

TABLE OF CONTENTS



Introduction	H-1
Purpose of the Housing Element	H-1
Scope and Content of the Housing Element	H-1
Public Participation.....	H-2
Relationship to Other General Plan Elements	H-3
 Housing Plan.....	 H-4
Community Profile	H-4
Housing Policies.....	H-13
Housing Programs	H-16



This page is intentionally blank

INTRODUCTION



The Housing Element provides an indication of the need for housing in the community, particularly the availability, affordability, and adequacy of housing. The Housing Element serves as a strategy to address housing needs across the economic and social spectrum of the community, including the needs of extremely low income households.

PURPOSE OF THE HOUSING ELEMENT

The Housing Element is designed to achieve the following objectives set forth in State law:

- 1) Identify adequate sites for a range of housing opportunities;
- 2) Assist in the development of adequate and affordable housing;
- 3) Address constraints to meeting the City's housing needs;
- 4) Conserve and improve the condition of housing; and
- 5) Promote housing opportunities for all persons.

The City's 2009-2014 Housing Element contains appropriate policies and programs to achieve these goals.

SCOPE AND CONTENT OF THE HOUSING ELEMENT

The Seaside Housing Element is a mandated chapter of the General Plan and has been designed to satisfy the requirements of State law. Section 65583 of the California Government Code establishes the required

components for a Housing Element. The Housing Element consists of the following four sections: (1) Introduction; (2) Housing Context; (3) Issues, Goals and Policies; and (4) the Housing Implementation Plan. The Technical Appendix provides a detailed assessment of the City's existing and projected housing needs, as well as constraints and opportunities for addressing those needs.

The "Housing Context" summarizes the City's housing needs based on the detailed review of population and housing stock characteristics contained in the Technical Appendix of this Housing Element. Refer to this Technical Appendix for specific information on the community's housing needs, constraints to housing development, and resources available for the delivery of housing services and affordable housing. A key component of the detailed analysis contained in the Technical Appendix is the City's ability to provide adequate sites to meet the "fair share" of housing need assigned to the City by the Association of Monterey Bay Area Governments (AMBAG).

Having documented the extent of housing needs related to population growth and change within this Element and the associated Technical Appendix, the Housing Implementation Plan sets forth goals and policies to address identified housing needs and remove/mitigate constraints to the development of affordable housing. Specific housing programs designed to implement the City's goals and policies are identified



in the section entitled “Housing Implementation Plan.”

PUBLIC PARTICIPATION

Section 65583(c)(5) of the Government Code states that local governments “shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element and the program shall describe this effort.” Public participation played an important role in the formulation of Seaside’s housing goals and policies as described below. Details of the public outreach process and outcome are described in the Technical Appendix to this Housing Element.

As part of the Housing Element update, the City’s public participation component involved the following facets:

- 1) Interviews with housing professionals and community stakeholders;
- 2) Website publications and notices;
- 3) Study sessions with the Planning Commission and City Council;
- 4) Community workshops; and
- 5) Public hearings before the Planning Commission and City Council.

On July 16, 2009, the City conducted a joint Planning Commission/City Council study session to discuss the Housing Element update and potential changes to housing programs. City residents also had opportunities to comment on the Seaside Draft Housing Element at a Planning Commission study session held on October 14, 2009. The City also forwarded the Draft Housing Element to interested parties. These groups represent the interest of seniors, low and moderate income persons, persons with

disabilities, homeless advocates, the Chamber of Commerce, and other interested parties. Copies were also made available at City Hall and the public library for public review.

Public input received during this process was incorporated into the Housing Element and was instrumental in formulating the goals, policies, and programs for the 2009-2014 planning period. The public outreach process and comments received are summarized in the Technical Appendix to this Housing Element. In general, service providers expressed a lack of affordable housing in the City, especially for persons with physical and mental disabilities. Housing options for seniors are also limited in the City. While the current market conditions open up affordable homeownership opportunities for some moderate income households, many first-time buyers must compete with investors for the available homes. Also, the lack of water is viewed as a significant environmental constraint to housing development. However, it is a regional environmental constraint that cannot be mitigated by the local jurisdiction. The Technical Appendix includes a thorough discussion on Seaside’s water constraints and this Housing Element includes a program to prioritize water allocation for affordable housing development.

The City recognizes constraints it faces and limited resources available in providing affordable housing to City residents. As part of this Housing Element, the City identified two opportunity sites for affordable housing. Conceptual site plans were developed to illustrate the types of housing feasible and desirable. Specifically, one of the conceptual site plans demonstrates a senior



housing option, responding to the community's comments regarding the lack of affordable housing for seniors. These conceptual site plans will be used to promote these sites to interested developers. In light of the housing market, the City has also taken efforts to revamp several existing housing programs in order to expand participation and improve the cost-effectiveness of these programs. Pursuant to State law, affordable housing projects will also receive priority for water allocation.

Public hearings were conducted in October 2009 before the Planning Commission and City Council for the adoption of the Housing Element. The City made a diligent effort to encourage participation from all economic segments of the community at these hearings.

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

According to State planning law, the Housing Element must be consistent with the other General Plan elements. While each of the elements is independent, the elements are also interrelated to a degree. Certain goals and policies of each element may also address issues that are primary subjects of other elements. This integration of issues throughout the General Plan creates a strong basis for the implementation of plans and programs and achievement of community goals. The Housing Element is most closely tied to the Land Use Element as residential development capacities established in the Land Use Element are incorporated into the Housing Element.

This Housing Element builds upon other General Plan elements and is entirely consistent with the policies and proposals set forth by the General Plan. When an element in the General Plan is amended, the Housing Element will be reviewed and modified if necessary to ensure continued consistency among the various elements. Specifically, new State law requires that the Safety and Conservation Elements include an analysis and policies regarding flood hazard and management information upon revisions to the Housing Element. A separate new State law requires annual review of the land use element for areas subject to flooding as identified by the Federal Emergency Management Agency (FEMA) or the State Department of Water Resources (DWR).

Any amendment to these General Plan elements as a result of these State laws will trigger a review of the Housing Element for internal consistency. For example, sites identified in the Housing Element as suitable for housing development may be subsequently identified as unsuitable for development due to environmental or safety constraints. In such an event, the Housing Element will need to be amended to identify other residential sites to ensure adequate capacity to accommodate the City's share of the regional housing need over the 2009-2014 planning period.

HOUSING PLAN



Ensuring the availability and maintenance of adequate housing for all social and economic segments of Seaside's existing and future population is a primary goal of the Housing Element. This section of the Housing Element provides a summary of the community housing needs to provide a context for the goals, policies, and programs contained within this Element.

