Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Salinas

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Reporting Period by Calendar Year: from 1/1/11 to 12/31/11

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

Housing Policy Department
Received on:

APR 03 2012

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Salinas

Reporting Period 1/1/2011 - 12/31/2011

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
Gateway - 25 Lincoln Street	5+	R	30	14	7	1	52	52	RDA/HOME/TCAC	HOME	
1112 Del Monte	2-4	R		8		2	10	10		DB	
Haciendas - 201 - 233 Calle Cebu	5+	R	39	13		1	53	53	RDA/HOME/TCAC	INC	
138 Carr	SF	R		1			1	1	CDBG/Home	Home	
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	14	14				
(10) Total by income Table A/A3 ► ►			69	36	7	18	130	116			
(11) Total **Extremely Low-Income Units***											

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Salinas

Reporting Period 1/1/2011 - 12/31/2011

Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity		5	2	7	Owner occupied rehab. through City CDBG/HOME Rehab.loan program. Complies with Policy Action H-2.2.
(2) Preservation of Units At-Risk				0	Policy Action H-3.8
(3) Acquisition of Units			2	2	Ten single family units were acquired by the City during the period using HUD (NSP) funds. Four of the units were rehabbed and sold to FTHB: two households were low income, and two were moderate income. Complies with Policy Action H-2.7 and 3.12.
(5) Total Units by Income	0	5	4	9	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Salinas

Reporting Period 1/1/2011 - 12/31/2011

Table A3

Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**						0	
No. of Units Permitted for **Above Moderate**	5	8		1		14	10

* Note: This field is voluntary

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2007	2008	2009	2010	2011					Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	911	42	123	17	63	69					314	597
	Non-deed restricted												
Low	Deed Restricted	686	65		1	23	36					125	561
	Non-deed restricted												

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Salinas

Reporting Period 1/1/2011 - 12/31/2011

Moderate	Deed Restricted	773		1		16	7					24	749
	Non-deed restricted												
Above Moderate		1,706	142	24	18	39	18					241	1,465
Total RHNA by COG. Enter allocation number:		4,076											
Total Units ► ► ►			249	148	36	141	130					704	3,372
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Salinas

Reporting Period 1/1/2011 - 12/31/2011

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	**Housing Programs Progress Report - Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
H-1.1: Provision of Adequate Sites - MX and MAF Zones (Required - AB 2348)	Rezone a minimum of 40.47 acres to permit a minimum density of 30 du/ac; Implement housing overlay zone	Within one year of Housing Element Adoption	Since the approval of the Housing Element Update by the State in April of 2011, staff has been diligently working on addressing the various goals and policy actions identified in Chapter 4 (Housing Policy Program) of the Housing Element. In this regard, staff undertook efforts toward the rezoning (Zoning Code Amendment) of properties to ensure sufficient sites exist to accomodate residential housing with 30 du/acre "by-right". Given budget cuts in FY 2011 and the complexity of this program, it became apparent that the City did not have sufficient staffing resources to complete this effort within the allocated time period. Subsequent to the review and approval of the midyear budget, the City hired a contract planner specifically dedicated to completing this effort as well as the Zoning Code Amendments necessary to facilitate the provision of emergency shelters (H-3.4) and farmworker housing (H-3.14). Over the course of the last several months. the contract planner has been doing extensive research and drafting proposed regulations which has included posting questions on the HCED list serve and contacting various jurisdictions throughout the state for information relative to this issue. A schedule has been prepared to ensure the completion of this program (and the other programs as previously noted) in as expeditious manner as possible. The proposed schedule ensures that sufficient time is provided for the public and local stakeholders to be involved and engaged in the amendment process. Staff would note that the designated sites for the proposed rezoning were identified as part of the Housing Element Update. Given the current state of the economy, no applications have been submitted for housing on these sites. Should any such applications be submitted in the interim time period before the proposed regulations are adopted, the City will provide for the concurrent processing of any such applications to ensure no delays or impediments in the approval and provision of such housing.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Salinas

