



County of Monterey

Item No.19

Board Report

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- a. Receive a presentation on development options for the 1281 Broadway, Seaside Community Benefits Office Replacement Project;
- b. Provide direction to staff on the preferred development option for the Project to include in the County of Monterey Facility Master Plan; and
- c. Provide direction to staff on continued project planning and design activity for Fiscal Year (FY) 2026-27 Capital Improvement Program.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Receive a presentation on development options for the 1281 Broadway, Seaside Community Benefits Office Replacement Project;
- b. Provide direction to staff on the preferred development option for the Project to include in the County of Monterey Facility Master Plan; and
- c. Provide direction to staff on continued project planning and design activity for the Fiscal Year (FY) 2026-27 Capital Improvement Program.

SUMMARY:

On November 12, 2024, the Board of Supervisors (Board) directed staff to pause development of plans for a new four-story building at 1281 Broadway, Seaside and develop alternative lower cost design options focused on either renovating the existing facility or construction of a smaller scale facility. This report provides background on project planning and design efforts to date as well as seven development options and associated costs that were presented to the Capital Improvement Committee (CIC) on August 11, 2025. All development options allow for the existing Casa de Noche Buena shelter to remain in its current location.

DISCUSSION:

Existing Site Description

The existing 1.74-acre County owned site includes two facilities: 1281 Broadway, a 13,000 sq ft, two story wood frame and tile roof facility built in 1975 that is currently occupied by DSS, and 1292 Olympia, a 5,400 sq ft modular facility that is currently occupied by Casa de Noche Buena family shelter. Casa de Noche Buena operators completed a ~~\$11.3~~ \$1.3 million major renovation in 2019. A 10-year deed restriction was recorded with the County of Monterey in 2020 for continued use of the site for the shelter operations. (REVISED VIA SUPPLEMENTAL)

The Department of Social Services (DSS) Community Benefits facility serves residents throughout the County of Monterey and provides access to various services including CalWORKs, CalFresh, Medi-Cal, General Assistance and Cal Learn as well as access to an

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onsite Child Support Services Officer three days a week. A staff of 60 to 70 employees assist an average of 19,920 active cases per month, serving 33,680 individual case members monthly.

Casa de Noche Buena is operated by Community Human Services (CHS), a public nonprofit and Joint Powers Authority serving the County of Monterey, and Gathering for Women, a nonprofit charitable organization. CHS and Gathering for Women are both tax exempt pursuant to Internal Revenue Code section 501(c)(3). The facility serves up to 35 residents in a home-like setting and has a long waiting list for occupancy.

Further discussion is contained within Attachment A of this Board report.

OTHER AGENCY INVOLVEMENT:

Key personnel from PWFP, DSS, MCFL, DA and Casa de Noche Buena have contributed significant staff hours to the development of space programming and site development to date. PWFP conferred with DSS, MCFL and the CAO's Office and the City of Seaside regarding the most recent facility design development options.

FINANCING:

The Board of Supervisors' direction on preferred development option will be included in the County Facility Master Plan that is in process and the development of the FY 2026-2027 Capital Improvement Plan (CIP) Five-Year Plan. Staff would use the estimated remaining \$2.1 Million of funding that has been previously allocated for the project to resume planning and/or design activities for the selected project option. There is no financial impact at this time. PWFP staff reviewed available financing opportunities with the CAO's Budget and Analysis Division that could be available for the construction phase of the seven development options presented in this report. Available financing options include using debt financing, grants, Fund 478-Building Improvement Replacement Fund, or any combination of these options. Staff estimates that DSS can finance up to 80% of the cost associated with DSS occupied space under a lease option or 80% of the annual interest on a revenue bond and depreciation. The added cost to the County will vary based on the selected design development option. Upon direction from the Board on the preferred development option, staff will work with the CAO Budget and Analysis Division on financing. (See Attachment B: 1281 Broadway Options Annual Cost Comparison).

BOARD OF SUPERVISORS STRATEGIC PLAN GOALS:

The 1281 Broadway, Seaside Community Benefits Office Replacement Project (Project) was identified in the 5-year Capital Improvement Program (CIP) as a priority and funded project by the Board of Supervisors in Fiscal Years 2023, 2024 and 2025 and is intended to provide various services and spaces for County and public use, such as space for DSS, MCFL, and relocation if needed of the existing Casa de Noche Buena Shelter to an offsite location. The project aligns with the Board of Supervisors' Strategic Plan Goals of Well-Being and Quality of Life, and Sustainable Infrastructure for the Present and Future.

Well-Being and Quality of Life

Sustainable Infrastructure for the Present and Future

- Safe and Resilient Communities
- Diverse and Thriving Economy
- Dynamic Organization and Employer of Choice

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Attachment A - Presentation Discussion

Attachment B - Options Annual Cost Comparison

Attachment C - Project Expenditures to Date

Attachment D - City of Seaside Letter