



City of Seaside



SEASIDE
CALIFORNIA

2023-2031 Housing Element

Revised October 2023

Revised November 2023

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The State of California has identified “the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.” The Housing element serves as a strategy to address both the community’s short-term and long-term housing needs across the economic and social spectrum including the needs of extremely low-income households, and targeted groups.

This Housing Element details the policies and housing program to address a growing and changing demand for housing. It includes a detailed technical analysis of housing needs, resources, and constraints and a review of the current Housing Element goals, policies, and programs, which were used to develop new policies and implementation programs. The technical analysis chapter is provided as a technical appendix to the General Plan.

Statutory Requirements

This Housing Element has been prepared to meet State General Plan law and the Base Reuse Plan.

General Plan

State law requires the preparation of a Housing Element as part of a jurisdiction's General Plan (*Government Code* §65302(c)). It is the primary planning guide for local jurisdictions to identify and prioritize the housing needs of the city and determine ways to best meet these needs, while balancing community objectives and resources.

Specific requirements of the Housing Element are codified in *Government Code* §65580 through §65589.8. The Housing Element must include an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The Housing Element must identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and make adequate provision for the existing and projected needs of all economic segments of the community.

Unlike other General Plan elements, however, the Housing Element must be updated periodically according to the statutory schedule. This Housing Element for the City of Seaside represents the sixth cycle update and covers the planning period of December 15, 2023 through December 15, 2031.

This 6th cycle Housing Element is consistent with both the current and proposed General Plan. The City is undergoing a comprehensive update to the General Plan, including the Housing Element. Development potential for RHNA has been compared to both the current and proposed General Plan. As individual elements of the General Plan are updated in the future, the City will review and revise the Housing Element as appropriate and necessary to maintain internal consistency with the General Plan.

Setting the Scene

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. Over-looking 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 have made the community a 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 the Fort Ord Military Reservation. 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-cost housing for military personnel. This housing demand was eased somewhat when the Army built more on-base housing in the late 1980s. However, workers in the hospitality and other service industries replaced the military personnel in Seaside, where the majority of affordable housing on the Monterey Peninsula could be found. Even with the base closure of Fort Ord, Seaside continues to provide the bulk of affordable housing on the Monterey Peninsula. The closure of Fort Ord and continuing expansion of California State University Monterey Bay (CSUMB) and decrease in available land have brought new opportunities and challenges for Seaside.

Key Issues and Opportunities

- **Demographic shifts.** Several shifts in the City's population and household compositions have implications on housing demand (see Section 2, Housing Needs, of this Housing Technical Appendix). Specifically:
 - Decreased adults in the family-forming age (25-44) due to the rising housing costs and limited employment opportunities.
 - Increased senior population (65+); and
 - Increased single households, including seniors living alone.These trends typically lead to the demand for smaller housing units, alternative housing options, and options for rental housing.
- **Housing problems relating to housing age, cost burden and overcrowding.**
 - At least 80 percent of the housing stock is more than 30 years old, the age when rehabilitation or substantial repairs may be needed.
 - About 75 percent of the housing stock is comprised of single-family homes, with 39 percent of the households being owner-households. This implies a significant portion of the City's single-family homes are being used as rentals. Prevalence of absentee landlords may present issues with deferred maintenance.
 - While both home prices and rents are increasing, renter-households are disproportionately impacted by housing problems such as cost burden (paying

more than 30 percent of income on housing) and overcrowding (with more than one person per room). Approximately 63 percent of the renter-households vs. 28 percent of the owner-households are experiencing housing cost burden.

- Overcrowding is also more prevalent among renter-households at 17 percent compared to five percent of overcrowded owner-households.
- **Mismatch between housing preferences and available housing types.** The Seaside housing market does not provide sufficient housing that is affordable to lower income households such as those with service occupation jobs or CSUMB students, staff, and recent graduates. The primarily single-family housing stock also does not offer a variety of housing types to accommodate the community's increasingly diverse housing needs.
- **Recent residential growth.** The combined effects of the water shortage, housing market downturn between 2008 and 2012, and a slow recovery have led to a virtual standstill in residential development in recent years. However, the City is beginning to see revived interests in residential development and an increase in property values.
- **Water supply.** The Monterey Peninsula has long faced water supply challenges that have hindered new residential development opportunities. All available water has been allocated. This Housing Element includes a program for the City to pursue other strategies for additional water.
- **Future Residential Development.** This General Plan update offers an opportunity to reexamine the City's land use policies and seek strategies for preserving and improving the City's low and medium density single-family neighborhoods on the one hand and increasing the potential of infill residential development in medium to high density focus areas. Areas with residential development potential include:
 - Parcels within the **West Broadway Urban Village Specific Plan** are designated for a range of residential densities. Up to 60 units per acre is allowed and mixed use project must have a minimum density of 30 units per acre.
 - Mixed use opportunities along **East Broadway Boulevard corridor** and **Fremont Boulevard corridor**.
 - The **Long Range Property Management Plan** of the Seaside Successor Agency identifies a number of agency-owned properties that may be disposed for development in the future (discussed further later). Six of those properties are identified as potential sites with residential/mixed use development potential. One has already been acquired by a developer to construct a 106-unit Ascent project.

Housing Plan

The Housing Plan's goals, policies, and implementation programs reflect existing and projected housing needs. The Housing Plan addresses key housing constraints, builds upon housing resources, and emphasizes successful local programs. The Housing Plan is organized into two sections: Goals and Policies, and Housing Programs. Each section is organized by the following topics:

- Maintenance and Preservation of Housing and Neighborhoods
- Housing Production, Diversity, and Opportunities
- Housing Affordability and Protections
- Affirmative Actions to Further Fair Housing
- Housing Opportunities for Special Needs Residents
- Public/Private Partnerships and Regional Collaboration
- Community Involvement

Goals and Policies

Maintenance and Preservation of Housing and Neighborhoods

Goal H-1: Well-maintained neighborhoods and housing conditions support an improved quality of life.

Intent: The City of Seaside has an aging housing stock and deferred maintenance affects neighborhoods in the City. This goal seeks to improve the quality of existing housing in the community, encourage safe housing, and promote natural resource conservation and efficiency in the City's existing housing.

Policies:

- **Improvement of existing housing.** Promote the repair, improvement, and rehabilitation of the City's housing stock and properties in order to enhance quality of life in the City and promote community identity and pride.
- **Neighborhood involvement.** 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.
- **Adequate and decent housing.** Explore options for City policies and programs to reduce overcrowding and promote safe, affordable housing.
- **Residential hazards.** Promote the mitigation of residential hazards and safety issues (such as lead-based paint, molding, Dilapidated Structures, etc.)
- **Sustainability.** Promote sustainability through the use of green building techniques and materials for new construction and substantial rehabilitation of residential development.
- **Resource conservation.** Offer incentives to promote the use of energy-efficient and water-conserving features and materials for residential rehabilitation projects.
- **Enforcement.** City Code Enforcement, Building officials, Fire officials, and others, including the Neighborhood Improvement Commission, work together on code compliance issues throughout the City.
- **Access to transportation and services.** Integrate pedestrian and bicycle amenities and improved pathways to housing to improve travel choices and enhanced quality of life.

Housing Production, Diversity, and Opportunities

Goal H-2: Neighborhoods with a range of housing opportunities to meet the existing and projected needs of all socioeconomic segments of the community.

Intent: A diverse housing inventory is needed to meet the changing socio and economic needs of the community. Demographics shifts in the last two decades and expected changes in the future require a range of housing options that can give residents choice of housing options and the ability to age-in-place as their housing needs evolve over time. Anticipated economic growth also demands new housing to be constructed in order to improve the jobs-housing balance. Furthermore, the City has an obligation under State law to accommodate a share of the region's projected housing needs.

Policies:

- **Variety of housing.** 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.
- **Affordability by design.** Encourage the creation of smaller and more affordable residential units that are affordable by design – units that are physically smaller and more efficiently designed.
- **Aging in place.** 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.
- **Innovative housing options.** Encourage the development of innovative housing options, including micro units and co-housing arrangements, to provide affordable housing options for seniors and single households.
- **De-concentration of affordable units.** Promote a geographic dispersal of units affordable to extremely low, very low, low, and moderate-income households throughout the City.
- **Accessory dwelling units.** Allow the development of accessory dwelling units in existing residential neighborhoods as an affordable alternative.

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

Intent: While Seaside has more affordable housing inventory compared to other communities in the Monterey Peninsula, rising costs in recent years have compelled many, especially those with lower incomes, to live in inadequate housing. Expanding affordable housing opportunities will benefit many, including young professionals looking to remain or relocate to Seaside, first-time buyers, or seniors looking to downsize, among others.

Policies:

- **Multi-family housing construction.** Encourage the construction of high-quality, well-designed multi-family housing and residential mixed-use projects along Broadway Avenue, Fremont Boulevard, the City’s existing multi-family neighborhoods, and the Campus Town.
- **Density bonus.** Implement the State density bonus program to provide incentives for additional affordable housing and maximizing available land on in-fill development sites.
- **Acquisition and rehabilitation.** Partner with non-profit housing developers to acquire and maintain property as affordable housing, actively pursuing local, State, and federal funding programs or mechanisms for affordable housing.
- **Allocation of water and sewer services.** In compliance with State law, prioritize in-fill development sites to accommodate the allocation of water and sewer services for affordable housing.

Goal H-4: A streamlined development process to encourage housing production and reduce the costs of development.

Intent: A lengthy development process can add to the costs of housing development, costs which are ultimately passed through to the consumers. To facilitate housing production, the City will streamline a process to encourage housing production and offer a land use strategy that allocates adequate land resources and establishes appropriate development standards to accommodate future housing.