Reporting Period 1/1/2011 - 12/31/2011

H-1.2 was deleted as part of the Housing Element Update			
H-1.3: Monitoring of Development Fees	Review Development Fees	Annual Review Starting by Jun 2010, revise as appropriate	The City undertook a review of all planning, building and engineering fees starting in 2010. As part of this review, the City has been meeting on a regular and on-going basis with the Business Development Task Force (a committee composed of members of the public and the Chamber of Commerce) to review the City's existing development-related fees to identify and recommend changes where needed. As part of this process, it was determined that an RFP would drafted to solicit proposals from financial consultants to prepare a formal fee study. The City is currently workng in this regard and continuing to meet with the task force to address this issue.
H-1.4: Mixed-Use Development (Continuing Program)	Encourage Higher Density Mixed-Use Development	Ongoing	As part of the City's revisions to the Zoning Code, adopted by the City in 2007, mixed use districts were created to faciliate the development of mixed uses throughout the City as well in specific designated areas (specifically the Focused Growth Overlay and Central City Overlay) of the City. The City's regulations permit both mixed use buildings (residential and commercial in the same building) and mixed uses on the same site. The Zoning Code was also revised to allow up to maximum of 3 residential units in conjunction with any commercial use (mixed use building) on a upper story subject to a non-discretionary review process and reduced parking and open space requirements to further encourage the provision of mixed uses and residential uses throughout the City. The City also adopted live-work housing provisions to promote and provide another type of housing opportunity where residents can work in the home in which they reside.
H-1.5: Density Bonus Program (Continuing Program)	Encourage use of density bonus program	Ongoing	The City's Zoning Code is reviewed on an ongoing basis to ensure it adequately addresses any applicable changes in State Law or other issues which may arise from time to time. All developments containing 5 or more residential units may take advantage of the density bonus program and incentives as provided pursant to City Ordinance and State Law. Additionally, the City has a density bonus program to encourage the provision of affordable senior housing (beyond the density bonus affordable pursuant to State Law). The City's program offers a density bonus equal to the percentage of affordable housing units provided in the senior housing project for lower income and very-low income households. The program is provided to further encourage the provision of such housing.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Salinas

Reporting Period 1/1/2011 - 12/31/2011

H-1.6: Compatibility with Surrounding Neighborhoods (Continuing Policy)	Compatibility with surrounding neighborhoods	Ongoing	The adoption of the Zoning Code Update in 2007, included many new development standards to promote compatibility with surrounding neighborhoods. Previous to that time, "guidelines" were in place instead of standards. The adoption of standards in lieu of "guidelines" help to stengthened the ability of the City to ensure and promote neighborhood compatibility. The City also adopted an Infill Residential Development Ordinance applicable to the R-L Districts (Low Density Residential). This ordinance established standards and a review process to ensure that all new single-family residential dwellings and additions were compatible and reflected the scale and character of existing residential neighborhoods.
H-1.7: Encourage Energy Conservation in Residential Development (Continuing Policy)	Increased Energy Efficiency	1-Jun-10	Green Building Code implementation. Handouts and brochures were ordered and are provided at the City's Permit Center counter for members of the public. A Water Efficient Landscape Ordinance was also adopted by the City which is applicable to all new developments (less irrigation = less energy usage).
H-1.8: Inclusionary Housing Ordinance (Continuing Program)	Implement Inclusionary Housing Ordinance	Annual monitoring	Program remains in effect. Due to the housing crisis and subsequent recession, housing production has decreased which translates to decreased inclusionary units. Projects completed this period: Tresor Apartments (16 inclusionary units); and La Gloria Apartments (2 inclusionary units). Gateway Apartments is slated for construction March 2012 and will produce 10 inclusionary units. Building permits were also issued for 8 new inclusionary units during 2011.
H-1.9: Range of Housing Types (Continuing Policy)	Development of range of housing types	Ongoing	The Zoning Code permits an array of housing unit types including single family detached, attached (rowhouses), duplexes and triplexes, multi-family, second dwelling units, mixed use buildings (residential and commercial) and live-work units. In the Future Growth Area of the City, it is anticipated that additional housing types will be authorized as part of the approval of the Specific Plans for that area. Due to the economic slowdown, the Specific Plans have been on hold, but it is anticipated that one or more will be submitted in 2012 for processing. Additionally, the City will continue to consider other housing types, as the housing industry evolves, to ensure has many housing options are available as possible to residents of the City.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Salinas

