



# SEASIDE CALIFORNIA

City of Seaside

## DRAFT 2019-2020 Consolidated Annual Performance and Evaluation Report (CAPER)

## CR-05 - Goals and Outcomes

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

During FY 2019-2020 Seaside's CDBG funding was utilized for multiple capital improvement projects. Materials were purchased for upgrades to the community room to improve safety and energy efficiency at the Boys and Girls Clubhouse. Electrical improvements are underway at the Community Human Services, Genesis House substance abuse treatment facility. An 8 bedroom duplex operated by the Veterans Transition Center at the former Fort Ord were rehabilitated so that previously homeless Seaside veterans and their families could transition back to a housed environment.

CDBG funding was also used to fund a microenterprise assistance program to help small businesses in the Seaside community. Three microenterprises located in or serving primarily residents in qualified census tract 137 received mortgage or rental assistance through a business plan competition with all interested businesses having an opportunity to take advantage of business counseling advice and help with their business plan.

Eight public service subrecipients received CDBG funding for, comprehensive youth enrichment program. These programs include:

- Palenke Arts Program – A multicultural arts program that fills a void in the community's need for quality affordable music, dance and arts programs and a safe, inclusive arts center.
- Community Partnership for Youth – A youth gang and violence prevention program
- Girls, Inc. of the Central Coast – A program to help girls in 4<sup>th</sup> grade through high school improve their self-confidence and self-esteem.
- Greater Victory Temple's Afterschool Community Program – Expansion of the after-school community program including tutoring and meals for family members.
- Legal Services for Seniors – Legal representation at no cost and workshops for seniors 62 and older residing in Seaside.
- Meals on Wheels of the Monterey Peninsula – Meal deliveries for homebound elderly persons over 75 years old.
- The Village Project – An after-school program with tutoring, technology, and enrichment activities for low-income students.
- Eden Council for Hope and Opportunity (ECHO) – Fair housing and tenant-landlord services with the goal of preventing homelessness and ending discrimination and illegal housing practices.

The Community Development Advisory Committee (CDAC) was formed in 2012 as part of the City's Citizen Participation Plan. The CDAC has regularly scheduled monthly meetings, and continues to be an active and viable part of the planning and management for CDBG funds. The CDAC provides valuable feedback to staff and ensures citizen participation. The CDAC holds an annual community assessment workshop to review CDBG program accomplishments, reviewing the topics discussed when preparing the current Consolidated Plan and discuss program

performance and needs.

2019-2020 was the second year of a two year program cycle. When the CDAC met in February 2019 they reviewed the prior year’s recommendations and recommended that the City Council continue with the recommendations they made the previous year (including the contingency language). The application process for the 2018-2020 two year application cycle saw a record number of applicants for both public services and activity/project funding.

Staff provided guidance and assistance to public service providers in the form of improving the collection of data on persons served and documenting services provided utilizing City Data Services data management software and is regularly reconciled to IDIS. Staff provides quarterly reports to the CDAC that describe program progress.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Address Blight and Nuisance	Affordable Housing Non-Housing Community Development	CDBG: \$25000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	0	0.00%			
Address Blight and Nuisance	Affordable Housing Non-Housing Community Development	CDBG: \$25000	Facade treatment/business building rehabilitation	Business	10	0	0.00%			

Address Blight and Nuisance	Affordable Housing Non-Housing Community Development	CDBG: \$25000	Businesses assisted	Businesses Assisted	0	3		3	0	0.00%
Construct or Upgrade Public Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2500	2975	119.00%	1200	2024	168.67%
Construct or Upgrade Public Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		545	0	0.00%
Enhance Access to Social Services	Homeless Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	6625	2844	42.93%	7295	897	12.30%
Enhance Access to Social Services	Homeless Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
Enhance Access to Social Services	Homeless Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	

Improve Accessibility for Persons w/ Disabilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	3650	73.00%	0	3150	
Improve Accessibility for Persons w/ Disabilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
Provide Quality Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	52500	0	0.00%			
Rehabilitate Existing Housing	Affordable Housing	CDBG: \$216338	Homeowner Housing Rehabilitated	Household Housing Unit	15	0	0.00%	0	0	
Rehabilitate Existing Housing	Affordable Housing	CDBG: \$216338	Housing for Homeless added	Household Housing Unit	0	0		8	0	0.00%

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

As an entitlement grantee for the US Department of Housing and Urban Development (HUD) formula CDBG program, the City of

Seaside is required to prepare a CAPER to analyze and summarize program accomplishments of the preceding program year.

