units in the complex, 85 receive Section 8 assistance. The Section 8 contract rent is 97% of the Fair Market Rent for the area, which is \$980 for one bedroom, \$1,234 for two bedrooms, \$1,800 for three bedrooms, and \$2,012 for four bedrooms. The property was renovated using the Low Income Housing Tax Credit Program.
- Del Monte Manor is an affordable apartment community located at 1466 Yosemite Street. Del Monte Manor has a project-based Section 8 contract. Of the 192 total units, 98 units at the property receive Section 8 assistance. The Section 8 contract rent is 62.3% of the Fair Market Rent for the area, which is \$871 for no bedroom, \$980 for one bedroom, \$1,234 for two bedrooms, and \$1,800 for three bedrooms.

Since both of the public housing complexes receive federal funding from HUD through Project-Based Section 8, they are subject to regular physical inspections to ensure the properties are providing a safe, clean living environment for their residents. These inspections are referred to as REAC inspections. They get their name from the division of HUD responsible for carrying out the inspections, the Real Estate Assessment Center.

The last REAC inspection for Hannon Seaview Housing Apartment Complex was completed on January 22, 2008, and the property received a score of 76.17. This score is considered passing by HUD. Since the property received a score of 76.17, the property's next REAC inspection should have occurred by January 22, 2009; however, HUD has not included that inspection data in its latest data release. Of all the properties in California scored by REAC, Hannon Seaview Housing Apartment Complex scored lower than the average score of 79.35 and below the median score of 82.59. Since 2002, the property has had three REAC inspections with scores ranging from 56.85 to 85.82. The property's last score was passing.

The last REAC inspection for Del Monte Manor was completed on May 21, 2007, and the property received a score of 94.49. This score is considered passing by HUD. Since the property received a score of 94.49, the property's next REAC inspection should have occurred by May 2, 2012; however, HUD has not included that inspection data in its latest data release. Of all the properties in California scored by REAC, Del Monte

Manor scored higher than the average score of 79.35 and above the median score of 82.59. Since 2002, the property has had three REAC inspections with scores ranging from 83 to 96.01. The property's last score was passing.

Public Housing Condition

Public Housing Development	Average Inspection Score
Hannon Assembled Apt	76.17
Del Monte Manor	94.49

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

HUD conducts inspections of these affordable units but does not provide details on needed restoration and revitalization needs.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Housing Authority of Monterey County manages a \$1.5 million annual capital improvement budget for the public housing stock. The authority uses this capital on construction, maintenance, property management, finance, urban planning, and development of public housing in Seaside and throughout the county. Their Five-Year Action Plan identified 39 units that will be rehabilitated in the next five years. According to this plan, seven to eight units will be rehabilitated each year.

Discussion:

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Homelessness is viewed as a countywide issue. Therefore, data presented in this section is based on statistics for the entire region rather than for Seaside alone. In Monterey County, three entities shoulder the burden of planning for a Continuum of Care to address homelessness. These are the lead governmental agency—Monterey County Department of Social Services (DSS)—and two unique local collaborative efforts—the Coalition of Homeless Services Providers (Homeless Coalition) and Leadership Council (CoC Governing Body).

This working group of nonprofits, City and County staff, and community members met throughout the year. The primary focus during this period continued to be the implementation of a comprehensive, 10-year plan to end homelessness called Lead Me Home.

Approximately 2,590 homeless persons were reported in Monterey County during the 2013 Homeless Census and Survey sponsored by the Monterey County Coalition of Homeless Providers, an organization representing several nonprofit agencies committed to working together to reduce homelessness in the county. Of these, approximately 8% were encountered in Seaside. The strategy for alleviating homelessness includes financial and technical assistance to support the work of homeless service providers.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	113	21	484	272	0
Households with Only Adults	227	0	163	92	0
Chronically Homeless Households	0	0	0	123	0
Veterans	0	0	0	123	0
Unaccompanied Youth	2	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Consolidated Plan

SEASIDE

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Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Along with its community partners, the Monterey County Department of Social Services provides a broad range of innovative and creative services designed to protect, promote, and achieve healthy individuals, families, and communities. The department administers over 70 programs that daily serve an estimated 100,000 Monterey County residents. The programs include mental health and substance abuse, among others. The goal is to protect and improve the well-being of individuals and families who reside in Monterey County, especially those who cannot protect themselves. Their programs serve adults, children, families, veterans, people with disabilities, and the elderly.

The Monterey County Department of Social Services, Area Agency on Aging produces a yearly Resources Guide of the Aging & Disability Services Network, which provides a full list of nonprofit, government, and for-profit services available to those in need in the county.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

This description is found in the appendix at the end of this document.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Many non-homeless individuals need supportive housing and services to enable them to live independently and to avoid homelessness or institutionalization, including those persons returning from mental health and physical health institutions. As previously discussed in the Needs Assessment section of this Plan, these subpopulations include, but are not limited to, the elderly, persons with physical, mental, or developmental disabilities, persons with HIV/AIDS, victims of domestic violence, children leaving group homes or aging out of foster care, farmworkers, and substance abusers. This section provides a brief summary of the facilities and services available to these subpopulations, as noted in the previous section (MA-30 Homeless Facilities and Services). This is not meant to be a comprehensive list of all the services, facilities, programs, or agencies that serve these subpopulations in Seaside and Monterey County. Additionally, many of the agencies noted below serve homeless persons as discussed in the previous section (MA-30 Homeless Facilities and Services).

A majority of the following information was obtained from the Housing Element or through consultation with the agencies noted below.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly/Frail Elderly

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.

Persons with Disabilities

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

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

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

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The CoC's Coordinator and the Coalition of Homeless Services Providers (CHSP) recently completed a 10-Year Strategy to End Homelessness, which involved extensive collaboration with the City of Seaside. The City coordinates homeless prevention strategies with the CoC and CHSP. A key element of this strategy is connecting those discharged from public institutions to assistance from agencies addressing housing, health, social services, employment, education and youth needs. Much of this coordination revolves around a referral system between Monterey County departments that oversee such institutions.

According to California Department of Social Services (DSS) licensing data, there are three adult residential facilities, 31 residential care facilities for adults, and two social rehabilitation facilities in Monterey County. These facilities are regulated by the DSS, Community Care Licensing Division.

Programs that provide supportive services for persons with developmental disabilities include the following:

- Gateway Center of Monterey County provides a variety of residential settings in Monterey County for people with developmental disabilities.
- San Andreas Regional Center is a community-based, private nonprofit corporation that is funded by the State of California to provide case management and referral services to people with developmental disabilities.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City has no specified activities at this time based on lack of funding and staffing resources.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City has no specified activities at this time based on lack of funding and staffing resources.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Potential constraints to housing development in Seaside vary by area, but generally may include infrastructure, residential development fees, land use controls, development standards, development and building permit application processing times, and resource preservation. An analysis of some of these potential constraints is detailed in the Seaside Housing Element. Following is a summary of some potential constraints.

Development Process

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

Fee Structure

The City provides a fee schedule each year. Fees relate to various divisions and agencies including Finance/City Clerk Division fees, Building Division fees, Planning Division fees, Engineering Division fees, Water Division rates and fees, Recreation Division fees, Fire Department fees, Police Department fees, and Police Department-Animal Control fees. The constraints to development posed by fees are discussed in the Housing Element. The City recognizes that fees can affect the cost of construction and of affordable housing in the community and will continue to review its fee system and work toward reducing the cost of housing development.

Subdivision Improvement Standards and Zoning Ordinance

The Land Use Element of the Seaside General Plan sets forth policies for residential development. These land use policies, coupled with zoning regulations, establish the amount and distribution of land to be allocated for different uses. Housing supply and costs are affected by the amount of land designated for residential use, the density at which residential development is permitted, and the standards that govern the character of development. The Seaside Zoning Code provides for a variety of residential development. Residential zones include Residential Low Density, Residential Medium Density, Residential High Density, Mixed Use, Commercial, and Military.

The City of Seaside regulates the type, location, density, and scale of residential development primarily through the Zoning Code. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents, implement the policies of the City's General Plan, and preserve the character and integrity of neighborhoods.

Although a portion of Seaside is located in the Coastal Zone, no vacant land in the Seaside coastal area is planned for residential development. Therefore, new residential projects allowed per the Land Use Policy Map will not be subject to review and regulation per the Coastal Act.

According to the 2007–2014 Housing Element, various nongovernmental factors, governmental regulations, and environmental issues pose constraints to the provision of adequate and affordable housing. These constraints may result in housing that is not affordable to low- and moderate-income households or may render residential construction economically infeasible for developers. The City of Seaside provides design flexibility in its Zoning Code to facilitate and encourage infill development and housing opportunities in single-family, multi-family, and commercial zones. These incentives can be used to mitigate any potential impact of residential development standards on the cost and affordability of housing. The City will review and modify its Subdivision Improvement Standards, where reasonable, to provide cost savings in the development of residential units while continuing to ensure the public health, safety, and welfare.

Barriers to Affordable Housing

Affordable Housing

The City will assign priority to educating the citizens of Seaside regarding the importance of providing affordable housing to support job growth. This will be done through public education, public participation, and fair housing information.

Land Costs, Construction, and Financing

Land, construction, and financing costs represent a significant constraint to residential development. Construction costs vary widely according to the type of development, with multi-family housing generally less expensive to construct per unit than single-family housing. However, for each type of development, construction costs vary significantly, depending on the size of the unit and the number and quality of amenities that are offered. Amenities include such items as fireplaces, swimming pools, tennis courts, grade of carpeting and tile, types of appliances and light fixtures, and quality of cabinetry and woodwork.

The cost of raw land typically accounts for a large share of total housing production costs as well as the necessary improvements that must be made to a particular site. The diminishing supply of residential land, combined with a fairly high demand for housing, has kept land cost relatively high in Monterey County.

Developers of affordable housing face challenges in securing financing. Due to the limited possible return from rents or sales prices of affordable units, many private lenders are concerned with the financial returns for these types of projects. Additional financing and subsidy from state and federal funding sources for affordable projects are necessary.

Non-Governmental Constraints

Housing purchase prices, financing costs, cost of land and improvements, construction costs, property taxes, profit, and rent rates continue to be the biggest constraints to housing access for households with lower and moderate incomes.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

This section of the Plan describes Seaside's economic development asset needs, whereas the Needs Assessment section of this Plan, specifically NA-50 (Non-Housing Community Development Needs), describes the city's needs for public facilities, improvements, and services.

Seaside is located on the Monterey Peninsula. It is an ocean-side community overlooking Monterey Bay on the Central Coast of California, approximately 115 miles south of San Francisco. Founded in 1887 and incorporated in 1954, the 10-square-mile community continues to grow. The city is primarily a residential community with a tourist- and service-oriented economy.

The Great Recession of 2007–2009 dramatically changed the trajectory of the global economy, prompting regions everywhere to reassess their strengths, weaknesses, opportunities, and challenges.