Policies:

- **Adequate sites for RHNA.** 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.
- **Parcel consolidation.** Offer incentives and/or regulatory reliefs to encourage lot consolidation of small parcels for multi-family development and lot mergers of contiguous substandard lots with common ownership.
- **Development standards and procedures.** Regularly 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.

Housing Affordability and Protections

Goal H-5: A City that preserves and enhances housing affordability in the community, with an emphasis on promoting affordable housing for extremely low, low, and moderate income households.

Intent: Rising construction materials and labor costs, and energy costs, along with diminishing public funds for affordable housing, have made it increasingly difficult to create new affordable housing. Therefore it is critical for the City to explore diverse avenues to expand affordable housing opportunities and to preserve and enhance affordability of the existing housing stock.

Policies:

- **Incentives.** Facilitate the development and provision of affordable housing through regulatory incentives, density bonuses, and other financial assistance (as funding permits, use of prefabricated materials).
- **Long-term affordability.** Ensure that units produced for extremely low, very low, low and moderate-income households are maintained as long-term affordable units by adopting deed restrictions and other reasonable mechanisms/deed restrictions to maintain the affordability for subsequent owners/renters of below market-rate housing.
- **Monitor affordable housing.** Monitor affordable housing programs to ensure continued availability of below market rate housing in Seaside.
- **Short-term rentals.** The Seaside Municipal Code 17.52.252 regulates Short-Term Rentals in Seaside. Rather than setting a limit on the number of short-term rentals, the Council chose to identify the number of non-hosted units existed prior to April 2018 and allowed those to apply for an STR license. Hosted units may apply for an STR

license regardless of when they began operating. All units must pass inspection, and uphold certain criteria established to help maintain the character of the neighborhood. Council will review the number of licenses and various enforcement efforts at least annually. The STRs must pay TOT (transient occupancy tax) and it is kept in a separate fund. The Council requested that 50 percent of the funds be used for affordable housing in Seaside.

Goal H-6: A City that protects Seaside households from the risks of displacement.

Intent: Rising housing costs, particularly rental rates, have resulted in the displacement of existing residents. While the City has limited influence over the market, the City will work to preserve its rental housing inventory and expand its housing inventory.

Policies:

- **No net loss.** Require no net loss in the number of residential units during reconstruction or renovation in multifamily and mixed-use neighborhoods.
- **Replacement housing.** Require the replacement of housing units demolished as a result of redevelopment on sites identified in this Housing Element, if the units were deed-restricted as affordable to lower income households or were occupied by lower income households.
- **First right of refusal.** During housing redevelopment, provide displaced households with the first right to return to replacement units.
- **Condominium conversion.** Monitor the condominium conversion trends and devise appropriate actions to ensure a stable rental housing inventory.

Goal H-7: A City that affirmatively furthers fair housing for all.

Intent: The City has a diverse population. The City strives to offer equal access for all to the housing opportunities.

Policies:

- **Equal housing opportunity.** Work to ensure equal housing opportunities for all, including those special groups protected by State and federal fair housing laws.
- **Fair Housing Actions to Remove Impediments to Fair Housing Choice.** Pursue meaningful actions to remove or mitigate impediments to fair housing choice.
- **Fair Housing Outreach and Education.** Continue to provide fair housing outreach and education to residents, housing providers, and housing professionals.

Housing Opportunities for Special Needs Residents

Goal H-8: A diverse housing stock that meets the unique housing needs of special needs groups in Seaside, including seniors, persons with disabilities, homeless, at-risk youth, and veterans, among others.

Intent: Certain households have unique housing needs. This goal seeks to provide a diverse housing inventory that offers a spectrum of options to accommodate the varied and changing needs of its residents, including special needs housing, support services for special needs residents, and incentives for new development.

Policies:

- **Special needs housing.** Encourage the development of housing that is accessible to special needs residents, especially seniors, disabled veterans, homeless, and transitional foster youth through transitional and supportive housing, ensuring reasonable accommodation, and provision of emergency shelters.
- **Incentives for housing for seniors and disabled.** Provide incentives 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.
- **Continuum of care for the homeless.** Support a continuum of housing options for the homeless, ranging from rapid re-housing, emergency shelters, low barrier navigation centers, transitional housing, and permanent supportive housing, and safe parking for homeless individuals and families. (The City established a safe parking license that may be issued to proper providers, following guidelines to promote safety for participants, while maintaining the character of a neighborhood.)
- **Supportive services for the homeless.** Provide a range of supportive services for the homeless with an emphasis on homeless prevention.
- **Universal design.** Encourage universal design of housing products and environments, making them usable by a wide range of people with different physical and mental abilities.
- **Access to transportation and services.** Integrate special needs housing in close proximity to transit and public services.

Public/Private Partnerships and Regional Collaboration

Goal H-9: The City of Seaside is a leader seeking regional solutions to housing issues in the Monterey Bay area.

Intent: Many housing issues, such as affordable housing, jobs-housing balance, and homelessness, are regional issues that require regional solutions. This goal sets a framework for supporting Seaside's continued work and leadership around regional housing issues.

Policies:

- **Collaborative partnerships.** 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.
- **Collaboration with Post-FORA Agencies.** The former Ford Ord area remains a significant resource for future housing opportunities such as Campus Town Specific Plan area and Seaside East Future Growth area. The City will work closely with neighboring jurisdictions and other post-FORA agencies in the planning for these areas.
- **Regional planning.** Participate in regional planning efforts to address regional housing issues, such as the Sustainable Communities Strategy, a jobs-housing balance, and homelessness prevention.
- **Fair Housing.** Participate in regional efforts to address fair housing issues and disparities in access to opportunities through the Regional Analysis of Impediments (AI) to Fair Housing Choice process.

Community Involvement

Goal H-10: An open process that facilitates community involvement in the development of housing policies and programs and enhance accountability.

Intent: The City values the opinions and contributions of its residents in trying to address the community's housing issues. This goal seeks to maintain open channels of communication and engage in collaborative planning efforts with the community and developers.

Policies:

- **Accountability in implementation.** 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.
- **Collaborative planning.** Encourage and support early public participation in the development and review of City housing policy from all economic and demographic segments of the community, including the encouragement of neighborhood-level planning and working with community groups and other interest groups.
- **Community engagement by developers.** 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.

Housing Programs

Maintenance and Preservation of Housing and Neighborhoods

- 1. Code Enforcement/Neighborhood Improvement Commission (NIC):** The City has developed a comprehensive code enforcement team of representatives from Planning, Public Works, Building, Police, Fire, and the County Health Departments to ensure safe and decent living environments for all Seaside residents. City Staff responds 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 together all aspects of housing, inspection, code enforcement and implementation efforts, the City has established a coordinated program among various departments. This program ties code enforcement efforts with fire prevention, neighborhood policing, and related neighborhood improvement activities.

The Neighborhood Improvement Commission convenes regularly, producing recommendations to City Council on ways to improve the appearance of the City and elicit voluntary cooperation to minimize vandalism. The Commission encourages citizens to beautify and upgrade their properties and remove items that adversely influence property values. In addition, they encourage voluntarily compliance with various city codes relating to the general appearance of the City; work with service clubs and civic organizations to promote and implement programs to help in neighborhood cleanup efforts; and conduct administrative hearings relating to property maintenance.

One of the Commission's primary objectives is to encourage Seaside residents to beautify and upgrade their landscapes and home exteriors. Each month, the Neighborhood Improvement Commission, through a House of the Month program, nominates several homes in a selected area for their curb side appeal, and outstanding property

maintenance. The Commission then votes to determine a single winner. Winners are then invited to attend a City Council meeting where they are presented an award by the Mayor consisting of a personalized engraved plaque, and a gift certificate to any local business of their choice. In promoting and recognizing residents with well-kept homes and beautiful landscapes, the Commission proactively helps in positively influencing surrounding property values and improving the overall livability throughout the City.

2023-2031 Timeframe and Objectives:

- Continue to implement the Neighborhood Improvement Commission (NIC) and focus code enforcement efforts in the target areas with concentrated issues of code violations. Conduct monthly meetings with the NIC to address housing conditions issues.
- Promote the app, SeeClickFix that allows anyone to report problems to the City for resolution via their smartphone. Distribute code enforcement business cards with links to the app to residents and businesses.
- Annually pursue funding available at the state and federal levels to assist in code corrections and residential rehabilitation (see also Program 3). Ensure Code Enforcement Officers provide information on resources available for making code corrections.

Financing: General Fund

Responsible Agencies: Community Development/Building and Code Enforcement Division; Public Works and Engineering Department; Police Department; Fire Department; Monterey County Health department; Neighborhood Associations; and NIC

2. Vacant Residential Property Registration: In 2011, the City adopted Ordinance No. 996 to establish a vacant residential property registration program as a mechanism to protect residential neighborhoods from becoming blighted through the lack of adequate maintenance, voided building permits, and security of vacant properties. The program requires mortgage lenders to inspect defaulted properties to confirm occupancy. If a property is found to be vacant, the ordinance requires that the lender exercise the abandonment clause within their mortgage contract, register the property with the City and immediately begin to secure and maintain the property to the "neighborhood standard." In cases of voided building permits, the Building Official shall seek construction schedule from property owner to complete the construction activity. Where a voided building permit has been deemed to constitute a visual blight and attractive nuisance, the Building Official may initiate legal proceedings for the demolition of the structure(s) or improvements to protect the health, safety, and general welfare of the community. While foreclosure has not been a significant trend in the last ten years or so, with the economic impacts of Covid, foreclosure rate is expected to rise. This program will help prevent blighting conditions from occurring.

