

Seaside General Plan Community Meeting #5 Summary

Oldemeyer Center, Laguna Grande Room
986 Hilby Avenue, Seaside, California 93955

July 27, 2017 6:00 PM-8:00PM

On Monday, July 27, the City of Seaside hosted a Seaside 2040 General Plan workshop to engage with community members. The workshop was held at the Oldemeyer Center and took place from 6pm until 8pm. A Spanish-speaking translator was available at the workshop to offer interpretation services during the workshop. Also, all workshop materials were available in Spanish and English. Free childcare was provided.

The workshop focused on five different topics: environmental sustainability, public health, economic development, affordable housing, and arts & culture. Workshop participants took part in facilitated, small group discussions to provide feedback on goals and policies for the General Plan and then completed a workbook to prioritize specific policies.



Small Group Discussion

This section summarizes the key issues and topics raised during small group discussion. The summary is split into two sections: 1) environmental sustainability and community health, and 2) arts & culture, affordable housing, and economic development. Participant responses are organized by discussion question.

Environmental Sustainability and Community Health

1. What is your vision for environmental sustainability and community health?

Land Use and Design

- Preserve land for economic opportunities in Seaside East
- Capitalize on opportunity to plan ahead/water use going forward
- Support public art and local artisans
- Provide for needs of residents first (e.g., lack of grocery stores)
- Do not allow houses at the top of Broadway
- Create signage at Main Gate, similar to King City (Pinnacles National Monument)
- Within the Broadway Specific Plan area:
 - Add monument signs/education
 - Four stories too high, three is better
 - Upzone with specific plan

Mobility

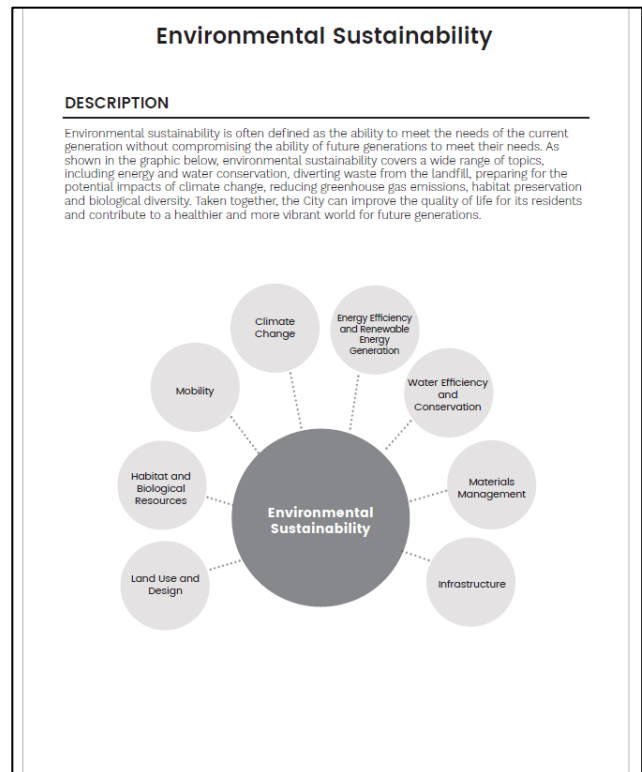
- Add more bike and walking trails, including trails through town
- Use alleyways for parks
- Less cars downtown
- Support safe routes to school
- Create better signage

Parks and Open Space

- Undeveloped open space has health benefits
 - Increase green space within the City
 - Opportunity for plaza/gazebo – connections to cultural heritage (Hispanic)
- Support safety access to park for kids
- Create natural open space/less structured environment
- Create trails around town that connect with green space
- Use alleyways as green space and as part of trail network
- Create policies and incentives for all residents' needs – walk/bike for daily needs
 - European style city to walk a few blocks

National Monument and Former Fort Ord

- Create Welcome Center at Fort Ord for regional community
- Build on the National Monument as a great resource
- Support tourism and education; schools and families can visit National Monument
- AAS – Fort Ord History (need information Center for Fort Ord vets); a museum
- Create multi-level signage at National Monument
- Preserve former Fort Ord as open space & cultural center



Housing

- Affordable housing equals safe housing
- Create a policy for short term rentals
- Maintain affordable housing. Keep it as much as possible.
- Create an ordinance to support affordable housing
- Short term rental housing is an issue – need ordinance to address
- Housing is overcrowded housing
- Need more code enforcement to ensure safe housing
- Homeless crisis is critical

Community Health

- Expansion of County Health/CHOMP Building is really good
- Improve food for children in schools

Arts

- Recognize Fort Ord history (e.g., city museum, history walking tour, etc.)
- Support a place to recognize Fort Ort veterans
- Support for public art that includes history, local art
- Create an ordinance for public art
- Allow free space for murals
- What can youth do with art to propel them forward?