COMMUNITY PROFILE

Incorporated in 1954, Seaside is one of seven cities on the Monterey Peninsula. Nearby cities include Marina, Del Rey Oaks, Monterey, and Carmel-by-the-Sea. Overlooking Monterey Bay, the City was developed as a primarily single-family community in the 1950s and 1960s. Seaside's proximity to the former Fort Ord, climate, and range of housing options has made the community a very desirable place to live. Many people who were attracted to the area for employment and other opportunities related to the military base chose to remain in the City even after the closure of Fort Ord. Additional growth and rising housing prices throughout the Peninsula, as well as the opening and expansion of the California State University at Monterey Bay, have placed additional demands on the City's housing stock.

The Fort Ord military base was expanded between 1968 and 1978 during the height of the Vietnam War, and, subsequently, the mobilization of the Seventh Infantry Division. This expansion created a great demand for housing, particularly for the non-commissioned officers and enlisted personnel who were unable to secure housing on

base. Seaside and Marina, as the adjoining cities, developed during that time to meet this housing demand. As a result, Seaside produced a significant amount of low-income housing for the military personnel. This housing demand was eased somewhat when the Army built more housing on base in the late 1980s. However, the workers in the hospitality and other service industries replaced the military personnel in Seaside where the majority of the affordable housing on the Monterey Peninsula could be found. Even with the base closure at Fort Ord, Seaside continues to provide the bulk of affordable housing on the Monterey Peninsula.

The closure of Fort Ord and the continuing growth of CSU Monterey Bay as well as the decrease in available land have brought new opportunities and challenges for Seaside. Recent acquisition of land in the former Fort Ord area has given the City new opportunities for residential and non-residential development. The following summary provides an indication of the demographic and housing market changes that have occurred in recent years, and the housing needs that confront the City.

Summary of Housing Need

The following section summarizes key housing needs as identified through the needs assessment process. The Technical Appendix contains the comprehensive needs assessment from which this summary is drawn. The summary of needs is organized into five areas: housing availability; housing affordability; overcrowding and overpayment; housing adequacy; and special needs households.



Housing Availability

Seaside's housing stock consisted of 11,257 units in 2008 according to the State Department of Finance, an increase of two percent since the 2000 Census. Multi-family units had a marginal increase of three units (0.1 percent) while single-family units increased three percent. Currently, single-family units account for 76 percent of the housing stock, and multi-family units comprise the majority of the remaining 24 percent of units. Despite the large percentage of single-family homes in the community, a majority of households (56 percent) rent rather than own (44 percent) their homes.

A certain number of vacant units are needed to moderate the cost of housing, allow sufficient choice for residents, and provide an incentive for unit upkeep and repair. In 2000, Seaside's owner vacancy rate was 2.9 percent. The rental vacancy rate was even lower at 1.5 percent. These low vacancy rates are often indicators of pent-up demand for housing, leading to higher homeownership and rental prices.

Housing Affordability

Homeownership Market: Seaside has felt the effects of the housing market downturn with decreasing home prices and less housing turnover. The median price of homes sold in June 2007 was \$647,500. Between June 2007 and June 2008, DataQuick recorded the sale of 23 homes in Seaside. The median price of homes fell 48 percent during this period to \$335,000.

Even with the newly reduced median prices, homeownership is generally not feasible for very low or low income house-

holds; however, there are a few mobile home ownership opportunities within the community that would be affordable to low income households. A very limited number of single-family units and condominiums would be affordable to median and moderate income households.

Rental Market: The rental housing market in Seaside includes apartments, townhomes, condominiums, and single-family homes. When vacancy rates drop below market optimum levels (usually at five to six percent for rental housing), as they currently have in Seaside, property owners tend to reduce advertisement of vacant units. In July of 2008, a total of 50 units were listed for rent. Of these, few were one-bedroom units (average rents ranging from \$1,073 to \$1,400); 19 were two-bedrooms (average rents ranging from \$1,515 to \$1,545); and 21 were three-bedroom units (average rents ranging from \$1,697 and \$2,071 respectively). The majority of the units for rent were single-family homes.

Based on the limited information available on rental prices, very low income households would be able to afford only a limited number of studio or one-bedroom apartments without a subsidy. Because of the lack of affordable and adequately sized apartments, very low income households are likely to overpay for even rental housing and/or are likely to live in overcrowded conditions. A single person low income household could afford an adequately sized apartment given that one-bedroom units were advertised around the \$800 range; however a small, medium, or large family could not afford an adequately sized rental unit. Moderate income households are able to afford most one- and two-bedroom units;

however, three-bedroom units may be out of their price range.

Although Seaside's housing stock includes a large supply of adequately sized units overall, the price of these units is unknown. According to the 2000 Census, 36 multi-family units (structures with two or more units) were vacant; representing a 1.6 percent vacancy rate among these units. Multi-family units were largely occupied by renters (96 percent of multi-family units were occupied by renters) and often provide the only means of affordable housing for moderate and lower income households. The low vacancy rate among these rental units indicates that households who would otherwise seek multi-family units are occupying more expensive single-family rental units. To avoid overpayment, these households may take on additional roommates which could account for many of the City's 1,887 households living in overcrowded conditions, representing 17.1 percent of the City's entire housing stock in 2000.

Overcrowding and Overpayment

Overcrowding is considered a housing problem in Seaside. An overcrowded household is defined as one with more than one person per room, excluding bathrooms, kitchens, hallways, and porches. A severely overcrowded household is defined as one with more than 1.5 persons per habitable room. In Seaside, according to the 2000 Census, 19.2 percent (1,887) of all households were living in overcrowded conditions, with the majority of these residents characterized as living in severely overcrowded conditions. Between 1990 and 2000, overcrowding increased for both renters and owners.

As in other communities in California, housing overpayment is not uncommon in Seaside. Housing overpayment (also known as housing cost burden) is generally defined as paying more than 30 percent of income toward housing expenses. However, to the extent that overpayment is disproportionately concentrated among the most vulnerable members of Seaside, maintaining a reasonable level of housing cost burden is an important contributor to quality of life.

Between 1990 and 2000, the proportion of rental households that overpaid for housing declined from nearly 36 percent to 34 percent, while the proportion of households that owned homes and overpaid increased from 30 to 36 percent during the same time period.

To summarize, 1,393 renters and 494 owners lived in overcrowded conditions in 2000, while 1,873 renters and 1,556 owners overpaid for housing. Overcrowding in Seaside is not necessary a result of too few large units, but likely a function of low income households – taking on roommates. Overpayment could also be a result of too few multi-family rental units where smaller households chose to pay more for a single-family house than taking on roommates and lowering their housing costs.

Housing Adequacy

Maintaining the quality of housing in the community is an important goal for Seaside. Typically, housing over 30 years of age is likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation and other repairs. Over 70 percent of Seaside's housing stock is more than 30



years old and may require substantial rehabilitation or repairs.