The city experienced much of the worst of the housing downturn and ensuing financial crisis from the Great Recession. Seaside is experiencing the lingering effects of that economic and housing downturn. Between the three years ending in 2009 and the three years ending in 2012, the city's median income declined by more than \$12,000 a year to \$51,659, slightly lower than the national median income. The national decline in median income during that time was \$3,180. During the budget preparation process in 2014, Seaside was in a state of crisis, facing a projected budget deficit of \$2.4 million. To balance its budget, the City had to make substantial cuts. California's recent elimination of redevelopment agencies last year, which helped fund low-income housing, has also strained the city's recovery.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	556	0	5	0	-5
Arts, Entertainment, Accommodations	2,835	1,053	27	26	-1
Construction	413	176	4	4	0
Education and Health Care Services	1,717	333	16	8	-8

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Finance, Insurance, and Real Estate	492	151	5	4	-1
Information	239	38	2	1	-1
Manufacturing	443	85	4	2	-2
Other Services	830	852	8	21	13
Professional, Scientific, Management Services	873	73	8	2	-6
Public Administration	0	0	0	0	0
Retail Trade	1,483	1,085	14	27	13
Transportation and Warehousing	238	20	2	1	-1
Wholesale Trade	316	119	3	3	0
Total	10,435	3,985	--	--	--

Table 40 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	16,828
Civilian Employed Population 16 years and over	15,109
Unemployment Rate	10.22
Unemployment Rate for Ages 16-24	24.19
Unemployment Rate for Ages 25-65	6.46

Table 41 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	2,455
Farming, fisheries and forestry occupations	478
Service	2,548
Sales and office	3,259
Construction, extraction, maintenance and repair	1,227
Production, transportation and material moving	628

Table 42 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	12,085	80%
30-59 Minutes	2,635	17%
60 or More Minutes	370	2%
Total	15,090	100 %

Table 43 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,552	268	863
High school graduate (includes equivalency)	2,130	237	671
Some college or Associate's degree	3,752	422	842

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	2,360	169	544

Table 44 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	211	847	1,118	671	375
9th to 12th grade, no diploma	631	658	931	458	300
High school graduate, GED, or alternative	1,125	1,097	652	1,301	678
Some college, no degree	1,895	1,550	981	1,645	790
Associate's degree	131	399	243	847	211
Bachelor's degree	223	836	578	732	182
Graduate or professional degree	0	179	464	766	160

Table 45 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,460
High school graduate (includes equivalency)	25,457
Some college or Associate's degree	32,854
Bachelor's degree	47,009
Graduate or professional degree	70,000

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

According to the tables in this section, the top three major employment sectors include agriculture; service-oriented businesses including arts, entertainment, and accommodations; and construction.

Describe the workforce and infrastructure needs of the business community:

The Economic Development Element of the Seaside General Plan identifies the following key areas of improvement that could attract and retain businesses:

- • Infrastructure improvements
- • Street Lighting improvements
- • Commercial development/site acquisition
- • Commercial façade improvement
- • Water availability
- • Highway access
- • Broadband infrastructure
- • Access to capital
- • More qualified workforce

Several business development measures have also been included in the 2015 three year goals of the City's Strategic Plan. These include:

- Redevelopment design and building redevelopment sites at the former Fort Ord
- 26 Acre mixed use development to Surplus II mixed use redevelopment
- Projects at Main Gate lifestyle center and hotel
- Mixed use project of Monterey Downs
- • Implementation of the Long Range Property Management Plan
- • Release of the Administrative Draft EIR for the Assisted Living Development at the Shoppette Site on Monterey Road and Coe Avenue
- • Award of a contract for a General Plan consultant
- • West Broadway Urban Village specific plan

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The City has adopted an "In Reach" Business Visitation Program to determine the business community's on-going needs and concerns. The initiatives and investments listed above will affect job and business growth opportunities during the five-year planning period. These initiatives will increase employment, particularly in construction and retail. Development of the former Fort Ord will present opportunities for hiring local workers, particularly those currently in low income and participants in apprenticeship programs.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The current available workforce consists of many residents with less than a high school education. Many residents have backgrounds in hospitality or entry-level retail and may not have the technical expertise or language skills for higher level construction or retail management positions. There is currently high

levels of employment in positions that are not considered “living wage”. A long-term need is to develop a workforce that has a higher level of skills so that the City can attract businesses that offer positions that pay a living wage.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Monterey County offers a wide range of workforce development services, organizations, and programs, including recruitment, training, and incentive programs that jointly support local businesses and individuals seeking employment. Workforce development and employee assistance resources include:

- **Monterey County Workforce Investment Board** – Serves as a vehicle to mobilize and integrate private and public partners to effectively educate, train, and place individuals with the necessary resources and skills to fulfill employer needs. The board offers a comprehensive workforce investment system through the larger America’s Job Center of California network.
- **Central Coast Career Readiness Consortium (CCCCRC)** – The consortium trains and awards people a credential that helps individuals gain skills. It verifies core employability skills that are valuable across all businesses and industries. The credential offers individuals, employers, and educators a standardized approach to recognizing the universal value of these skills to job success.
- **Community College Economic and Workforce Development Network** – The Economic and Workforce Development (EWD) Network is part of the California Community Colleges. EWD offers industry-specific workforce services that are coordinated through a system of sector specialists which align community college and other workforce development resources with the needs of industry sectors and occupational clusters through a regional focus.
- **Office for Employment Training** – The Office’s Job Center helps place job seekers using America’s Job Center of California at no cost to the individual or companies.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Planning for the Monterey County Comprehensive Economic Development Strategy (CEDS) is under the purview of the Monterey County Board of Supervisors. The Board of Supervisors appoints the County’s Economic Development Committee, which for purposes of the CEDS is filling the role of the Strategy

Committee. The County's Economic Development Department is responsible for conducting the necessary research, staffing the Strategy Committee, and facilitating ongoing implementation and reporting on the CEDS.

The County Board of Supervisors established the Economic Opportunity Committee to coordinate economic development activities in Monterey County. The committee is composed of 13 members representing agriculture, education, finance, health care, labor, government, business, tourism and the Workforce Investment Board.

Concurrent to establishing the Economic Opportunity Committee and before the County began the process of writing a new CEDS, the County retained SRI International to conduct an in-depth analysis of economic opportunities in Monterey County. This CEDS draws heavily from the work done by SRI. The Economic Development Committee, SRI International Studies, and CEDS should advance the goals of:

- 1) Reinforcing existing economic pillars
- 2) Pursuing equitable and sustainable opportunities
- 3) Promoting emerging, high-wage sectors

The 2015 CEDS established four goals including business strategy, workforce strategy, place strategy, and participation strategy.

Goal 1 Business Strategy

- Strengthen County and cities business climate
- Business attraction, retention, expansion, and formation
- Grow and expand start-up businesses by providing small business loans (EDA-Revolving Loan Fund)

Goal 2 Workforce Strategy

- Linking residents with jobs by maximizing Workforce Investment Board and educational/training partners
- Developing people through education, training, and job experience

Goal 3 Place Strategy

- Land supply, opportunities and civic amenities continue to provide infrastructure and permit assistance
- "Wine Corridor" – further develop value-added wine production by bottling and labeling locally
- Certified sites – provide sites matched to opportunity areas

- Retain the Naval Post Graduate School, Defense Language & Foreign Language Institutes while providing a welcoming community for the military
- Infill sites and transit-oriented development to reuse and repurpose real estate that could generate more jobs

Goal 4 Participation Strategy

- Meeting customer needs
- Participation in key regional initiatives in Monterey, Santa Cruz, and San Benito counties
- Leverage and partner with existing community and economic agencies and organizations to create a “collective impact”

The 2015 CEDS will focus on projects, programs, and activities that are proposed for existing areas of development. Projects in Seaside include the following:

- West Broadway Urban Village Infrastructure Improvement Plan, Parking Structure and Library Mixed Use Development
- Monterey Peninsula Water Supply Project
- Main Gate Entrance and Lightfighter Drive Improvement Project
- Sewer Upgrade Projects
- The Projects at Main Gate Specific Plan
- Seaside East Conceptual Master Plan

Discussion

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Households experiencing any one of four severe housing problems—(1) overcrowding; (2) substandard housing; (3) cost burden (paying more than 30% of household income for housing costs); and (4) severe cost burden (spending over 50% of household income for housing costs)—are concentrated in several areas of Seaside. A concentration is defined as an area representing the upper quintile of incidence by percentage of the population. Tract-level data was compared to countywide data. The populations are examined by income grouping. The following income categories are used throughout the Plan:

- Extremely low – households with income less than 30% of AMI
- Very low – households with income between 30% and 50% of AMI
- Low – households with income between 51% and 80% of AMI
- Moderate – households with income between 81% and 120% of AMI
- Above moderate – households with income above 120% of AMI

For moderate-income households, a concentration is where more than 76% of households are experiencing one or more severe housing problems. Areas of concentration are found in the following areas (please see the maps included in the **Appendix**:

- Tract 141.07

For low-income households, a concentration is where more than 83% of households are experiencing four or more severe housing problems. Areas of concentration are found in the following areas (please see the maps included in the **Appendix**:

- Tract 137

For extremely low-income households, a concentration is where more than 88% of households are experiencing four or more severe housing problems. Areas of concentration are found in the following areas (please see the maps included in **Appendix**:

- Tract 141.07

The City of Seaside does not allocate funds on a geographic basis; instead, funds are allocated to organizations that provide low-income households with housing and supportive services.

As such, the City allocates investment of resources on a citywide basis. Resources targeted to new construction of affordable housing are allocated on a citywide basis. Resources targeted to special needs populations are also allocated on a citywide basis where needs are identified and/or where resources

could be coordinated with existing facilities and services. Activities such as infrastructure improvements are targeted to older, low-income neighborhoods most in need of assistance.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Maps in the **Appendix** depict the concentration of households by racial/ethnic minorities and low and moderate income in Seaside. A concentration is defined as a census block group with a greater percentage than that group's overall percentage in Monterey County. A high concentration is defined as a census block group with two times the group's overall percentage representation in the county. Black or African American high concentrations areas exist in five census tracts (Tracts 135, 137, 138, 139, and 141.07), mainly in the eastern portion of the city. Asian concentration areas include the northern portion of the city as well as portions of central Seaside (Tracts 135, 138, and 141.04). Hispanic concentrations exist in Tract 137 and portions of Tracts 136 and 138. Multiple-race high concentration areas are located mainly in the western portions of the city (Tracts 135, 138, 139, and 141.07). Refer to Figures 1 to 5 in the **Appendix** for high concentration areas.

The definition of HUD of a Low-Mod Income (LMI) area is tracts that contain 51% LMI residents. Seven tracts in Seaside are considered LMI areas. These tracts are on the western edge of the city, clustered around Fremont Boulevard. Refer to Figure 6 in the **Appendix** for areas of low- and moderate-income concentration.

What are the characteristics of the market in these areas/neighborhoods?

Census Tract 141.07 has the highest level of concentration of severe housing problems for both extremely low-income and middle-income people in the city. A high concentration of Asian and African American people lives in this tract. Rental units make up 73% of the tract. The median contract rent is \$1,498 and above. The data on rent does not specify the size of the rental units; however, data does reveal that 56%–82% of renters occupy units with three or more bedrooms. This census tract has the lowest concentration of homes build before 1980 compared to every other census tract, at a range of 43% to 65%.

Census Tract 137 has the highest level of concentration of severe housing problems for low-income people in the city. A high concentration of African Americans lives in this tract, and a concentration of Hispanics does as well. Rental units make up 47%–73% of the housing units, which is lower than Census Tract 141.07. The median contract rent ranges from \$1,019 to \$1,498 per month. Of the housing units, 12%–34% of units have three bedrooms. In this tract, 67%–86% of homes were built before 1980.

Are there any community assets in these areas/neighborhoods?