Other General Comments

- Continue dual language communication
- Seaside is very diverse
- Find institutional owners to partner with
- Need to take climate change into consideration
- Partner with other communities on greenhouse gas reduction
- Lead by example
- Annexation – important General Plan issue

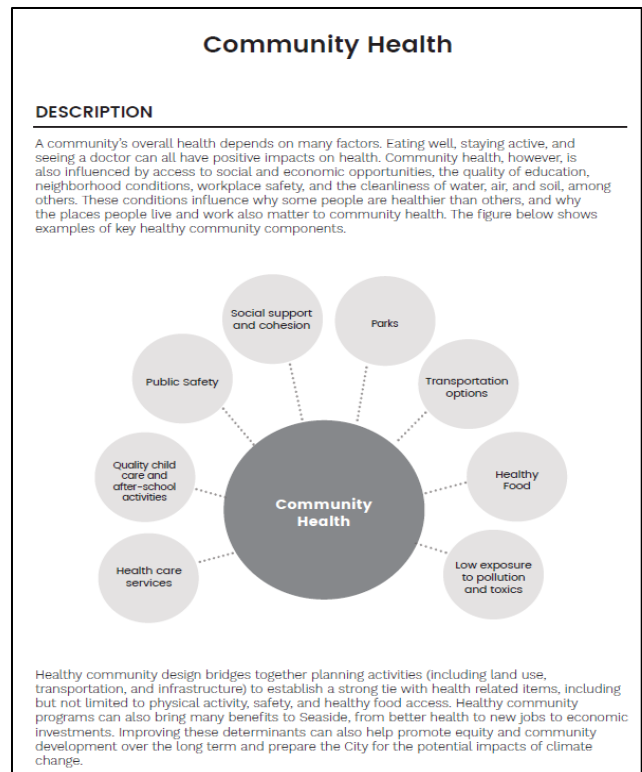
2. What are the barriers to achieving that vision?

Schools

- Schools do not function as community centers – they should
- Playgrounds are closed at schools
- Schools provide poor education
- Soccer fields and athletic fields are needed
- Kids need to be able to go to a park when school is out
- Food in schools is bad
- Daycares don't serve healthy food

Beautification/Revitalization

- Poor sidewalk condition



- History of poorly planned development in the area
- Engaging neighbors to fix alleyways by their homes
- Litter in streets
- Poor park condition
- Cars parked in street
- Too many street lights
- New auto mall development/near college campus

Housing

- Lack of affordable housing
- Short term rentals disrupt the neighborhood - Is It bad for Seaside rentals to make money?
- Overcrowding in low-income households

Health Services

- Perception that there are insufficient health services
- Too many homeless in our area; many need mental health services

Community Engagement

- Conversation should go beyond City Hall- educate and support all members of the Community
- Get Hispanic community more involved with everything
- Get students involved
- Sustainability goals, including overall recycling goals, are not well transmitted

Demographic Shifts

- Seaside is a diverse community economically
 - Need to recognize that lower income population is a part of the City
 - City needs to recognize that lower income population exists
 - Large low-income population in downtown area/upper incomes on fringes of town
- City has witnessed significant changes in Seaside population
 - Different demographics do not mix together
 - Not enough community gathering spaces, especially for ethnic communities

Recreational Programming

- Need for healthy and robust parks and recreational programs in the City – system is oversubscribed
- Need robust summer program – even more programs
- Keep kids in Seaside to play in Cutino Park and others

Other General Comments

- Limited access to ocean
- Surrounding cities don't have same ideas

3. Are there any topics/actions missing from the proposed policy directions?

Community Building

- Get other communities on board with these items
- Educating ALL residents on topic of sustainability
- Build small communities within larger neighborhoods