Reporting Period 1/1/2011 - 12/31/2011

H-1.10: Mixed-use Development in Future Growth Areas (Continuing Policy)	Mixed Use Development in Future Growth Areas	Ongoing, based on funding availability	New development in the Future Growth Area (FGA) is required to provide for a mixture of residential and commerical uses in accordance with the New Urbanist Design principles envisioned for that area under the General Plan. In these areas, mixed uses will potentially allow residential densities as high as 40 du per acre (through the conversion of commercial floor area) in village centers. Given the economic slowdown, no specific plans have been been submitted for the FGA to date. Staff continues; however, to work with the FGA developers and property owners to facilitate the submittal of such documents for consideration and approval by the City. In this regard, it is currently anticipated that one or more of the specific plans will be submitted in 2012.
H-1.11: Connectivity to Transportation, Employment and Services (Continuing Policy)	Increase connectivity and reduce auto-dependency	Investigate incentive program by December 2010	The City, as part of the Zoning Code Update in 2007, adopted Focused Growth Overlays (for various in-fill locations in the City), to "...increase pedestrian activity by creating neighborhood centers that are conveniently accessed by public transit..." and "...reduce vehicle trips and traffic by encouraging a mixture of uses and activities in one location..." As part of the Zoning, incentives were provided to encourage the redevelopment of these areas, promote transit use and reduce auto-dependency. These incentives include but are not limited to reduced parking requirements and development standards. Additionally, the General Plan requires the Future Growth Area (FGA) of the City to be developed in a pedestrian-oriented fashion which focuses on connectivity to transportation, employment centers and services. Village centers (mixed use areas) or "main streets" will link into community trails and transit routes to facilitiate the ability of pedestrians to get to and from their homes without utilizing their personal vehicles. Development in the FGA has been on-hold as a result of the economic slow-down, but is anticipated to move forward in 2012 as previously indicated. As part of the Specific Plans developed for that area, the City will investigate potential incentives and other means to faciliate connectivity to transportation, employment and services as part of that effort.
H-1.12: Support Community Housing Development Organizations (CHDO's) (Continuing Program)	CHDO Support	Ongoing, based on funding availability	The City has 2 CHDOs: CHISPA and MCHI, Inc. HOME funding was provided to CHISPA for development of the Wesley Oaks Subdivision (in progress) and La Gloria Seniors Apartments (completed this period).

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Salinas

Reporting Period 1/1/2011 - 12/31/2011

H-1.13: Universal Design (New Program)	Encourage Universal Design	Investigate programs and incentives by December 2011	Initiated research on programs and available incentitives in 2011. An ordinance has not been considered, at this time, due to the current economic condition's effect on residential construction. The City will monitor future conditions to determine if a more proactive ordinance should be considered at the policy level. Staff continues to receive training on accessibility requirements.
H-2.1: Code Enforcement (Continuing Program)	Code Enforcement activites	Ongoing	The Code Enforcement Division works closely with other agencies to protect the integrity of public health, safety and welfare and have a positive result in a restoration strategy as well as to support and participate in scheduled neighborhood outreach and clean-up programs. The Division engages in continued partnerships and provides assistance to other City departments and governmental agencies in order to provide better customer service. Weekend Code Enforcement coverage is also provided to ensure proactive and on-going enforcement. The City also implemented the expansion of citation authority to Code Enforcement staff.
H.2.2: Housing Services Program (Continuing Program)	10 loans annually for single family units, 1 loan annually for multi-family units.	Annually	Rehabilitation program is ongoing. One of the effects of the housing crisis and recession has been the reluctance of homeowners to take on a rehabilitation loan. This period a total of 2 single-family rehabilitation projects were funded with an additional 2 loan applications in the review process. No rehabilitation loans were provided for multi-family properties.
H-2.3: Historic Resources (Continuing Program)	Preserve Historic Resources	Ongoing, project based	On April 27, 2010, the City Council adopted a Historic Preservation Ordinance. On November 23, 2010, the City Council appointed a seven member Historic Resource Board. The Historic Preservation Ordinance directs the Historic Resources Board to: "participate in, promote, and conduct public information and educational programs pertaining to all types of historic resources and to render advise and guidance upon the request of the property owner or occupant on the restoration, alteration, demolition, decoration, landscaping or maintenance of any historic resource." The City is working to obtain Certfified Local Government Program status. The City has prepared an application to be a "Certified Local Government". If the City of Salinas receives the status designation, it will be eligible for up to $25,000 annually in historic preservation grant funds to carry out its historic preservation activities.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Salinas