2023-2031 Timeframe and Objectives:

- Continue to implement program and utilize the Code Enforcement team to ensure compliance with the ordinance. Residents and businesses can use the SeeClickFix app to report vacant properties.

Financing: General funds

Responsible Agencies: Community Development, Building, Fire Department, and Code Enforcement

- 3. Acquisition/Rehabilitation:** Approximately 80 percent of the City’s housing stock was built prior to 1990, making the majority of the housing units older than 30 years. The City has a significant need for housing rehabilitation assistance, both in the rental and ownership housing inventories. In 2021, the City created an affordable housing development non-profit called Seaside Housing Collaborative whose mission is to conceptualize, plan, entitle, construct, acquire, sell or lease affordable housing up to and including workforce housing within the City of Seaside.

2023-2031 Timeframe and Objectives:

- Partner with nonprofits to acquire and rehabilitate deteriorating multi-family housing units with the goal of rehabilitating 20 units between 2023 and 2031. Also, deed-restrict affordable housing for lower income households and persons with special needs.
- Annually pursue funding resources available at the State and federal levels to assist in rehabilitation of rental and ownership housing.

Financing: State and federal housing funds as available

Responsible Agencies: Community Development/Housing Program Manager; Seaside Housing Collaborative

- 4. Resource Conservation:** The City will promote resource conservation in residential construction and rehabilitation. The City of Seaside has joined the Monterey Bay Community Power (MBCP), another energy provider. MBCP promotes electrification, incentives for Building Reach Codes, and low interest loans for generators.

2023-2031 Timeframe and Objectives:

- 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 and annually update information on energy conservation and financial incentives (e.g., tax credit, utility rebates, etc.) on the City’s website.

Financing: None required

Responsible Agency: Community Development/Planning Division and Building and Code Enforcement Division

Housing Production, Diversity, and Opportunities

- 5. Adequate Sites for RHNA and By-Right Approval:** The existing and proposed Land Use Elements provide for a variety of residential types and densities, ranging from lower intensity single-family homes, to moderate density condominiums and townhomes, to higher density apartments and mixed-use developments. For the sixth cycle Housing Element, the City has been assigned a Regional Housing Needs Allocation of 616 units (86 very low; 55 low; 156 moderate; and 319 above moderate income units). With projected ADUs (112 units) and approved projects (Enclave at Cypress Grove), and Campus Town, the City has a remaining RHNA of 75 units (50 very low; 15 low or 66 lower; and nine moderate

income units). Under the existing Land Use policy, the City can accommodate 197 units (132 lower and 65 moderate income units) in the identified vacant and underutilized sites meeting its remaining RHNA of 75 units.

2023–2031 Timeframe and Objectives:

- Pursuant to AB 1397, amend the Zoning Code by the end of 2024 to permit residential use by right for housing development in which at least 20 percent of the units are affordable to lower income households if the sites meet one of the following conditions:
 - Sites that were identified in the fifth cycle Housing Element for meeting the lower income RHNA
 - Sites that are identified in the sixth cycle Housing Element to be rezoned to higher density for meeting the lower income RHNA (see below)
- Pursue adoption of the 2040 General Plan by the end of 2024
- Complete rezoning of sites inventory by the end of 2024 to implement the proposed Land Use policy. The rezoned sites will meet the requirements of Government Code 65583.2, including but not limited to a minimum density of 20 units per acre, minimum site size to permit at least 16 units on site, and zoned to allow ownership and rental housing by right in which at least 20 percent of the units are affordable to lower households. As part of the rezoning, appropriate income development standards (including but not limited to setbacks, lot coverage, height, and parking, among others) will be established to ensure the allowable maximum density of each zone can be achieved.
- Provide the residential sites inventory to interested developers.
- Pursue development of future growth areas and future specific plan areas through specific or master planning techniques. Ensure that residential development is considered in these areas to accommodate the appropriate mix of future housing needs in the community.

Financing: General fund

Responsible Agency: Community Development/Planning Division

- 6. Replacement Housing:** Seaside will require replacement housing units subject to the requirements of Government Code, section 65915, subdivision (c)(3) on sites identified in the sites inventory of this Housing Element when any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower income households at any time during the previous five years.

This requirement applies to:

- Non-vacant sites
- Vacant sites with previous residential uses that have been vacated or demolished

2023-2031 Timeframe and Objectives:

- By the end of 2024, as part of the comprehensive Zoning Ordinance update, establish the replacement requirements pursuant to State law. Specifically, mitigate the loss of affordable housing units by requiring new housing developments to replace all affordable housing units lost due to new development.

Financing: General Funds

Responsible Agency: Community Development/Planning Division

- 7. Monitoring of Residential Capacity (No Net Loss):** Future residential development in Seaside will occur primarily along mixed-use corridors, with the redevelopment of existing multifamily buildings, and in new growth areas. The City will monitor the development of residential and mixed use sites included in the inventory to ensure an adequate inventory continues to be available to meet the City’s RHNA obligations by income level, consistent with the No Net Loss requirements in Government Code Section 65863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining RHNA by income level, the City will ensure adequate capacity is provided in existing Seaside neighborhoods, Main Gate Specific Plan areas, the future growth areas, and/or future specific plan areas to accommodate the RHNA.

The City shall work with applicants of pipeline projects counted in the Housing Element sites inventory to facilitate development. The City shall coordinate with applicants on an annual basis to expedite remaining entitlements and support funding applications. The City shall monitor the progress made on these sites in the inventory and if entitlements expire, the City shall remove them from the approved project list, reclassify them as vacant/non-vacant opportunity sites, unless conditions are found that will preclude development in the planning period, and recalculate the capacity on the sites according to the methodology used in the sites inventory chapter. If determined that the City no longer has sufficient capacity to meet the RHNA by the end of 2027, the City will identify additional sites made available through General Plan update anticipated of be adopted by end of 2024 within 180 days.

2023-2031 Timeframe and Objectives:

- By the end of 2024, establish a formal procedure to comply with SB 166 (No Net Loss). If additional sites (such as through master planning in the future growth areas or future specific plan areas) are required to replenish the sites inventory, the sites shall be rezoned within 180 days when a shortfall in RHNA capacity is identified.

- 1,456 pipeline units (36 very low, 39 low, 35 moderate, 1,346 above moderate).

Financing: General fund

Responsible Agency: Community Development/Planning Division

- 8. Lot Consolidation:** Most of the City’s vacant and underutilized sites available for residential or mixed development in the near term are smaller and require lot consolidation/merger to facilitate developments with quality design and on-site amenities.

Currently, the City has provisions in the Zoning Ordinance to facilitate improvement on health and safety conditions and future development potential - two or more contiguous parcels may be merged by the City Council when the parcels are held by the same owner if:

- One of the parcels is undeveloped with structures, and
- At least one of the parcels is considered substandard due to size (less than 5,000 square feet), inconsistency with General Plan or applicable specific plan, or contains health and safety hazards.

To facilitate future development, the City will modify the lot consolidation program to remove the requirements for undeveloped parcel(s) and substandard lot size, and to develop mechanisms and incentives to encourage lot consolidation. Incentives to be considered may include increased density or Floor Area Ratio, height limit, reduced parking requirements, and/or streamlined processing of lot consolidation applications, etc.

2023-2031 Timeframe and Objectives:

- Encourage lot consolidation by assisting interested developers in identifying sites with consolidation potential.
- By the end of 2024, as part of the comprehensive update to the Zoning Ordinance to implement the General Plan, modify the lot consolidation requirements and establish incentives for consolidation.
- Promote lot consolidation incentives to property owners and developers.
- Require the merger of contiguous substandard lots of record when a property is developed or redeveloped.
- In the end of 2026, assess the effectiveness of incentives and actions in promoting the consolidation and development of small parcels, and make appropriate adjustments to facilitate lot consolidation **within 6 months.**

Financing: General fund

Responsible Agency: Community Development/Planning Division

- 9. Accessory Dwelling Units (ADUs):** Recognizing the potential of accessory dwelling units as an affordable housing option, the State has passed several significant measures to ease restrictions on these units. The City adopted a comprehensive update of its ADU provisions in April 2022 and again in March 2023 to ensure compliance with changes to Government Code Sections 65852.2 and 65852.22. The City website has a page dedicated to ADU Guide, which provides a step-by-step building permit process. The City has also made available three pre-approved plans for ADU. Plan check fees are waived for property owners who use the pre-approved ADU plans.

In 2021, the City allocated five acre-feet of water for owners to purchase to construct ADUs. The City’s ADU Guide provides a link for property owners to apply for additional water rights.

The City also secured \$1,000,000 in CalHome grant to implement an ADU Loan Program.

2023-2031 Timeframe and Objectives:

- Facilitate the development of 112 ADUs over eight years.
- Annually update the City website to provide ADU resources and technical guidance for the public.
- Inform ADU applicants that ADU units are subject to SB 329 and SB 222- rental unit cannot be denied based on source of income - by posting information on the City website and the ADU application by July 2024.
- Annually assess the availability of water rights for ADU construction.
- By the end of 2023, update City website to provide link to California Housing Finance Agency (CalHFA) ADU Grant Program that provides a \$40,000 grant for income-eligible homeowners to pay for pre-development expenses.
- By the end of 2024, implement the CalHome ADU Loan program, with the goal of facilitating providing loans for the construction of ten ADUs to be occupied by low income renters. Pursue additional funding at least every other year.
- Upon HCD’s review of the City’s Updated ADU Ordinance adopted April 2023, the City will amend its ADU ordinance if necessary to be consistent with ADU law by the end of 2024.