- Family night – cook + eat events
- Walking tour of Seaside/Shops on Fremont

Healthy Food

- Healthy snacks at public events
- No more fast food restaurants (lots of them)/but not a full-service supermarket

Childcare

- Childcare
- Foster care and adoption services

Neighborhood Development

- Short-term rentals take up the affordable housing
- Work with landlords to retrofit/solar
- Allow commercial and mixed use in neighborhoods
- Make sure infill contributes and has access to greenspace

Signage/Wayfinding

- Signage to national monument
- Bilingual signage for places

Other General Comments

- Can we rejoin with waste recycling to do better?
 - Improve waste reduction goals
- Homelessness is important
- Internal audit/target surrounding institutions

Additional Comments/Feedback

- Monterey Community Power is a good thing
- Monterey Downs galvanized the community in a positive way
- Diversify revenue, capturing revenue from non-auto sale sources
- Mal's Market is a good example of a locally-owned business
- Add resiliency and adaptation to CAP
- Potential Farmer's Market
 - Broadway
 - Christmas tree dumping lot
 - Echo by Stammtisch
 - Blues in Park
 - Other lots on East Broadway
 - Not City Hall



Economic Development, Affordable Housing, Arts & Culture

1. What is your vision for the topic?

Need for retail uses:

- Clothing stores, especially those that cater to seniors and carry a wider array of goods
- Grocery stores – Seaside currently has very few healthy grocery stores, save for grocery outlets and Latino grocery stores
- Toy stores – residents must travel to Monterey, Sand City, Marina to purchase holiday gifts



Need for entertainment, non-retail, other uses:

- Movie theaters
- Concert space
- Entertainment uses that are generally desirable to young people, college students (e.g., breweries)
- Desire for more mixed-use developments and live-work developments in particular

Mixed-use development similar to Holman Building in Pacific Grove:

- Holman Building ([link](#)):
 - Located in Downtown Pacific Grove, 542 Lighthouse Ave.
 - 25 units, including 2 penthouses
 - Six offices and public meeting space on 2nd floor
 - Ground-floor retail (6 spaces)
 - Basement parking (25 spaces)
 - Adaptive reuse project, historic building
 - According to attendees, some residents also own ground-floor retail businesses

Tech industries in Seaside

- Approximately 600 Seaside residents are employed with Apple in Cupertino, 200 employed with Google in Mountain View – commute to Silicon Valley every day
- 32 Seaside residents are employed with Google X, the company testing AI drones at Fort Ord, may be an opportunity to locate Google X lab in Seaside

Housing

- More housing opportunities, should make ownership a priority
- Legal accessory dwelling units and “tiny homes” may be options for Seaside
- Placemaking efforts aimed to appeal to young people, spur revitalization, retain CSUMB students are worthwhile efforts
- Opportunities for home business/mixed use
 - Ex. With live/work in Monterey – sold out
 - Ex. Holman Building – live/work condos

Arts/Civic Center

- Need large space for theatre/outdoor performance/civic center
 - Lost Bach festival due to space

- Sense of place (already seeing improvements in parks and on Broadway)

Other General Comments

- Want to see relationship with the school district
- Need branding (diversity of schools, cultural events)
- More personal services

2. What are the barriers to achieving that vision?

City District/Center

- Need a magnet (e.g., brewery, theater)
- Live/work was vision for lower Broadway, but can't force property owners – setting infrastructure for this now

Housing

- Is AirBnB taking away housing?
 - Distinction between permanent vacation homes vs. temporary homes
 - Need to evaluate this issue
 - Concern is not AirBnB, but rather need for regulation
 - About 50% of City are renters (this is a dramatic change from active Fort Ord – good paying jobs, permanent residents)
- Need for aging in place housing – people should have an opportunity to transition
- Beyond assisted living – want to keep home in Seaside (i.e. keep close to culture)

Opportunity Areas

- Tendency to avoid Fremont (does not feel safe)
- Cluster development with common/compatible stores and restaurants
- Build stronger sense of place
- Lack of live/work opportunities
- Need for University Housing

