CITY OF SALINAS
Community & Economic Development Department • Special Projects
200 Lincoln Avenue • Salinas, California 93901 • (831) 758-7206 • Fax (831) 775-4258

Housing Policy Department
Received on:
APR - 1 2014

March 27, 2014

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

SUBJECT: ANNUAL HOUSING ELEMENT PROGRESS REPORT - 2013

Please find enclosed the City's Annual Housing Element Progress Report covering the 2013 calendar year. A copy has also been mailed to the Governor's Office of Planning and Research.

Should you have any questions regarding this report, please contact the undersigned or Tara Hullinger, Principal Planner. City offices are open Monday through Thursday, from 8:00 am to 5:30 pm.

Yours truly,

David Swanson,
Planning Manager (temporary)

C: Governor's Office of Planning and Research
Tara Hullinger, Principal Planner, Department of Community & Economic Development
Misc File

Enclosure: 2013 City of Salinas Annual Housing Element Progress Report

CA Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Salinas

Mailing Address: Department of Community and Economic Development
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Salinas, CA 93901

Contact Person: David Swanson Title: Planning Manager *or*
Tara Hullinger Title: Principal Planner

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Reporting Period by Calendar Year: from January 1, 2013 to December 31, 2013

These forms and tables 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

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

Jurisdiction City of Salinas

Reporting Period 1/1/2013 - 12/31/2013

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	
Haciendas II Calle Cebu (HACM)	5+	R	2	44	0	0	46	46	HOME / TCAC	9 Inc	n/a
(9) Total **of Moderate and Above Moderate** from Table A3 ► ►					2	12	14	14			
(10) Total by income Table A/A3 ► ►			**2**	**44**	**2**	**12**	**60**	**60**			
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

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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-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity		3	2	5	Owner occupied rehabilitation through City CDBG/HOME Rehab. loan program. Implements Policy Action H-2.2.
(2) Preservation of Units At-Risk				0	See Policy Action H-3.8
(3) Acquisition of Units			6	6	Four single family units were acquired by the City during the period using HUD (NSP) funds. Six other units were rehabbed and sold to first-time homebuyers: three households were low income, and three were moderate income. Implements Policy Actions H-2.7 and 3.12.
(5) Total Units by Income		**3**	**8**	**11**	

* Note: This field is voluntary

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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**				2		2	2
No. of Units Permitted for **Above Moderate**	2	5	5			12	12

* Note: This field is voluntary

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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	2012	2013			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	2	2			318	593
	Non-deed restricted												
Low	Deed Restricted	686	65		1	23	36	4	44			173	513
	Non-deed restricted												
Moderate	Deed Restricted	773		1		16	7	3				27	744
	Non-deed restricted								2			2	
Above Moderate		1,706	142	24	18	39	18	4	12			257	1,449
Total RHNA by COG. Enter allocation number:		4,076											
Total Units ► ► ►			249	148	36	141	130	13	60			777	3,299
Remaining Need for RHNA Period ► ► ► ► ►													

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

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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	In order to address the housing goals determined for Salinas through the 2008 Regional Housing Needs Allocation (RHNA) process, this policy calls for revising zoning regulations to permit "by-right" development of new housing at a minimum net density of 30 units to the acre. Due to its location surrounded by prime agricultural lands, the City has promoted infill development and discouraged sprawl for more than forty years, agreeing to annex only the least productive farmland, and only when scarcity of undeveloped sites within City limits was such that development was discouraged. As evidenced by the programs and policies described in the Housing Element, Salinas has long promoted affordable housing, both through regulation and financial assistance. Nevertheless, to this point density levels exceeding 30 du/acre had been considered here to be better suited to metropolitan areas so the selection of appropriate areas required careful consideration to avoid negatively impacting existing neighborhoods. After researching zoning standards in other California cities, a draft ordinance was prepared and made available to interested stakeholders. Included in this group were housing developers, business groups and non-profit housing providers. By focusing on larger sites within previously identified Focused Growth Areas, the intent of the policy was met while the acreage receiving new, higher density zoning exceeds the minimums of the policy. On March 20, 2013, the Planning Commission recommended adoption of the ordinance increasing minimum base densities, adjusting related development standards, and providing for yet higher densities in two overlay districts. The City Council adopted the ordinance on April 23, 2013, with an effective date of May 23, 2013 (Ord. No. 2537 n.c.s.). This program has therefore been fully implemented.
H-1.2 was deleted as part of the *Housing Element Update*			n/a