Financing: General fund

Responsible Agency: Community Development/Planning Division and Housing Program Manager

10. Housing on Faith-Based Properties: AB 1851, approved in 2020, encourages religious institutions to pursue housing development by allowing these institutions to eliminate up to 50% of their parking spaces for housing. Cities may not require churches to replace that parking. The City identified three church sites (five parcels) with vacant and underutilized land that could be suitable for moderate income housing.

The City will work to facilitate affordable housing in faith-based properties by creating a packet outlining land use and development information for affordable housing production on faith-based organization sites and provide that information, along with staff contact details, to owners and occupants of faith-based sites within the City at least every two years. The City will target outreach to faith-based properties in relatively higher median income areas.

2023-2031 Timeframe and Objectives:

- Create an informational packet and do initial delivery by April 2025 and then update and provide subsequent deliveries every two years thereafter.
- Target 35 units (10 in addition to the 25 units in the sites inventory) on faith-based properties in higher median income areas.

Financing: General fund

Responsible Agency: Community Development/Planning Division

11. **Development of Housing for Extremely Low Income Households and Special Needs Households:** The City will work to expand affordable housing opportunities, especially to extremely low income household and those with special needs (e.g., elderly, homeless, farmworkers, persons with disabilities, female-headed households).

2023-2031 Timeframe and Objectives:

- Consistent with State law that mandates the provision of housing for ELI households, the City will prioritize processing and funding allocation for projects that include units for ELI households.
- Consistent with State law that mandates the provision of housing for special needs households, the City will prioritize processing and funding allocation for projects that include units for special needs households.
- Beginning in 2024 and annually thereafter, pursue funding available at the State and Federal levels for affordable housing development. Specifically, pursue funding programs that target the needs of extremely low and very low income households.
- Provide letters of support to funding applications by developers if the proposed projects are consistent with the goals and objectives of this Housing Element, as requested.
- Annually outreach and coordinate with affordable housing developers.

Financing: General fund

Responsible Agency: Community Development/Planning Division

Housing Affordability and Protections

12. **Homebuyer Assistance:** With the dissolution of the redevelopment agency, the City has suspended its First-Time Homebuyer Program. However, the City recognizes the value its residents place on homeownership opportunities. The following homebuyer assistance programs offered by the California Housing Finance Agency (CalHFA) are available to Seaside residents:
- **CalHFA Conventional Loan Program:** This is a first mortgage loan insured through private mortgage insurance on the conventional market. The interest rate on the CalPLUS Conventional is fixed throughout the 30-year term.
 - **CalPLUS Conventional Loan Program:** This program is a conventional first mortgage with a slightly higher fixed interest rate than our standard conventional program. This loan is fully amortized for a 30-year term and is combined with the CalHFA Zero Interest Program (ZIP) for closing costs.
 - **MyHome Assistance Program:** This program offers a deferred-payment junior loan for an amount up to the lesser of 3.5 percent of the purchase price or appraised value to assist with downpayment and/or closing costs.

Seaside residents can apply for CalHFA programs through local loan officers who have completed training for these programs. CalHFA maintains a hotline and website to help residents identify local loan officers. First-time homebuyers must attend a homebuyer education course either online or in-person through NeighborWorks America or any HUD-approved housing counseling agencies. In March 2020, the City created a dedicated Housing page on its website to provide links to various housing resources, including homebuyer assistance.

2023-2031 Timeframe and Objectives:

- Periodically update the City website to promote resources available to first-time homebuyers.
- Annually explore and pursue funding opportunities to reinstate homebuyer assistance programs with the goal of assisting ten households.
- Continue supporting ECHO First Time Homebuyer Counseling services in Seaside.

Financing: None required

Responsible Agencies: Community Development/Housing Program Manager

13. Housing Choice Voucher Program: The Housing Choice Voucher (HCV) program provides rental subsidies to extremely low and 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 (HACM) administers the Housing Choice Voucher Program for Seaside.

2023-2031 Timeframe and Objectives:

- Support HAMC's efforts to pursue additional funds and petition for higher payment standards.
- Promote the use of HCVs, with the goal of maintaining HCV assistance to 215 households, and increasing the use of vouchers by 10% over eight years
- Work with ECHO Housing, the City's Fair Housing service provider to educate tenants and landlords regarding the State's new source of income protection, which covers the use of HCVs and other public assistance for rent payments.

Financing: Section 8

Responsible Agencies: HACM

14. Preservation of Publicly Assisted Low Income Housing: The City has an inventory of 447 rental units in five developments that are deed-restricted as affordable housing for lower income households. None of these units are considered at risk of converting to market rate in the next ten years.

In 2021, the City created an affordable housing development non-profit called Seaside Housing Collaborative whose mission is to conceptualize, plan, entitle, construct, acquire, sell or lease affordable housing up to and including workforce housing within the City of Seaside.

2023-2031 Timeframe and Objectives:

- **Monitor Units at Risk:** The City will keep in regular contact with the five projects with affordable units to monitor any change in status or intent to maintain the projects as affordable housing. 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 any of these projects files 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, including receiving proper noticing. New State law requires noticing the tenants three years, one year, and six months ahead of conversion.
- **Work with Potential Priority Purchasers:** Work with Seaside Housing Collaborative to pursue acquisition/rehabilitation opportunities.

Financing: None required.

Responsible Agencies: Community Development/Housing Program Manager

15. Affordable Housing Development: The proposed General Plan introduces higher density mixed use development opportunities in the community. To implement the City’s proposed General Plan and West Broadway Urban Village Specific Plan, and to promote a jobs-housing balance in the community, the City will pursue mixed use and residential developments in strategic areas.

2023-2031 Timeframe and Objectives:

- By the end of 2024 and as part of the comprehensive update to the Zoning Ordinance, through a form-based code approach, establish appropriate development standards and incentives to facilitate mixed use developments and residential development in mixed use neighborhoods. Specifically, in addition to the State-mandated density bonus, the City may consider other incentives and concessions, such as:
 - Increased lot coverage;
 - Reduced setback requirements;
 - Reduced parking requirements;
 - Increased permissible building heights;
 - Increased FAR;
 - Commercial Linkage Fee; and
 - Reduced impact fees.
- By the end of 2024 and as part of the comprehensive update to the Zoning Ordinance, establish objective standards to accommodate SB 35 streamlining of affordable housing projects.

- Annually contact affordable housing developers to promote new opportunities and incentives for affordable housing development in the City.
- Facilitate the development of 100 affordable housing units for lower income households, prioritizing funding for projects that include affordable housing for extremely low income households and those with special housing needs:
 - Support funding applications for affordable housing by private developers provided the proposed projects are consistent with the City’s General Plan and other specific plans.
 - As funding permits, provide financial assistance to affordable housing development using the City’s Inclusionary Housing In-Lieu fee and Transient Occupancy Tax collected from short-term rentals.
 - Assist developers identifying available sites for affordable housing.

Financing: Inclusionary Housing In-lieu Fee

Responsible Agencies: Community Development/Housing Program Manager

16. Density Bonus Ordinance: The City’s Density Bonus Ordinance works with the City’s Inclusionary Housing Program to facilitate affordable housing development. However, the Density Bonus Ordinance has not been updated to reflect recent changes in State law. These include:

- **AB 2222:** Eliminates density bonuses and other incentives previously available unless the developer agrees to replace pre-existing affordable units on a one-for-one basis. Increases the required affordability period from 30 years to 55 years for all density bonus units. Furthermore, if the units that qualified an applicant for a density bonus are affordable ownership units, as opposed to rental units, they must be subject to an equity sharing model rather than a resale restriction.
- **AB 2501:** Makes changes to: the timeline for processing application for a density bonus; electing to accept no density increase; and determining the value of concessions and incentives.
- **AB 2556:** Clarifies the replacement requirements as established by AB 2222.
- **AB 2442:** Requires a density bonus be granted for a housing development if applicant agrees to construct housing for transitional foster youth, disabled veterans, or homeless person.
- **AB 1934:** Provides a density bonus to a commercial development if the developer enters into an agreement for partnered housing either as a joint project or two separate projects encompassing affordable housing.
- **AB 1763:** Density bonus and increased incentives for 100 percent affordable housing projects for lower income households.
- **AB 1227:** Density bonus for student housing development for students enrolled at a full-time college, and to establish prioritization for students experiencing homelessness.

- **AB 2345:** Revised the requirements for receiving concessions and incentives, and the maximum density bonus provided from 35 percent to 50 percent.

2023-2031 Timeframe and Objectives:

- By the end of 2024 and as part of the comprehensive update to the Zoning Ordinance, the City will update its density bonus provisions to be consistent with State law.

Financing: General fund

Responsible Agencies: Community Development/Planning Division

17. Inclusionary Housing Program: Inclusionary housing is an important tool in the City to facilitate the development of affordable housing for very low, low, and moderate income households. To ensure that the City flexibly responds to the market conditions, the City reviews development applications on a case-by-case basis to assess the obligations under the City’s Inclusionary Housing Program and determines the necessary incentives and/or concessions required to enhance project feasibility and design. If appropriate, payment of an in-lieu fee is offered as an option of fulfilling the inclusionary housing requirement.

2023-2031 Timeframe and Objectives:

- Continue to implement the Inclusionary Housing program.
- Review the Inclusionary Housing Program with the Density Bonus Ordinance (Program 13) to ensure consistency with State law by the end of 2024. If inconsistencies are identified, initiate Zoning Ordinance revisions within six months.
- Annually monitor development trends and market conditions to assess the effectiveness of the Inclusionary Housing program.