3. Are there any topics/actions missing from the proposed policy directions?

City Branding

- Cultural Districts (“how to” or guide to the city – ex. Where to find ethnic groceries?)
- Christmas shopping (Seaside is empty – people going to Marina, Sand City, and Monterey)
- Need to bring back young people to Seaside (via industry and good paying jobs)
 - No young place for people to connect
 - Large number of tourists come to the City each year, but people go to Sand City, Monterey, etc.
 - Negative perception of Seaside

Economic Development

DESCRIPTION

Economic development is a critical component of a community's well-being and prosperity, and foundational in setting strategies to meet a broad range of objectives, including business growth and investment, job creation and retention, supporting a diversity of employment opportunities, and fiscal stability. The Seaside General Plan addresses a range of topics designed to improve jobs, diversity of non-residential uses and the overall fiscal health of the community. Economic development impacts touch many other topics of the General Plan, including land use, transportation, levels of public services, and education. It is also a key component of creating a healthy and sustainable community.

Seaside is in a unique economic position, largely due to its setting along Monterey Bay, and access to resources, such as the Fort Ord National Monument, California State University Monterey Bay, Monterey College of Law, and the City's commercial corridors, such as Fremont Boulevard and Broadway Avenue. By capitalizing on these resources, Seaside is positioned to strengthen and expand existing business clusters and attract new industries and businesses that will provide more diverse, long-term revenues, and expand a diversity of employment opportunities, from entry level to head-of-household.

GENERAL PLAN DIRECTION

Maintain a healthy business climate.

	high	medium	low
1. Support revitalization programs focused on placemaking/beautification (e.g., façade improvements, small plazas, improved landscaping, temporary seating, food trucks, pop-up restaurants and public events).	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
2. Focus economic development efforts on attracting/retaining a greater range of business types.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
3. Pursue publicly-funded catalytic projects and investments that support retail vitality along Broadway Avenue and Fremont Boulevard (e.g., shared public parking garages, streetscape improvements, infrastructure upgrades).	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Innovative Opportunities for the City

- Not drinking joints, but entertainment
- Ex. With Soak Adventure Center in Nashville, TN
- Opportunity for tiny homes – ADU works (standalone not so much)
- Lack of entertainment uses
- New housing types (ex. flex housing)



4. What are the three most important activities in the City?

- Building sense of neighborhood responsibility/community
- Branding opportunity
- Redevelopment of lower Broadway
- Tactical Urbanism
- CSUMB Collaboration

Additional Comments/Feedback

- Want to spend money inside the City (shoes, dresses, etc.)
- Grocery stores (few options and often don't have the basics)
- At 7:30 am, the buses are packed. JAZZ has the highest ridership in the City. Is this something that can be capitalized on?

Workbook Results

Each workshop participant received a workbook that included a series of goals and related policies for environmental sustainability, public health, economic development, affordable housing, and arts & culture. Participants were asked to review each goal and identify the priority for each policy as “high,” “medium,” or “low.” Each workbook provided space to list additional ideas and open comments for each topic area. An example is provided below:

Design neighborhoods to encourage a healthy and active lifestyle for all.	high	medium	low
1. Promote pedestrian and bicycle activity as alternatives to driving.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
2. Develop a safe transportation system that eliminates fatalities and reduces injury collisions.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
3. Increase access to existing and proposed parks and open spaces.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Environmental Sustainability

Reduce citywide greenhouse gas emissions and address climate change.	High	Medium	Low	Tally
Establish greenhouse gas emission reduction targets in line with the State of California.	2	4	0	6
Develop and implement a Climate Action Plan to reduce greenhouse gas emissions.	3	3	0	6
Promote greenhouse gas reduction measures that support local job training and placement in green industries.	2	3	1	6
Develop a community-based model of disaster management and recovery.	4	2	1	7
Recognize that certain populations (e.g., seniors, youth, low income and non-native speakers) may be more negatively impacted by climate change and natural disasters than other segments of the population.	3	3	0	6

Buildings and landscapes that promote water conservation and efficiency and the increased use of recycled water.	High	Medium	Low	Tally
Improve energy and water efficiency of all existing buildings.	5	1	0	6
Expand the recycled water supply and distribution facilities in the City.	5	1	0	6
Improve water conservation and landscaping requirements for new development.	6	1	0	7
Provide adequate water infrastructure and sewage collection infrastructure.	3	2	0	5
Safe and environmentally-sustainable stormwater management.	3	3	0	6