This CAPER assesses the City's progress toward completing activities identified in the 2019-2020 Annual Action Plan, which covers the period from July 1, 2019, through June 30, 2020. The CAPER also reports progress in meeting overall five-year Consolidated Plan goals and priorities (July 1, 2015-June 30, 2020), and identifies areas for improvement as a result of annual self-evaluations and HUD performance reviews.

Since 1975, the City of Seaside has been an entitlement recipient of CDBG funds. In 2017-2018, the City completed Section 108 loan repayments. The City of Seaside thoughtfully allocates the limited grant funding to be as inclusive as possible to the requests received. This fiscal year saw a record number of subrecipients sharing CDBG funding.

During 2019-2020, in accordance with the City's Citizen Participation Plan, the limited amount of CDBG funds available were allocated to a variety of public service activities critical needs of low income youth through after school programs and counseling, and for seniors through legal services and meal delivery. Facility improvements occurred for a residential substance abuse recovery facility, and to the Boys and Girls Club's Clubhouse. Duplexes became transitional Veterans housing through rehabilitation on the former Fort Ord. Three microbusinesses located in or primarily serving HUD qualified census tract 137 received assistance for rent or mortgage, freeing up other income to develop their business.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	4,434
Black or African American	902
Asian	489
American Indian or American Native	103
Native Hawaiian or Other Pacific Islander	138
American Indian/Alaskan Native & White	1
Asian & White	1
Black/African American & White	62
Other multi-racial	516
<b>Total</b>	<b>6,646</b>
Hispanic	2,537
Not Hispanic	4,109

Table 2 – Table of assistance to racial and ethnic populations by source of funds

### Narrative

The City of Seaside has been able to assist over six thousand people through the CDBG program during 2019-2020. There is a significant mix of racial and ethnic families assisted by the program with a majority noted as Hispanic.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	483,643.67	395,124.95

Table 3 - Resources Made Available

### Narrative

During Fiscal Year 2019-2020, the City of Seaside's entitlement award was \$348,132, and program income was \$135,511.67. There were some funds carried forward from projects that were underway from previous year's funding, but not yet completed at the close of 2018-2019. See the PR-26 report in the appendices for a breakdown of grant funds and drawn amounts.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
N/A	N/A	N/A	N/A

Table 4 – Identify the geographic distribution and location of investments

### Narrative

The Section 108 loan that was obtained in 1995 has been paid in full. \$92,600 was expended for program administration (20% per HUD cap), and \$66,384.91 was expended for public services.

The CDBG funding provided public services on a citywide basis. During 2019-2020, the Boys and Girls Club purchased materials to improve the safety and energy efficiency of their clubhouse on LaSalle Avenue. Electrical improvements to the Community Human Services Genesis House are currently underway. An 8 bedroom duplex operated by the Veterans Transition Center at the former Fort Ord were rehabilitated so that previously homeless Seaside veterans and their families could transition back to a housed environment.



## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

The City of Seaside's CDBG Program Policies and Procedures requires entities applying for CDBG program funds to identify leveraging resources and contributions of matching funds for all proposed projects, programs and activities as part of their CDBG funding application reviewed by the Community Development Advisory Committee during the process in accordance with the City of Seaside Citizen Participation Plan.

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## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

Table 6 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

The Community and Economic Development Services staff was responsible for the administration of the (now inactive) housing rehabilitation program, along with the administration of public service activities and project oversight. Staff is charged with the continuing responsibility to forge new partnerships with other public agencies at the federal, state, and local level as well as with private housing developers and nonprofit organizations. The successes of many strategies and objectives detailed within the CAPER are the result of energy and creative efforts.

The City works regularly with the U.S. Department of Housing and Urban Development's programs to help meet its housing and community development priorities. Additionally, the City works closely with a diverse group of nonprofit organizations to provide CDBG public service subrecipient funding.