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H-1.3: Monitoring of Development Fees	Review Development Fees	Annual Review Starting by Jun 2010, revise as appropriate	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 and advise on the City's development review procedures, including existing development-related fees. As part of this process, it was determined that an RFP would be issued to solicit proposals from financial consultants to prepare a formal fee study. The City entered into an agreement with Willdan Financial Services in April, 2013 to perform a comprehensive fee study. The study is underway and is expected to be completed during Fiscal Year 2013-14. In the interim, planning services fees are being adjusted annually in accordance with changes in the Consumer Price Index, while development impact fees are adjusted using changes in the relevant Engineering News-Record cost indices. The most recent adjustments went into effect on July 1, 2013.
H-1.4: Mixed-Use Development (Continuing Program)	Encourage higher density Mixed-Use Development	Ongoing	As part of the City's 2006 revisions to the Zoning Code, mixed use districts were created to faciliate the development of mixed uses both throughout the City as a whole and particularly within designated areas (i.e., Focused Growth Areas and Central City Overlay district) deemed especially appropriate due to proximity to services and transit corridors. The City's regulations permit both mixed use buildings (residential and commercial in the same building) and mixed uses on the same site. The Gateway Seniors development was completed in 2013; located in the Downtown Core Overlay District, this mixed-use project contains 52 units of income-restricted senior housing over a ground floor containing commercial space and parking. At 90 units to the acre, this is high density development was one of the first to make use of the 'mixed use incentives' now built into the Code. 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.

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H-1.5: Density Bonus Program (Continuing Program)	Encourage use of density bonus programs	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. The City of Salinas has in place an additional density bonus program to encourage the provision of affordable senior housing (beyond the density bonus required pursuant to State Law). The City's program offers a density bonus equal to the percentage of affordable housing units provided for lower income and very-low income households. The program is provided to further encourage the provision of needed housing.
H-1.6: Compatibility with Surrounding Neighborhoods (Continuing Policy)	Compatibility with surrounding neighborhoods	Ongoing	The 2006 Zoning Code Update included many new development standards to promote compatibility with surrounding neighborhoods. Prior to that time, "guidelines" were in place instead of standards. The adoption of standards in lieu of "guidelines" worked to strengthen 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. The application of these standards and of the infill ordinance is ongoing.
H-1.7: Encourage Energy Conservation in Residential Development (Continuing Policy)	Increased Energy Efficiency	1-Jun-10	As part of the permitting process, the City's Building Division reviews construction documents for compliance with California Title 24 Green Building Code and with California Energy Efficiency Standards. Green building code brochures are provided at the City's Permit Center counter for members of the public. The City prepared and adopted a Water Efficient Landscape Ordinance which is applicable to all new development (less irrigation results in less energy use). In July 2013 the City adopted an ordinance that strengthed stormwater and water quality performance standards, as well as landscaping and irrigation regulations, to ensure compliance with National Pollution Discharge Elimination requirements. Ongoing program.