Energy efficient buildings that use energy from renewable sources.	High	Medium	Low	Tally
Require all new residential buildings to use net zero energy by 2020 and all new commercial buildings by 2030, consistent with State goals.	3	3	1	7
Increase educational programs and financing to improve energy efficiency in existing buildings.	4	2	1	7
Retrofit street lights with LEDs that comply with Dark Sky standards.	5	2	0	7

New construction that meets a high-level of environmental performance.	High	Medium	Low	Tally
Encourage innovative, sustainable building practices.	4	2	0	6
Require commercial, mixed-use, and multifamily buildings to be solar ready.	3	3	0	6
Promote sustainability through the use of green building techniques for new construction and renovations.	3	4	0	7
Support sustainable land use and transportation systems by redeveloping existing areas of the City and expanding the multimodal transportation system.	5	2	0	7

A zero-waste program that increases recycling and reduces waste sent to the landfill.	High	Medium	Low	Tally
Expand green waste and recycling programs for all buildings.	5	2	0	7
Promote green purchasing options across all City departments.	3	4	0	7

Ensure construction demolition achieves the State's 50 percent target for material salvage and recycling of non-hazardous construction materials.	3	3	0	6
Support community-based programs that promote food sharing, electronics recycling, and the reuse of consumer goods.	5	1	0	6

Preserve and enhance the City's natural resources.	High	Medium	Low	Tally
Minimize impacts of development on sensitive habitat.	4	3	0	7
Support a diversity of native species and manage invasive species.	3	3	0	6
Create open space corridors that support natural vegetation communities, scenic vistas, and sensitive habitats.	4	3	0	7
Support open space corridors that support natural vegetation communities, scenic vistas, and sensitive habitats.	4	2	0	6

Encourage environmental sustainability and awareness.	High	Medium	Low	Tally
Promote solid waste diversion, water conservation, and energy efficiency at City parks and recreation facilities.	6	1	0	7
Increase awareness of environmental sustainability practices by encouraging city led campaigns and incentives.	5	2	0	7
Promote environmental literacy classes or urban ecology programs for youth.	1	6	0	7

Additional Comments or ideas:

- A CAP should include targets.
- Climate action plan -> reduction/resilience/adaptation
- Provide adequate water infrastructure and sewage collection infrastructure -> isn't this a requirement?
- Safe and environmentally-sustainable stormwater management -> isn't this also a requirement? (on-site percolation)
- Require commercial, mixed use, and multi-family buildings to be solar ready -> isn't this part of new building standard?
- Green waste -> green yard waste
- Recycling + compost
- Ensure construction demolition achieves the State's 50 percent target for material salvage and recycling of non-hazardous construction materials. -> 90% (note: CSUMB achieved this 90% standard quite easily)
- Missing: Compost residential pick up (high priority)

Community Health

Support health equity by promoting access to affordable, quality health care, mental health care, and social services.	High	Medium	Low	Tally
Encourage programs and practices that aim to reduce health inequities.	3	2	1	6
Promotion of health, wellness, and culturally sensitive services in Seaside.	5	1	0	6
Provide incentives for low cost medical clinics and doctor's offices to locate in Seaside.	4	2	0	6
Promote flexible use of public facilities to provide health services.	3	2	0	5

Design neighborhoods to encourage a healthy and active lifestyle for all.	High	Medium	Low	Tally
Promote pedestrian and bicycle activity as alternatives to driving.	7	1	0	8
Develop a safe transportation system that eliminates fatalities and reduces injury collisions.	5	1	0	6
Increase access to existing and proposed parks and open spaces.	5	2	0	7
Encourage the development of a range of child care facilities.	5	2	0	7
Avoid locating new housing, public services and job-intensive uses near environmental pollution, including freeways and toxic waste areas.	2	3	1	6