Community assets generally include facilities such as schools, libraries, community centers, parks, and access to commercial establishments such as grocery stores, general merchandise stores, and pharmacy

retailers, among others are nearby. Community assets are disbursed throughout the city. Seaside has a County library branch located southwest of the Census Tracts 137 and 141.07. The city has 86 acres of open spaces, including 24 neighborhood parks and a large regional park.

Census Tract 137 has no schools and one post office located within its boundaries. While no parks are located in this tract, it is in close proximity to two parks and a senior center, a youth education center, and a swim center. Within the area is a nonprofit center to address community health issues, especially as related to drug and alcohol use. Within a quarter of a mile of the tract is a medical facility for low-income patients and within a half a mile is nonprofit community center that provides various services for children, youth, and adults in need. The tract has a few convenience stores, including small markets specializing in Hispanic foods.

Within Census Tract 141.07 are three elementary schools, one middle school, and one high school. The tract also contains two community parks. No grocery stores or convenience stores are located in the tract. After conducting research on local nonprofits, it is likely that no nonprofits providing community services are located in the tract.

Are there other strategic opportunities in any of these areas?

There are no major plans or projects currently being considered by the Planning Department for this part of the city.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The following are the five primary goals of the Strategic Plan, informed by public input, the Consolidated Plan Needs Assessment, and the Consolidated Plan Market Analysis.

1. Enhance Access to Social Services
2. Provide Quality Infrastructure
3. Improve Accessibility for Persons with Disabilities
4. Address Blight and Nuisance
5. Rehabilitate Existing Affordable Housing
6. Construct or Upgrade Public Facilities

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Seaside allocates funds on a geographic basis in eligible Census Block Groups and low income areas. At the direction of the CDAC and with the consent of the City Council, CDBG funds are directed to the low-income residential areas of the City. Public services that primarily serve low-income residential areas or that operate from facilities located in low-income residential areas are given a higher rank in the selection process. Public facilities that are located in low-income residential areas are targeted for improvements, specifically ones that target low-income households.

During the five-year planning period, an emphasis will be placed on basic infrastructure in low-income areas, particularly roadways, sidewalk, curb and gutter.

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.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Public Facilities
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Mentally Ill Chronic Substance Abuse Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Other
	Geographic Areas Affected	
	Associated Goals	Improve Accessibility for Persons w/ Disabilities Construct or Upgrade Public Facilities
	Description	Improvements to public facilities that are located in low-income residential areas are targeted for improvements, specifically ones that target low-income households. These may be city-owned or owned by a non-profit community-based organization. Preference to be given to public parks and facilities that serve youth. Needed improvements also include ADA accessibility for persons with disabilities in some cases.
	Basis for Relative Priority	Many public facilities and parks in low-income areas are in need of repair or improvement. The provision of quality public spaces and facilities is a high priority for the City. CDBG can assure that adequate funds are available for the areas of the City most in need.
2	Priority Need Name	Affordable Housing

	Priority Level	Low
	Population	Extremely Low Low Large Families Families with Children Chronic Homelessness Mentally Ill Chronic Substance Abuse Persons with HIV/AIDS Unaccompanied Youth
	Geographic Areas Affected	
	Associated Goals	Rehabilitate Existing Housing
	Description	Projects which serve to address the increasing difficulty of low and moderate income households to find affordable rental housing. The highest priority will be given to projects that serve the needs of the homeless and very-low-income households.
	Basis for Relative Priority	Seaside has seen a dramatic increase in the cost of rental housing and the loss of single family rental housing stock. Affordable housing is the City's primary tool for the prevention of homelessness.
3	Priority Need Name	Public Services
	Priority Level	High

	Population	Extremely Low Low Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Other
	Geographic Areas Affected	
	Associated Goals	Enhance Access to Social Services
	Description	Public services that benefit low-income persons. Priority public services: substance abuse treatment; legal services and conflict resolution; recreation and after-school enrichment; crime preventions and gang intervention; healthcare and counseling; job training/job readiness. Priority populations to serve: very low-income households; children and households with children; homeless persons; seniors; homeless persons; disabled persons; mentally ill persons; persons recently incarcerated or on parole.

	Basis for Relative Priority	The needs assessment and public process determined that the types of services identified are those where there is greatest need, the highest impact, and the best fit for CDBG funding. The populations were similarly identified. These services and populations represent a long-term commitment of the City to serve the most needy and to address the needs of youth, elderly and families with children. The City is also concerned with criminal gang intervention/prevention and recidivism. The City also needs to coordinate services with regional homeless coordination programs, such as the Continuum of Care.
4	Priority Need Name	Economic Development
	Priority Level	Low
	Population	Low Moderate Large Families Families with Children Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Provide Quality Infrastructure Address Blight and Nuisance
	Description	Economic development using CDBG funds will be achieved through the improvement of infrastructure that supports local business.
	Basis for Relative Priority	Local infrastructure that does not meet the needs of local business or that does not meet current standards was identified as a significant impediment to economic activity.
5	Priority Need Name	Infrastructure
	Priority Level	High
	Population	Low Moderate Large Families Families with Children Elderly Non-housing Community Development

	Geographic Areas Affected	
	Associated Goals	Provide Quality Infrastructure Improve Accessibility for Persons w/ Disabilities Address Blight and Nuisance
	Description	Improvements to basic infrastructure in low-income areas. Specifically, roadways, sidewalk, curb and gutter. These improvements should also address blight and public nuisance.
	Basis for Relative Priority	Much of the basic infrastructure in low-income areas is sub-standard or in need of repair or improvement. The provision of basic infrastructure such as sewer, roadways, sidewalk, curb and gutter is a high priority for the City. Local infrastructure that does not meet the needs of local business or that is does not meet current standards was identified as a significant impediment to economic activity. CDBG can assure that adequate funds are available for the areas of the City most in need.

Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City of Seaside does not operate a TBRA Program.
TBRA for Non-Homeless Special Needs	The City of Seaside does not operate a TBRA Program.
New Unit Production	The primary market factor influencing new affordable housing production is the availability of public funds and subsidies. With the dissolution of the Seaside Redevelopment Agency, funds for affordable housing were drastically reduced, eliminating the primary source for new unit production. Without this public funding source, new units construction is severely constrained.
Rehabilitation	As with New Unit Production, rehabilitation of affordable housing units has become challenging due to the dissolution of the Seaside Redevelopment Agency. However, Rehabilitation is more feasible than New Unit Production because costs are lower. The cost of private financing affects small-scale single-family or multi-family rehabilitation decisions; when interest rates are low, property owners may prefer traditional financing that has few strings attached. The value of homes, and specifically the number of homeowners owing more on their homes than they are worth, limits the pool of owners who could receive a rehab loan. Rental property owners' willingness to accept the affordability restrictions of CDBG and other federal financing sources is also a factor.
Acquisition, including preservation	Land in Seaside is expensive relative to the rest of the State. This factor, combined with limited public subsidies, makes acquisition challenging. The availability of housing to acquire and convert is a primary factor in Seaside. Construction costs for rehabilitation and the availability of private and/or tax credit financing are also factors.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City anticipates an annual award of CDBG funds in the amount of \$375,000 during the five-year planning period. The City also plans to receive \$100,000 each year in program income from a land lease. CDBG was used to clear land currently occupied by an Embassy Suites. The City does not anticipate other program income as it is not regular enough to provide a reasonable annual estimate.

The City has experienced a significant reduction in revenue over the past seven years. These include general revenues and special funds. These reductions have impacted the general operations of the City as well as the City's ability to implement housing and community and economic development activities. One of the most significant losses has been the statewide elimination of redevelopment. 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.

The CDBG program also carries the annual expense of the Section 108 loan, which currently consumes 70 percent of entitlement funding and will only increase. The program income stream is also shrinking due to reduced sales and refinancing activity in the housing market. This loan was refinanced in 2010. The payments increase through 2017, when the loan will be paid off. In 2015, the payment will be \$284,356.50; in 2016, the payment will rise to \$308,416.50; and the final payment in 2017 will be \$15,436.50.

Faced with reduced resources, the City has made the choice to focus CDBG resources where the need is greatest. The community-identified areas of need are 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 resources.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	379,027	239,216	484,084	1,102,327	1,910,852	A portion of the anticipated Program Income is a repayment of funds in the amount of \$136,216.

Table 50 - Anticipated Resources

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

No additional resources have been identified. The CDBG program has no matching requirement.

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

As of the writing of this Consolidated Plan, there was not anticipated to be any publicly-owned land or property within the City that would be used to address identified needs. The City may use some CDBG funding to acquire such land over the course of the planning period.

Discussion

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CITY OF SEASIDE	Government	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities public services	Jurisdiction
HOUSING AUTHORITY OF THE COUNTY OF MONTEREY	PHA	Public Housing Rental	Region
MONTEREY COUNTY	Government	Homelessness Non-homeless special needs Planning public services	Other
Legal Services for Seniors	Non-profit organizations	Non-homeless special needs	Jurisdiction
MEALS ON WHEELS - MONTEREY PENINSULA	Non-profit organizations	Non-homeless special needs public services	Region
Community Human Services	Non-profit organizations	Non-homeless special needs public services	Region
The Village Project, Inc.	Non-profit organizations	public services	Jurisdiction
Community Partnership for Youth	Non-profit organizations	public services	Other
FOOD BANK OF MONTEREY COUNTY	Non-profit organizations	Homelessness public services	Other
Girls, Inc. of the Central Coast	Non-profit organizations	public services	Region

Table 51 - Institutional Delivery Structure
Assess of Strengths and Gaps in the Institutional Delivery System

The institutions listed above are also described in further detail in the appendices at the end of this document. The City of Seaside's Community and Economic Development Services staff, with guidance and oversight from the Community Development Advisory Committee (CDAC), is responsible for the administration of the CDBG program. The strengths of the Institutional Delivery System include:

- Senior Services
- Education
- Emergency Food Assistance
- HIV/AIDS Services

Gaps in the Institutional Delivery System include:

- Transitional and Permanent Housing for Homeless Families and Individuals
- Affordable Housing for Low Income Families

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance			
Rental Assistance	X		
Utilities Assistance			
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services	X		X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		

Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Much as is the case with affordable housing, the City of Seaside's limited resources prevent it from engaging in significant efforts to assist the homeless and chronically homeless, and to prevent homelessness, other than through its partnership with the Coalition and other agencies and organizations.

However, the services the City selected to fund with its annual CDBG funds do address poverty and substance abuse, which are key issues for the homeless, chronically homeless, and prevention of homelessness. In particular, Legal Services for Seniors provides services to prevent the displacement of seniors from their homes by means of eviction and foreclosure.

The City will continue to support the Coalition of Homeless Services Providers work in the preparation and implementation of the "Lead Me Home - 10 Year Plan to End Homelessness" including goals and objectives that lead to coordinated homeless prevention strategies including those specific to persons being discharged from publicly funded institutions and systems of care or receiving assistance from public and private agencies that address housing, health, social services, employment, education, or youth needs.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The City addresses the needs of special needs populations through its CDBG Public Services program. These services include senior services, emergency food assistance, mental health counseling, substance abuse treatment, youth services, and HIV/AIDS testing and case management. The City has gaps in the areas of direct services to persons with disabilities and supportive housing for special needs groups.