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H-1.8: Inclusionary Housing Ordinance (Continuing Program)	Implement Inclusionary Housing Ordinance	Annual monitoring	Program remains in operation. Due to the housing crisis and subsequent recession, housing production has decreased which translates to decreased inclusionary units. Two projects containing inclusionary units were completed this period: Gateway Apartments development produced 10 inclusionary units and the Wesley Oaks project produced one inclusionary unit. Under construction this year is Phase II of the Haciendas which will yield 9 inclusionary units upon completion. No additional building permits were issued for housing requiring inclusionary units during 2013. The decision of the 2nd District Court of Appeals in Palmer/6th St. Properties LP v. City of Los Angeles has served to restrict the ability of local governments to control the development of needed housing within their borders. Staff is monitoring the California Supreme Court's potential 2014 consideration of inclusionary housing requirements. Upon the Court's decision, it is anticipated that an ad hoc Advisory Committee will be established to discuss impacts upon the City's Inclusionary Ordinance.
H-1.9: Range of Housing Types (Continuing Policy)	Development of range of housing types	Ongoing	The Zoning Code permits a wide array of housing types including single family detached, attached single family (rowhouses), duplexes and triplexes, green court dwellings, multi-family, mixed use (residential and commercial) buildings, second dwelling units, and live-work units, as well as a variety of group living facilities (e.g., shelters, dormitories, halfway houses, and residential care facilities). 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 prepared for that area. In this regard, two specific plans were submitted in July of 2013 (for the North of Boronda Future Growth Area); these Plans are currently undergoing review by the City. As part of this process, the City will be ensuring a variety of housing sizes and types are provided throughout the area. Additionally, the City will continue to consider other housing types, as the housing industry evolves, to ensure as many housing options as possible are made available within the community.
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 commercial 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. In 2013, applications for two specific plans (the West Area and Central Area) were submitted to the City for the North of Boronda Future Growth Area. The City is currently processing these documents. Mixed use development is currently proposed in each of these specific plan areas.

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H-1.11: Connectivity to Transportation, Employment and Services (Continuing Policy)	Increase connectivity and reduce auto-dependency	Investigate incentive program by December 2010	As part of the Zoning Code Update in 2006, the City 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..." In the new regulations, 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 lessened development standards. In 2013, applications for two specific plans (the West Area and the Central Area) were submitted to the City for consideration for the North of Boronda Future Growth Area (FGA). Consistent with the General Plan, these areas are proposed 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 to community trails and transit routes to facilitate the ability of pedestrians to get to and from their homes without using their personal motor vehicles. For example, an off-street bicycle and pedestrian path is proposed to extend along the entire length of the North of Boronda FGA allowing pedestrians to walk or ride a bicycle to parks, village centers and other destinations. The City has also undertaken the Downtown Vibrancy Study to improve pedestrian, bicycle and vehicular circulation in the downtown area of the City including access to the Intermodal Transit Center. As part of this study -and others currently being contemplated- the City will explore incentives and other means to facilitate connectivity to various transportation modes, to employment opportunities and to services. Also, the Zoning Code was revised in 2013 to significantly increase the maximum residential densities permitted within 2,500 feet of the previously-designated Intermodal Transit Center (located downtown at 7 Station Place) and in other subsequently-designated areas with similar access to transit facilities (Salinas Ordinance No. 2537 n.c.s.).
H-1.12: Support Community Housing Development Organizations [CHDO's] (Continuing Program)	CHDO Support	Ongoing, based on funding availability	Two CHDOs are located in Salinas: CHISPA, Inc. and MCHI, Inc. City of Salinas HOME funding was provided to CHISPA for development of the 9-unit Wesley Oaks infill subdivision (construction of which was completed October 2013). It has been several years since MCHI has applied to the City for assistance. Housing staff is currently working with Mid-Peninsula Housing, a potential applicant for designation as a CHDO.
H-1.13: Universal Design (New Program)	Encourage Universal Design	Investigate programs and incentives by December 2011	Research on universal design programs and options commenced in 2011, however, given current economic conditions, a program that is both appropriate and feasible has not yet been identified. Looking forward, staff intends to monitor progress achieved in this area by other California communities. Staff continues to receive training on accessibility requirements.