Healthy and affordable food available to all residents.	High	Medium	Low	Tally
Ensure convenient access to affordable, fresh produce in all neighborhoods.	3	3	0	6
Support farmers markets, community gardens, and urban agriculture.	7	1	0	8
Encourage local food production and distribution from regional sources.	5	1	0	6
Avoid concentrations of neighborhood stores and corner stores that sell liquor.	4	1	1	6
Educate residents about health-related topics, including eligibility requirements for government nutrition programs, healthy eating, and access to medical services.	5	3	0	8
Encourage and promote innovative food microenterprises in Seaside.	6	2	0	8

Enhance the safety and welfare of all residents, employers, and tourists in the City.	High	Medium	Low	Tally
Improve overall public safety in the City.	5	2	0	7
Promote Business and Neighborhood Watch programs to help maintain a safe environment.	6	2	0	8
Encourage regional partnerships that support the coordination of public safety awareness, crime prevention, and community policing strategies in the community.	4	2	0	6
Use Crime Prevention through Environmental Design strategies (CPTED) in new and existing development to improve public safety.	3	3	0	6

Additional Comments or ideas:

- Walkability and pedestrian safety need to be prioritized to encourage people to drive less, walk more, and use parks and open spaces. Promoting outdoor activity is an effective and inexpensive way to improve public health.
- Safe sidewalks. Open schools after hours. No more fast food restaurants

Economic Development

Maintain a healthy business climate.	High	Medium	Low	Tally
Support revitalization programs focused on placemaking/beautification (e.g., façade improvements, small plazas, improved landscaping, temporary seating, food trucks, pop-up restaurants and public events).	6	2	0	8
Focus economic development efforts on attracting/retaining a greater range of business types.	5	3	0	8
Pursue publicly-funded catalytic projects and investments that support retail vitality along Broadway Avenue and Fremont Boulevard (e.g., shared public parking garages, streetscape improvements, infrastructure upgrades).	7	1	0	8

Attract and expand local and regional businesses.	High	Medium	Low	Tally
Retain existing local businesses by connecting them with the City's programs and incentives.	4	1	1	6
Support regional efforts to improve and support business growth and retention and to improve the City's competitiveness and vibrancy as a mixed-use destination on the Monterey Peninsula.	4	1	0	5
Support branding, marketing, and maintenance efforts in commercial areas through the establishment of Business Improvement Associations (BIA) or Business Improvement Districts (BID).	4	0	1	5

Attract and expand industries that supply markets outside of the region.	High	Medium	Low	Tally
Support the attraction of businesses with a high probability of long-term future demand, such as renewable energy, biosciences, and artificial intelligence.	6	0	0	6
Support efforts to attract desired industries and businesses that supply markets outside of the region (e.g., small-scale, light, and advanced manufacturing, research and development).	5	1	0	6
Promote flexible work spaces that can be shared among multiple commercial/educational tenants.	3	3	0	8

Utilize Seaside's labor force as an economic development resource.	High	Medium	Low	Tally
Promote job training/placement in industries responsive to future trends and City goals, such as "green" industries focused on environmental sustainability and renewable energy.	2	4	0	6
Align economic development efforts with the labor pool to increase the number of jobs filled by Seaside residents, from entry level to head-of household jobs.	5	1	0	6
Maintain strong relationships with CSUMB and Monterey College of Law to collaborate on potential expansion, and retain students, employees and instructors as permanent Seaside residents.	5	1	0	6

Additional Comments or ideas:

- Use Fort Ord as an economic engine. Retain existing local businesses by connecting them with the City's programs and incentives -> I don't know what this means
- Jobs - tech jobs - light industry Businesses - self employed Shop - dresses, shoes - spend money here (leakage) - need major store grocery stores theatre - music brand Seaside
- Please don't overlook the importance of aesthetics in improving and maintaining quality of life, public morale, and residents' willingness to invest in the local economy. Who wants to frequent businesses in ugly, degraded strip malls? What entrepreneur would want to open a business on a dumpy commercial street?

- Very important - Maintain strong relationships with CSUMB and Monterey College of Law to collaborate on potential expansion, and retain students, employees and instructors as permanent Seaside residents.