Financing: General fund

Responsible Agencies: Community Development/Planning Division

Remove Potential Constraints

18. Parking Standards: While most of the City falls within ½ from transit and be eligible for no parking minimums under AB 2097, current requirements for garage/covered parking for all unit types, including multifamily and condominiums may be a potential constraint for development. The City will review these requirements and address them as part of the comprehensive Zoning Ordinance update. Specifically:

- Requirements for attached single-family units (condos and townhouses) requiring two spaces within a garage plus one space for guest parking;
- Guest parking requirement (one space per unit) may in multi-family development.

2023-2031 Timeframe and Objectives:

- By 2024 and as part of the comprehensive update to the Zoning Ordinance, review garage/covered parking requirements for all unit types and guest parking requirements for multi-family housing. Establish appropriate parking standards to ensure maximum density can be achieved in each zone.

Financing: General fund

Responsible Agencies: Community Development/Planning Division

19. Multi-Family and Mixed Use Development Standards and Design Guidelines: Multi-family and mixed use construction in the City is required to undergo architectural review. The City is adopting a form-based code approach, with objective design standards, to guide multi-family and mixed use development in the City. In addition, the City will establish appropriate development standards to ensure maximum density can be achieved in each zone. Specifically, guest parking of one space per unit can be a constraint to multi-family and mixed use development and, FAR of 0.45 in RM and RH can be a constraint to multi-family development. Except as otherwise required by state law (e.g. density bonuses/waivers and concession, CEQA exemptions, etc.), objective development and design standards will be used in place of approval findings.

2023-2031 Timeframe and Objectives:

- By the end of 2024, establish objective design standards on site planning, massing and scale, and architecture features for multi-family and mixed use development. Establish appropriate development standards (parking, height, setbacks, FAR, etc.) to ensure maximum density can be achieved in each zone. Remove FAR requirements in residential zones. As part of this update, the City will establish thresholds (number of units) to move projects to a ministerial process that does not require public hearings or discretionary decisions.

Financing: General fund

Responsible Agencies: Community Development/Planning Division

20. 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, but not the RH zone. As part of the Zoning Ordinance update, the City will prohibit new single-family housing in the RH zone as a strategy to preserve residential capacity for multi-family housing.

2023-2031 Timeframe and Objectives:

- By the end of 2024 and as part of the comprehensive update to the Zoning Ordinance, prohibit single-family housing in the RH zone (market-rate or affordable).

Financing: General fund

Responsible Agencies: Community Development/Planning Division

21. Adequate Water Supply for the Development of New Housing: There is currently only a limited amount of water to support additional development on the Monterey Peninsula. However, the City has taken steps to ensure that projects supporting new housing have access to water. For example, the City has allocated five acre-feet of water for ADUs. On average, each ADU that requires water receives an allocation of 0.03 acre feet. Therefore, the City has sufficient water for 166 ADUs. So far 1.413 acre-feet have been allocated for finalized ADU permits. This leaves 3.587 acre-feet remaining for an additional 119 ADU units. Both pipeline projects (Campus Town and Parker Flats/Nurses Barracks) also have water allocations.

In addition, the City has sufficient water allocation within the Cal Am service area to facilitate development of the remaining RHNA of 75 units, as each new unit would require 0.053 acre feet of water per unit (which would be a total of 3.975 acre feet for 75 units) and the City currently has an unallocated balance of 26.709 acre feet, of which 8.0858 acre feet have not been allocated to any specific project. The City has the ability to allocate this water to projects once they are ready to approve via Resolution and does not require approval by any outside entity to make this adjustment. Therefore, the City has sufficient water to meet its RHNA allocation. The City is actively working with other jurisdictions and agencies to maintain and augment the existing water supply.

2023-2031 Timeframe and Objectives:

The actions below do not have a specific timeline as they have been a persistent issue and represent ongoing activities. However, the City engages in recurring activities to further these objectives, such as the Mayor's participation in the monthly Water District Board Meetings and staff's monthly attendance at the Marina Coast meetings.

- **Annually** support efforts by the MPWMD to expand the water supply with new water sources being earmarked for development.
- **Annually** work to have the MPWMD and MCWD reverse its policy decision of prohibiting the transfer of water credits from one property to another.
- **Annually** continue to work with MPWMD and MCWD to develop water conservation methods (e.g., low flow fixtures, instant hot water heaters, cisterns/rain gardens) to augment water for new development projects.
- Pursuant to AB 1087, **annually** work with MPWMD to establish a procedure to prioritize water allocation for developments that include units set aside as affordable housing for lower income households, including affordable housing within larger, mixed use developments and larger residential subdivisions.
- **Within one week of** adoption of the Housing Element, provide a copy of the Element to MPWMD and MCWD for greater awareness of affordable housing priorities and collaboration, in compliance with AB 1087.
- Pursue various strategies¹ to secure water for Seaside's future development, including **but not limited to:**
 - Private water: On an **annual** basis, the City will monitor opportunities where the use of private water may be beneficial to accomplish housing objectives. As of May 2023, the City is finalizing an agreement with California American Water Company regarding the use of stored water credits for Ascent Broadway project, an approved project with 106 residential units. The project has been stalled primarily by the Regional Water Quality Control Board order 95-10 which

¹ The City cannot anticipate how much water can be generated from the strategies below though the Monterey Peninsula Water Management District has stated that with the Pure Water Monterey "the is more than enough water to supply Cal Am's local service area for at least the next 30 years." https://www.montereycountyweekly.com/news/local_news/how-much-water-does-the-peninsula-need-to-remove-the-shackles-of-water-poverty/article_12fa294a-bb06-11ee-a464-bfa66d49a42f.html

prohibits California American Water from serving parcels where there is new increased development without having identified an additional water supply.

- In-Lieu Storage and Recovery Program: Annually, explore with MCWD opportunities for increased use of recycled water. The City began work to divert potable water from the Bayonet and Black Horse Golf Course in January 2020. Specifically, the City Council approved an approximately \$7.5 million capacity fee to Marina Coast Water District to bring recycled water to the golf course for the In-Lieu Storage Program, which allows Seaside to accrue water storage credits for the recycled water placed on the golf course. Some of this stored water credit is made available to the Ascent Broadway project.
- Diverting potable water used at the Bayonet and Black Horse Golf Course: This strategy was given approval by a judge in October 2019 and the City began work on this in January 2020.
- Pure Water Monterey: The Pure Water Monterey project provides a clean, safe and sustainable source of water for Monterey County. It emphasizes advanced water recycling technology, replenishment of the groundwater supply and protection of the environment.
- California American Water Desalination Project: In November 2022, the California Coastal Commission approved the desalination project. California American Water plans to build the plant to pump ocean water, desalinate it and provide drinking water to 100,000 people on the Monterey Peninsula.
- The City will annually monitor all efforts to augment the existing water supply and secure additional water for development, including but not limited to private water availability, the City's In-Lieu Storage and Recovery Program, Pure Water Monterey and the Cal-Am Desalination Project. Mid-way through the planning period, the City will evaluate the success of these efforts in maintaining and providing adequate water supply to support development of sites as anticipated in the inventory. If the City is not on track to provide adequate supply for the identified sites, the City will identify and implement additional strategies to secure water for development within 6 months.

Financing: None required.

Responsible Agencies: Community Development/Planning Division; City Engineering; Seaside Municipal Water Company; CalAm; MPWMD; and MCWD.

22. Planning and Development Fees: Fees for a single-family residence or for a multi-family unit constitute no more than 10% of the building valuation (excluding land cost). However, some fees in the City are greater than in neighboring jurisdictions and may be a constraint to development.

2023-2031 Timeframe and Objectives: The City will prepare a Comprehensive Fee Study to review fees during the planning period and make amendments as necessary during the Zoning Ordinance update by the end of 2024.

Financing: General fund

Responsible Agencies: Community Development/Planning Division

Housing Opportunities for Special Needs Residents

23. Housing for Extremely Low Income and Special Needs 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 and special needs households (including persons with developmental disabilities).

2023-2031 Timeframe and Objectives: By the end of 2024 and as part of the comprehensive update to the Zoning Ordinance, address the following housing-related code amendments:

- **Transitional and Supportive Housing:** Transitional housing is defined in Government Code Section 65582(h) as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

Supportive housing means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Target population means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, other chronic health conditions, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people (California Government Code Sections 65582(f) and (g)).

The City will amend the Zoning Ordinance to define transitional and supportive housing pursuant to California Government Code and to permit such housing in all zones where residential uses are permitted, subject to the same development standards and permitting processes as the same type of housing in the same zone.

Pursuant to new State law (AB 2162), the Zoning Ordinance will be amended to permit supportive housing by right where multi-family housing (including the Mobile Home Park zoning) is permitted. Other specific provisions include:

- The City is required to notify the developer whether the application is complete within 30 days of receipt of an application to develop supportive housing.
 - After the application is complete, the City shall complete its review of the application within 60 days for smaller projects (50 or fewer units) and 120 days for larger projects (more than 50 units).
 - The City shall not impose any minimum parking requirements for units occupied by supportive housing residents if the development is located within ½ mile of a public transit stop.
- **Parking Requirements for Small Residential Care Facilities:** State law states that residential care facilities serving six or fewer residents may not be subject to

stricter zoning standards than other residential uses. Therefore, the parking requirements in Zoning Ordinance Table 3-8 for residential care facilities should be modified to clarify this requirement. Currently, Table 3-8 does not differentiate parking requirements between small (six or fewer persons) and large facilities and are stricter than those required of other similar residential uses.