City staff also participates regularly with three entities which shoulder planning for the Continuum of Care to address homelessness. These are: (1) the lead governmental agency: Monterey County Department of Social Services (DSS); and two unique local collaborative efforts: (2) the Coalition of Homeless Services Providers (Homeless Coalition) and (3) Leadership Council (CoC Governing Body). These committees are directly responsible for program and funding decisions that affect the residents of the County of Monterey and City of Seaside. Continued participation is necessary to ensure that needed resources are available to eligible City residents in need of shelter and housing.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

As identified above, the City has needs for transitional and permanent supportive housing for homeless persons, and affordable housing for families in general. The dissolution of the redevelopment agency has severely constrained the City's ability to address these gaps directly. However, the City will continue to collaborate with the entities listed below to address its housing needs:

- Housing Authority of Monterey County
- Rebuilding Together Monterey/Salinas
- Monterey County Department of Social Services
- Coalition of Homeless Services Providers (Homeless Coalition)
- Leadership Council (CoC Governing Body)
- Legal Services for Seniors
- Community Human Services

In addition to the City CDBG staff, the CDAC assures the quality of community related programs and services to Seaside residents, including low income and the homeless. The CDAC provides residents with a gateway to connect to all housing services being provided by the City, and state, and federal government agencies, as well as private and charitable agencies, and helps to facilitate the development of programs to empower communities to strengthen families and neighborhoods.

SP-45 Goals Summary – 91.215(a)(4)

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: \$182,693	Public service activities other than Low/Moderate Income Housing Benefit: 6625 Persons Assisted
2	Provide Quality Infrastructure	2015	2019	Non-Housing Community Development		Economic Development Infrastructure	CDBG: \$1,359,272	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 52500 Persons Assisted
3	Improve Accessibility for Persons w/ Disabilities	2015	2019	Non-Housing Community Development		Public Facilities Infrastructure	CDBG: \$344,181	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
4	Address Blight and Nuisance	2015	2019	Affordable Housing Non-Housing Community Development		Economic Development Infrastructure		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted Facade treatment/business building rehabilitation: 10 Business

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Rehabilitate Existing Housing	2015	2019	Affordable Housing		Affordable Housing		Homeowner Housing Rehabilitated: 15 Household Housing Unit
6	Construct or Upgrade Public Facilities	2015	2019	Non-Housing Community Development		Public Facilities	CDBG: \$648,458	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Enhance Access to Social Services
	Goal Description	Improve access to social services. Coordinate homeless services with regional efforts- the Monterey County Department of Social Services (DSS); the Coalition of Homeless Service Providers (Homeless Coalition); and the Leadership Council (CoC Governing Body).
2	Goal Name	Provide Quality Infrastructure
	Goal Description	Rehabilitate aging infrastructure in low-income areas. Specifically, to provide adequate roadways, walkways, curb, gutter, storm drainage and sewer.
3	Goal Name	Improve Accessibility for Persons w/ Disabilities
	Goal Description	Improve the accessibility of public facilities and remove barriers to accessibility throughout the community, including infrastructure and public improvements.

4	Goal Name	Address Blight and Nuisance
	Goal Description	Address existing blighted areas of the City and nuisance conditions that will lead to blight.
5	Goal Name	Rehabilitate Existing Housing
	Goal Description	Foster the preservation of fair and quality housing choices for residents of all income levels throughout the entire community through the rehabilitation of existing housing.
6	Goal Name	Construct or Upgrade Public Facilities
	Goal Description	Construct new or upgrade existing public facilities.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

All of the Consolidated Plan goals described above are targeted for Low-Income households. Most of the Social Services beneficiaries are Extremely Low Income households.

The City will not provide affordable housing in the planning period.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Housing Authority of the County of Monterey (HACM) is not required to increase the number of accessible units by a Section 504 Voluntary Compliance Agreement. HACM does provide reasonable accommodation and modifications for its disabled program participants so that they have equal access to housing and programs. HACM also participates as a board member in the Housing Alliance for Persons with Disabilities to further the development of accessible units in the community.

Activities to Increase Resident Involvements

HACM encourages public housing residents to participate in policy, procedure, and program implementation and development through its Resident Advisory Board. HACM also distributes a newsletter to all residents, which contains relevant news, information on training and employment opportunities, and other community resources available to public housing residents. Public housing residents also participate in the development of the HACM's five-year and annual plans. The Resident Services Division distributes a survey to prioritize resident needs and schedule short- and long-term improvements.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

HACM is not identified as "troubled."

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Potential constraints to housing development in Seaside vary by area, but generally may include infrastructure, residential development fees, land use controls, development standards, development and building permit application processing times, and resource preservation. An analysis of some of these potential constraints is detailed in the Seaside Housing Element. Following is a summary of some potential constraints.

Development Process

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

Fee Structure

The City provides a fee schedule each year. Fees relate to various divisions and agencies including Finance/City Clerk Division fees, Building Division fees, Planning Division fees, Engineering Division fees, Water Division rates and fees, Recreation Division fees, Fire Department fees, Police Department fees, and Police Department-Animal Control fees. The constraints to development posed by fees are discussed in the Housing Element. The City recognizes that fees can affect the cost of construction and of affordable housing in the community and will continue to review its fee system and work toward reducing the cost of housing development.

Subdivision Improvement Standards and Zoning Ordinance

The Land Use Element of the Seaside General Plan sets forth policies for residential development. These land use policies, coupled with zoning regulations, establish the amount and distribution of land to be allocated for different uses. Housing supply and costs are affected by the amount of land designated for residential use, the density at which residential development is permitted, and the standards that govern the character of development. The Seaside Zoning Code provides for a variety of residential development. Residential zones include Residential Low Density, Residential Medium Density, Residential High Density, Mixed Use, Commercial, and Military.

The City of Seaside regulates the type, location, density, and scale of residential development primarily through the Zoning Code. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents, implement the policies of the City's General Plan, and preserve the character and integrity of neighborhoods.

Although a portion of Seaside is located in the Coastal Zone, no vacant land in the Seaside coastal area is planned for residential development. Therefore, new residential projects allowed per the Land Use Policy Map will not be subject to review and regulation per the Coastal Act.

According to the 2007–2014 Housing Element, various nongovernmental factors, governmental regulations, and environmental issues pose constraints to the provision of adequate and affordable housing. These constraints may result in housing that is not affordable to low- and moderate-income households or may render residential construction economically infeasible for developers. The City of Seaside provides design flexibility in its Zoning Code to facilitate and encourage infill development and housing opportunities in single-family, multi-family, and commercial zones. These incentives can be used to mitigate any potential impact of residential development standards on the cost and affordability of housing. The City will review and modify its Subdivision Improvement Standards, where reasonable, to provide cost savings in the development of residential units while continuing to ensure the public health, safety, and welfare.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City is working to identify other sources of funding to increase its budget for creating and maintaining affordable housing. Once monies can be identified to create more affordable housing, the City does not have any ordinances or policies that would preclude the development of said housing.

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 at the following link: <http://www.ci.seaside.ca.us/Modules/ShowDocument.aspx?documentid=554>.

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 link: <http://library.municode.com/index.aspx?clientId=16030>.

Veterans face barriers to housing due to credit issues that may have arisen during their service, and various physical and mental disabilities. The City will work with the local VA office and veterans services providers to refer veterans to these services and make information about their programs available to citizens.

Unaccompanied youth often have no credit history, and little to no savings for security deposits. The City will work with the County and local service providers to refer unaccompanied youth to appropriate services, financial assistance, and rental assistance.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Seaside supports the Monterey and San Benito Counties 10-Year Plan to End Homelessness, called “Lead Me Home”. This is a comprehensive dual county plan to eliminate chronic homelessness by bringing together public services, community and faith based organizations, safety net services, and the private sector.

The City will support the following region-wide outreach Action Steps, as outlined in the Lead Me Home Plan:

- Develop referral agreements between outreach workers and other housing and service providers that designates priority access to housing and treatments slots for clients engaged by outreach workers.
- Develop a centralized information and referral system, perhaps linked to 2-1-1 and/or SAMS Guide, to be used by outreach workers and to provide easy access to referrals and other services.
- Utilize HMIS to provide a single point of entry for homeless services and case management coordination and link housing resources and availability.
- Improve system-wide capacity to streamline referrals and improve service coordination by developing case management tools and common policies and procedures in core areas (such as client eligibility determination and documentation).
- As appropriate, offer satellite services, including targeted outreach, housing resources, transportation, and benefits assistance in appropriate locations throughout the County, including Cities where services are currently unavailable.

Addressing the emergency and transitional housing needs of homeless persons

The City will maintain current levels of support in homeless transitional and permanent housing programs and advocate for the allocation of additional funding through CDBG and Emergency Food and Shelter Programs. In addition, the City will support the following Strategies outlined in the Lead Me Home Plan:

- Create a Comprehensive Housing Pipeline;
- Focus Housing Development on Target Populations, particularly Permanent Supportive Housing for chronically homeless individuals;
- Identify New Funding Sources to Create Affordable Permanent Supportive Housing, including a Social Impact Bond and Housing Trust Fund; and
- Improve System-Level Interim Housing Outcomes, efficiently using the existing affordable housing supply.

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

Homeless individuals and homeless families, who have immediate and transitional shelter needs, have been given a relative priority of high because there is a shortage of shelter facilities for these groups and because the number of homeless has been increasing in recent years, with this trend expected to continue. Homeless persons who are victims of domestic violence were assigned a high priority because existing facilities for this group are overcrowded and because more counseling services and training opportunities are needed by them.

The City will support the creation of additional beds for chronically homeless persons through two primary strategies: (1) having the CoC apply for additional new Shelter Plus Care funding that will target the chronically homeless; and (2) increasing the number of beds for the chronically homeless by modifying existing Shelter Plus Care programs that do not specifically target chronically homeless persons. This second strategy would be achieved by providing chronically homeless persons with a priority when filling vacancies in non-targeted Shelter Plus Care programs as they occur.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The City will support projects and programs and also rank proposed improvements and programs that prevent homelessness higher than others. In addition, the City will support the following Strategies outlined in the Lead Me Home Plan:

- Integrate Services at the System Level;
- Enhance and Integrate Services at the Client Level;
- Improve Access to Mainstream Benefits;
- Launch Employment First (job training that focuses on on-the-job training);
- Strengthen Job Development Capacity and Increase On-Site Support Following Job Placement;
- Pursue 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.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City will work together with the County Public Health Department to monitor incidences of elevated lead levels in the blood of residents. The City's Building and Code Enforcement division will respond to calls regarding lead-based paint, and may require landlords to fix chipping paint.

How are the actions listed above related to the extent of lead poisoning and hazards?

Actions will be taken based on incidents reported by the County.

How are the actions listed above integrated into housing policies and procedures?

The City distributes a brochure, available in English and Spanish, entitled "Protect Your Family from Lead in Your Home" published by the US Environmental Protection Agency. In addition, all rehabilitation contracts include provisions for work necessary to eliminate any existing lead-based paint hazards on applicable surfaces.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City has always been concerned about poverty and recognizes the need of its citizens to live in sound and sanitary housing in safe and decent neighborhoods. Its first three redevelopment project areas, Noche Buena, Del Monte Heights, and Hannon Areas, were exclusively residential projects providing decent housing in an urban environment. The subsequent project areas were for economic development growth, which led to the creation of the Gateway Auto Center, Laguna Grande Shopping Center, Seaside Auto Center Expansion, and City Center Revitalization Redevelopment Project, which in turn created jobs and improved the City's tax base.