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H-2.1: Code Enforcement (Continuing Program)	Code Enforcement activites	Ongoing	In order to curb blight in the City, Code Enforcement staff continues to track foreclosed residential properties to make sure lenders/owners are maintaining their properties. Code Enforcement staff closely works with law enforcement and provides educational outreach to other governmental and Realtor groups to assist with community outreach efforts regarding foreclosures and distressed properties. Code Enforcement has coordinated with neighborhoods and watch groups to encourage community dialogue and feedback. In addition, Code Enforcement continues to work with the City Attorney with regard to legal action and recordation of violations with the County Recorder, as well as forfeiture of certain tax benefits for substandard residential properties.
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 (e.g., many mortgages in Salinas remain "under-water") has been the reluctance of homeowners to take on a rehabilitation loan as additional debt not knowing where the real estate market is heading. This period a total of five single-family rehabilitation projects were funded; an additional two loan applications are in the planning/bid process. One of the pending applications is for a two unit project. There were no rehabilitation loans provided for multi-family properties.
H-2.3: Historic Resources (Continuing Program)	Preserve Historic Resources	Ongoing, project based	In 2010 the City Council adopted an Historic Preservation Ordinance (No. 2505 n.c.s.) and appointed a seven member Historic Resources Board, directing the Board to: "partiicpate in, promote, and conduct public information and educational programs pertaining to all types of historic resources and to render advice and guidance upon the request of the property owner or occupant on the restoration, alteration, demolition, decoration, landscaping or maintenance of any historic resource." In 2012, the City received Certified Local Government Program status thus becoming eligible for up to $25,000 annually in historic preservation grant funds to carry out historic preservation activities. In 2013 the City developed an application and review process for structures to be designated as a Local Historic Resource. Such designation allows the use of the State Historic Building Code and helps prevent inappropriate alteration or demolition of historic structures. Two Salinas properties received Local Historic Resource designation during this period: 201 Main St. (originally The Monterey County Bank Building), and 300 Main St. (formerly The Dick Bruhn Clothing Building). During this period the Historic Resources Board also established the following working committees: 1) Art Moderne / Art Deco-Jazz Committee, 2) Heritage Tourism Committee, and 3) Education Committee, the latter of which participated in 3 webinars. Working with staff, the Board explored the applicability of The Mills Act and began a process to develop materials to be included in an Historic Resources Board Handbook. The Board also started building a relationship with County Historic Resources Board.

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H-2.4: Redevelopment Project Areas (Continuing Program - *REVISED*)	Implement Redevelopment Plans *The abolition of Redevelopment Agencies means that Redevelopment Plans can no longer be implemented. The tasks are now to:* *(a) Dispose of properties owned by the Housing Successor Agency; and* *(b) Allocate income available from properties previously assisted by the Salinas Redevelopment Agency's Housing Fund.*	Ongoing	On January 10, 2012, the City Council adopted Resolution 20142 electing to become the Successor Housing Agency to the former Salinas Redevelopment Agency. In April 2012, the appointed Oversight Board transferred the housing-related responsibilities of the Salinas Redevelopment Agency to the City. Without property tax increment funding, the ability to implement plans and policies of the previous redevelopment agency remains extremely limited and focuses primarily on the real property assets that remain, in addition to the ongoing monitoring and reporting required for existing housing projects that were assisted by the former agency. As reported previously, the first phase of the Agency-supported Haciendas multi-family rental complex developed by the county Housing Authority received building permits in 2011. Construction of the 53 units of the first phase was completed in 2013; building permits for the second phase (46 units) were issued in April, 2013. The Successor Housing Agency owns several parcels on Soledad Street and is working with the Mid-Peninsula Housing Corporation on a Negotiating Rights Agreement for a mixed-use affordable housing development for that site. Staff anticipates construction will commence in 2015. Properties on Division Street owned by the Successor Housing Agency will likely be sold in 2014, generating funds for allocation to affordable housing projects within the City.
H-2.5: Jazz-Up Program (Continuing Program - *REVISED*)	~~7 projects annually (5 residential and 2 neighborhood cleanups)~~	Annually	With the dissolution of the Salinas Redevelopment Agency on February 1, 2012 (per State Law AB X126), the Jazz-Up Program was terminated. No other revenues have been identified to fund this program.
H-2.6: Alisal Homeownership and Neighborhood Revitalization Strategy Area [NRSA] (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 and HOME) funding for multi-family housing projects and for capital improvement projects (CIP). The Wesley Oaks Subdivision is located in the NRSA target area, this new construction project is now finished. The Notice of Completion was issued on November 13, 2013. Wesley Oaks provides nine single family units that were constructed to qualify for -and received- Energy Star certification. Also in the NRSA are four CIPs: East Salinas Streetlights-Phase 12; East Market Street ADA Compliant Access Ramps - Phase III; La Paz Park Stage Area Reconsruction; and the Cesar Chavez Park Improvements. One residential property in the area was rehabilitated and two properties were provided housing accessibility grants via the City's Housing Services Program during this period.