Reporting Period 1/1/2011 - 12/31/2011

H-2.4: Redevelopment Project Areas (Continuing Program)	Implement Redevelopment Plans	Ongoing	The City continued to implement its Ten Year Housing Plan incorporated as a component of the 2009 Redevelopment Five-Year Implementation Plan, adopted March 26, 2010 by SRA Resolution 886. Two large projects were completed in 2011, (La Gloria Apartments, $830,000 Agency contribution for 27 units; and Tresor Apartments for 80 units). Of these, half are restricted directly by the Redevelopment Agency with covenants, but both projects are TCAC recipients and are 100 percent restricted with the exception of the Management Units. Also in 2011, building permits were issued for the Haciendas for 53 affordable units (a total of 110 units will ultimately be constructed in two phases). This project is anticipated to commence construction in 2012. The City adopted Resolution 20142 on January 10, 2012, electing to become the Successor Housing Agency to the former Salinas Redevelopment Agency. Progress towards reaching this policy goal was subsequently suspended Feburary 1, 2012, when the Salinas Redevelopment Agency was closed by the State pursuant to ABx1 26. The ability to implement the policies of the previous redevelopment agency, with no tax increment remains uncertain. In April 2012, the Appointed Oversight Board will effectively transfer the responsbilities related to the former Agency to the City. It is anticipated that by July 1, 2012, the role of the City as successor agency will be better defined, but for now, it is clear that former policies no longer exist (i.e.,Implementation Plans, Ten-year Housing Development Plans, State required housing replacement, and inclusionary plans). No new funding is anticipated from tax increment to fund this program.
H-2.5: Jazz-Up Program (Continuing Program)	7 projects annually (5 residential and 2 neighborhood cleanups)	Annually	The City, in coordination with BFI (the local trash disposal company), conducted seven neighborhood clean-ups during 2011. The clean-ups included the removal of trash and debris, exterior structure painting, and minor repairs to improve the visual impact and quality of life for residents and employees who live/work in the subject neighborhoods. It should be noted that the "Jazz-Up" program was terminated per State Law AB X1 26 on February 1, 2012. No other revenues currently exist to fund this program.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Salinas

Reporting Period 1/1/2011 - 12/31/2011

H-2.6: Alisal Homeownership and Neighborhood Revitalization Strategy Area (Continuing Program)	Continue efforts in NRSA	Ongoing	Substandard living conditions in the target area continue to be addressed through the provision of low-interest rehabilitation loans, and City (CDBG, HOME and Redevelopment) funding for multi-family housing projects and capital improvement projects (CIP). The La Gloria Senior Apartments (completed this period) and the Wesley Oaks Subdivision (in progress) are in the target area. Also in the area are three CIPs: Phase 2 of the E . Market St. Reconstruction Project; East Market Streetscape; and Phase 1 E. Market St. Beautification. One property in the area was rehabilitated and two properties were provided housing accessibility grants under the City's Housing Services Program.
H-2.7: Foreclosed Homes and Neighborhood Preservation (New Program)	Address impacts of foreclosures on neighborhoods.	Evaluate impacts amd develop program by June 2010	Program implemented in 2010 using Federal Neighborhood Stabilization Program (NSP) funds. During the period, 4 of the initial 10 foreclosed residential properties acquired were resold; an additional 5 were acquired and are currently being rehabilitated. In order to curb blight in the City, the Code Enforcement staff tracks foreclosed houses to make sure lenders/owners are maintaining their properties. Code Enforcement staff also provides educational outreach to other governmental groups to assist in our community outreach efforts regarding foreclosures and distressed properties. Code Enforcement has coordinated with neighborhoods and watch groups to encourage community dialogue and feedback. Code Enforcement has worked with the City Attorney in regard to legal action proceedings and recordings of violations with the County Recorder and forfeiture of certain tax benefits for substandard residential properties.
H-3:1: Housing for Local Workforce (Continuing Policy)	Encourage housing for local workforce	Ongoing	City Inclusionary Program is ongoing and provides developer incentives for the creation of housing units available for the local workforce and farmwokers. This period, Tresor Apartments (funded with HOME, Redevelopment, USDA 514 loan, and tax credits) was completed and provides 80 rental housing units for low-income and farmworker families. The City has engaged in outreach to large employers through individual and/or group meetings as staffing resources permit.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Salinas