A windshield survey of housing conditions throughout the entire City was conducted on April 26, 2002 as part of the 2003 Housing Element update. The focus of the survey was on overall housing conditions, property maintenance issues, and code violations. Of the more than 11,000 units in the community at the time of the survey, approximately 1.5 percent of the housing units were identified as having some form of housing rehabilitation or property maintenance need.¹ A majority of the housing units identified as having code violations were labeled to be in “good condition.” Approximately 12 properties were identified as needing substantial repairs, with only four of these sites possibly requiring demolition/ reconstruction of one of the structures (e.g., garage, second unit) on-site. A significant number (93) of the housing units with rehabilitation or maintenance needs in 2002 required new exterior paint.

Special Needs

Certain segments of the population may have more difficulty in finding decent, affordable housing due to their special circumstances or needs.

Seniors: Despite high levels of homeownership, senior citizens are considered a special needs group, because limited income, health care costs, and disabilities may make suitable housing more difficult to afford.

The City of Seaside was home to 2,684 seniors, or 1,719 households headed by seniors, as of the 2000 Census. Of senior-headed households, 1,399 owned their homes, and 329 rented.

The 80-unit Villa Del Monte apartment complex provides affordable senior rental units. Additionally, according to the State Department of Social Services, four licensed care facilities are located in Seaside, with only one residential facility for the elderly at a capacity of 40 beds (Anjelica’s Villa). A 30-person capacity adult day care center provides care for persons with Alzheimers. The Salvation Army also runs a 45-person capacity day services center, which is not licensed by the State.

Disabled: Disabled persons have special needs in that many earn very low incomes, have higher health care costs, and are often dependent on supportive services. To maintain independent living, disabled persons may need housing assistance or supportive services. According to the 2000 Census, the City had an estimated 5,190 persons living with a range of disabilities.

The City has several transitional, group care, and emergency shelter facilities that are located and operate within Seaside, and has also worked with private developers and the Salvation Army to provide accessible units.

Large Households: The State and federal Governments define large households as those with five or more members. Large households are considered a special needs group in most communities because of the lack of affordable housing that can adequately accommodate large households. In

¹ This does not include the units within military control on the former Fort Ord that are the responsibility of the military and will be demolished and replaced by the Federal Government.



2000, 1,990 households in the community were considered large households. Of these large households, 717 were homeowners and 1,281 were renters.

As of 2000, the total number of units with five or more rooms (minimum requirement for large households to avoid overcrowded living conditions) was 5,462, nearly triple the amount of large households living in Seaside. Among these units, 2,386 (43.7 percent) were occupied by renters and 3,076 by homeowners. The number of larger sized units occupied by renters was more than three times the number of large renter-households in Seaside. Similarly, the number of larger sized units occupied by homeowners was more than twice the number of large owner-households. Additionally, over 70 percent of households seeking Section 8 rental assistance are either housed in or are waiting for units with two or fewer bedrooms. These data indicate that the overcrowding problems in Seaside are likely a result of doubling up for cost reasons, rather than an inadequate supply of larger housing units.

Female-headed Families: Female-headed families often require special consideration or assistance as a result of their lower income, high costs of childcare, need for supportive services and affordable housing. As a result, many female-headed families are faced with limited housing choices. Over the past decade, the number of single females with dependent children under age 18 decreased from 886 families in 1990 to 716 families in 2000. Similarly, the number of female-headed households with children living below the poverty level declined from 325 to 230 during this period.

Homeless: An accurate assessment of the homeless population is difficult because of the transient nature of the population, and because many individuals are not visibly homeless but move around in temporary living conditions. According to the Monterey County Homeless Census and Needs Assessment Survey (2007), 893 men, women, and children were homeless within the County on any given night, of which 113 were counted as living in Seaside and/or Sand City.

Several homeless assistance providers located in Seaside provide a range of community services, emergency shelter, transitional housing and supportive housing services. The City also works with the County and non-profit service providers to support the continuation of these services within the community through funding and letters of support for grant applications.

Farm Workers: Within Seaside, the 1990 Census reported that 437 residents of Seaside were employed in farming, fishing and forestry occupations. Based on the proximity of Seaside to commercial fishing companies operating on the Monterey Bay and the commercial fishing nets noted drying in Seaside residential areas, a safe assumption is that many of the population counted in this group are fishermen. By 2000, the number of residents employed in those occupations declined 24 percent to only 332.

Due to the limited number of farmworkers in Seaside and the likelihood that most of the agricultural population is employed in the fishing industry, affordable housing programs in the City generally address the needs of farm laborers in Seaside.



Military: Often, lower income and an uncertain length of residency affect the housing needs of military personnel. The City of Seaside was home to the U.S. Army base, Fort Ord which was inactivated in 1993. In 1990, there were 8,655 people employed in the Armed Forces who resided in the City. With the base closure, this figure dropped to 1,446 military personnel; roughly six percent of the population over 16 years of age. A majority of these personnel worked at the Defense Language Institute, the Naval Post Graduate School, or the Coast Guard Station. The Army contracted with a private development team to replace and/or renovate all housing units reserved for the military personnel on the Base within seven years. The overall plan is to demolish 1,588 military housing units within the Seaside City limits and replace them with 1,384 new homes. This slight reduction in net military housing is planned to correlate with the future expected housing needs of the military on the Monterey Peninsula, and to address the existing surplus of military housing units. The active and retired military personnel will also continue to be served by the Stillwell Community Center, commissary, Post Exchange, and a small medical clinic.² No additional City programs are required to address the needs of the remaining military population.

Students: The college student population in the area is another significant factor affecting housing demand. Portions of California State University, Monterey Bay (CSUMB) are located within North Seaside. According to the CSUMB website, the student population has grown from 3,020 in 2001 to

4,035 in 2007. A majority (55 percent) of these students live in campus apartments or residence halls. According to the University, approximately 1,803 students lived off campus in 2007. This indicates that some of the students may reside in other nearby communities such as Marina and Monterey.

CSUMB's plans for expansion anticipate a student population of approximately 8,900 students by 2008, with approximately half of these students commuting and half residing on campus or in adjacent communities. However, the 2007-2008 enrollment was less than half of the expected enrollment. The campus presently has the capacity to accommodate 5,591 beds (3,332 are for students) in a variety of single-family, multi-family, and dormitory-type units just with existing buildings, and additional residential units are planned that will help meet the remaining needs.³ The campus currently offers coed dorms, apartments for single and married students and suites as well as special needs housing for disabled students and international students. The 2007 CSUMB Master Plan includes plans for additional student housing as well as faculty and staff housing. No additional City programs are required to address the needs of the student population.

Summary of Potential Constraints

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

² <http://www.crswann.com/ftord/ftord.htm>, "Fort Ord Remembered".

³ CSUMB 2007 Master Plan, Draft EIR, Denise Duffy and Associates.



households, or may render residential construction economically infeasible for developers. For a detailed discussion of these constraints, see Section 3 of the Housing Element Technical Appendix.