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H-2.7: Foreclosed Homes and Neighborhood Preservation (New Program)	Address impacts of foreclosures on neighborhoods.	Ongoing, however, NSP program income received after July 30, 2013 is slated to be forwarded to the State HCD office, thereby concluding the local program.	Program implemented in 2010 using federal Neighborhood Stabilization Program (NSP) funds. During this period: four additional foreclosed residential properties were acquired and rehabilitation was completed. Six previously acquired units were resold following rehabilitation. To date, a total of 19 houses have been purchased and rehabbed through NSP thereby allowing low/mod income households to purchase a home while assisting in stabilizing neighborhoods one house at a time. 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 foreclosed and distressed properties. Code Enforcement has coordinated with neighborhoods and watch groups to encourage community dialogue and feedback. Code Enforcement also worked with the City Attorney on legal proceedings and recordation of violations with the County Recorder and as well as on forfeiture of certain tax benefits for substandard residential properties. In addition, City housing staff refers public inquiries regarding foreclosure issues to a local non-profit agency: Housing Resource Center. During this period the City allocated both ESG and CDBG funding to the Center.
H-3:1: Housing for Local Workforce (Continuing Policy)	Encourage housing for local workforce	Ongoing	City's Inclusionary Program is ongoing and provides developer incentives for the creation of housing units available for the local workforce including farmworkers. Phase I of the Haciendas development was completed and occupied in 2013, providing 52 rental units for lower income households, plus one manager's unit. Also this period, Phase II of the Haciendas (funded with HOME, Redevelopment, and tax credits) was issued building permits; upon completion this phase will provide 46 rental housing units for lower-income families (9 of the 46 are required inclusionary units). The City has engaged in outreach to large employers through individual and/or group meetings as staffing resources permit. Also see accomplishments described below for Policy H-3.14.
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	The R-H (Residential High Density) and R-M (Residential Medium Density) zoning districts require that a minimum of 20% of dwellings in any new development be three bedroom units and 10% of the dwelling units have four bedrooms to ensure sufficient housing opportunities are provided for large families. All residential projects in these districts are subject to this requirement. Due to market forces, single family units constructed in the Low Density Residential District typically have 3 or more bedrooms, providing additional housing opportunities for large families. As such, all of the City's residential districts provide housing opportunitites for large families. Thus the called-for review of Zoning Code was completed for 2011, with a determination that no modifications were necessary.