Reporting Period 1/1/2011 - 12/31/2011

H-3:2: Housing for Large Families (Continuing Policy)	Encourage housing for large families	Review and revise, as appropriate, the Zoning Code by December 2010	Zoning regulations for the R-H (Residential High Density) and R-M (Residential Medium Density) districts require that a minimum of 20% of the dwellings be three bedroom units and 10% of the dwelling units be four bedroom units to ensure sufficient housing opportunities are provided for large families. All residential projects in these districts are subject to this requirement. Residential units constructed in the Low Density Residential District generally have 3 or more bedrooms, therefore providing additional housing opportunities for large families. As such, all of the City's residential districts provide housing opportunitites for large families. Therefore the review of Zoning Code has been completed for 2011, no modifications required at this time.
H-3.3: Senior Housing (Continuing Policy)	Senior housing development	Ongoing	As stated in the Housing Element's Table 2.3, only 7.6 percent of the low income residents in Salinas are seniors over the age of 65. Pursuant to CRL, the Agency's 20% set-aside for affordable housing can only be dedicated to seniors in the same proportion consistent with this ratio. This limited the Redevelopment Agency's ability to assist the City in reaching its senior housing goals. Two projects have been supported by the Redevelopment Agency in 2011 that received building permits in prior years. La Gloria Apartments (as referenced in H-2.4 above) is restricted to seniors and was completed in 2011. A second project, the Gateway Apartments (52 units - with $2,490,000 City and Agency commitment) originally approved in 2008 as a housing project for the disabled. The project was subsequently revised in 2011 changing the operational agreement to a senior project. This change made it eligibile for TCAC (awarded in the fall of 2011) and the project is anticipated to break ground in spring in 2012. With this allotment to seniors, the Agency reached its limit of spending 7.6% of its funds on senior projects. Both were funded with Salinas Redevelopment and HOME funds. Upon completion of the Gateway project, the City acting as the Successor Housing Agency to the former Salinas Redevelopment Program will cease its support for this program due to the termination of the Redevelopment Agency on Febrary 1, 2010 pursuant to AB X1 26.
H-3.4: Compliance with SB (New Policy)	Compliance with SB 2	1-Jun-10	The current Housing Element update was not approved by the State until April 2011. As previously indicated (see H-1.1 above), the City has hired a contract planner who is expeditiously working towards completing this program (and the other policies as noted elsewhere in this report). A schedule for completing this policy is attached.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Salinas