Non-Governmental Constraints

The primary non-governmental factors influencing housing production in Seaside include market constraints such as land cost, access to financing, and construction costs. Although these costs impact project feasibility, these problems are generally equal across jurisdictions and thus are not a unique constraint to housing production in Seaside.

Although non-governmental factors are primarily market-driven and outside the control of a single jurisdiction, localities can help offset any negative impact through responsive programs and policies. As described later, the City supports the production of affordable housing by granting density bonuses and other development incentives that increase the cash flow of a project to help finance the provision of affordable units. The Redevelopment Agency of the City of Seaside (RACS) writes down land costs, and provides loans and financial assistance for qualified projects to facilitate affordable projects for special needs groups.

Governmental Constraints

Local policies and regulations can impact the price of housing and, in particular, affordable housing. Local policies and regulations may include land use controls, residential development standards, site improvement requirements, fees and ex-

ceptions, permit processing procedures, and other issues.

By recent revisions to the development review process that includes streamlined project processing and revisions to the development standards contained within the Zoning Ordinance, the City has effectively reduced most governmental constraints to the development of affordable housing.

Recent changes to state law have mandated that local jurisdictions address the provision of housing for extremely low income households, homeless, persons with disabilities, and other special needs groups. To comply with state law, the Zoning Ordinance will be amended within one year of the adoption of the Housing Element to address these new requirements.

Environmental Constraints

Overcoming environmental and infrastructure constraints can add significantly to the cost of developing housing. In Seaside, the primary environmental constraints are lack of an adequate water supply, environmental hazards located on the former Ft. Ord, and significant biological resources located in the eastern portion of the community, which are protected by the FORA Habitat Management Plan (HMP).

Water Supply: Northern Monterey County has long faced water supply challenges. Challenges facing the Monterey Peninsula include the lack of permanent diversion rights from the Carmel River and pumping reduction requirements of the Seaside Basin Adjudication. Together, these two situations have impacted the availability of domestic water supplies for the Monterey Peninsula.



The City of Seaside receives its primary potable water supply from the Seaside Basin, the Carmel River, and Salinas Valley Groundwater Basin. Historic use of the region's groundwater resources has exceeded safe yield and resulted in lowering of water levels and in saltwater intrusion. Constrained water supply will continue to be a significant factor in the growth locally and regionally.

The Monterey Peninsula Water Management District (MPWMD) has authority over the creation or expansion of all water districts and allocates supplies to cities within its jurisdiction. The MPWMD has established a fixed number of water credits for existing lots based on the identified existing use. In order to develop residential property, property owners must follow procedure set by MPWMD and administered by the City. Residential water credits are based on the number of plumbing fixtures.

A subordinate dwelling unit on an existing lot can be accommodated as below:

- If a home only has one existing bath and the owner wants to develop a second residential unit, that would be allowed under Water District Ordinance 98 which permits up to two bathrooms by right.
- If a home has two existing bathrooms and additional fixtures (such as laundry sink, etc.) and the owner wants to develop a second residential unit, then he/she would have to retrofit to higher efficiency models or remove existing fixtures to pro-

vide adequate water credits to develop an additional bath.

Within Seaside proper, the residential allocation is exhausted, and a waiting list is established for future available allocation. However, the City has reserved water allocation for economic development in mixed use projects within the West Broadway Urban Village, where future residential growth is expected. Water allocation is also available in Fort Ord, although limited.

The State Water Control Resources Board placed a Cease and Desist Order (CDO) against California American for over pumping the Carmel River. To meet the CDO requirements, Cal Am has filed a request to issue a moratorium with the Public Utilities Commission (PUC). If granted, there would be no new connections, which means no new development. The PUC should rule in the next six months.

However, the lack of capacity for sewer or water service in the Monterey Bay area is due to state laws and regulatory actions, as well as supply and distribution decisions made by the water service providers, precluding the City of Seaside and most communities within the Monterey Bay area from providing the necessary service for additional development during the planning period. Based on discussions with HCD staff, the lack of water allocation in the Monterey Bay area is a regional issue beyond the control of the City of Seaside. It is an environmental constraint that cannot be mitigated at the local level. Therefore, for purpose of the Housing Element, the City's obligation is to ensure that the water service providers comply with SB 1087, and regional efforts are in place to pursue addi-



tional water allocation. However, the lack of water allocation is not a factor that would jeopardize certification of the City's Housing Element.

Senate Bill 1087 (enacted 2006) requires that water providers develop written policies that grant priority to proposed development that includes housing affordable to lower income households. The legislation also prohibits water providers from denying or conditioning the approval of development that includes housing affordable to lower income households, unless specific written findings are made. The City shall provide a copy of the adopted 2009-2014 Housing Element to the water districts within 30 days of adoption. The City shall also continue to coordinate with the water districts to ensure affordable housing developments receive priority water service provision.

Hazardous Materials: Large portions of the former Fort Ord contain hazardous and toxic waste sites, as well as unexploded ordnance. These areas of Seaside are identified as a Superfund National Priority Hazardous Waste Site. However, the East Seaside portion of Fort Ord is excluded from these areas. A 2007 market study projected 2,200 units for East Seaside and it is currently being cleaned to residential standards. As described in the Safety Element, the City, as a member of the Fort Ord Reuse Authority (FORA), cooperates with the federal government to obtain Superfund monies and implement Superfund clean-up activities. Clean-up of East Seaside is being managed by the FORA with federal government certification. The Seaside phases will be complete with certification from EPA and DOTCS by 2015 at the latest.

Sensitive Habitat: The 1997 Fort Ord Base Reuse Plan set aside approximately 20,000 of the 28,000 acres of the former Fort Ord for habitat (16,000 acres) and open space recreational uses. A large portion of this "habitat reserve" is located in the eastern portion of Seaside and is protected from development by the Habitat Management Plan. However, the Habitat Management Plan identifies the land immediately adjacent to the City's former eastern boundary as "development" areas. As shown on the current Land Use Policy Map, Seaside has planned the entire area between the old eastern City boundary and the "habitat reserve area" for single-family residential development, which would allow for the development of up to 2,200 housing units in this area. This land use and projection of units is based on 2007 market study of the former Fort Ord Lands in Seaside. No housing is currently planned in the "habitat reserve" area.

Residential Sites Analysis

State law requires communities to demonstrate that they encourage and facilitate housing production commensurate with their fair share of the region's future growth from 2007-2014.⁴ An important component of the Housing Element is the identification of suitable sites to accommodate the City's Regional Housing Needs Allocation (RHNA).

⁴ While the Housing Element planning period is for July 1, 2009 through June 30, 2014, the Regional Housing Needs Allocation (RHNA) has a longer timeframe - January 1, 2007 through June 30, 2014.