The City's General Plan includes a proactive program for economic development. It is the City's policy that the current emphasis on economic development is consistent with and is an integral part of its housing strategy to improve the quality of life for its residents.

In November 2012, the City adopted an Economic Opportunity Plan. The Economic Opportunity Plan is a guide to how the City of Seaside will achieve its goal of creating and maintaining a diverse, stable, and sustainable economic base. The Economic Opportunity Plan establishes a skeletal framework that will be supplemented over time as plans, programs, and market studies are prepared and adopted.

Key components of the Economic Opportunity Plan include policies and procedures, including specific criteria for evaluating solicited and unsolicited proposals, the identification of key opportunity sites including "next steps" recommendations, a long-range property management plan for the disposition of former Redevelopment Agency-owned property, and a Small Business Support Program which includes the marketing of Seaside's community's amenities, assets, and events.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The Economic Opportunity Plan is complementary to this affordable housing plan. The support of existing housing and the creation of new housing is part and parcel of creating a viable community.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Seaside monitors progress on activities undertaken with CDBG funds as part of its ongoing procedures. The City is committed to ensuring that funds are used as specified in local, state, and federal regulations. The monitoring is accomplished by public meetings including City Council hearings, CDAC meetings, HUD monitoring reviews, progress review meetings, staff evaluation, periodic site visits, and program performance evaluation. In addition, the City will conduct financial auditing and reporting functions of nonprofit and religious organizations receiving CDBG funds as a means to evaluate programmatic and regulatory compliance.

In 2014, the City revised the CDBG Program Policies and Procedures. The City inserted a section entitled “Subrecipient Management” which discusses how the City provides oversight of subrecipients and ensures compliance. This includes the forms and timing of monitoring, risk assessment, the role of the CDAC, technical assistance and capacity development, managing non-performing subrecipients, forms, and resources. The CDAC reviewed the revised Policies and Procedures, recommended the changes for adoption, and the City Council adopted the revised Policies and Procedures on March 6, 2014.

Expected Resources

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

Introduction

The City anticipates an annual award of CDBG funds in the amount of \$375,000 during the five-year planning period. The City also plans to receive \$100,000 each year in program income from a land lease. CDBG was used to clear land currently occupied by an Embassy Suites. The City does not anticipate other program income as it is not regular enough to provide a reasonable annual estimate.

The City has experienced a significant reduction in revenue over the past seven years. These include general revenues and special funds. These reductions have impacted the general operations of the City as well as the City's ability to implement housing and community and economic development activities. One of the most significant losses has been the statewide elimination of redevelopment. 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.

The CDBG program also carries the annual expense of the Section 108 loan, which currently consumes 70 percent of entitlement funding and will only increase. The program income stream is also shrinking due to reduced sales and refinancing activity in the housing market. This loan was refinanced in 2010. The payments increase through 2017, when the loan will be paid off. In 2015, the payment will be \$284,356.50; in 2016, the payment will rise to \$308,416.50; and the final payment in 2017 will be \$15,436.50.

Faced with reduced resources, the City has made the choice to focus CDBG resources where the need is greatest. The community-identified areas of need are 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 resources.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	379,027	239,216	484,084	1,102,327	1,910,852	A portion of the anticipated Program Income is a repayment of funds in the amount of \$136,216.

Table 54 - 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

No additional resources have been identified. The CDBG program has no matching requirement.

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

As of the writing of this Consolidated Plan, there was not anticipated to be any publicly-owned land or property within the City that would be used to address identified needs. The City may use some CDBG funding to acquire such land over the course of the planning period.

Discussion

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: \$71,657	Public service activities other than Low/Moderate Income Housing Benefit: 1325 Persons Assisted
2	Provide Quality Infrastructure	2015	2019	Non-Housing Community Development		Infrastructure	CDBG: \$537,958	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10500 Persons Assisted
3	Improve Accessibility for Persons w/ Disabilities	2015	2019	Non-Housing Community Development		Infrastructure	CDBG: \$136,216	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
4	Address Blight and Nuisance	2015	2019	Affordable Housing Non-Housing Community Development		Economic Development Infrastructure	CDBG: \$119,422	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted Businesses assisted: 2 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Rehabilitate Existing Housing	2015	2019	Affordable Housing		Affordable Housing	CDBG: \$26,362	Homeowner Housing Rehabilitated: 3 Household Housing Unit
6	Construct or Upgrade Public Facilities	2015	2019	Non-Housing Community Development		Public Facilities	CDBG: \$256,640	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Enhance Access to Social Services
	Goal Description	Provide public services that assist Low and Moderate Income families.
2	Goal Name	Provide Quality Infrastructure
	Goal Description	Improve infrastructure serving Low and Moderate Income families.
3	Goal Name	Improve Accessibility for Persons w/ Disabilities
	Goal Description	Provide accessibility improvements to infrastructure and public facilities.
4	Goal Name	Address Blight and Nuisance
	Goal Description	Remove blight and nuisance through public improvements.
5	Goal Name	Rehabilitate Existing Housing
	Goal Description	Rehabilitate homes owned by Low Income families.
6	Goal Name	Construct or Upgrade Public Facilities
	Goal Description	Improve public facilities that serve Low and Moderate Income families.

Projects

AP-35 Projects – 91.220(d)

Introduction

The activities to be undertaken during 2015-2016 are summarized below. All activities identified are expected to be completed no later than June 30, 2016.

All of the Consolidated Plan goals described above are targeted for Low-Income households. Most of the Social Services beneficiaries are Extremely Low Income households.

Projects

#	Project Name
1	GENERAL ADMINISTRATION
2	SECTION 108 LOAN REPAYMENT
3	GENESIS HOUSE IMPROVEMENTS
4	Boys & Girls Club Improvements
5	SEASIDE LIBRARY
6	Parks Improvements
7	Public Services

Table 56 – Project Information

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

At the direction of the CDAC and with the consent of the City Council, CDBG funds are directed to the low-income residential areas of the City. Public services that primarily serve low-income residential areas or that operate from facilities located in low-income residential areas are given a higher rank in the selection process. Public facilities that are located in low-income residential areas are targeted for improvements, specifically ones that target low-income households. During the plan year, an emphasis will be placed on basic infrastructure in low-income areas, particularly for roadways, sidewalk, curb and gutter.

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.

While there are several constraints to meeting the needs of target-income residents, the primary obstacle to meeting the needs of target-income residents is that there is a lack of funding to fully

address all needs. The economic challenges facing the nation have forced many nonprofits to cut services at a time when governmental entities and others are least able to provide them. The City attempts to address significant and rising levels of need by evaluating leveraged funds in grant application review, as well as by directly funding several programs with widespread benefit. The City also supports nonprofits' efforts to raise private funds. With the limited amount of the City's CDBG entitlement funding, the City has had to reduce the number of public services it funds. Another obstacle to meeting underserved needs is that the location of many available services is in the City of Salinas, a significant distance from Seaside.

AP-38 Project Summary
Project Summary Information

Consolidated Plan

SEASIDE

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1	Project Name	GENERAL ADMINISTRATION
	Target Area	
	Goals Supported	Enhance Access to Social Services Provide Quality Infrastructure Improve Accessibility for Persons w/ Disabilities Address Blight and Nuisance Construct or Upgrade Public Facilities
	Needs Addressed	Public Facilities Affordable Housing Public Services Economic Development Infrastructure
	Funding	CDBG: \$96,405
	Description	Administrative Costs for the City of Seaside CDBG Program
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
2	Project Name	SECTION 108 LOAN REPAYMENT
	Target Area	
	Goals Supported	Provide Quality Infrastructure
	Needs Addressed	Infrastructure
	Funding	CDBG: \$281,387
	Description	PLANNED REPAYMENT OF SECTION 108 LOAN.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 10,000 families will benefit from this project.
	Location Description	City of Seaside- City Center
	Planned Activities	Repayment of Section 108 Loan to undertake installation of public works improvements in the City Center Revitalization Area.
3	Project Name	GENESIS HOUSE IMPROVEMENTS

	Target Area	
	Goals Supported	Improve Accessibility for Persons w/ Disabilities Construct or Upgrade Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$28,829
	Description	REPLACE EXTERIOR STAIRCASES THAT ARE CURRENTLY UNSAFE.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit an estimated 500 persons.
	Location Description	1152 Sonoma Avenue, Seaside, CA 93955
	Planned Activities	ADA accessibility improvements.
4	Project Name	Boys & Girls Club Improvements
	Target Area	
	Goals Supported	Construct or Upgrade Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$68,595
	Description	Public facilities improvements to the Boys & Girls Club
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	The project will benefit an estimated 500 Low Income families.
	Location Description	1332 La Salle Ave., Seaside, CA 93955
	Planned Activities	Public facilities improvements to the Seaside Boys & Girls Club.
5	Project Name	SEASIDE LIBRARY
	Target Area	
	Goals Supported	Improve Accessibility for Persons w/ Disabilities Construct or Upgrade Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$295,432
	Description	IMPROVEMENTS TO THE SEASIDE LIBRARY
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	This project will assist an estimated 500 Low Income families.
	Location Description	550 Harcourt Ave, Seaside, CA 93955
	Planned Activities	This Activity consists of \$136,216 of 2014-15 carry over funds for ADA accessibility improvements to the Seaside Public Library, and a new allocation of \$159,216 of 2015-16 funds for roof replacement.
6	Project Name	Parks Improvements
	Target Area	
	Goals Supported	Construct or Upgrade Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$256,571
	Description	Improvements to parks serving Low and Moderate Income residents.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 500 Low and Moderate Income families will benefit from the project.
	Location Description	City of Seaside
	Planned Activities	Improvements to parks and recreational facilities.
7	Project Name	Public Services
	Target Area	
	Goals Supported	Enhance Access to Social Services
	Needs Addressed	Public Services
	Funding	CDBG: \$72,304
	Description	Provision of public services for seniors, youth, homeless persons, persons with HIV/AIDS, persons with substance abuse issues, and persons with mental illness.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 1,325 families will benefit from this project.
	Location Description	City of Seaside

	Planned Activities	Public services provided by: Legal Services for Seniors, Meals On Wheels, Community Human Services, The Village Project, Community Partnership for Youth, Food Bank of Monterey County, and Girls, Inc.
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AP-50 Geographic Distribution – 91.220(f)

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

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

Geographic Distribution

Target Area	Percentage of Funds

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Public services that primarily serve low-income residential areas or that operate from facilities located in low-income residential areas are given a higher rank in the selection process. Public facilities that are located in low-income residential areas are targeted for improvements, specifically ones that target low-income households. During the five-year planning period, an emphasis will be placed on basic infrastructure in low-income areas, specifically, roadways, sidewalk, curb and gutter. 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.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

The City has no plans in the 2015–2016 program year to produce affordable housing through activities that provide rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units. This includes housing for homeless, and non-homeless special needs households.

Likewise, the City has no plans to provide affordable housing through rental assistance.

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

Table 58 - One Year Goals for Affordable Housing by Support Requirement

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

Table 59 - One Year Goals for Affordable Housing by Support Type
Discussion

AP-60 Public Housing – 91.220(h)

Introduction

The primary public organization for affordable housing and supportive services 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

HACM will undertake the following actions during the next year, consistent with its 5-Year Plan:

- Open the HCV wait list.
- Apply for new HCV allotments.
- Provide reasonable accommodation and modifications for its disabled program.
- Use the Rental Assistance Demonstration program to rehabilitate and extend the affordability of older public housing units.
- Continue to affirmatively market the HCV program to new landlords to expand participation and meet 5-Year goals of diversifying neighborhoods and placing participants within close proximity to jobs and amenities.