The City's affordable housing efforts have centered on implementing a modified housing rehabilitation program that focuses on assistance to the city's low- to moderate-income residents. The City previously contracted with Rebuilding Together Monterey/Salinas (RTMS), a nonprofit organization, to implement a residential façade improvement program. RTMS identified several homes as potential projects. Two projects were completed in 2013–14. The contract for funding RTMS expired in June 2014. Subsequently, creative partnerships have and will continue to yield the City access to resources, which may not otherwise be available. The City of Seaside did not obtain any other grant funding sources for housing activities in 2019-2020. The City is looking forward to upcoming development opportunities on the former Fort Ord and with infill housing with an anticipated sale for former Redevelopment Agency properties that will include inclusionary housing.

**Discuss how these outcomes will impact future annual action plans.**

Seaside will be continuing its association with the regional agencies and their projects, which include services serving Seaside. The primary public organization for affordable housing and supportive services in the City and County is the Housing Authority of Monterey County, a public housing authority whose mission is to develop and operate affordable public housing and implement supportive programs. The Housing Authority manages the Section 8 Housing and Family Self-Sufficiency Programs, essential to meet the City of Seaside's low income housing needs. The Housing Authority partners with a broad spectrum of community non-profits, city and county agencies, and state organizations to address affordable housing and housing shortage issues.

The capital development authority for the Monterey County Housing Authority is the Housing Authority Development Corporation. The Development Corporation works with a broad network of partners to facilitate local zoning agreements and finance affordable housing projects.

The City has always been concerned about poverty and has recognized the need of its citizens to live in safe and sanitary housing in decent neighborhoods. The City's first three redevelopment projects, Noche Buena, Del Monte Heights, and Hannon redevelopment projects, were exclusively residential projects providing decent housing in an urban environment.

In prior years, the City of Seaside was able to rely on funding from the Redevelopment Agency to construct and support housing programs including housing rehabilitation, down payment assistance and emergency repairs. Because redevelopment agencies were dissolved by the State of California, this funding is no longer available. Without the support provided by redevelopment, and specifically without housing set-aside funds, funding for housing programs is very limited. Moving forward, the City will focus on the highest priority needs with the limited funds available.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	740	0
Low-income	5,112	0
Moderate-income	551	0
<b>Total</b>	<b>6,403</b>	<b>0</b>

**Table 7 – Number of Households Served**

### **Narrative Information**

Seaside is not currently a participant in HOME funding. Seaside is sensitive to the needs of residents with physical disabilities. Even though the City is not currently funding affordable housing activities, the Community Development Advisory Committee has noted that accessibility issues are important to receive project funding priority. Accessibility to the Seaside library is also of primary importance as the library provides a variety of services including internet access to persons of limited income and the homeless who may have "worst case needs". Project funding for Community Human Services' Genesis House substance abuse housing and the Boys and Girls club has also helped provide services to their targeted low-moderate income populations, which includes homeless individuals. CDBG was provided to the Veterans Transition Center for rehabilitation of duplexes of their transitional housing program for Seaside Veterans on the Former Fort Ord.

The Housing Authority joined in an MOU executed April 27, 2017 with the County of Monterey as well as the Cities of Salinas, Seaside and Monterey to jointly prepare an Assessment of Fair Housing which has subsequently transitioned to an Analysis of Impediments per HUD directive. The AI was completed and has been adopted by the participating agencies prior to processing the next round of Consolidated Plans. The City of Seaside continues to participate in regional discussions regarding housing challenges.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

The primary nonprofit organization for homeless support in Monterey and San Benito counties is the Coalition of Homeless Services Providers, a coalition of 11 service provider agencies for homeless persons, persons with AIDS/HIV, and other persons with special needs. The Coalition is the County's designated Continuum of Care (CoC) Coordinator.

A census of local homeless is conducted every two years. The most recent census was conducted in Monterey and San Benito Counties on January 31, 2019 and was administered to 450 unsheltered and sheltered homeless individuals. The final report has been released and is available online. The homeless count for the County has decreased from 2,837 in 2017 to 2,422 in 2019. Homeless in the City of Seaside in 2019 has increased from 98 in 2017 to 182 in 2019. The City will take this increase into account when allocating future CDBG funding and attempt to lower the number of homeless persons.