Regional Housing Needs Allocation

State law requires jurisdictions to provide for their fair share of regional housing needs. As part of the Regional Housing Needs Plan, the Association of Monterey Bay Area Governments (AMBAG) determines the housing growth needs by income category for municipalities in its jurisdiction. AMBAG has identified the need for **598** housing units from January 1, 2007 to June 30, 2014 for the City of Seaside, broken down into the following income categories:

- **Very Low:** 50 percent or less of the Area Median Income – **134** units
- **Low:** 51 to 80 percent of the Area Median Income – **101** units
- **Moderate:** 81 to 120 percent of the Area Median Income – **113** units
- **Above Moderate:** Over 120 percent of the Area Median Income – **250** units

Availability of Sites for Housing

Residential growth in Seaside could occur on a variety of residential and mixed use acreage throughout the community. The City conducted an extensive review of vacant and underutilized properties in the City and identified adequate area to accommodate the City's RHNA of 598 units.

Since January 1, 2007, 21 housing units have been developed or approved. In addition, vacant and underutilized residential and mixed use properties in the City can accommodate an additional 1,113 units at various densities and housing types. This inventory of sites is adequate to fully accommodate the City's RHNA for all income groups. Specifically, the City identified

three opportunity sites that can facilitate the development of housing at a range of densities and housing types. (See Technical Appendix Section 4, Housing Resources, for a detailed analysis).

HOUSING POLICIES

This section of the Housing Element contains goals and policies the City intends to implement to address the following housing-related issues:

- 1) Improving the condition of the existing housing stock and neighborhoods;
- 2) Providing and maintaining a variety of housing types and opportunities; and
- 3) Providing housing assistance and furthering fair housing choices for all segments of the population.

Maintenance and Preservation of Housing and Neighborhoods

Housing condition and neighborhood identity are important contributors to the quality of life for our community. Seaside is confronted with issues of deteriorating housing, public improvements and community facilities. The existing quality of housing and neighborhoods needs to be maintained in some areas and improved in others. Multi-faceted strategies are needed to address issues relevant to different areas of Seaside.



Goal H-1: Maintain and improve existing neighborhoods and housing.

Policy H-1.1: Promote the repair, improvement, and rehabilitation of housing in order to enhance the quality of life in neighborhoods and promote community identity and pride.

Policy H-1.2: Improve the quality of ownership and rental housing by adoption and increased enforcement of housing and property maintenance standards.

Policy H-1.3: Promote the use of energy-efficient appliances and materials for residential rehabilitation projects.

Policy H-1.4: Through public-private partnerships and collaborative efforts, rehabilitate substandard housing where feasible.

Policy H-1.5: Support the creation of neighborhood associations that instill a sense of community, enhance neighborhood identities, and encourage grassroots efforts throughout Seaside.

Policy H-1.6: Ensure that units produced for extremely low, very low, low and moderate income households are maintained as affordable units through deed restrictions and other reasonable mechanisms.

Policy H-1.7: Through a design review process, ensure new residential developments and revitalization projects are compatible (i.e., scale, size, height, design and appearance) with surrounding uses.

Policy H-1.8: Support public education programs that promote property maintenance.

Housing Production, Diversity, and Opportunities

Factors such as household type, age, income level and lifestyle influence housing needs, and housing preferences change over time. Maintaining a diversified housing stock with various types and a wide price range allows all persons, regardless of household type or income, to find housing suitable to their needs.

Goal H-2: Maintain a range of housing opportunities to address the existing and projected needs of the community.

Policy H-2.1: Maintain a variety of housing types, sizes, and prices throughout the City to increase housing choice and ensure that households of all types and income levels have the opportunity to find suitable ownership or rental housing.

Policy H-2.2: Identify adequate sites with appropriate zoning and development standards to facilitate and encourage hous-



ing production commensurate with the projected housing needs of the City.

Policy H-2.3: Encourage the construction of high-density, well designed housing and residential-commercial mixed use projects.

Policy H-2.4: Maintain a geographic dispersal of units affordable to extremely low, very low, low, and moderate income households throughout the City.

Policy H-2.5: Mitigate potential governmental constraints to the production, maintenance, and development of housing.

Policy H-2.6: Support the concept of “aging in place” by maintaining a range of housing types that allows people to remain in the community as their housing needs change.

Policy H-2.7: Ensure that new residential developments are adequately served by infrastructure, including water and sewer, park and recreation areas, libraries, transportation, public safety and other necessary community services.

Policy H-2.8: Promote the use of green building techniques and materials for new residential development.

Policy H-2.9: Encourage the use of universal design principles to facilitate the development of housing to accommodate residents of all abilities.

Policy H-2.10: Encourage lot consolidation of small parcels for development or redevelopment to promote quality site planning and efficient use of land.

Policy H-2.11: Encourage the use of master plan or specific plan as tools to facilitate development on Fort Ord.

Housing Assistance

Certain segments of the population may have more difficulty in finding adequate, affordable housing due to special circumstances. These “special needs” groups include lower income households (including those with extremely low incomes), the elderly, disabled persons, large families, single-parent households, military households, and the homeless. To ensure the housing needs of these groups are met, the City should continue to further fair housing choices by expanding housing opportunities and removing impediments to fair housing.

Goal H-3: Use public-private partnerships and collaborative efforts to ensure that all segments of the community have access to safe and decent housing that meets their special needs.



Policy H-3.1: Participate in programs assisting in the production and conservation of adequate, safe, and attractive housing affordable to lower and moderate income households and other special needs groups.

Policy H-3.2: Provide incentives for development of senior housing, assisted living facilities, and housing for persons with disabilities on sites within proximity to supportive services, community facilities, and public transportation.

Policy H-3.3: Encourage the provision of housing and services for homeless individuals and families through the use of state and federal programs and through public-private partnerships and local collaborative efforts.

Policy H-3.4: Work to ensure that individuals and families seeking housing in Seaside are not discriminated against on the basis of age, sex, family structure, marital status, disability, race, ancestry, national origin, religion, sexual orientation, source of income, or other arbitrary factors.

Policy H-3.5: Facilitate the development and provision of affordable housing through regulatory incentives, density bonuses,

and other financial assistance.

Policy H-3.6: Support collaborative partnerships of nonprofit organizations, affordable housing developers, major employers and for-profit developers in the production of a variety of affordable housing opportunities in Seaside.

HOUSING PROGRAMS

Seaside offers a variety of housing opportunities to meet the needs of the community. The programs contained in this Housing Plan address the issues identified in Technical Appendix of the Housing Element and provide a strategy to achieve the City's housing goals and statutory requirements.

Maintenance and Preservation of Housing and Neighborhoods

Improving Seaside's older housing and neighborhoods is vital to conserving the overall quality of life in the community. Several neighborhoods in the community have concentrated rehabilitation and/or code enforcement needs that have to be addressed.

