

# Housing Element Goals and Policies

## Maintenance and Preservation of Housing and Neighborhoods

**Goal H-1: Enhance neighborhood and housing conditions for an improved quality of life.**

**Please review the policies below and add, modify, or cross-out as you see appropriate:**

- 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 housing by adopting increased enforcement of housing and property maintenance standards.
- Policy H-1.3: Preserve the residential properties that have historical value to the community.
- Policy H-1.4: Promote the use of energy-efficient features and materials for residential rehabilitation projects.
- Policy H-1.5: Support neighborhood associations, commissions, and other community groups that instill a sense of community, enhance neighborhood identities, and encourage grassroots efforts to address nuisances and eliminate blight.
- Policy H-1.6: Maintain high-quality existing residential neighborhoods by ensuring new development projects are of a compatible scale and provide adequate transitions to adjacent residential properties.
- Policy H-1.7: Promote new multifamily developments that are integrated with older development nearby, using transitions in scale, building proportions, and articulation and texture to reduce their apparent size and to reflect the pattern of older buildings.
- Policy H-1.8: Support public education programs that promote property maintenance and the mitigation of residential hazards and safety issues (such as lead-based paint, molding, etc).

**Additional Ideas?**

**Circle your top two priorities. Feel Free to explain why you think the City should prioritize these policies over the next five years or suggest implementation actions**

## Housing Production, Diversity, and Opportunities

**Goal H-2: Provide a range of housing opportunities to address the existing and projected needs of all socioeconomic segments of the community.**

- Policy H-2.1: Provide 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: Encourage the creation of smaller and more affordable residential units that are affordable by design – units that are physically smaller, more efficiently designed, and are not bundled with parking stalls.
- Policy H-2.3: Support the concept of “aging in place” by offering a range of housing types and sizes that allows people to remain in the community as their housing needs change.
- Policy H-2.4: Encourage the development of innovative housing options, including micro units and co-housing arrangements, to provide affordable housing options for seniors and single households.
- Policy H-2.5: Promote a geographic dispersal of units affordable to extremely low, very low, low, and moderate income households throughout the City.
- Policy H-2.6: Allow the development of accessory dwelling units in existing single-family neighborhoods as an affordable alternative.

**Additional Ideas?**

**Circle your top two priorities. Feel Free to explain why you think the City should prioritize these policies over the next five years or suggest implementation actions**

**Goal H-3: Create new housing affordable to extremely low, very low, low, and moderate-income households in Seaside.**

- Policy H-3.1: Encourage the construction of high-quality, well-designed multifamily housing and residential mixed-use projects along Broadway Avenue, Fremont Boulevard, the City’s existing multifamily neighborhoods, Campus Town, and Seaside East.
- Policy H-4.2: Implement the State density bonus program to provide incentives for additional affordable housing.
- Policy H-4.3: Support non-profit housing developers to acquire and maintain property as affordable housing.
- Policy H-4.4: Actively pursue local, state, and federal funding programs or mechanisms for affordable housing.
- Policy H-4.5: In compliance with State law, prioritize the allocation of water and sewer services for affordable housing.

**Additional Ideas?**

**Circle your top two priorities. Feel Free to explain why you think the City should prioritize these policies over the next five years or suggest implementation actions**

**Goal H-4: Establish appropriate development standards and facilitate a streamlined development process to encourage housing production and reduce the costs of development.**

- Policy H-4.1: Identify adequate sites with appropriate zoning and development standards to facilitate and encourage housing production commensurate with the projected housing needs of the City, including the City's share of regional housing needs.
- Policy H-4.2: Offer incentives and/or regulatory reliefs to encourage lot consolidation of small parcels for development or redevelopment to promote quality site planning and efficient use of land.
- Policy H-4.3: Annually review the City's development standards and procedures to identify potential constraints to the production, maintenance, and development of housing, and to develop appropriate measures to mitigate constraints.
- Policy H-4.4: Promote sustainability through the use of green building techniques and materials for new construction and substantial rehabilitation of residential development.

