**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:
MAR 24 2015

March 19, 2015

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

**SUBJECT: ANNUAL HOUSING ELEMENT PROGRESS REPORT - 2014**

Please find enclosed the City's Annual Housing Element Progress Report covering the 2014 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, Planning Manager. City offices are open Monday through Thursday, from 8:00 am to 5:30 pm.

Yours truly,

Jennifer Coile
Project Manager, Housing Element Update

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

Enclosure: 2014 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
65 West Alisal Street, Second Floor
Salinas, CA 93901

Contact Person: Tara Hullinger Title: Planning Manager *or*
Jennifer Coile Title: Housing Element Project Manager

Telephone: (831) 758 7206 FAX: (831) 775 4258 E-mail: tarah@ci.salinas.ca.us
E-mail: jennifer.coile@ci.salinas.ca.us

Reporting Period by Calendar Year: from January 1, 2014 to December 31, 2014

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** 1/1/2014 - 12/31/2014

### 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 | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| (9) Total of **Moderate and Above Moderate** from Table A3 ► ► | | | | | | | | | | | |
| (10) Total by income Table A/A3 ► ► | | | | | | 74 | | 74 | | | |
| (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** 1/1/2014 - 12/31/2014

### 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 which meet 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 | | 1 | 45 | | Three Owner occupied rehabilitation through City CDBG/HOME Rehab. loan program. Loma El Paraiso project of 43 apartments rehabilitated by CHISPA using CDBG funds, all units Low (80% of AMI). Implements Policy Action H-2.2 |
| (2) Preservation of Units At-Risk | | | | | See Policy Action H-3.8 |
| (3) Acquisition of Units | | | | | |
| (5) Total Units by Income | | 1 | 45 | 0 | |

* Note: This field is voluntary

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

**Jurisdiction** City of Salinas

**Reporting Period** 1/1/2014 - 12/31/2014

### 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** | | | | | | | |
| No. of Units Permitted for **Above Moderate** | 30 | 4 | 36 | 4 | 0 | 74 | 74 |

* Note: This field is voluntary

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

**Jurisdiction** City of Salinas

**Reporting Period** 1/1/2014 - 12/31/2014

### 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 | 2014 | | 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 | 74 | | 331 | 1,375 |
| Total RHNA by COG. Enter allocation number: | | 4,076 | | | | | | | | | | | |
| Total Units ► ► ► | | | 249 | 148 | 36 | 141 | 130 | 13 | 60 | 74 | | 851 | 3,225 |
| Remaining Need for RHNA Period ► ► ► ► ► | | | | | | | | | | | | | |

Note: units serving extremely 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** | 1/1/2014 | - | 12/31/2014 |

### 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.<br><br>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 |

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

**Jurisdiction** City of Salinas
**Reporting Period** 1/1/2014 - 12/31/2014

| | | | |
|---|---|---|---|
| **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 an on-going basis with the Business Development Council (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 in April, 2013 to perform a comprehensive fee study. The study is underway.<br><br>In the interim, planning services fees are generally 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. |
| **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 (Ordinance 2463), mixed use districts were created to facilitate 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 high density development was one of the first to make use of the 'mixed use incentives' now built into the Code. In 2014, the owner of a two story property at 137 Monterey Street in downtown Salinas converted the second story above retail to four new studio apartments.<br>The 2006 Zoning Code revision added Section 37-30.230 to 290, Division 4 (Mixed Use Districts) which allows 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. Live-work housing provisions promote and provide another type of housing opportunity where residents can work in the home in which they reside. |

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

**Jurisdiction** City of Salinas

**Reporting Period** 1/1/2014 - 12/31/2014

| | | | |
|---|---|---|---|
| **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 pursuant 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.<br><br>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. 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 strengthen storm water and water quality performance standards, as well as landscaping and irrigation regulations, to ensure compliance with National Pollution Discharge Elimination System (NPDES) requirements. The City's Permit Center has information resource brochures about the NPDES and Best Management Practices. In 2014, the Gateway Senior Apartments affordable project was classified as LEED Platinum and was the first multi-family building in Monterey County with a living green roof. Applicants to the City's Housing Services Program for rehabilitation loans are provided information about Pacific Gas and Electric's Energy Savings Assistance Program and Central Coast Energy Services in case they qualify for energy saving appliances, solar energy system installation, and weatherization. Ongoing program. |