1. Code Enforcement/Housing Assistance/Neighborhood Improvement Coordination (New Program): The City has developed a comprehensive code enforcement team of representatives from Planning, Public Works, Building, Redevelopment, Police, Fire and the County Health Departments to ensure safe and appealing living environments for all Seaside residents. City Staff re-

sponds to complaints regarding substandard housing, property maintenance, overgrown vegetation, trash and debris, improper occupancy, and other nuisance and building code complaints, including compliance with the National Standard for Accessible and Usable Buildings and Facilities. In order to bring all aspects of housing, inspection, code enforcement and implementation efforts working together all as one party to improve the whole community the program will tie code enforcement efforts into the housing rehabilitation program. Inspection, marketing and administrative enforcement activities will be coordinated.

To coordinate housing assistance, code enforcement and neighborhood policing efforts in order to improve neighborhood safety, security and appearance, the City is proposing a coordinated program among various departments. This program would tie code enforcement efforts to the housing assistance program by coordinating housing assistance, administrative code enforcement, fire prevention, neighborhood policing, redevelopment and related neighborhood improvement activities. Coordination would occur under the oversight of the City Council and the Neighborhood Improvement Program Commission (NIPC).

Actions through June 30, 2014:

- Establish protocol for coordination among the various departments and agencies in 2010.
- Focus code enforcement efforts in the target areas with concentrated issues of code violations.

- Distribute information regarding the new program at public counters.

Financing: Redevelopment Housing Set-Aside; CDBG; and General Fund.

Responsible Agencies: Resource Management Services Department, RACS, Police, Fire, and Monterey County Health departments, Neighborhood Associations, and NIPC.

2. **Homeowner Rehabilitation Loans (Modified):** This program currently offers loans for owner-occupied, low and moderate income households for major repairs up to \$60,000 at zero to three-percent simple APR.

The City is proposing to make the following changes to this existing program:

- Increase loan amount to \$100,000, subject to loan committee approval. Limit maximum combined liens-to-value ratio to 90 percent. Defer certain loans at the loan committee's discretion.
- Expand eligibility to non-occupant owners (within the Redevelopment Area) with low and moderate income tenants, subject to loan committee approval. Require affordability restrictions to be recorded on the property to keep the rehabilitated units affordable.
- Encourage energy/water conservation improvements such as insulation, hot water circulation systems,



low-flow fixtures, water efficient landscaping, concrete removal, etc.

Actions through June 30, 2014:

- Modify program in 2010.
- Issue six rehabilitation loans per year.
- Advertise the program in English and Spanish on the City's website, at the library, and at the public counter.
- Mail out brochures to target areas.
- Advertise through local media.
- Enhance application displays at City Hall.
- Utilize the City's house of the month and other NIPC programs as out-reach vehicles.

Financing: Redevelopment Housing Set-Aside.

Responsible Agencies: Resource Management Services Department; and RACS.

3. **House Paint Program/Operation Paintbrush (Modified):** This program uses Redevelopment funds to reimburse lower and moderate income homeowners for the cost of repainting the exterior of their homes. Property owners with multi-family housing units under contract with the Housing Authority of Monterey County Section 8 program are also eligible.

To expand assistance to additional households in need, this program is proposed for the following modifications:

- Include reimbursement for reasonable supplies such as rollers, paintbrushes, and tape, etc.
- Provide labor costs for lower and moderate income seniors/disabled persons who are unable to perform the work themselves. Require a minimum of two bids to ensure competitive prices.
- Coordinate with volunteer agencies [PAL, Rebuilding Together, etc.] in order to organize a labor pool to assist elderly and disabled.

Actions through June 30, 2014:

- Modify program in 2010.
- Reimburse ten eligible property owners a year (including two extremely low income households).
- Advertise the program in English and Spanish on the City's website, at the library, and at the public counter.
- Mail out brochures to target areas.
- Advertise through local media.
- Enhance application displays at City Hall.
- Utilize the City's house of the month and other NIPC programs as out-reach vehicles.
- Seek support from local paint and hardware stores, painting contractors, and other businesses.

Financing: Redevelopment Housing Set-Aside.

Responsible Agencies: Resource Management Services Department; and RACS.



4. Emergency Home Repair Grants (Modified): The current program provides up to \$600 to repair minor health and safety items for lower and moderate income households, including extremely low income households. To expand assistance to households in need, the City is proposing the following modifications:

- Increase the grant amount to \$5,000 with a five-year period of forgiveness; forgiving 20 percent (\$1,000) every year, with 100 percent forgiven at year five, as long as the home is owner-occupied.
- Extend assistance to mobilehomes.
- Include energy/water conservation improvements as eligible activities, such as concrete removal, insulation, circulating hot water pumps, low-flow fixtures, and water efficient landscaping.
- Include garage re-conversions as an eligible activity based on neighborhood traffic safety and parking requirements.

Actions through June 30, 2014:

- Modify program in 2010.
- Provide ten emergency home repair grants a year (including two grants for extremely low income households)
- Advertise the program in English and Spanish on the City's website, at the library, and at the public counter.
- Mail out brochures to target areas.
- Advertise through local media.

- Enhance application displays at City Hall.
- Utilize the City's house of the month and other NIPC programs as outreach vehicles.

Financing: Redevelopment Housing Set-Aside.

Responsible Agencies: Resource Management Services Department and RACS.

5. Energy Conservation (Existing): The City will promote energy conservation through the following actions:

- Continue to implement state building standards (Title 24 of the California Code of Regulations) regarding energy efficiency in residential construction.
- Review proposed developments for solar access, site design techniques, and use of landscaping that can increase energy efficiency and reduce lifetime energy costs without significantly increasing housing production costs.
- Provide access to information on energy conservation and financial incentives (tax credit, utility rebates, etc.) through public information to be provided at the City's public counter, on the City's web site, at public libraries and community centers.

Actions through June 30, 2014:

- Ongoing implementation.

Financing: None required.



Responsible Agency: Resource Management Services Department.

Housing Production, Diversity, and Opportunities

A key element in satisfying the housing needs of all segments of the community is the provision of adequate sites for housing. This is an important function of both the General Plan and Zoning Code.

6. **Land Use Element:** The Land Use Element provides for a variety of residential types, ranging from lower density single-family homes to higher density homes, condominiums, apartments, and mixed-use developments. The Land Use Element provides adequate sites to meet the City's share of regional housing needs of 598 units for the 2007-2014 planning period.

Actions through June 30, 2014:

- Continue to designate adequate sites for the development of 598 housing units through June 2014.
- Provide residential sites inventory to interested developers.
- Market opportunity sites to the development community by providing the conceptual site plans to potential developers, communicating to the development community regarding the City's desired affordable housing options at those locations, and potential funding available.
- Pursue development of Fort Ord through specific or master planning techniques. As incentives to facilitate housing development on Fort Ord, the City will consider flexible

development standards through the specific or master planning process. In addition, the City will offer Redevelopment Housing Set-Aside funds to encourage affordable housing development, along with other redevelopment tools such as land write-downs and provision of public improvements.

- Monitor the sites inventory on an annual basis to ensure the City's ability in accommodating its Regional Housing Needs Allocation (RHNA) of 598 units.