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

HACM will implement the following actions to encourage public housing resident involvement in management and participate in homeownership:

- HACM will encourage public housing residents to participate in policy, procedure, and program implementation and development through its Resident Advisory Board.
- HACM will distribute a newsletter to all residents, which contains relevant news, information on training and employment opportunities, and other community resources available to public housing residents.
- Public housing residents will participate in the development of the HACM's five-year and annual plans.
- The Resident Services Division will distribute a survey to prioritize resident needs and schedule short- and long-term improvements.
- Operate the Family Self Sufficiency and POWER programs to help residents build financial assets

and prepare for homeownership where appropriate.

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

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

Introduction

The City of Seaside works with regional homeless assistance coordination bodies to reduce homelessness. These bodies include: (1) the lead governmental agency: Monterey County Department of Social Services (DSS); and two unique local collaborative efforts: (2) the Coalition of Homeless Services Providers (Homeless Coalition) and (3) Leadership Council (CoC Governing Body). These committees are directly responsible for program and funding decisions that affect the residents of the County of Monterey and 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 agreements 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; and
- 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.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City participates on the Coalition of Homeless Services Providers’ Leadership Council and in the Continuum of Care project and program rating and ranking process, and will continue to support and participate in this process. Information is provided on the Coalition’s work to City staff and the City’s Community Development Advisory Committee (CDAC) with the goal of being able to identify and provides resources to the homeless population.

In addition, the City will support the CoC in receiving CoC funding for the following projects:

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

Men in Transition – A 24 bed, 8 unit transitional housing project serving single homeless men. Supportive services include case management, group counseling, financial literacy, job readiness and life skills, and community-wide information and referral. Located in Marina, services are provided countywide. Serves approximately 24 individuals annually.

Homeward Bound – A transitional housing program with 25 2-bedroom units serving homeless or single women with children or who are victims of domestic violence. Located in Marina, services are provided to families countywide. 75 beds available, serving approximately 35 women and 50 children annually. Supportive services are provided.

Pueblo del Mar – A 54-household (2 bedrooms each), 216 bed transitional supportive housing program for homeless families with children in recovery from substance abuse. Supportive services and case management provided. Located in Marina, this is a county-wide program. Approximately 216 served annually.

Safe Passage – A 6-bed transitional supportive housing program serving homeless youth, ages 18-21. Supportive services provided. Project located in the City of Monterey and is available county-wide. Approximately 10 individuals served annually.

MOST/Lexington Court – A transitional housing program comprised of six 2-bedroom units for homeless families. Supportive services provided. Located in Marina, this is a county-wide program. Serves approximately 18 individuals annually.

Casa de las Palmas – Provides transitional housing for homeless families. Supportive services provided. 9 available units located in Seaside serving families county-wide. Approximately 40 individuals served annually.

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

The City will closely coordinate with Monterey County and the Leadership Council CoC to help homeless families and individuals transition to permanent housing, access affordable housing units, and prevent re-entry into homelessness. As described in the “Lead Me Home” 10 Year Plan to End Homelessness,

these entities will collaborate to:

- Support new funding sources, such as the Social Investment Bond Structure and a Housing Trust Fund;
- Identify and support the conversion of emergency shelter and transitional housing programs to permanent housing;
- Enhance coordination between affordable housing and mainstream benefits programs; and
- Work with employment program providers to train and employ residents of affordable housing and formerly homeless individuals.

In these efforts, the City will act as a referral and coordination resource for participating housing and homeless service providers.

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, supportive housing, and affordable housing units

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 closely coordinate with Monterey County and the Leadership Council CoC to house Low Income individuals and families being discharged from publicly funded institutions and systems of care. As described in the “Lead Me Home” 10 Year Plan to End Homelessness, these entities will collaborate to:

- Identify individuals that are homeless at jail intake and link them with housing and community-based treatment services;
- Link homeless individuals and families with housing interventions at emergency room intake; and
- Link foster youth and youth in juvenile detention systems with housing and services.

In these efforts, the City will act as a referral and coordination resource for participating housing and

homeless service providers.

Discussion

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

Introduction:

The primary barrier to affordable housing is the dissolution of redevelopment agencies in California which provided cities with housing set-aside dollars to create and maintain affordable housing for low-income persons. With the loss of redevelopment agency funds and the reduction of the CDBG Entitlement Grant award amount to the City of Seaside from historically much higher amounts, the creation and maintenance of affordable housing is being taxed by lack of available funding to undertake such activities.

The City is working to identify other sources of funding to increase its budget for creating and maintaining affordable housing. Once monies can be identified to create more affordable housing, the City does not have any ordinances or policies that would preclude the development of said housing.

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

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 at the following link: <http://www.ci.seaside.ca.us/Modules/ShowDocument.aspx?documentid=554>.

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 link: <http://library.municode.com/index.aspx?clientId=16030>.

As a result of the lack of resources available to the City, and the lack of staffing to oversee or implement housing programs, housing programs have been limited to façade improvement programs for both homeowners and small businesses. The City does not plan to continue these programs in the 2014–15 plan year.

The City has no plans in the 2015-2016 year to produce affordable housing through activities that provide rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units. This includes housing for homeless, and non-homeless special needs households.

Likewise, the City has no plans to provide affordable housing through rental assistance.

Discussion:

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 in these areas.

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 funds to support organizations that assist underserved populations, such as seniors, persons with mental illness, youth and persons with HIV/AIDS.

Actions planned to foster and maintain affordable housing

As a result of the lack of resources available to the City, and the lack of staffing to oversee or implement housing programs, housing programs have been limited to façade improvement programs for both homeowners and small businesses. The City does not plan to continue these programs in the 2015-2016 plan year. The City does plan to support the following initiatives:

- Support the "Take Me Home" Plan in its efforts to build an affordable housing pipeline.
- Coordinate with HACM in rehabilitating and upgrading affordable housing units.

Actions planned to reduce lead-based paint hazards

The City will mitigate lead-based paint through public facilities improvements and the Public Façade Improvement program, and educate participants on the hazards of lead-based paint.

The City's Residential Façade Improvement Program, as a housing rehabilitation program activity, requires compliance with the Lead-Based Poisoning Act (42 USC 4301). As part of the program, prospective applicants are furnished with a brochure, available in English and Spanish, entitled "Protect Your Family from Lead in Your Home" published by the US Environmental Protection Agency. In addition, all rehabilitation contracts include provisions for work necessary to eliminate any existing lead-based paint hazards on applicable surfaces.

Actions planned to reduce the number of poverty-level families

- Support organizations that assist poverty-level families through use of CDBG Public Services funds, including educational programs.
- Continue to implement the Economic Opportunity Plan, as described in Section SP-70 of the

Strategic Plan.

In addition, the City's General Plan includes a proactive program for economic development. It is the City's policy that the current emphasis on economic development is consistent with and is an integral part of its housing strategy to improve the quality of life for its residents.

In November 2012, the City adopted an Economic Opportunity Plan. The Economic Opportunity Plan is a guide to how the City of Seaside will achieve its goal of creating and maintaining a diverse, stable, and sustainable economic base. The Economic Opportunity Plan establishes a skeletal framework that will be supplemented over time as plans, programs, and market studies are prepared and adopted. Key components of the Economic Opportunity Plan include policies and procedures, including specific criteria for evaluating solicited and unsolicited proposals, the identification of key opportunity sites including "next steps" recommendations, a long-range property management plan for the disposition of former Redevelopment Agency-owned property, and a Small Business Support Program which includes the marketing of Seaside's community's amenities, assets, and events.

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.
- 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 through various departments.

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 "Take Me Home" 10 Year Strategy to End Homelessness.

Discussion:

Program Specific Requirements

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

Introduction:

The program-specific requirements that apply to the City are those for the CDBG program.

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	136,000
5. The amount of income from float-funded activities	0
Total Program Income:	136,000

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.	80.00%

Discussion:

Attachments

Citizen Participation Comments

Summary of citizen participation process and consultation process

On September 4, 2014, the City published a Notice of Community Workshop for the Preparation of the 2015–16 Action Plan and the 2015–2019 Consolidated Plan update.

On September 17, 2014, the CDAC held a **community workshop** to assess the housing and community development needs of the City of Seaside.

Summary/Public Input: Staff provided the brief presentation on the 5 year planning for CDBG, which is received every year from HUD and the City is entitled to it, which means that the City gets a portion of the annual congressional allocation. The goal for the workshop was to gather community input for to guide the CDBG program for the next 5 years. The Consolidated Plan acts as a framework to establish funding priorities. The process starts with the community needs assessment workshop (preceded by the planning notice). In October, the CDAC will review the workshop results and then formulate a 5 year priority needs, that document will be taken to the City Council in November 2014 and then the application will be released, shortly after it is projected that a final proposal planning workshop will take place and due in January 2015. The final plan is due to HUD on May 15, 2015.

The committee and public then participated in a “dot voting” exercise to demonstrate the priorities for CDBG funding, housing problems, and fair housing issues.

On October 15, 2014, the CDAC considered the results of the September 17 community workshop and established priority needs. The workshop was also publicized with the distribution of a flyer. At this **workshop**, staff made a presentation about the CDBG program in general and the City’s annual planning process.

Summary/Public Input: Staff led the CDAC in reviewing and prioritizing the needs that were identified during the September 17 meeting. Staff provided the CDAC with details as to how a survey will be administered to the community and the availability via the City website, email blast and announcements at the City Council meeting. Notice will also include flyers at City locations such as City Hall, Oldemeyer and the Fire Station. The categories in which the needs were assessed and prioritized as high were provided and reviewed (specifically for members not present at the previous meeting). The CDAC concurred with staff summary analysis of the priority needs. The CDAC also identified the increasing number of investor-owned homes as a concern, specifically the impact on housing affordability in the community.

On October 29, 2014, the City launched an online survey to solicit the participation of those who could not attend the September 17 community workshop. The survey closed on November 30, 2014. The City received 25 responses.

On November 6, 2014, the City published a Notice of Funding Availability (NOFA) and Mandatory Application Workshop, which solicited applications for CDBG-funded programs and projects.

On November 6, 2014, the City Council reviewed the findings of community needs from the October 15 workshop.

On November 19, 2014, a **proposal workshop** was held for interested applicants for the 2015–16 funding cycle. Eighteen organizations attended a mandatory application workshop held at the Oldemeyer Center.

Summary/Public Input: Staff carried out a presentation in which they provided the Community Development Block Grant (CDBG) program primary goal, which is to develop viable communities, primarily for low/moderate income persons, by providing decent housing, suitable living environment, and expansion of economic opportunities. The presentation also covered the following subjects: CDBG program, priorities, allocation and uses of funds, review prioritization of identified community needs,

2015-16 CDBG application and annual action plan schedule. The community needs that were prioritized at the October 15, 2014 CDAC meeting were identified as: Infrastructure – streets, curb & gutter, sewer; Improvements to public facilities – specifically parks and facilities that serve youth; Housing – affordable rental housing, housing for seniors, homeless persons and persons with mental illness; Economic development – only infrastructure in support of economic development was ranked high priority; and Public Services – substance abuse treatment, legal service and conflict resolution, recreation and after school enrichment, crime prevention and gang intervention, healthcare and counseling, job training/job readiness.