The City of Seaside created a separate Homeless committee during 2017-2018 to concentrate Homelessness issues. That Committee was invited by the Community Development Advisory Committee to participate in their September 2018 Community Needs Workshop and several of their members attended. In early 2019 state grant funding became available for homeless needs. The City of Seaside partnered with Monterey County and the local Continuum of Care to seek funding for a homeless facility to be located in census tract 137. The building of this facility is still a goal for the City and the CoC.

The City has allocated and expended CDBG funding for the Veterans Transition Center's facility at the former Fort Ord to create emergency shelter beds for Seaside veterans. In 2019-2020 this funding went towards the renovation of an 8-bedroom duplex. The availability of this duplex will help to reduce the number of homeless veterans in the City of Seaside while giving them a place to stay while they receive help to find more permanent housing.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The Coalition of Homeless Services Providers reviewed applications which represented transitional housing programs, rental assistance programs and permanent housing programs. The Coalition identified application deficiencies and worked with applicants to perform corrective action to ensure proposals met HUD guidelines and thresholds. The Coalition

received and validated documentation of Certification of Consistency with Consolidated Plans and as submitted by various jurisdictions. The Coalition worked extensively with the regional HUD field office to transfer a permanent housing program from an agency going out of business to another homeless service agency. Contract transfer was found to be a complicated and time-consuming activity.

Technical assistance from HUD helped the continuum assess current homeless program inventory, examine Housing First models and position the community to implement Coordinated Entry. The Coalition worked with HPRP Committee and Supportive Services for Veterans Families (SSVF) grantees to implement a manual pilot Coordinated Entry system.

Like most agencies around the nation, our community lacks the resources required to meet all of the needs of people experiencing homelessness. Coordinated Entry will help prioritize assistance based upon vulnerability and severity of service needs to ensure that people who need assistance the most can receive it in a timely manner.

CDBG funding has assisted the Veterans Transition Center (VTC) in rehabilitating duplexes on the former Fort Ord for transitional housing needs for Seaside veterans and their families. Funding will continue for the VTC in 2020-2021 to fund a HVAC replacement and more renovations for the facility.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The City of Seaside certified that The Coalition of Homeless Services Providers' application to HUD's Homeless Assistance Programs for 2018 was consistent with Seaside's Consolidated Plan: New Projects (through Bonus) Mid Pen Housing permanent supportive housing Soledad Street (81 units in Salinas). Renewal projects with Community Human Services transitional housing program Safe Passages located in Monterey (available County-wide), Community Homeless Solutions, aka Shelter Outreach Plus, 3 transitional programs located in Marina and available Countywide--Homeward Bound, MOST/Lexington Court, Men in Transition and Caza De Paz (HIV/AIDS housing assistance); Housing Authority of Monterey County , renewal funding for Pueblo Del Mar in Marina with Countywide availability. Interim, Inc.'s three permanent housing support programs, MCHOPE, Shelter Plus Care and Sandy Shores (all available countywide. San Benito Health and Human Services renewal funding for Helping Hands apartments scattered through San Benito County and the Veterans Transition Center's Coming

Home transitional housing for Veterans in both Monterey and San Benito Counties. CA-506 Planning Grant focuses on HEARTH Act priorities.

**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**

In 2019-2020, electrical improvements began at Community Human Services' Genesis House residential facility (substance abuse transitional housing) improving the transitional living conditions for its residents by increasing the energy efficiency. The Veterans Transition Center also continued to rehabilitate duplexes to house Seaside homeless Veterans and families.

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## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

City staff is charged with the continuing responsibility to forge new partnerships with other public agencies at the federal, state, and local level as well as with private housing developers and nonprofit organizations. The successes of many strategies and objectives detailed within the CAPER are the result of the energy and creative efforts of these staff members. Seaside works regularly with the U.S. Department of Housing and Urban Development's programs to help meet its housing and community development priorities. Additionally, the City works closely with a variety of nonprofit organizations through CDBG public service and public facility improvement funding.