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

**Jurisdiction** City of Salinas
**Reporting Period** 1/1/2014 - 12/31/2014

| | | | |
|---|---|---|---|
| **H-1.8: Inclusionary Housing Ordinance (Continuing Program)** | Implement Inclusionary Housing Ordinance | Annual monitoring | Program remains in operation. Due to the housing foreclosure crisis, high unemployment, and subsequent recession of 2008, housing production decreased which translates to decreased inclusionary units. The Colomas Townhomes project in North Salinas began processing its Condition Use Permit in 2014; it will have five inclusionary units. The Haciendas III project will have ten inclusionary units in 2015 and the Haciendas Seniors project will have eight inclusionary units. 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. In August 2014, the City issued a Request for Proposals for consultants to assist with a review and update of the Inclusionary Housing Ordinance and performance of nexus study. In October 2014, the City entered into a contract with Baird+Driscoll and Vernazza Wolfe; the analysis and preparation of a potential revision to the Inclusionary Housing Ordinance of the Municipal Code began in November 2014 with completion anticipated in the fall of 2015. The community engagement and outreach process including bilingual workshops and surveys began in December 2014. |
| **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.<br><br>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. |

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

**Jurisdiction** City of Salinas

**Reporting Period** 1/1/2014 - 12/31/2014

| | | | |
|---|---|---|---|
| **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.<br><br>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.<br><br>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.). In October 2014, the City engaged a consultant to prepare an update to the City's Analysis of Impediments to Fair Housing (AI). The AI is required of entitlement grant recipients by the U.S. Department of Housing and Urban Development (HUD). The AI includes an analysis of access to public transportation from residential areas to major employment centers. The AI is scheduled to be reviewed and approved by the City Council in May 2015. |
| **H-1.12: Support Community Housing Development Organizations [CHDO's] (Continuing Program)** | CHDO Support | Ongoing, based on funding availability | One CHDO is currently active in Salinas and submits the annual re-certification documentation: CHISPA, Inc. On July 31, 2014, the City entered into a funding agreement with CHISPA for CHDO HOME funding for the rehabilitation of the at-risk Vista de La Terraza project. City staff updated the CHDO application and incorporated it into the City Data Services online grants and affordable housing management system.Mid-Peninsula Housing, a certified CHDO in other jurisdictions, is preparing their CHDO application to the City of Salinas in 2015. |
| **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, definition of optimal universal design code standards and potential incentives is ongoing at the national and state levels. City staff remains involved in training and communications about current developments in this field and encourage applicants to apply principles in their designs. The multi-family projects of affordable housing developers usually incorporate many universal design features. |

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

**Jurisdiction** City of Salinas

**Reporting Period** 1/1/2014 - 12/31/2014

| | | | |
|---|---|---|---|
| **H-2.1: Code Enforcement (Continuing Program)** | Code Enforcement activities | 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. "under-water" mortgages) has been the reluctance of homeowners to take on a rehabilitation loan as additional debt due to uncertain economic outlook on employment and housing values. This period a total of three single-family rehabilitation projects were funded; an additional four loan applications are in the planning/bid process - three of the pending applications are for room additions to alleviate overcrowding. There was one rehabilitation loan for a multi-family property, Loma el Paraiso. |
| **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: "participate 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 to submit grant applications for up to $25,000 annually in historic preservation grant funds to carry out historic preservation activities.<br><br>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.<br>During this period the Historic Resources Board continued the following working committees: 1) Art Moderne / Art Deco-Jazz Brochure Committee, 2) Heritage Tourism Committee, and 3) Education Committee, the latter of which participated in three webinars. Working with staff, the Board began exploring the applicability of The Mills Act historic tax incentives, the development of zoning variations for listed historic properties, 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.<br>The Board coordinated the publication of a brochure "Salinas Art Deco and Moderne: a wealth of architecture" together with the Alliance of Monterey Area Preservationists, the Architectural heritage Association of Monterey County and the Historic Preservation Foundation of the Native Sons of the Golden West. Tie City also submitted comments on the mitigation measures proposed to mitigate the relocation of cultural medallions in the demolition of a historic section of the Monterey County Courthouse. |

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

**Jurisdiction** City of Salinas

**Reporting Period** 1/1/2014 - 12/31/2014

| | | | |
|---|---|---|---|
| **H-2.4: Redevelopment Project Areas (Continuing Program - *REVISED*)** | Implement Redevelopment Plans<br><br>*The abolition of Redevelopment Agencies means that Redevelopment Plans can no longer be implemented. The tasks are now to:*<br>*(a) Dispose of properties owned by the Housing Successor Agency; and*<br>*(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.<br><br>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 and second phase (46 units) thereafter.<br><br>The Successor Housing Agency owns several parcels on Soledad Street and in 2014 the City Council approved an Exclusive Negotiating Rights Agreement with Mid-Peninsula Housing for a mixed-use affordable housing development for that site. The Salinas Successor Agency (SSA) owns several properties on Division Street; in 2014, the SSA worked with the State to develop a Long Range Property Management Plan (LRPMP) for these properties. After approval of the LRPMP, the City can proceed with the community process for a master development plan in 2015. |
| **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. |