The presentation also reviewed the CDAC's identification of populations that are the highest priorities to serve: Very low-income households; children and households with children; seniors; homeless persons; disabled persons; mentally ill persons and persons recently incarcerated and/or on parole.

Meeting attendees were then provided the opportunity to browse and pinpoint priorities on the survey charts that were provided.

On December 17, 2014, the CDAC met to discuss the November 19 application workshop, discuss midyear reallocations, and hear requests from City staff for the use of CDBG funds.

On January 16, 2015, the 2015–16 CDBG applications were due.

On February 4, 2015, the CDAC met to consider revisions to program policies and procedures, receive submitted applications for CDBG funding, hear initial staff determinations on eligibility of requests, and discuss the review and ranking process.

On February 25, March 12, and March 18, 2015, the CDAC discussed and reviewed, ranked, and formulated its recommendations for 2015–16 CDBG funding for public service applicants and of eligible projects.

On April 1, 2015, the CDAC made recommendations for the use of 2015–16 CDBG funds.

On April 2, 2015, the City published a notice soliciting public comment on the draft annual Action Plan and the five-year Consolidated Plan, identifying opportunities for public comment.

On April 9, 2015, the City published a notice soliciting public comment on the draft annual Action Plan and identifying opportunities for public comment.

On April 16, 2015, the City published the draft annual Action Plan. This draft plan included the CDAC recommendations.

Summary/Public Input: At the 4/16 meeting, the non-council comments once the Council asked for comments were from:

1. CDAC chairperson Helen Rucker. She indicated that scoring the proposals on the computer was difficult and the committee tried to be fair and honest. She said all CDAC members are in agreement that the grants should be approved for 2 years.
2. CDAC member Sue Hawthorne. She indicated that 2 incumbent CDAC members would be retiring at the end of June and asked the public to consider joining.
3. The Development Director for Legal Services for Seniors (LSS) indicated that his group was celebrating 30 years as a non profit and has helped over 200 Seaside residents just this year. He thanked CDAC, Staff and City Council for their support and asked the Council to support the CON plan and the possibility of a 1 year, followed by two-2 year cycles as it would reduce paperwork and the time involved for reporting activities.

On April 16, 2015, at its meeting, the City Council was requested to accept CDAC recommendations and provide direction to staff on the draft annual Action Plan. The City Council accepted the CDAC recommendations, taking into consideration the Joint Powers Authority (JPA) agreement with Community Human Services (CHS) to meet the City's obligation.

On April 29, 2015, the CDAC revised its recommendations to reprogram uncommitted prior year funds, allocate additional program funds to CHS to meet the City's JPA obligation, and program the second annual installment of the multiyear repayment agreement.

The City Council will consider the annual Action Plan for adoption at a public hearing on May 7, 2015.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Describe the characteristics of special needs populations in your community:

Elderly Households

According to the 2007–2011 CHAS, there were 2,355 households in Seaside with at least one person 62 years old or older. Approximately 21% of those households were in the extremely low- and very low-income categories. About 14% of these elderly households were cost burdened, paying more than 30% of income on housing costs. The elderly face unique housing circumstances due to three factors: a limited or fixed income; health care costs; and disabilities. Many seniors are retired and/or living on fixed incomes and may not be able to afford major home repairs or large increases in rent. Because of these factors, seniors have special needs for affordable housing and special services.

The Monterey Area Agency on Aging acknowledges the need for housing for seniors. For this group, housing not only must be affordable due to fixed incomes but must also be accessible, with hardware in the bathroom and other areas.

Persons with Disabilities and Developmentally Disabled

According to the 2009–2011 ACS, there were an estimated 2,787 persons with disabilities age 5 years old and older. In that group, a total of 1,559 persons with disabilities were between 18 and 64 years old (the working age population), with reported disabilities including ambulatory difficulty (50%) and cognitive difficulty (42%). There were an estimated 1,091 persons with disabilities aged 65 years old and over. Of the residents 65 years old and older, ambulatory and independent living difficulties were the most prevalent. Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one's mobility, or make it difficult to care for oneself. Thus, disabled persons often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability.

Developmentally disabled residents suffer from disabilities that require living in an institutional setting. According to the California Department of Developmental Services, as of December 2014, approximately 154 Seaside residents with developmental disabilities were being assisted at developmental and regional centers, with at least 83 persons with developmental disabilities being under the age of 18. Many developmentally disabled persons can live and work independently in a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely developmentally disabled require medical attention and physical therapy. As a result of these conditions, persons with disabilities have special housing needs.

Large Family Households

Large households, defined as having five or more members, often require special housing needs due to a limited supply of adequately sized, affordable housing units. The 2007–2011 CHAS data reports there were 1,515 large family households in Seaside, representing about 15% of the city's households. As reported in the 2007–2011 ACS, about 47% of households with five members or more were extremely low or very low income. Lower-income large renter households usually face a number of housing problems, including cost burden, overcrowding, and deteriorated housing conditions.

Female-Headed Households

According to the 2007–2011 ACS, approximately 14.4% of Seaside households were female-headed households. Of this total, 645 of female-headed households in the city were living below the poverty level during the period from 2007 to 2011.

Single-parent households generally and female-headed households in particular often require special assistance as a result of their greater need for affordable housing and accessible day care, health care, and other supportive services. As a result of having lower household income, female-headed households in particular have limited housing options and restricted access to supportive services.

Homeless Persons

According to the most recent count of homeless persons reported in the 2013 Monterey County Homeless Count and Survey Report, there were 2,590 homeless persons reported in Monterey County. The homeless population reported their current living situation as 76% unsheltered homeless and 24% in emergency shelter programs or transitional housing programs. Unsheltered homeless are those persons reporting that they spent the previous night in the streets, a vehicle, an abandoned building, etc. Emergency shelter programs are facilities offering limited shelter stays (generally up to 90 days), which offer a safe alternative to living on the streets and which provide essential services. Transitional housing is designed to provide housing and appropriate supportive services to homeless persons to facilitate movement to independent living within 24 months, or a longer period approved by HUD.

What are the housing and supportive service needs of these populations and how are these needs determined?

Elderly Households

Senior housing needs may be more problematic to meet than the needs of other residents since seniors are often living on a fixed income and many have special housing and care needs, primarily resulting from physical disabilities and limitations, income, and health care costs. Additionally, senior households have other needs to help preserve their independence, including protective services to maintain their health and safety, in-home support services to perform activities of daily living, conservators to assist with personal care and financial affairs, public administration assistance to manage and resolve estate issues, and networks of care to provide a wide variety of services and daily assistance.

Persons with Disabilities and Developmental Disabilities

Persons with disabilities may have special housing needs because of health costs, fixed or limited incomes, and/or a lack of accessible and affordable housing. A disability is broadly defined by state and federal agencies as any physical, mental, or emotional condition that lasts over a long period of time, makes it difficult to live independently, and affects one or more major life activities. A number of housing types are appropriate for people living with a developmental disability, including rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 housing, and HUD housing.

Large Family Households

As reported in the 2007–2011 ACS, about 15% of households had five or more members. Large households have a need for large units with four or more bedrooms.

Female-Headed Households

Female-headed households may have special housing needs due to limited income and child day care requirements. These special needs particularly affect female householders with children because their incomes tend to be lower than male householders. Single-parent households generally have a higher ratio between income and living expenses. Therefore, finding affordable, decent, and safe housing is often more difficult for single-parent households.

Homeless Persons

Of the total homeless population in Monterey County, adults with no children present made up 78% of the homeless, with families making up 21% and unaccompanied youth less than 1%. The chronically homeless made up approximately 20% of the homeless population. A chronically homeless person is defined as an unaccompanied homeless person with a disabling condition and being continuously homeless for a year or more. Homeless individuals and families have perhaps the most immediate housing need of any group. They also have one of the most difficult sets of housing needs to meet, due to both the diversity and complexity of factors that lead to homelessness and to community opposition to the location of facilities that serve homeless clients. Homeless persons have been found to benefit from a Housing First approach. Housing First is an approach to ending homelessness that centers on providing people experiencing homelessness with housing as quickly as possible—and then providing services as needed. This approach has the benefit of being consistent with what most people experiencing homelessness want and seek help to achieve. Housing First programs share the following elements:

- A focus on helping individuals and families access and sustain permanent rental housing as quickly as possible without time limits.
- A variety of services delivered to promote housing stability and individual well-being on an as-needed basis.
- A standard lease agreement to housing, as opposed to mandated therapy or services compliance.

There are no shelter options for homeless persons in Seaside. However, social services programs, including Community Human Services and the Salvation Army, serve the homeless or provide services for the prevention of homelessness.

MA-30 Homeless Facilities and Services – 91.210(c)

The 2012–2013 10-year plan, Lead Me Home, summarizes a number of services and facilities serving Monterey County. The following information is from that report.

Emergency Shelters

In Monterey County, emergency shelter is offered by 12 facilities. Of the 229 beds available, 65 are for households with children and 164 are for households without children.

- 1) Community Human Services: Safe Place
- 2) Franciscan Workers/Dorothy's Place: Women Alive!
- 3) Interim Inc.: Manzanita House
- 4) Pajaro Rescue Mission: Crisis Teen Challenge
- 5) Pajaro Rescue Mission: Pajaro Mission
- 6) Salvation Army: Frederickson House
- 7) Shelter Outreach Plus: Hamilton House
- 8) Shelter Outreach Plus: I-HELP (Interfaith-Homeless Emergency Lodging Program)
- 9) Shelter Outreach Plus: I-HELP Salinas
- 10) Shelter Outreach Plus: Natividad Shelter
- 11) Victory Outreach: Pajaro Mission Beds
- 12) YWCA: Lawson House

Transitional Housing

In Monterey County, there are a total of 675 transitional housing beds. Of these, 424 are for households with children and 251 are for households without children. There are 14 facilities in all, each of which serves a particular subpopulation, as indicated below. In 2010, 74% of Monterey residents moved from transitional to permanent housing, an outcome which exceeds HUD's goal of 65% moving to permanent housing within 12 months. The Continuum of Care plans to increase this percentage in future years as follows: 76% in 12 months, 85% in 5 years, and 90% in 10 years.

- 1) Community Human Services: Elm House – single females

- 2) Community Human Services: Safe Passage – single males and females (transitional age youth 18–21)
- 3) Housing Authority: Pueblo de Mar – families in recovery
- 4) Interim Inc.: Hayes Housing/MCHOME – single males and females with mental illness
- 5) Interim Inc.: Shelter Cove – single males and females with mental illness
- 6) Interim Inc.: Soledad House – single males and females with mental illness
- 7) Interim Inc.: Sunflower Gardens – single males and females with mental illness
- 8) Pajaro Rescue Mission: Crisis Teen Challenge – single males
- 9) Shelter Outreach Plus: Homeward Bound – families (for single & dual parents) with children
- 10) Shelter Outreach Plus: Men in Transition – single males
- 11) The Salvation Army: Casa de las Palmas – families with children
- 12) Veteran's Transition Center: Coming Home Program – Veterans: males, females, families with children
- 13) Victory Mission: Lake Street Hotel – single men
- 14) Victory Mission: Victory Mission – single men

Permanent Supportive Housing

Monterey County has a total of 243 permanent housing beds, available for particular subpopulations as indicated below. Currently, 145 of the county's permanent supportive housing beds are designated for people who are chronically homeless. Most of these chronic homeless beds are restricted to veterans as VASH vouchers. In addition, 65 new units that will be affordable for those earning 35%–60% of the area median income (AMI) are in development through a partnership between the Monterey County Continuum of Care, Monterey County Redevelopment and Housing (RHO), and the City of Salinas. In 2010, Monterey County's permanent supportive housing had a 100% retention rate, far exceeding HUD's goal of 77%. Lead Me Home will develop a system for the regular production of permanent supportive housing as a signature plan product.