A Seaside public service subrecipient for 2019-2020, the Eden Council for Hope and Opportunity (ECHO), was given CDBG funding to provide fair housing services. These services will help to reduce housing discrimination, prevent homelessness, and reduce illegal housing practices. This will be done by providing housing counseling, conducting discrimination investigation, and providing mediation, advocacy, and education/outreach to low-moderate income tenants in the City of Seaside.

As available funding decreased, Seaside's affordable housing efforts centered on implementing a modified housing rehabilitation program focused on assistance to the city's low- to moderate-income residents. Rebuilding Together Monterey/Salinas (RTMS), a nonprofit organization, was contracted to implement a residential façade improvement program. RTMS identified several homes as potential projects. The contract for funding with RTMS expired in June 2014. Creative partnerships have and will continue to yield the City access to resources, which may not otherwise be available.

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

The City's Housing Element is part of the General Plan Update currently in process. Many meetings have been and will be continue to be scheduled during the course of the General Plan Update process which was unexpectedly delayed.

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



literacy, job training and parenting skills.

### **Actions taken to provide assistance to troubled PHAs**

The Housing Authority of Monterey County (HAMC) is a public housing authority whose mission is to develop and operate affordable public housing and implement supportive programs. HAMC is the primary public organization for affordable housing and supportive services in the area and manages the Section 8 Housing and Family Self-Sufficiency Programs. Both programs are essential to meeting the City of Seaside's low-income housing needs. The Housing Authority partners with a broad spectrum of community non-profits, city and county agencies as well as state organizations to address affordable housing and housing shortage issues. The capital development authority for the Monterey County Housing Authority is the Housing Authority Development Corporation which relies upon a broad network of partners to complete all of its developments. The Development Corporation works to facilitate local zoning agreements and finance affordable housing projects.

The City's first three redevelopment projects, Noche Buena, Del Monte Heights, and Hannon redevelopment projects, were exclusively residential projects providing decent housing in an urban environment. Seaside residents are concerned about poverty and the City of Seaside has recognized the need for its citizens to live in safe and sanitary neighborhood housing. In prior years, the City of Seaside was able to rely on funding from the Redevelopment Agency to construct and support housing programs including housing rehabilitation, down payment assistance and emergency repairs. Because redevelopment agencies were dissolved, this funding is no longer available. Without the support provided by redevelopment, and specifically without housing set-aside funds, funding for housing programs is very limited. Moving forward, the City will focus on the highest priority needs with the limited funds available.

The City has not directly received any housing discrimination complaints in 2019-2020, nor has it received court orders, or HUD-imposed/state-imposed sanctions affecting the provisions of fair housing laws. One of our public services subrecipients, ECHO, provides fair housing services and tenant-landlord counseling. The City's priorities in affirmatively furthering fair housing and the analysis of impediments remain focused on educating the general public on fair housing issues and policies to keep individuals aware of their rights and remedies under state and federal laws, and keeping housing providers and real estate persons knowledgeable on housing discriminatory practices and consequences. Seaside did not allocate CDBG funds to directly to housing activities. As a result of the lack of resources available to the City and the lack of staffing to oversee or implement housing programs, there are no non-CDBG housing activities to report at this time.

It should be noted that the institution of short term rentals will establish funding for the future.

A transient occupancy tax began in the second half of 2018 requiring 50% of the funds generated to go into a dedicated fund to assist affordable housing programs and activities with the direction of the City Council.

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### **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken 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. 91.220 (j); 91.320 (i)**

The City of Seaside is in the process of updating the General Plan and has conducted community workshops, task force meetings, bi-weekly staff meetings and City Advisory team meetings as needed. As a result of the updating process, zoning ordinance changes and review of all policies and procedures will be necessary to determine items that should be updated, removed or otherwise amended. During 2019-2020, General Plan update activities included updating of the draft General Plan and EIR document as a result of legal actions affecting the proposed plan. A draft of the General Plan is available for the public to review online. Updates to the General Plan will continue into 2021.