Reporting Period 1/1/2011 - 12/31/2011

H-3.5: Fair Housing Services (Continuing Program)	Fair housing	Ongoing	The City continues to refer fair housing inquiries to the Conflict Resolution and Mediation Center of Monterey County (CRMC) and the State Department of Fair Employment and Housing. CRMC was provided funding under the CDBG public services category to provide fair housing services.
H-3.6: Rental Assistance (Continuing Program)	Support Housing Choice Voucher Program	Ongoing	Referral program is ongoing for the Housing Authority of the County of Monterey's Housing Choice Voucher Prorgram.
H-3.7: Housing for Extremely Low-Income Households (New Program)	Create 456 units affordable to extremely Low-income households	2014	Via the City's Inclusionary Ordinance and through the use of Redevelopment and HOME funding, two projects, Tresor Apartments and La Gloria Senior Apartments, produced a total of 104 affordable units, 4 of which are restricted for extremely low-income households. An additional 6 rental units will be provided for extremely low income households in the Gateway project as mentioned above. The City continues to work collaboratively with Housing Developers on an ongoing basis to provide affordable housing opportunities including housing for extremely low-income households to the extent feasible.
H-3.8: Preserve At-risk Units	Preserve 250 "at-risk" units	Develop strategy by June 2011	Staff has proactively met with developers interested in maintaining affordability for the Gabilan Plaza I and II and the Steinbeck Commons which were at-risk units. Staff is also currently working with CHISPA to rehabilitate the 41-unit Vista de la Terraza, a project currently receiving State RHCP assistance that can convert to market-rate in 2014. Various resources that have been identified for preservation of affordable units have been on the decline (CalHFA, CDBG, and HOME) or have dried up (Redevelopment). While the Low Income Housing Tax Credit (LIHTC) Program remains a viable source, the fight for these funds have been extremely competitive.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Salinas

Reporting Period 1/1/2011 - 12/31/2011

H-3.9: Adopt Reasonable Accommodation Procedures	Adopt reasonable accommodation procedures	June 2011	The City has established a complaint process for disability related issues. The City also has a certified California Access Specialist on staff. Staff has prepared a draft concept of a City web page "on-line request" for sidewalk and curb and gutter repairs. This on-line request provides two options: A quick "do it yourself" procedure to repair damaged concrete if a property owner wishes to do it themselves, or an "on-line repair request" that will be added to the database that is currently being kept by maintenance services. This procedure has not been formally adopted yet. ADA ramps and crosswalks are currently being surveyed City-wide to determine where ramps are needed and what ramps do not meet current ADA standards. The 5-year program for City-owned buildings and facilities project is still in the early stages; a Committee should be formed by summer 2012 to address this issue.
H-3.10: Housing Accessibility Assistance Grants (Continuing Programs)	Provide 8 grants annually	Annually, based on funding availability	Program remains an effective tool to assist low-income homeowners (including mobile home units) with eligible disabilities to modify their residences for improved access (e.g. exterior wheelchair ramps/lifts, bathroom modifications). A total of 5 homeowners received grants for these disability related improvements during this period.
H-3.11: Homeless Prevention and Rapid Re-Housing Program (Continuing Program)	Assist 45 households and individuals per year	2009 through 2011	The program is ongoing and has provided 145 individuals prevention services and 63 persons rapid re-housing assistance through the Housing Resource Center. While the new HEARTH legislation promises to provide more funding for homelessness prevention and other homeless services, it is unknown whether the current HPRP funding ($1 million), which will cease in 2012, will be fully or partially restored from appropriations through the HEARTH Act. Due to lack of local City resources and without Federal funding such as HPRP, it is unlikely that the City can provide these activities if such funding is no longer available.
H-3.12: First-time Homebuyer Program (FTHB) (New Program)	First-Time Homebuyer Program	Investigate reestablish-ing program by December 2010	Program was restarted in 2010. CDBG and HOME funds were initially allocated to a non-profit agency, Neighborhood Housing Services of Silicon Valley (NHSSV), to operate the City's FTHB program. CDFI funds were to match federal dollars; however, CDFI funds became unavailable. The City terminated their contract with NHSSV and will now coordinate the program. No FTHB loans were provided in the period due to the transition. Staff's goals for the current year is to underwrite loans to at least 16 first time homebuyers.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Salinas