- 1) Central Coast HIV/ AIDS Services: Calm Waters – those with HIV/AIDS: single males and females and families with children
- 2) Central Coast HIV/ AIDS Services: Casa de Paz – those with HIV/AIDS: single males and females and families with children
- 3) Central Coast HIV/ AIDS Services: Safe Shelter – those with HIV/AIDS: families with children
- 4) Housing Authority: S+CII – single males and females with a permanent disability
- 5) Interim, Inc.: Acacia House – single males and females with illness
- 6) Interim, Inc.: Casa de Paloma – single males and females with mental illness
- 7) Interim, Inc.: MCHOME – single males and females with mental illness

- 8) Interim, Inc.: Sandy Shores – single males and females with mental illness
- 9) Interim, Inc.: Sunflower Gardens – single males and females with mental illness
- 10) HUD VASH Housing Vouchers: Veterans – males, females, families with children

Intake, Referral, Coordinated Assessment

A strategy to improve services identifies in the Lead Me Home report is the streamlined intake process; clients are connected to services more quickly. The goal is to develop systems to identify whether individuals are homeless at jail intake and allow them access to pre-release services, which should include linkage with housing, connection to community-based treatment and services, and assistance in applying for benefits.

Health

The Community Benefits Branch of the Department of Social Services provides temporary public assistance benefits and services to assist eligible residents of Monterey County to meet their basic needs. Programs include temporary cash assistance, general assistance, Medi-Cal, CalFresh, and CalWORKS. Eligibility for these public benefits is based on income and resource levels.

The CalWORKS program is designed to assist families toward a path of work and self-sufficiency. The purpose of the cash assistance program is to provide temporary financial assistance to economically disadvantaged families with dependent children. Benefits are based on household size, family income, and resources.

Medi-Cal is a state health insurance program for low-income families, seniors, and adults with disabilities. The Medi-Cal program pays for medical and dental care and prescription medicine for eligible recipients. With the implementation of the Affordable Care Act (ACA) and the Medi-Cal expansion, almost all homeless persons are able to obtain health insurance and medical care. To ensure that homeless persons were enrolled in Medi-Cal, the Community Benefits Branch of the Department of Social Services establishes eligibility and then a representative from the Central Coast alliance for health, the local Managed Health Care Plan, provides eligible recipients with assistance accessing physicians and covered medical services and providers.

The CalFresh Program is designed to supplement the food budget of low-income households to meet their nutritional needs. Individuals granted CalFresh benefits can buy food at a grocery store or other authorized places using an electron benefit transfer (EBT) card. The amount of CalFresh benefits a family receives is based on household size, family income, and resources.

The Monterey County Children's Health Outreach for Insurance, Care, and Enrollment (MC-CHOICE) is an outreach project designed to maximize enrollment of children in the Medi-Cal and Healthy Families programs. The project also strives to promote retention and utilization of health benefits for children enrolled in the programs. MC-CHOICE outreach efforts additionally support the CalFresh Program.

Mental Health

Since many homeless people are receiving extended Medi-Cal, they can access mental health services through their insurance providers. The Monterey County Adult System of Care provides mental health services to those meeting the criteria for the Mental Health Services Act Full Services Partnerships. The

Homeless Full Services Partnership Program provides outreach to the most underserved, difficult-to-reach population of homeless adults and engages clients in health care, mental health treatment, and housing.

Employment Services

Of those enrolled in CoC-funded programs, 25% have earned income. Homeless clients are referred to the Employment Development Department and the Workforce Investment Act One-Stop Centers. The Homeless Veteran Reintegration Program provides employment services to homeless veterans.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Records show that the homeless in CoC programs generally have many challenges. For instance, data from the most recent Point-in-Time Survey showed that 11% were chronically homeless. Those with self-reported disabilities accounted for 68% of the total homeless population. Disabled conditions included the following: 28% had mental illness, 28% had chronic depression, 23% had post-traumatic stress disorder, and 18% had a substance abuse issue.

However, Monterey County does not have large numbers of the identified subpopulations, so it does not necessarily make sense to develop special programs for each subpopulation. Several specialized programs are available.

Chronically Homeless

Growing numbers of people are chronically homeless. It is estimated that 1,345 individuals are chronically homeless on any given night, an increase of 22% since 2009. Approximately 20% of the homeless population is chronically homeless.

The County's Lead Me Home plan includes several policies that are particularly aimed at the chronically homeless. One goal of the plan is to implement a Housing First program, which is a nationally recognized approach for addressing homelessness evolved from the recognition of the vital role of housing in a person's life. Under Housing First, the goal is to help people regain housing as quickly as possible, without numerous prerequisites such as employment, sobriety, or acceptance of services. Chronically homeless or disabled individuals especially need their housing linked with services in order for services to have a long-term positive effect on their lives. This is known as permanent supportive housing, and it provides people with the range of services and supports they need to maintain residential stability, realize health and wellness, and achieve maximum self-sufficiency. These facilities help people access permanent housing in conjunction with services to address the issues that have contributed to their homelessness, including health or behavioral health treatment and education or job training to enhance their employability and earning potential. This strategy has been found to be effective with many

populations, including individuals who have serious disabilities and have been homeless for extended periods of time. As stated above, 145 of the permanent supportive housing beds in Monterey County are designated for people who are chronically homeless.

Families with Children

Families with children make up a relatively small percentage (10%) of the homeless population in Monterey County: 251 families and 271 unaccompanied children and youth. Facilities and services specifically aimed at families include:

- Four transitional housing programs for families.
- Sixty-five emergency shelter beds reserved for households with children.
- Families with children are often given priority for other services and housing, especially rapid re-housing programs.
- On a practice level, each homeless program works to inform families of their educational rights and to help them access the appropriate services. The programs work directly with local schools to ensure children are receiving services.

Veterans and Their Families

The most recent point in time homelessness count identified 229 homeless veterans in Monterey County. Many U.S. veterans experience conditions which place them at increased risk for homelessness, including post-traumatic stress disorder, brain injury, sexual assault, and substance abuse.

Facilities and services specifically aimed at families include:

- The Monterey County Veterans Affairs Office provides benefits claims assistance, a veterans van program, survivors assistance, and special outreach services. They also provide HUD/VASH vouchers, when available.
- The Veterans Transition Center provides services for Monterey County's homeless veterans and their families, including traditional housing, emergency services, and case management programs.
- Veterans Resource Center of America provides the supportive Services for Veterans Families program focused on stabilizing and housing homeless/displaced veterans and their families. Funds available for deposits, rent, utilities, transportation, and more.

Unaccompanied Youth, Youth 18-24

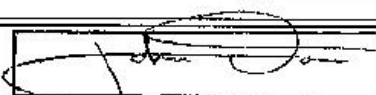
The last point-in-time homeless count identified 271 unaccompanied homeless children and youth. Along with programs listed above that serve both families and unaccompanied children, through a combination of extended foster care and the transitional housing program, transitional housing is provided to persons up to age of 26 for those who were in foster care on their eighteenth birthday.

Grantee SF-424's and Certification(s)

CMB Number: 4040-0004
Expiration Date: 8/31/2016

Application for Federal Assistance SF-424		
* 1. Type of Submission: ☐ Preapplication ☒ Application ☐ Changed/Corrected Application		* 2. Type of Application: ☐ New ☒ Continuation ☐ Revision * If Revision, select appropriate letter(s): * Other (Specify):
* 3. Date Received: 05/15/2015		4. Applicant Identifier:
5a. Federal Entity Identifier: 60006		5b. Federal Award Identifier: 14-218
State Use Only:		
6. Date Received by State:		7. State Application Identifier:
8. APPLICANT INFORMATION:		
* a. Legal Name: Seaside, CA		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 34-6022439		* c. Organizational DUNS: 0826183910000
d. Address:		
* Street1: 440 Hancock Avenue		
Street2:		
* City: Seaside		
County/Parish:		
* State: CA: California		
Province:		
* Country: USA: UNITED STATES		
* Zip / Postal Code: 93955-0000		
e. Organizational Unit:		
Department Name: Resource Management Services		Division Name: Community & Econ Development
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Mr.		* First Name: Lisa
Middle Name:		
* Last Name: Drifflon		
Suffix:		
Title: Community & Economic Services Manager		
Organizational Affiliation: Resource Management Services		
* Telephone Number: 831-395-6883		Fax Number:
* Email: ldrifflon@ci.seaside.ca.us		

Application for Federal Assistance SF-424	
* 9. Type of Applicant 1: Select Applicant Type: City or Township Government	
Type of Applicant 2: Select Applicant Type: 	
Type of Applicant 3: Select Applicant Type: 	
* Other (specify): 	
* 10. Name of Federal Agency: US Department of Housing and Urban Development	
11. Catalog of Federal Domestic Assistance Number: 	
CFDA Title: 	
* 12. Funding Opportunity Number: 16-218	
* Title: Community Development Block Grant Program	
13. Competition Identification Number: 	
Title: 	
14. Areas Affected by Project (Cities, Counties, States, etc.): Add Attachment Delete Attachment View Attachment	
* 15. Descriptive Title of Applicant's Project: 2015-2020 Consolidated Plan Community Development Block Grant Program, City of Seaside	
Attach supporting documents as specified in agency instructions. Add Attachments Delete Attachments View Attachments	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: C-20	* b. Program/Project: C-23
Attach an additional list of Program/Project Congressional Districts if needed. Add Attachment Delete Attachment View Attachment	
17. Proposed Project:	
* a. Start Date: 07/01/2015	* b. End Date: 05/30/2020
18. Estimated Funding (\$):	
* a. Federal	374,713.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	000,000.00
* g. TOTAL	374,713.00
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process? ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on . ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review. ☒ c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.) ☐ Yes ☒ No If "Yes", provide explanation and attach Add Attachment Delete Attachment View Attachment	
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001) ☒ ** I AGREE ** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement of agency specific instructions.	
Authorized Representative:	
Prefix: Mr.	* First Name: John
Middle Name:	
* Last Name: Hamm	
Suffix:	
* Title: City Manager	
* Telephone Number: 850-699-6702	Fax Number:
* Email: jhamm@ci.seaside.or.us	
* Signature of Authorized Representative: 	* Date Signed: 5/19/15

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

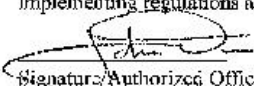
Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.


Signature/Authorized Official

5/12/15
Date

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD:

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available).
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) _____, _____ (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

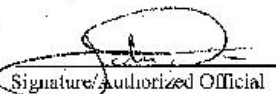
jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.


Signature/Authorized Official

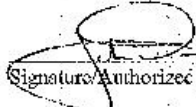
5/12/15
Date

City Manager
Title

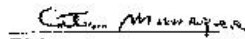
**OPTIONAL CERTIFICATION
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.


Signature/Authorized Official

5/12/15
Date


Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Appendix - Alternate/Local Data Sources