Every year, the CDAC hosts a Community Needs Workshop in September to get community feedback. The feedback is helpful not only for the Annual Action Plan, but is also a good indicator of community perception of the quality of life.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

The Community Development Advisory Committee hosts an annual Community Needs Workshop which includes a brainstorming session including the topics of what do we have? What do we need? What are our problems? Are these things that can be addressed? The feedback shapes the Annual Action plan and is used to encourage neighborhood groups to start their own efforts for projects that may or may not eventually receive CDBG funds.

The CDAC hosted a community partner workshop in May 2018 as part of the Monterey County joint agency Analysis of Impediments that was approved in early 2019 by the Cities of Salinas, Monterey and Seaside, Monterey County (urban county) and the Housing Authority of Monterey County

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The City did not conduct any activities for which lead-based paint clearance was necessary in 2019-2020.

However, the City does conduct a visual assessment to identify lead-based paint hazards when necessary and contracts with certified lead-based paint inspectors as required by state law. The brochure published by the US Environmental Protection Agency entitled "Protect Your Family from Lead in Your Home" is linked on the City website and is available at the Seaside Creates

office at 656 Broadway. This brochure is also available at the Seaside Library. The brochure and others are available on the US EPA website <https://www.epa.gov/lead/documents-and-outreach-materials>.

The City encourages contractors for CDBG project to use Section 3 contractors and/or employees. All subrecipients undertaking construction projects are encouraged to specifically invite Disadvantaged Business Enterprises (including women-owned) to bid.

**Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

During the program year, the City worked with several organizations that focus on increasing self-sufficiency among lower-income populations. These organizations included the Legal Services for Seniors, which provides legal services pertaining to housing, health, and finances for elderly residents, and Community Human Services, which provides drug rehabilitation. Organizations that help youth start off on the right path include Community Partnership for Youth, The Village Project, and Girls, Inc. CDBG funding has helped the Veterans Transition Center rehabilitate duplexes on the former Fort Ord for transitional housing for Seaside homeless veterans. An afterschool community program at the Greater Victory Temple provides tutoring and community interaction. CDBG funded projects include Section 3 policies to help reduce the number of poverty level families as well.

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

In 2012, the Community Development Advisory Committee (CDAC) was formed as part of the City's Citizen Participation Plan. The CDAC has regularly scheduled monthly meetings, and is an active and viable part of the planning and management for CDBG funds. The CDAC provides valuable feedback to staff and ensures citizen participation. The CDAC holds an annual community assessment workshop to review CDBG program accomplishments and discuss program performance. The CDAC prepared the City Council mandated annual Seaside Boards and Commissions report on time and was received successfully. The CDAC continues to experience member turnover.

The community interest in Seaside's CDBG program has dramatically increased over the years. The two-year application cycle for the 2018-2020 funding cycle experienced a record number of applications. The CDAC received the applications for review in multiple binders in large boxes. The volume of paper applications and the limitation of the City's email firewall system were factors involved with the City of Seaside's transition to a web-based CDBG reporting process starting in the summer of 2018. All report and applications are now coordinated through a streamlined online process.

Staff provided guidance and assistance to public service providers in the form of improving the collection of data on persons served and documenting services provided. Staff has implemented tracking of grant budgets and expenditures within City accounting systems that mirror the Integrated Disbursement and Information System (IDIS) and are regularly reconciled to IDIS. Staff provides quarterly reports to the CDAC that describe program progress.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

Housing and economic development/blight removal programs had to reinvent and restart after the loss of staff and redevelopment funding. The goals associated with those activity types have not kept pace. These programs have proven challenging to implement on a small scale with limited staffing.

The City is exploring options 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, non-homeless, and special needs households. The Finance Department coordinates loan monitoring of the recipients of CDBG home improvement loans issued in previous years. These loans were monitored for compliance in the program (residency, insurance, etc.).

The City of Seaside is teamed with the Housing Authority of Monterey County as well as the City of Salinas, the City of Monterey, and Monterey County on a joint Analysis of Impediments to Fair Housing. The document has been completed and is available for review online.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdiction's analysis of impediments to fair housing choice. 91.520(a)**

The City aligned with other agencies in Monterey County and completed an Analysis of Impediments document. The goal was to complete the task by the next writing of our Consolidated Plans, which occurred earlier in 2020. The AI was completed and approved by all agencies involved.