Financing: General fund; and staff time.

Responsible Agency: Resource Management Services Department.

7. **Lot Consolidation:** Most of the City's vacant and underutilized sites are smaller and require lot consolidation to allow development of at least ten units – typical size of a garden apartment.

Actions through June 30, 2014:

- Encourage lot consolidation by assisting interested developers in identifying sites with consolidation potential.
- Augment the CDBG Incentive Program to provide low-interest loans in the acquisition of adjacent properties for the purpose of lot consolidation for affordable housing projects.

Financing: CDBG.

Responsible Agency: Resource Management Services Department; and Redevelopment Agency.



8. Housing for Extremely Low Income Households: The Zoning Ordinance is the primary implementation tool for the Land Use Element and can be used to encourage the development of housing for extremely low income households. The Zoning Ordinance will be updated in the following ways:

- Permit emergency shelters by right in the Community Commercial (CC) zone via a non-discretionary administrative procedure. Establish development and performance standards for emergency shelters that will be equivalent to similar uses in the same zone.
- Transitional housing is defined in Health and Safety Code Section 50675.2 as rental housing for stays of at least six months but where the units are re-circulated to another program recipient after a set period. Transitional housing may be designated for a homeless individual or family transitioning to permanent housing. Transitional housing that is group housing for six or fewer persons will be permitted by right as a regular residential use where residential use is permitted. Transitional housing that is group housing for seven or more persons will be conditionally permitted as residential care facilities in RM and RH zones. Transitional housing not configured group housing will be permitted as a residential use and be subject to the same permitting processes and requirements as other similar housing in the same zones.

- Supportive housing is permanent housing with an on- or off-site service component. Supportive housing that is group housing for six or fewer persons will be permitted by right as a regular residential use where residential use is permitted. Supportive housing that is group housing for seven or more persons will be conditionally permitted as residential care facilities in RM and RH zones. Supportive housing not configured as group housing will be permitted as a residential use and be subject to the same permitting processes and requirements as other similar housing in the same zones.
- Conditionally permit Single Room Occupancy (SRO) units in the RH zone.

Actions through June 30, 2014:

- Amend Zoning Ordinance within one year of the adoption of the Housing Element.

Financing: General fund; and staff time.

Responsible Agency: Resource Management Services Department.

Provide and Conserve Affordable Housing

In addition to improving its housing stock, Seaside must also provide and conserve affordable units in the community, including the preservation of the assisted housing stock and rental subsidies.

9. First-Time Homebuyer Downpayment Assistance: The current Downpayment



Assistance program provides \$50,000, \$60,000, and \$75,000 loans to moderate, low, and very low income households, respectively, at three percent simple APR. Home sales price is limited to \$600,000.

To better reflect the current market conditions, this City is proposing to modify to program as follows:

- Provide loans of up to \$100,000 to moderate, low, and very low income households at three percent simple APR with the maximum sales price of the home not to exceed \$600,000 and the minimum housing costs-to-income ratio at approximately 30 percent.

Actions through June 30, 2014:

- Modify program in 2010.
- Issue six loans a year.
- Advertise the program in English and Spanish on the City's website, at the library, and at the public counter.
- Advertise through local media.
- Enhance application displays at City Hall.
- Distribute application packages through local lenders.

Financing: Redevelopment Housing Set-Aside.

Responsible Agencies: Resource Management Services Department; and RACS.

10. City Personnel Home Purchase Incentive Loan Program: The City of Seaside City Council adopted the City Personnel

Home Purchase Incentive Loan Program on March 20, 2003 to provide low interest loans to City of Seaside employees to assist them in obtaining housing in Seaside to help attract and retain quality City employees.

The City of Seaside provides eligible participants in the Program with a ten-year low interest rate loan of \$100,000 or 20 percent of the purchase price of a home, whichever is lower. Participants must provide a contribution to the down payment of at least \$15,000. Participants will pay the interest only on the loan, by payroll deduction for a period of ten years. If the participant satisfies all provisions of the program, as outlined in the promissory note and trust deed, the loan will be forgiven after this ten-year period and the secured interest in the property released.

Actions through June 30, 2014:

- Continue to offer program and promote program as part of the City's recruitment information.

Financing: General Fund.

Responsible Agencies: City Council; and Finance Department.

11. Foreclosure Crisis Response: Due to the current mortgage lending crisis and increased foreclosure activities in Seaside, the City will establish a Foreclosure Crisis Response program through Neighborhood Stabilization Program (NSP) funding received by the County. Under this program, the City will, in coordination with Monterey County, require notice by lenders of units being



foreclosed on. Residents will be provided with foreclosure counseling and acquisition of foreclosed units will be a last resort. Units that are acquired through foreclosure will be provided through the downpayment assistance program.

Actions through June 30, 2014:

- Establish program in 2010.
- Advertise the program in English and Spanish on the City's website, at the library, and at the public counter.
- Mail out brochures to target areas.
- Advertise through local media.
- Distribute brochures to local lenders.

Financing: Redevelopment Housing Set-Aside; CDBG; and Neighborhood Stabilization Fund (NSP).

Responsible Agency: Redevelopment Agency.

12. Section 8 Housing Choice Voucher

Program: The Section 8 Housing Choice Voucher program provides rental subsidies to very low income families and elderly households who spend more than 30 percent of their gross income on housing.

The Housing Authority of Monterey County (HAMC) administers the Section 8 Housing Choice Voucher Program for Seaside. Over 200 very low income households in Seaside are currently receiving Section 8 assistance and approximately 230 households are on the waiting list.

Actions through June 30, 2014:

- Offer incentives through the House Paint (Operation Paintbrush) Program to property owners who accept Section 8 vouchers.
- Maintain assistance to 200 households (at least 70 percent must be extremely low income households pursuant to HUD regulations).
- Support HAMC's efforts to pursue additional funds by writing letters of support to be included in HAMC's annual application packages to HUD.
- Advertise the program in English and Spanish on the City's website, at the library, and at the public counter.
- Advertise through local media.

Financing: Section 8.

Responsible Agencies: HAMC; and Resource Management Services Department.

13. Preservation of Publicly Assisted Low Income Housing:

In order to meet the housing needs of persons of all economic groups in Seaside, the City must guard against the loss of housing units available to lower income households.

Three of the four affordable housing projects in the City are considered at risk of converting to market-rate housing. Combined, Hannon Assembled Apartments, Del Monte Manor, and Villa Del Monte provide 405 affordable units. As appropriate, the City will work with existing and potential owners, as well as tenants to keep the 405 assisted units affordable to lower in-



come households and to avoid tenant displacement.