- **Residential Care Facilities that Do Not Require Licensing:** The City's Zoning Ordinance is silent on residential care facilities that do not require state licensing and therefore does not regulate these uses that are not governed by State laws. The City will amend the Zoning Code to specify that residential care facilities that do not provide licensable services are permitted as regular residential uses, subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to similar residential uses in the same zones.
- **Use Permit Findings for Licensed Large Residential Care Facilities:** Licensed large residential care facilities (of more than six) are currently permitted via a Use Permit in the RS, RM, RH, and CC zones. In order to obtain a Use Permit the five findings must be found by the Planning Commission (Section 17.62.070 of the Zoning Ordinance). The City will amend the zoning ordinance, and replace the CUP, to ensure that residential care facilities for seven or more persons (regardless of licensing) are allowed in all zones that allow residential uses and only subject to requirements of other residential uses of the same type in the same zone and generally applicable, nondiscriminatory health, safety, and zoning laws that apply to all single-family and multifamily residences. This use by right does not exempt the facilities from complying with permitting/licensing requirements from County, State, or Federal agencies.
- **Reasonable Accommodations:** The City of Seaside currently processes requests for reasonable accommodation for disabled persons via a Minor Use Permit. This procedure is considered potentially constraining to housing for persons with disabilities as the public hearing process before the Zoning Administrator adds time and costs to disabled applicants. The City will amend the reasonable accommodation procedure, including replacing the minor use permit process, to provide flexibility in the planning application and development regulations for disabled residents via an administrative procedure consistent with fair housing requirements. The procedure will specify eligibility, standards and regulations covered by the reasonable accommodation procedure, and extent of relaxation provided. Persons can appeal decisions directly to Director. The review authority will be the director, not an elected body.
- **Single-Room Occupancy (SRO):** SRO units are one-room units intended for occupancy by a single individual. They are distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many modern SROs have one or the other. Currently, the City's Zoning Ordinance does not contain provisions for SRO housing. The City will amend the Zoning Ordinance to conditionally permit SRO housing in the Commercial Mixed Use (CMX) zone. The Zoning Ordinance amendment will also include objective design standards to facilitate SRO housing in CMX zone.
- **Employee Housing:** The California Employee Housing Act requires that housing for six or fewer employees be treated as a regular residential use. The Employee

Housing Act further defines housing for agricultural workers consisting of 36 beds or 12 units be treated as an agricultural use and permitted where agricultural uses are permitted. However, the City has no agricultural zones and no zones permit commercial agricultural activities. The City will amend the Zoning Ordinance by 2024 to include provisions for housing for six or fewer employees.

- **Emergency Shelters:** In February 2018, the City amended the Zoning Ordinance to provide for the Category 3 shelters (50 bed max, 300 feet separation, one parking space per staff) to permit emergency shelters by right without discretionary review in the Community Commercial (CC) zone and in Census Tract 137. Census Tract 137 covers Commercial Mixed Use (CMX), CC, and High Density Residential (RH) properties, conforming with AB 2339 requirements that zoning designations identified to allow emergency shelters as a permitted use without a conditional use or other discretionary permit must allow residential uses. Based on the general guidance of new State law AB 2339, an average of 200 square feet of space is recommended per person. With an unsheltered population of 90 and maximum shelter limit of 50 beds, two shelters of up to 10,000 square feet each would be needed to accommodate the City's unsheltered population. As of 2023, at least 1.9 acres of vacant and underutilized sites are available in the CC zone, adequate to accommodate the City's unsheltered homeless population of 90 persons as of January 2022. Within Census Tract 137, a range of underutilized commercial and residential properties offer potential for adaptive reuse or new construction of emergency shelters.
 - Updates to the Zoning Ordinance must include an updated definition of emergency shelters pursuant to AB 2339 to include other interim interventions, including but not limited to navigation centers, bridge housing, and respite or recuperative care.
 - Also, the City conditionally permits for shelters catering to various subpopulations in different residential zones: Category 1 (families or women and children) in RS-8 and R-12 and Category 2 (men and women) in RM zones. Recognizing that regulating these facilities based on gender and familial status constitutes a breach of fair housing laws, the City will amend the Zoning Ordinance to eliminate these categories so that shelters for any household type are conditionally permitted in RS-8, R-12, and RM zones.
- **Low Barrier Navigation Center (LBNC):** A LBNC is defined as a Housing First, low barrier, temporary, service-enriched shelter focused on helping homeless individuals and families to quickly obtain permanent housing. Low barrier includes best practices to reduce barriers to entry, such as allowing partners, pets, storage of personal items, and privacy (Government Code §65660). AB 101 requires that a LBNC be a use by right in areas zoned for mixed use and nonresidential zones permitting multi-family uses if it meets specified requirements, including: 1) access to permanent housing; 2) use of a coordinated entry system (i.e., the Homeless Management Information System); and 3) use of Housing First according to Welfare and Institutions Code §8255.

Financing: General fund

Responsible Agencies: Community Development/Planning Division

24. Housing Facilities and Services for the Homeless: The 2022 County Point-in-Time Count of the homeless estimates 90 unsheltered homeless persons in Seaside. The City has established a committee to oversee funds from the General Fund for the provision of services for the homeless. The City also utilizes CDBG funds to support homeless services and facilities.

2023-2031 Timeframe and Objectives:

- Annually, evaluate the homeless needs and gaps in services and facilities and allocate funding via the homeless committee and CDBG program.
- Assist 800 lower income residents and those with special needs annually.

Financing: General fund; CDBG

Responsible Agencies: Community Development

Affirmatively Furthering Fair Housing

A detailed assessment of fair housing in Seaside is located in the Technical Appendix to this Housing Element. The City will undertake a series of actions to further fair housing in the community. These actions are summarized in Table 1 and work in concert with the City's various housing programs outlined in this Housing Element. Table 1 references actions to specific census tracts. Figure 1 identifies those housing tract geographic boundaries.

25. Fair Housing Outreach and Education: The City will utilize qualified fair housing service providers to conduct outreach and education to the community regarding fair housing.

2023-2031 Timeframe and Objectives:

- Continue to provide CDBG funding to continue ECHO's work in Seaside. Refer households experiencing housing instability or crisis to the appropriate agency and resources.
- Ensure ECHO's in-person outreach efforts consider the characteristics of the special needs populations (lower income, Hispanic, elderly, persons with disabilities, language spoken) and their location (Census Tracts 137) by:
 - Ensuring in-person outreach is done in CT 137
 - Making outreach materials available in Spanish
- Reviewing outreach effectiveness quarterly.
- Update City website to provide bilingual information regarding fair housing rights and resources.
- Update the Zoning Ordinance by 2024 to comply with State housing laws regarding housing for special needs.
- Ensure ECHO includes outreach and education of the State's Source of Income Protection (SB 329 and SB 222), defining public assistance including HCVs as legitimate source of income for housing.

Financing: General fund; CDBG

Responsible Agencies: Community Development

26. Anti-Displacement Strategy: The City is committed to preserving housing stability and affordability for its renter households and providing assistance to businesses so that they can stay and thrive in Seaside.

Residents in Census Tract 137 are at increased risk of displacement as displacement forces (investments, rising housing costs, limited affordable housing opportunities) disproportionately impact lower income households, minority households, and households already experiencing cost burdens and overcrowding. To ensure existing residents in Census Tract 137 can remain and benefit as the neighborhood improves the City will:

- Create a listing of affordable units available Citywide and posting in the City website,
- Include portal for providers to report vacancies.
- Inform residents of online registry during targeted outreach events (by ECHO and during Parks Master Plan development).
- Provide Housing Authority of the County of Monterey (HACM) with updates on vacancies.
- Provide a link to the Monterey County Housing Authority's Portfolio Directory.
- Partner with nonprofits that serve underserved residents within the City to share information on fair housing and tenant rights. The City will create a fair housing informational flyer including Fair Housing Rights and resources available to distribute to local non-profits. Educational flyers will be in English and Spanish.
- Educate development community and tenants about first right of refusal requirements per the City's Inclusionary Housing policy by posting this information on the City's fair housing webpage and including this information on informational flyer to be shared with nonprofit partners.
- Establish procedures to implement SB 330, including replacement requirements
- Collaborate with non-profits to pursue acquisition/rehabilitation of affordable housing beyond those at-risk.
- Promote the Housing Authority of Monterey County's Emergency Housing Voucher Program, and other Housing Choice Voucher Programs, to tenants at-risk of displacement.

The West Broadway Urban Village Specific Plan (WBUVSP) promotes higher density and mixed-use redevelopment in CT 140 with the intention of expanding housing and job opportunities. However, this initiative may also pose a risk of displacement for businesses operating in the area. The City will ensure existing businesses in CT 140/WBUVSP area benefit from redevelopment by:

- Annually conducting on-site multi-lingual outreach to small businesses. About two to three times a month, a dedicated outreach staff member makes on-site visits to educate small business owners regarding potential financing and access to low-cost capital
- Annually organizing Community Business Meetings to be based on a specific topic and to obtain feedback.
- Increase the visibility of the Economic Development staff located within the West Broadway Urban Village.
- Researching potential providers of technical assistance to small businesses.

In addition, the City will adopt a multi-pronged anti-displacement strategy to work to relieve displacement pressures caused by the increasing income gap and increasing

housing costs in the City. The strategy will include measures that encourage affordable housing production, work to preserve existing affordable housing, and protect current residents from displacement in rapidly changing portions of the city, particularly in Census Tracts 137 where cost burdens coincide with poverty rates, overcrowding, and a predominant population of Hispanic residents. The City will also work to reduce/avoid displacement of local businesses in Census Tract 140.