The City displays fair housing materials at City Hall, and copies of these materials are free to the public. Fair housing information is sent free of charge to those who request it. In addition, the City promotes fair housing awareness in its housing programs and works with housing providers in the city to ensure the fair and equitable treatment of persons and households seeking housing in Seaside. This year, Eden Council for Hope and Opportunity (ECHO) was one of the Public Services recipients providing fair housing services to Seaside.

The primary public organization for affordable housing and supportive services in the City and County is the Housing Authority of Monterey County, a public housing authority whose mission is to develop and operate affordable public housing and implement supportive programs. The Housing Authority manages the Section 8 Housing and Family Self-Sufficiency Programs. Both programs are essential to meeting the City of Seaside's low-income housing needs. The Housing Authority partners with a broad spectrum of community non-profits, city and county agencies, and state organizations to address affordable housing and housing shortage issues.

The capital development authority for the Monterey County Housing Authority is the Housing Authority Development Corporation which relies upon a broad network of partners to complete all of its developments. The Development Corporation works to facilitate local zoning agreements and finance affordable housing projects.

The City has always been concerned about poverty and has recognized the need of its citizens to live in safe and sanitary housing in decent neighborhoods. The City's first three redevelopment projects, Noche Buena, Del Monte Heights, and Hannon redevelopment projects, were exclusively residential projects providing decent housing in an urban environment.

In prior years, the City of Seaside was able to rely on funding from the Redevelopment Agency to construct and support housing programs including housing rehabilitation, down payment assistance and emergency repairs. Because redevelopment agencies were dissolved, this funding is no longer available. Without the support provided by redevelopment, and specifically without housing set-aside funds, funding for housing programs is very limited. Moving forward, the City is earmarking funding from the implementation of short-term rental transient occupancy tax to be used for affordable housing projects/programs.

## **CR-40 - Monitoring 91.220 and 91.230**

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

City staff met with the subrecipient staff responsible for each activity prior to the beginning of the program year. All subrecipients were informed of the obligations to collect the required information on income, household composition, and race and ethnicity. The City also provided information on subrecipient agreement policies, data collection, and financial management. The City recommended that each subrecipient and the facilities project sponsors read the "Playing by the Rules" guide produced by HUD. Staff provided guidance and assistance to public service providers in the form of improving the collection of data on persons served and documenting services provided. Staff has implemented tracking of grant budgets and expenditures within City accounting systems that mirror IDIS and are regularly reconciled to IDIS. Staff provides quarterly reports to the CDAC that describe program progress.

Each quarter, staff examined the progress each subrecipient was making toward performance targets. Public services subrecipients are set up in the reporting software to report their service population quarterly. Each subrecipient agreement contains provisions for reductions to or suspensions of payments in the event that targets are not being met (without valid reason) or when past performance issues have not been resolved. The City has placed emphasis on its subrecipients gathering complete and accurate information on the persons and/or households they serve, and regularly reporting on progress. Quarterly reports were reviewed by CDAC.

Due to the COVID-19 pandemic, onsite visits have not yet been conducted, but they will be completed once the public health crisis has subsided. At this point, no findings or corrective actions were issued.

### **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The City published notice of the public hearing on December xx, 2020 and began the 15-day public comment period for the CAPER on December 11, 2020. The City Council conducted a public hearing on December 17, 2020. The public comment period ended on December 26, 2020.

The City received no comments.

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

The City of Seaside receives very limited CDBG funding. The City has expanded the boards and commissions and now includes both a Homeless and an Environmental Committee. Seaside teamed with the other HUD funded jurisdictions in Monterey County and prepared an Analysis of Impediments that was used when creating the 2020-2024 Consolidated Plan. The two year funding cycle starting 2018-2019 and running through 2019-2020 includes a wide variety of subrecipients and projects as a record number of applications were received by the City for use of CDBG funds. Seaside's desire to be inclusive has shifted the program going forward to more agencies with smaller subrecipient awards, particularly in the public service category.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No.

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

N/A.

DRAFT