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H-3.3: Senior Housing (Continuing Policy)	Senior housing development	Ongoing	The Gateway Apartments (52 units - with $2,490,000 in City and Salinas Redevelopment Agency financial support) was originally approved for development in 2008 to provide housing for the disabled. The project was revised in 2011 changing the targeted population to seniors. This change made it eligible for TCAC funding (awarded in the fall of 2011); the project broke ground in 2012 and was completed early in 2013. Upon completion of the Gateway project, the City (acting as the Successor Housing Agency to the former Salinas Redevelopment Agency) will suspend financial support for this program due to the State-mandated termination of the Redevelopment Agency on Febrary 1, 2010.
H-3.4: Compliance with SB2 (New Policy)	Amend zoning code to assure compliance with SB 2	1-Jun-10	Following research into how other communities had addressed this issue, staff met with local housing advocates and homeless services providers to explore options best suited to our community. An ordinance providing for by-right development of emergency shelters in specified zones, as well as addressing other facets of Senate Bill 2, was prepared for consideration by the Salinas Planning Commission. On October 3, 2012, the Commission considered the amendments and recommended adoption by the City Council. On October 23rd, the City Council then considered Zoning Code Amendment 2012-001. The ordinance was introduced that same day and unanimously adopted on November 13, 2012. This policy has therefore been fully implemented.
H-3.5: Fair Housing Services (Continuing Program)	Fair housing	Ongoing	During previous reporting periods, the City referred fair housing inquiries to the State Department of Fair Employment and to the Conflict Resolution and Mediation Center of Monterey County (CRMC); CRMC was provided funding under the CDBG public services category to provide fair housing services. However, in February 2013, CRMC closed its doors. Housing staff is currently processing Project Sentinel's application for CDBG public services funds for provision of fair housing services in Salinas.
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 Program.
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, HOME, and tax credit funding, the Gateway development produced a total of 52 affordable rental units, 6 of which are restricted for extremely low-income households (see H-3.3 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. The elimination of Redevelopment Agency housing funds, combined with ever-decreasing federal housing funds, will reduce opportunities to create additional units for this income group for the remainder of the Housing Element period.

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H-3.8: Preserve At-Risk Units	Preserve 250 "at-risk" units	Develop strategy by June 2011	Owners of Gabilan Plaza I and II, which are at-risk developments, secured bond funding in 2013 to rehabilitate the 200-unit affordable apartment complex. Permitting process began in February 2014. Staff has been 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 ceased altogether (Redevelopment). While the Low Income Housing Tax Credit (LIHTC) Program remains a viable source, demand for these funds is extremely competitive.
H-3.9: Adopt Reasonable Accommodation Procedures	Adopt reasonable accommodation procedures	June 2011	ADA ramps and crosswalks have been surveyed City-wide to determine where ramps are needed and which existing ramps do not meet current ADA standards. The five year ADA transition plan for City buildings and facilities is still in the early stages; a Committee should be formed by spring 2015 to address this issue. In the interim, CDBG funding was provided this year to construct ADA-compliant sidewalk access ramps along East Market Street (between Sherwood Drive and Merced Street). City has developed and posted on City web page an "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 sidewalk/ curb/gutter if a properrty owner wishes to do it themselves, taking advantage of the City's 50/50 program (where the City pays 50% of the repair cost up to $2,500); or the property owner has the option to to an "on-line repair request" that will be added to the data base that is currently being kept by Maintenance Services.
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 with eligible disabilities to modify their residences (including mobile home units) for improved access (e.g., exterior wheelchair ramps or lifts, bathroom modifications). Funding continues to be provided via the federal Community Development Block Grant. A total of three homeowners received grants for these disability related improvements during this period.