The anti-displacement strategy may include, but is not limited to, the following potential efforts:

- **Production:** Through the General Plan update, increase multifamily residential and mixed-use opportunities in throughout the city beyond capacity to meet the RHNA; allow duplexes, triplexes, and multiple JADUs in lower density high resource areas.
- **Preservation:** Establish partnership with Front Porch to support and promote housing sharing services; create partnerships with the Housing Authority to support acquisition of affordable units at-risk of conversion to market rate; identify a code enforcement specialist on staff that can provide technical assistance and information to property owners of lower income units to address code enforcement issues; seek funding to support rehabilitation of substandard multifamily units; restrict conversion of existing units occupied by lower-income households to short term rentals; require replacement of all lower income units lost due to redevelopment.
- **Protect Current Residents through Engagement:** Develop an engagement strategy and work with a fair housing service provider to disseminate information on tenant protections (especially source of income, and State rent stabilization and just cause eviction regulations) and available resources. Work to reduce/avoid displacement of local businesses during redevelopment; establish a single point of contact for technical/relocation assistance for business owners.

In developing the Strategy, the City shall discuss issues, opportunities, and potential anti-displacement measures with the public through a minimum of three events targeting the Census Tracts 137 and 140. Outreach will take into account the high rates of linguistic isolation in these areas and provide materials in Spanish.

2023-2031 Timeframe and Objectives:

- Complete targeted engagement in 2024-2025; adopt Anti-Displacement Strategy by the end of 2025.

Financing: General fund; CDBG

Responsible Agencies: Community Development

Figure 1: Seaside Neighborhood Census Tract Map

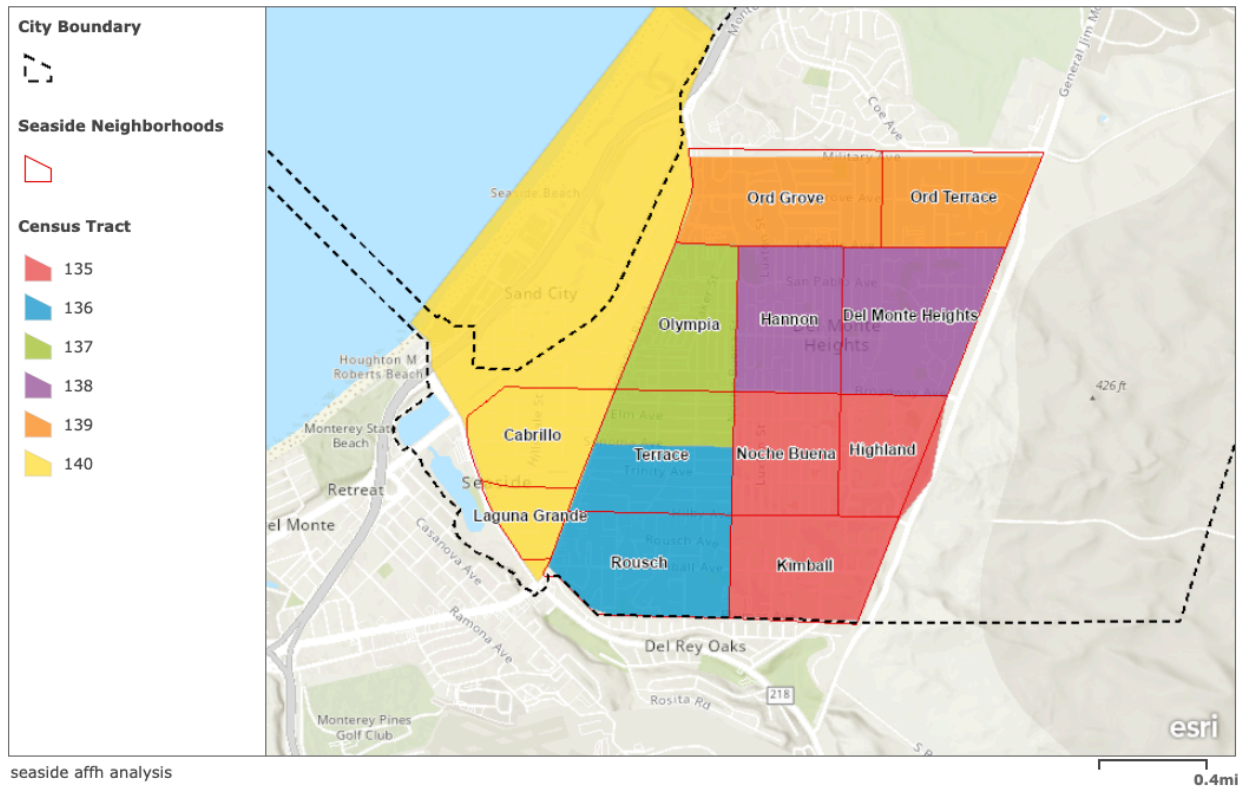


Table 1: Summary of AFFH Actions

Program	Actions	Timing	Geographic targeting	Metrics	
Outreach and Enforcement					
Program 21: Fair Housing Services	Continue to provide CDBG funding to continue ECHO’s work in Seaside. Refer households experiencing housing instability or crisis to appropriate agencies and resources.	Annually	Citywide but ensure that outreach is done in an intentional manner in 137.	Increase fair housing inquiries and referrals based in CT 137 by 10%	
	Ensure ECHO’s in-person outreach efforts consider the characteristics of the special needs populations (lower income, Hispanic, elderly, persons with disabilities, language spoken) and their location (Census Tracts 137) by: <ul style="list-style-type: none"> - Ensuring in-person outreach is done in CT 137 - Making outreach materials available in Spanish Reviewing outreach effectiveness quarterly.	Starting Q1 2024			
	Update City website to provide bilingual information regarding fair housing rights and resources. Ensure website contains a summary of the Fair Employment and Housing Act (FEHA) and lists the protected characteristics outlined in this law.	Q1 2024			
	Update the Zoning Code to comply with State housing law.	By end of 2024	Citywide		Update the City Zoning Code to adhere with state housing element law.
	Ensure ECHO includes outreach and education of the protected characteristics under FEHA as well as the State’s new Source of Income Protection (SB 329 and SB 222), defining public assistance including HCVs as legitimate source of income for housing.	2023-2031	Citywide		Increase voucher use by 10%. And/or decrease discrimination complaints

Program	Actions	Timing	Geographic targeting	Metrics
				based on source of income by 10%.
Encouraging development of new affordable housing in high-resource areas				
Program 5: Adequate Sites for RHNA and By-Right Approval	Develop new housing opportunities throughout the City by supporting the Seaside Housing Collaborative and identifying additional potential development partners and sites.	Annually	Citywide	Pursue development of 141 lower income units.
Program 9: Accessory Dwelling Units	Facilitate the development of 112 ADUs over eight years. Advertise the availability of Pre-approved ADU plans. Provide water rights for deed-restricted ADUs.	2023-2031	Citywide, with emphasis in lower density neighborhoods	Facilitate development of 112 ADUs Through the CalHome ADU Loan program, assist ten low income tenants.
	Implement CalHome ADU Loan program	2024	Citywide, with emphasis in lower density neighborhoods	

Program	Actions	Timing	Geographic targeting	Metrics
Enhancing mobility strategies and promoting inclusion for protected classes				
Program 11: Housing Choice Voucher Program Program 21: Fair Housing Outreach and Education	Landlord outreach to expand the location of participating voucher properties and increase mobility of households to tracts closer to transit by: <ul style="list-style-type: none"> • Educating existing landlords in CT 135 and attract new property owners outside of CT 135. • Host landlord fairs in city community centers and listening sessions in partnership with other Housing CBOs. Develop outreach and education materials to combat source-of-income stigma via targeted outreach campaign.	By the end of 2024	Citywide, with emphasis in higher income areas	Hold at least one landlord fair/year. Develop at least one landlord pamphlet and infographic by the end of 2024. Distribute to partners digitally. Maintain HCV assistance to 215 households, and increasing the use of vouchers by 10% over eight years
Program 9: Accessory Dwelling Units	Inform ADU applicants that ADU units are subject to SB 329 and SB 222- rental unit cannot be denied based on source of income- by posting information on the City website and the ADU application.	Begin Q1 2024	Citywide, with emphasis in higher income areas	Facilitate the development of 112 ADUs over eight years. Promote the use of HCVs for ADUs (target 5 units over eight years).
Program 10: Homebuyer Assistance	Build generational wealth by supporting homeownership opportunities. <ul style="list-style-type: none"> - Continue supporting ECHO First Time Homebuyer Counseling services in Seaside - In 2024, evaluate continued support for ECHO or similar service providers during the Consolidated Plan process. - Identify and pursue funding sourced from HCD and HUD, as well as partnerships with non-profits and lenders to provide homebuyer assistance. 	Annually	Citywide	Reinstate Homebuyer Program and offer assistance to 10 households. And/or increase homeownership rates for residents in tract 137.