Reporting Period 1/1/2011 - 12/31/2011

H-3.13: Special Needs Housing (Continuing Policy)	Special Needs Housing	Ongoing	The City continues to support affordable, accessible housing for disabled persons, both individuals and families and developments that provide supportive services including healthcare, nutrition, and transportation. The 52-unit Gateway Senior Apartments project (HOME and Redevelopment-funded) will provide 23 units for chronically-ill seniors. Special design features will include an elevator, signage, appropriate door openings, and counter-top heights for bathrooms and kitchens. As stated in another section of this report, the Housing Accessibility Assistance program is ongoing (CDBG-funded). Central Coast Center for Independent Living (CCCIL), Interim Inc, and Central Coast HIV/AIDS Services, agencies that provide a spectrum of services for the disabled population, were provided either CDBG or ESG funding. Due to lack of staffing resources, the City has not been able to complete research on the feasibility of a "Visitability" ordinance mandating features in new housing designed to facilitate access by those in wheelchairs or with otherwise limited mobility.
H-3.14: Housing Resources and Education (Continuing Program)	Housing resources and education	Ongoing, based on funding availability	Housing Resource Center (HRC)—[a merger of MoCHA (local nonprofit consumer counseling agency) and the Housing Advocacy Council of Monterey County] continues to promote a first-time homebuyer education program and foreclosure prevention counseling. They also assist in homeless prevention. The City provided $20,000 this fiscal year to support the homeownership assistance center's ongoing activities; the source is program income from a discontinued HUD program ("RRP"). Also, during fiscal year 2010-11, HRC was awarded $14,600 of Emergency Solutions Grant (ESG) funds for their emergency rent and security deposit program.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

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Reporting Period 1/1/2011 - 12/31/2011

H-3.15: Zoning for Employee and Farmworker Housing	Zoning for farmworker housing	1-Dec-10	The City of Salinas does not currently restrict the development of farmworker housing in any zone that permits residential development of this type. Given this fact, there are no impediments which currently exist to prevent the provision of this type of housing. The City has been proactive in its efforts to provide such housing, in fact, encouraging the provision of such housing as a General Plan priority. As part of the City's rezoning (Zoning Code Amendment) efforts which are currently underway to provide sites for housing with a minimum of 30 du/acre and emergency shelters, the City will also be making minor modifications to the Code to further clarify that this type of housing is allowed. As indicated, there are no impediments currently existing in this regard, this action is only needed to further clarify the City's intent to facilitate the provision of such housing. The amendment process is underway and the schedule for the completion of this effort is attached.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

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General Comments:

Tentative Timeline

City compliance with SB2 (emergency shelters), AB2348 (Mullen densities) and Farmworker Housing

	TASK	TARGET DATE
1.	Review legislation	Done
2.	Compile info from other jurisdictions	Done
3.	Review existing City provisions	Done
4.	Prepare list of relevant stakeholders	Done
5.	Prepare tentative approach: ~ emergency shelter ~ mandatory high density provisions ~ farmworkers	Done
6.	Review approaches with Planning staff	By 4-19-12
7.	Review approach with Legal staff	By 4-26-12
8.	Prepare preliminary provisions	By 5-10-12
9.	Provide information to stakeholder groups	By 5-17-12
10.	Revise approach, if necessary	By 5-31-12
11.	Prepare draft ordinance language Post on website for public review	By 6-14-12
12.	Draft ordinance reviewed by Legal	By 6-21-12
13.	Prepare PC staff report	By 6-21-12
14.	Departmental review of PC report & ordinance	By 6-28-12
15.	Schedule Planning Commission hearing (for 7-18) Prepare public notice for PC Send notice to *Californian*	By 7-03-12
16.	Mail & post PC public notice	By 7-05-12
17.	City Attorney review of PC report	By 7-11-12
18.	Planning Commission public hearing	July 18, 2012
19.	Revise draft ordinance per PC direction *(if needed)* Present to CC Housing Subcommittee for input	By 7-26-12
20.	City Attorney review of revised, draft ordinance Schedule City Council public hearing	By 8-06-12
21.	Prepare City Council staff report, with ordinance Prepare public hearing notice	By 8-16-12
22.	Send public hearing notice to *Californian*	By 8-16-12
23.	Mail & post CC public hearing notice	By 8-23-12
24.	Departmental review of CC report & ordinance	By 8-23-12
25.	City Attorney review of CC report and draft ordinance	By 8-30-12
26.	Post CC report online Advise stakeholders of report availability online	By 9-05-12
27.	City Council public hearing & consideration	Sept. 11, 2012