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H-3.11: Homeless Prevention and Rapid Re-Housing Program (Continuing Program)	Assist 45 households and individuals per year	2009 through 2011	The three-year program, which ended in August of 2012, provided homelessness prevention and rapid re-housing assistance to 269 households and 106 individuals 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 HPRP funding will be fully or partially restored through the HEARTH Act. The City, however, received a significant increase to its Emergency Solutions Grant (ESG) allocation from HUD in 2012, with additional funds intended to be focused upon rapid re-housing. 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	Program was re-established by December 2010	Program was restarted in 2010 with an allocation of Salinas' CDBG and HOME funds to a non-profit agency: Neighborhood Housing Services of Silicon Valley (NHSSV), so that it could operate the City's FTHB program. City took back operation of the FTHB program in December 2011 after the one-year pilot program with NHSSV did not work out; NHSSV eventually closed its Salinas office in 2011. One FTHB loan received assistance under the program. The Housing Resource Center, a non-profit HUD-approved Counseling Agency, continues to assist with the initial application process and provides the FTHB applicant workshops. Production has been slow due to a scarcity of for-sale housing units and tighter lending criteria. The former was a result of lending institutions holding on to foreclosed properties due to the low housing market as well as units that coming onto the market being quickly acquired by "cash" investors buying single family units to be held as rentals. The City had tried vigorously to work with the National Community Stabilization Trust to develop a program where first-time homebuyers could purchase homes directly from the Trust, through their "First Look Program" but, unfortunatley NCST did not proceed with Salinas as their model did not prove successful on the East Coast. Staff is currently working with two households who have been pre-approved by the City and are in negotiations with a sales contract.

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H-3.13A: 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 completed in 2013 (HOME and Redevelopment-funded) features special design elements including an elevator, signage, appropriate door openings, and lower counter-top heights for bathrooms and kitchens. As stated under H-3.10 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 by the City this period. Due to lack of staff resources, the City has not yet been able to complete research into 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-3.13B: Housing Resources and Education (Continuing Program)	Housing resources & education	Ongoing, based on funding availability	The Housing Resource Center (HRC) continues to promote a first-time homebuyer education program and foreclosure prevention counseling. They also assist in homeless prevention. The City provided $13,200 of CDBG funds this fiscal year to support the homeownership assistance center's ongoing activities. Also, this fiscal year, the City awarded HRC $19,030 in Emergency Solutions Grant (ESG) funding for their ongoing emergency rent and security deposit program. In addition, HRC was also awarded $24,200 in FY2013-14 to assist City staff with homebuyer orientations, hombuyer counseling,and initial application review (see H-3.12 above).

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H-3.14: Zoning for Employee and Farmworker Housing	Zoning for farmworker housing	1-Dec-10	The City has long been proactive in efforts to promote and provide farmworker housing, in fact, encouraging the provision of such housing is a General Plan priority. While the City of Salinas already did not restrict the development of farmworker housing in any zone that permits residential development of this type, staff undertook a review of the relevant zoning regulations to determine if revision to regulations would provide additional clarity to both housing developers and the community as a whole. As part of this review, staff also reviewed the Code for consistency with current State Health & Safety Code wording, particularly Sections 17021.5 and 17021.6. On October 3, 2012, following consultation with non-profit housing providers and other stakeholders, staff presented a zoning code amendment to the Planning Commission. After considering public comment, the Commission recommended the ordinance be forwarded to the City Council with one minor revision. On October 23, 2013, after holding a public hearing on the proposed amendment, the City Council introduced the ordinance, which was subsequently adopted on November 13, 2012. In addition to clarifying provisions regarding employee housing for those employed in agriculture, the Code amendment added language pertaining to both Small Project and Medium Project Employee Housing. Thus, this policy has now been implemented.

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General Comments:

Comment on historical builiding permit activity in the City of Salinas: During 2007, the first year of this Housing Element period, 249 residential building permits were issued in Salinas. A few years earlier, the number was much greater. For example, in 2002 the City issued permits for 557 residential units. And for the decade ending that year, Salinas averaged over 650 building permits for new residential units each year. Coming up to the most recent reporting year, while permits for 60 units were issued in 2013 -a fourfold increase over 2012- housing construction activity remains a tenth of the activity typical during the late 1990's and early 2000's. In part this reflects the successful implementation of long-term General Plan policies discouraging sprawl and encouraging compact, dense and contiguous development. The number of vacant parcels remaining within the developed portions of the City is extremely small. Of course the major factor affecting new housing development remains the impact of the 'great recession.' As evidenced by the 2008 annexation of some 2,500 acres to the northeast of developed Salinas, the City has been willing to expand in an orderly fashion, however, the regional housing market has yet to support major growth comparable to earlier decades.