Arts & Culture

Visible and strong arts and cultural identity in Seaside.	High	Medium	Low	Tally
Establish new cultural facilities to meet Seaside's desire for art, music, and other cultural activities.	5	3	0	8
Promote arts education and installations that celebrate Seaside's natural environment.	4	4	0	8
Support the transformation of diverse buildings and spaces to support cultural and arts-based community programs.	3	3	0	6
Encourage a broad mix of cultural, arts, and institutional uses, including active and passive recreation, live/work spaces for artists, etc.	4	4	0	8
Support the establishment of cultural programs and public spaces for arts-based community programs.	6	2	0	8

Identify and conserve cultural resources and historical places.	High	Medium	Low	Tally
Protect and preserve significant cultural resources.	3	5	0	8
Protect and support tribal cultural resources.	3	2	3	8

Additional Comments or ideas:

- Integrate Fort Ord history

Affordable Housing

Well-maintained neighborhoods and housing conditions support an improved quality of life.	High	Medium	Low	Tally
Promote the repair, improvement, and rehabilitation of the City's older, multi-family housing.	7	1	0	8
Take steps to reduce overcrowding within older, gentrified neighborhoods and promote the development of, modern high density affordable housing.	2	5	1	8
Promote the mitigation of residential hazards and safety issues associated with the lack of sidewalks and pre-existing legal nonconforming building code and Zoning Code circumstances.	7	1	0	8
Promote healthy and sustainable housing, including energy efficiency, water conservation and green building design.	3	2	1	6

Neighborhoods with a range of housing opportunities to meet the existing and projected needs of all socioeconomic segments of the community.	High	Medium	Low	Tally
Provide a variety of housing types, sizes, and prices throughout the City.	7	0	1	8
Encourage the creation of smaller and more affordable residential units that are affordable by design.	6	2	0	8
Support the concept of "aging in place" by offering a range of housing types and sizes.	6	2	0	8
Allow the development of accessory dwelling units in appropriate single family neighborhoods.	5	3	0	8

Ample new affordable housing available to extremely low, very low, low, and moderate-income households.	High	Medium	Low	Tally
Encourage the construction of new high-quality, well-designed multifamily housing and residential mixed-use projects.	6	2	0	8
Partner with non-profit housing developers to acquire and maintain property as affordable housing.	5	3	0	8
Promote a geographic dispersal of new and existing affordable housing.	3	5	0	8

A City that preserves and enhances housing affordability in the community and protects residents from displacement.	High	Medium	Low	Tally
Ensure that units produced for extremely low, very low, low and moderate-income households are maintained as long-term affordable units.	4	3	0	7
Regulate short-term rentals that take housing units off the market for significant periods of time.	6	1	0	7
Require no net loss in the number of residential units during reconstruction or renovation of multifamily housing.	3	3	2	8
During housing redevelopment, provide displaced households with the first right to return to replacement units.	4	4	0	8
Monitor the condominium conversion trends and devise appropriate actions to ensure a stable rental housing inventory.	3	3	1	7

A diverse housing stock that meets the unique housing needs of special needs groups in Seaside.	High	Medium	Low	Tally
Encourage the development of housing that is accessible to special needs residents, especially seniors, disabled veterans, homeless, and foster youth through transitional and supportive housing, ensuring reasonable accommodation and provision of emergency shelters.	6	1	0	7

Foster youth through transitional and supportive housing, ensuring reasonable accommodation and provision of emergency shelters.	5	3	0	8
Provide incentives to support senior housing, assisted living facilities, and housing for persons with disabilities on sites within proximity to supportive services, community facilities, and public transportation.	6	2	0	8
Support a continuum of housing options for the homeless and targeted organizations, including emergency shelters, and transitional and supportive housing.	3	5	0	8
Provide a range of supportive services for the homeless with an emphasis on homeless prevention.	4	4	0	8
Encourage universal design of housing products and environments, making them usable by a wide range people with different physical and mental abilities.	6	2	0	8
Integrate special needs housing close to transit and public services.	5	2	0	7

Additional Comments or ideas:

- Broadway - new Parks Schools Accessory Dwelling Units - Tiny homes for rentals/family/students
- Seaside has a gentrified neighborhood? The shortage of housing and skyrocketing costs are perhaps the single greatest threat to the City's future and sustainability. We need to devote significant resources over a long time span to offer some relief to the neediest.
- Very important - Regulate short-term rentals that take housing units off the market for significant periods of time. Very important - Promote a geographic dispersal of new and existing affordable housing.