**Additional Ideas?**

**Circle your top two priorities. Feel Free to explain why you think the City should prioritize these policies over the next five years or suggest implementation actions**

# Housing Affordability and Protections

**Goal H-5: Preserve and enhance housing affordability in the community, with an emphasis on promoting affordable housing for extremely low, low, and moderate income households.**

- Policy H-5.1: Facilitate the development and provision of affordable housing through regulatory incentives, density bonuses, and other financial assistance (as funding permits).
- Policy H-5.2: 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-5.3: Explore options for City policies and programs to reduce overcrowding and promote safe, affordable housing.
- Policy H-5.4: Monitor affordable housing programs to ensure continued availability of below market rate housing in Seaside.
- Policy H-5.5: Establish an ordinance to address short-term rentals that take housing units off the market for significant periods of time.

**Additional Ideas?**

**Circle your top two priorities. Feel Free to explain why you think the City should prioritize these policies over the next five years or suggest implementation actions**

**Goal H-6: Protect households from the risk of displacement.**

- Policy H-6.1: Require no net loss in the number of residential units during reconstruction or renovation in multi-family and mixed use neighborhoods.
- Policy H-6.2: During housing redevelopment, provide displaced households with the first right to return to replacement units.
- Policy H-6.3: Monitor the condominium conversion trends and devise appropriate actions to ensure a stable rental housing inventory.

**Additional Ideas?**

**Circle your top two priorities. Feel Free to explain why you think the City should prioritize these policies over the next five years or suggest implementation actions**

## Housing Opportunities for Special Needs Residents

**Goal H-7: Address the unique housing needs of special needs groups in Seaside, including seniors, persons with disabilities, homeless, at-risk youth, and veterans, among others.**

- Policy H-7.1: Encourage the development of housing that is accessible to special needs residents, especially seniors, disabled veterans, homeless, and transitional foster youth.
- Policy H-7.2: Provide incentives, such as permitting smaller units sizes and reducing parking requirements to support senior housing, assisted living facilities, and housing for persons with disabilities (including persons with developmental disabilities) on sites within proximity to supportive services, community facilities, and public transportation.
- Policy H-7.3: Support a continuum of housing options for the homeless, ranging from rapid re-housing, emergency shelters, transitional housing, and permanent supportive housing for homeless individuals and families.
- Policy H-7.4: Provide a range of supportive services for the homeless with an emphasis on homeless prevention.
- Policy H-7.5: Encourage universal design of housing products and environments,

making them usable by a wide range people with different physical and mental abilities.

- Policy H-7.6: Integrate and disperse special needs housing within the community and in close proximity to transit and public services.
- Policy H-7.7: Work to ensure equal housing opportunities for all, including those special groups protected by State and federal fair housing laws.

**Additional Ideas?**

**Circle your top two priorities. Feel Free to explain why you think the City should prioritize these policies over the next five years or suggest implementation actions**

## Public/Private Partnerships and Regional Collaboration

**Goal H-8: Participate in efforts that seek regional solutions to housing issues in the Monterey Bay area.**

- Policy H-8.1: Participate in collaborative partnerships of neighboring jurisdictions, non-profit organizations, affordable and for-profit housing developers, and major employers in the production of a variety of affordable housing opportunities in Seaside.
- Policy H-8.2: Participate in regional planning efforts to address regional housing issues such as the Sustainable Communities Strategy, a jobs-housing balance, and homelessness prevention.
- Policy H-8.3: Participate in regional efforts to address fair housing issues and disparities in access to opportunities through the Regional Assessment of Fair Housing (AFH) process.

**Additional Ideas?**

**Circle your top two priorities. Feel Free to explain why you think the City should prioritize these policies over the next five years or suggest implementation actions**

## Community Involvement

**Goal H-9: Promote an open process that facilitates community involvement in the development of housing policies and programs that enhance accountability.**

- Policy H-9.1: Maintain City leadership in helping attain the objectives of the City's Housing Element by following through on the prescribed actions in a timely manner and monitoring progress annually.
- Policy H-9.2: Encourage and support early public participation in the development and review of City housing policy from all economic segments of the community, including encouraging neighborhood level planning and working with community groups and other interest groups.
- Policy H-9.3: Encourage developers of any major project to have neighborhood meetings with residents early in the process to undertake early problem solving and facilitate a more informed, efficient, and constructive development review process.

**Additional Ideas?**



**Circle your top two priorities. Feel Free to explain why you think the City should prioritize these policies over the next five years or suggest implementation actions**