Program	Actions	Timing	Geographic targeting	Metrics
	Pursue available grant funding resources in 2024 to reinstate the Homebuyer Assistance Program and include information about the program in the planned targeted outreach events in CT 137 if funding is awarded. If funding is awarded, begin implementation within one year or according to grant agreement.			
Place-Based Strategies				
AFFH Actions: Community Development	Invest in improvements in low-income, racially segregated communities, especially Census tract 137, by <ul style="list-style-type: none"> - Prioritizing basic infrastructure improvements (e.g., water, sewer) - Targeting acquisition and rehabilitation to vacant and blighted properties in this tract Prioritize capital improvement projects in this census Tract 137.	2023-2031	LMI Tracts and Census Tract 137	One public improvement project annually.
	Complete the following planned improvement projects with components within Census Tract 137: <ol style="list-style-type: none"> 1. Fremont Center Medians - Design phase underway, construction phase estimated to start in the Fall of 2024 2. Broadway Ave Corridor Improvements - Design phase underway, construction phase estimated to start in the late-Fall of 2025 3. FOG Program Development - Citywide program. Development of a FOG program with staff training to inspect 	2023-2031	Census Tract 137	Complete all six projects.

Program	Actions	Timing	Geographic targeting	Metrics
	<p>food service establishments for compliance with FOG regulations. Program Development estimated to be completed in April 2024</p> <p>4. Stormwater Master Plan Update - Citywide project. Project underway, estimated completion date is May 2024.</p> <p>5. Bike-Safe Grate Upgrades - Citywide project. Design phase underway, construction phase estimated to start in the Summer of 2024</p> <p>6. Street Sign Upgrades - Citywide project. Upgrades to take place between April-June 2024.</p>			
	Conduct proactive community engagement; continue to educate the community about health and safety codes via increased outreach, especially in Census Tract 137.	Begin Q1 2024	Census Tract 137	Resolve 15 percent of compliant cases in CT 137
	Implement the City’s CalHome ADU Loan Program. Ensure program outreach is conducted in Census Tract 137.	By Q3 2024	Census Tract 137	Issue ten loans for ten ADUs for low-income renters. Have ten Certificates of Occupancy issued by the end of the 6 th Cycle.
	Recruit residents from CT 137 to serve on boards, committees, task forces and other local government decision-making bodies.	Begin Q1 2024	CT 137	Provide expanded advertisements for the positions to increase applications from residents in CT 137.
AFFH Actions: Broadway Avenue Complete Streets Project	<p>Begin construction/complete Broadway Avenue Complete Streets Projects.</p> <p>Implement non-infrastructure programming designed to increase the shift to active</p>	Anticipated construction starting in FY 25/26	CT 137	Complete the Broadway Avenue Complete Streets Project (one project).

Program	Actions	Timing	Geographic targeting	Metrics
	transportation modes and long-term behavior change.			
AFFH Actions: Supportive Services for Special Needs	<p>The City of Seaside provides various youth programs and is continually evaluating opportunities to expand. Programs include:</p> <ul style="list-style-type: none"> - CHAMP Program, administered by the Seaside Police Department provides mentorship to Seaside Youth - Youth Employment Program, administered by the Seaside Recreation Department, provides youth ages 15-18 with first time paid job experience during the summer in conjunction with resume and job search support. - Police Youth Diversion Program, administered by the Seaside Police Department and Monterey Peninsula Unified School District prevents youth from entering the justice system by providing them with positive alternatives and counseling. - VIP Program, administered by the Recreation Department, provides teens with an opportunity to gain work experience and skills while earning community service hours. - Workshops: The Seaside Recreation Department hosts monthly workshops for local teens. Topics include but are not limited to Financial Health, Youth Employment Opportunities, and Job Readiness. <p>The City will:</p>	By Q1 2024	Program available Citywide but with targeted outreach to CT 137.	Benefit 1,475 Citywide and begin tracking enrollment from children in CT 137 to ensure access to services.

Program	Actions	Timing	Geographic targeting	Metrics
	<ul style="list-style-type: none"> - Continue to engage in bilingual outreach and provide program materials in English and Spanish. - Identify ways to target outreach with community partners and school sites. 			
AFFH Actions: Digital Divide	<p>Taking action to close the digital divide by considering the needs of residents in Census Tract 137 if funding becomes available for the Seaside Broadband Master Plan.</p> <p>If funding becomes available, Seaside Broadband Master Plan outreach process to include active outreach to CT 137.</p>	Pursue funding annually	CT 137	<p>ACS 2020 five-year estimates, 748 households do not have internet access (223 of them in CT 137). Reduce the number of households without internet access by 50 percent.</p>
Anti-Displacement				
AFFH Actions: Tenant Protection and Anti-Displacement	<p>Ensure existing residents in Census Tract 137 can remain and benefit as the neighborhood improves by:</p> <ul style="list-style-type: none"> - Creating a listing of affordable units available Citywide and posting in the City website - Including portal for providers to report vacancies - Include information on City's website on County resources <p>Inform residents of online registry during targeted outreach events (by ECHO and during Parks Master Plan development).</p> <p>Provide Housing Authority of the County of Monterey (HACM) Mon with updates on vacancies.</p> <p>Help residents transition to their new homes when displacement cannot be prevented providing with link to the Monterey County Housing Authority's Rental Registry.</p>	<p>Begin registry in Q2 2024 and update on an ongoing basis. Utilize registry to notify residents as part of outreach strategy.</p> <p>Provide link to HAMC by Q2 2023</p>	<p>CT 137</p> <p>N/A</p>	<p>Create listing by Q2 2024. Update quarterly, every 3 months, annually.</p> <p>Provide updates to Housing Authority quarterly.</p> <p>100% displaced residents housed</p>

Program	Actions	Timing	Geographic targeting	Metrics
	<p>Partner with nonprofits that serve underserved residents within the City to share information on fair housing and tenant rights. The City will create a fair housing informational flyer including Fair Housing Rights and resources available to distribute to local non-profits.</p> <p>Promote the Housing Authority of Monterey County's Emergency Housing Voucher Program, and other Housing Choice Voucher Programs, to tenants at-risk of displacement.</p> <p>Educational flyers will be in English and Spanish.</p>	<p>Create and distribute flyer by July 2024.</p> <p>Update annually.</p>	<p>Non-profits servicing residents in CT 137</p>	<p>Find at least 2 community partners and distribute information annually</p>
	<p>Educate development community and tenants about first right of refusal requirements per the City's Inclusionary Housing policy by:</p> <ul style="list-style-type: none"> - Posting this information on the City's fair housing webpage - Include this information on informational flyer to be shared with nonprofit partners 	<p>Update website by Q1 2024</p> <p>Create and distribute flyer by July 2024</p>	<p>Citywide</p>	<p>100% displaced residents housed</p>
	<p>Establish procedures to implement SB 330, including replacement requirements</p>	<p>By the end of 2024</p>	<p>Citywide</p>	<p>No net loss of affordable units</p>
	<p>Collaborate with non-profits to pursue acquisition/rehabilitation of affordable housing beyond those at-risk.</p>	<p>2023-2031</p>	<p>Citywide with a focus on Census Tract 137</p>	<p>Create 141 affordable housing units through new construction and acquisition/rehabilitation</p>
<p>Program 26: Anti-Displacement Strategy</p>	<p>Adopt a multi-pronged anti-displacement strategy to work to relieve displacement pressures caused by the increasing income gap and increasing housing costs in the City.</p> <p>The strategy will include measures that encourage affordable housing production,</p>	<p>Targeted outreach 2024-2025.</p> <p>Adopt Strategy by</p>	<p>Census Tracts 137 and 140</p>	<p>100% displaced residents housed</p> <p>100% displaced businesses assisted</p>

Program	Actions	Timing	Geographic targeting	Metrics
	work to preserve existing affordable housing, and protect current residents from displacement in rapidly changing portions of the city, particularly in Census Tracts 137 and 140.	the end of 2025.		
Program 14: Preservation of Publicly Assisted Low Income Housing	<p>In 2021, the City created an affordable housing development non-profit called Seaside Housing Collaborative whose mission is to conceptualize, plan, entitle, construct, acquire, sell or lease affordable housing up to and including workforce housing within the City of Seaside.</p> <ul style="list-style-type: none"> ● Monitor Units at Risk: The City will keep in regular contact with the five projects with affordable units to monitor any change in status or intent to maintain the projects as affordable housing. 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 any of these projects files 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, including receiving proper noticing. New State law requires noticing the tenants three years, one year, and six months ahead of conversion. 	Annually	Citywide	Preserve 447 affordable housing units

Program	Actions	Timing	Geographic targeting	Metrics
	<ul style="list-style-type: none"> • Work with Potential Priority Purchasers: Work with Seaside Housing Collaborative to pursue acquisition/rehabilitation opportunities. 			
AFFH Actions: Economic Development	<p>Increased housing and jobs opportunities through the West Broadway Urban Village Specific Plan (WBUVSP), which encourages higher density and mixed-use redevelopment, in CT 140.</p> <p>Ensure existing businesses in CT 140/WBUVSP area benefit from redevelopment by:</p> <ul style="list-style-type: none"> - Annually conduct on-site multi-lingual outreach to small businesses. About two to three times a month, a dedicated outreach staff member makes on-site visits to educate small business owners regarding potential financing and access to low-cost capital - Annually organize Community Business Meetings on an occasional basis, sometimes based on a specific topic and sometimes just to obtain feedback. - Increase the visibility of the Economic Development staff located within the West Broadway Urban Village. <p>The City is presently researching potential providers of technical assistance to small businesses.</p>	2023-2031	CT 140	<p>Assist 10 minority businesses with information on how to improve their businesses through marketing, financing, and business plan information</p> <p>Assist 5 minority businesses to relocate to another location to keep the business from closing.</p>

Quantified Objectives

The following table summarizes the City’s quantified housing objectives for the 2023-2031 planning period.

Table 2: Quantified Objectives for 2023-2031

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Units to be Constructed	43	43	55	156	319	616
Units to be Rehabilitated	5	5	10	--	--	20
Units to be Conserved	223	224	--	--	--	447