Actions through June 30, 2014:

- **Monitor Units at Risk** - The City will keep in regular contact with the property owners of the at-risk projects to determine the status of that building. The City will communicate to the owners the City's continued interest in working with the owner and non-profit organizations to preserve the "at-risk" units as affordable to lower income households. The City will also ensure that no affordable rental unit is allowed to convert to a condominium without meeting the requirements of the City's adopted condominium conversion ordinance in Chapter 17.42 of the Zoning Ordinance.
- **Provide Tenant Education** - If the property owners of the at-risk projects file a Notice of Intent to opt out of affordability covenants, the City will work with tenants to inform them of their rights under federal and state regulations.
- **Work with Potential Priority Purchasers** - Maintain regular contact with the Housing Authority of Monterey County and with other non-profit agencies that express an interest in purchasing and/or managing the units at-risk and assist them in acquisition or establishing management of the units if they are sold.

Financing: CDBG; Section 8; and Redevelopment Housing Set-Aside.

Responsible Agencies: Resource Management Services Department; Redevelopment Agency; and HAMC.

- 14. Affordable Housing Construction:** To implement the West Broadway Specific Plan and promote jobs-housing balance in the community, the City will pursue mixed use developments, particular those with affordable housing.

Actions through June 30, 2014:

- Pursue mixed use projects with affordable housing.
- Prioritize projects with affordable housing (especially extremely low income units) for funding and water allocation.

Financing: CDBG;; and Redevelopment Housing Set-Aside.

Responsible Agencies: Redevelopment Agency.

Remove Potential Constraints

State law requires the Housing Element to address, and where appropriate and legally possible, remove governmental constraints affecting the maintenance, improvement, and development of housing. Housing Program 2 - Zoning Ordinance identifies actions to be taken by the City during the revision of its Zoning Ordinance to both ensure adequate sites are provided and to remove any potential governmental constraints to the development of affordable housing in the community. In addition to the programs provided below, please see Program 8 for a description of actions to be taken to remove governmental constraints associated with the development process.

**15. Affordable Attached Single-Family**

Unit: Currently the City permits attached single-family homes in all residential zones, but affordable single-family homes are only permitted in the RS and RM zones. Given the typically small lots in the City, attached units on small lots offer additional opportunities for affordable housing. Therefore, the City will amend the Zoning Ordinance to provide consistent treatment for market-rate and affordable attached single-family homes.

Actions through June 30, 2014:

- Amend Zoning Ordinance within one year of Housing Element adoption.

Financing: General fund; and staff time.

Responsible Agencies: Resource Management Services Department.

- 16. Inclusionary Housing Program:** Inclusionary housing is an important tool in the City to facilitate the development of affordable housing for lower and moderate income households. However, in light of the current market conditions, the City, will as policy, review the development applications on a case-by-case basis to assess the obligations under the City's Inclusionary Housing Program and determine the necessary incentives and/or concessions required to enhance project feasibility.

Actions through June 30, 2014:

- Review development applications on a case-by-case basis to determine incentives and/or concessions needed to enhance project feasibility.

Financing: General fund; Redevelopment Housing Set-Aside; and staff time.

Responsible Agencies: Resource Management Services Department.

- 17. Adequate Water Supply for the Development of New Housing:** There is currently a lack of adequate water on the Monterey Peninsula for new development to occur. Remaining water allocation credits within Seaside are limited to mixed-use and commercial economic development projects. Currently, the City is working with other jurisdictions and agencies to maintain and augment the existing water supply.

The project specifically includes aquifer storage and recovery components. MPWMD will also be evaluating other water supply options including local desalination and the Carmel Dam and Reservoir Project.

Actions through June 30, 2014:

- Prioritize projects with affordable housing (especially extremely low income units) for funding and water allocation.
- Support efforts by the MPWMD to expand the water supply.
- Continue to work to have the MPWMD reverse its policy decision of prohibiting the transfer of water credits from one property to another.
- Continue to implement guidelines for the allocation of remaining water credits to give priority for the construction of low income units.



- Continue to require new public and private development and redevelopment projects to install and utilize water conservation measures per Section 13.18.010 of the Seaside Municipal Code. Section 13.18.010 requires:

- The installation of low water-use plumbing fixtures, and low water-use landscape materials in new construction;
- The installation of low water-use plumbing fixtures in existing hotels and motels; and
- The retrofitting of plumbing fixtures in all existing residential buildings at the time of change of ownership or physical expansion, or in the cases of commercial property, at the time of change of ownership, or change or expansion of use.

Financing: None required.

Responsible Agencies: Resource Management Services Department; and MPWMD.

- 18. Reasonable Accommodations:** The City of Seaside currently processes requests for reasonable accommodation for disabled persons via a variance. This procedure of requiring a variance is considered potentially constraining to housing for persons with disabilities as the public hearing process adds time and costs to the disabled applicants. The City will amend the reasonable accommodation procedure to provide flexibility in the application of planning and development regulations for disabled residents

via an administrative procedure. The procedure will specify eligibility, standards and regulations covered by the reasonable accommodation procedure, and extent of relaxation provided.

Actions through June 30, 2014:

- Amend the reasonable accommodations procedure within one year of the adoption of the Housing Element.
- Develop brochures to publicize the availability of reasonable accommodation for persons with disabilities.
- Advertise the program in English and Spanish on the City's website, at the library, and at the public counter.
- Advertise through local media.

Financing: None required.

Responsible Agency: Resource Management Services Department.

Promote Equal Housing Opportunities

To make adequate provision for the housing needs of all segments of the community, the housing program must include actions that promote housing opportunities for all persons regardless of race, sex, color, religion, ethnicity, national origin, ancestry, lawful occupation, familial status, disability, or age of the individual or group of individuals. Programs 16 and 17 include ways to further fair housing practices for all segments of the community.

- 19. Fair Housing Education:** The City will continue to disseminate information to the public in English and Spanish regarding fair housing services, rights, il-



legal practices, and agencies that are available to assist in resolving housing discrimination issues.

Actions through June 30, 2014:

- Coordinate with the HAMC to provide brochures and other pertinent fair housing materials in English and Spanish at City Hall, the library, and the Post Office, Oldemeyer Center.
- Advertise the program in English and Spanish on the City's website, at the library, and at the public counter.
- Advertise through local media.

Financing: CDBG.

Responsible Agency: Community Development; and HAMC.

Quantified Objectives

The following table summarizes the City's quantified housing objectives for the 2009-2014 planning period.

Quantified Objectives for 2009-2014

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Units to be Constructed (RHNA)	61	73	101	113	250	598
Units to be Rehabilitated	20	25	50	35	0	130
Units to be Conserved	202	203	---	---	---	405

20. Rental Mediation Service: The City will continue to sponsor mediation services for tenant/landlord disputes on matters including, but not limited to, discrimination, rent, property maintenance, repair, and eviction.

Actions through June 30, 2014:

- Continue to support and provide funds to the Conflict Resolution & Mediation Center of Monterey County.
- Advertise the program in English and Spanish on the City's website, at the library, and at the public counter.
- Advertise through local media.

Financing: CDBG.

Responsible Agency: Community Development.