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

**Jurisdiction** City of Salinas

**Reporting Period** 1/1/2014 - 12/31/2014

| | | | |
|---|---|---|---|
| **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 rehabilitation of multi-family housing projects and for capital improvement projects (CIP). 43 affordable units in the Loma el Paraiso project were renovated this year. Also in the NRSA are four CIPs: East Market Street Improvements Phase I was completed and Notice of Completion issued on March 13, 2014. The project is part of the East Market Street Beautification Project to improve safety with new street lights, improved sidewalks that are pedestrian friendly and compliant with ADA requirements, unique crosswalks and street landscaping. East Market Street ADA Compliant Access Ramps, Phase II - Construction installed 15 ADA pedestrian access ramps on East Market Street between Sherwood Drive and Merced Street. The project included the relocation or modification of fence or block walls in order to allow the required space for the pedestrian ramps and shortening of the existing Griffin Street median island for a new crosswalk. A new Monterey-Salinas Transit bus shelter was installed at the Breadbox Recreation Center using CDBG Funds. Engineered wood fiber chips were installed in AHNRSA parks: Myrtle Park, Azahel Cruz Park, Jaycees Tot Lot in El Gabilan Park, Cesar Chavez Playground and Hebron Heights Tot Lot. The La Paz Park stage area was reconstructed. Chavez Park improvements completed during this period included walkway improvements to remove tripping hazards in dilapidated parks. Eleven new streetlights with LED luminaries were installed at Elton Place, N. Filice Street and Short Street. One application for rehabilitation of a single-family residential property in the area was received and is pending processing in the City's Housing Services Program. |
| **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. A total of 19 houses were 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. The program closeout process is underway.<br><br>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. |

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

**Jurisdiction** City of Salinas

**Reporting Period** 1/1/2014 - 12/31/2014

| | | | |
|---|---|---|---|
| **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. In this period, Phase II of the Haciendas (funded with HOME, Redevelopment, and tax credits) was issued building permits for 46 rental housing units for lower-income families (9 of the 46 are required inclusionary units).<br><br>The Inclusionary Housing Ordinance requires periodic review by the City Council to evaluate effectiveness. Also, subsequent to the ordinance adoption in 2007, the results of several court cases stimulated the need to update the ordinance. In August 2014, the City issued a Request for Proposals (RFP) for inclusionary housing consultants to assist with the review/update. A contract with consultant team was approved in the fall and a Technical Advisory Committee began meeting to participate in the update process. In 2013, the City began developing an Economic Development Element of the General Plan. Support for local workforce housing is one of the priority policies in the Draft EDE and Five Year Implementation Strategy that was reviewed by the City Council in the summer of 2014. |
| **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 opportunities for large families. Thus the called-for review of Zoning Code was completed in 2011, with a determination that no modifications were necessary. |
| **H-3.3: Senior Housing (Continuing Policy)** | Senior housing development | Ongoing | This year the Monterey County Housing Authority prepared a successful tax credit application to help finance construction of 41 units in the Haciendas Seniors Housing Project. |
| **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. |

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

**Jurisdiction** City of Salinas

**Reporting Period** 1/1/2014 - 12/31/2014

| | | | |
|---|---|---|---|
| **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. In 2013-14, the City provided funding to the Housing Resource Center and Legal Services for Seniors for fair housing counseling. In FY 2014-15, the City provided CDBG funding to Project Sentinel, a HUD-certified fair housing counseling agency based in Santa Clara County to provide fair housing services in Salinas. In the two years prior to their 2014 contract, Project Sentinel received more than fifty fair housing inquiries/year from Salinas residents. |
| **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. The Housing Authority is considering opening the wait list in the summer of 2015. In the summer of 2014, the Veterans Administration awarded funding to the Housing Resource Center to assist veterans with rental assistance. |
| **H-3.7: Housing for Extremely Low-Income Households (New Program)** | Create 456 units affordable to Extremely Low-income households | 2014 | The City continues to work collaboratively with nonprofit housing developers on an ongoing basis to provide affordable housing opportunities including housing for extremely low-income households to the extent feasible. For example, in 2014 Mid-Peninsula Housing received a $25,000 pre-development grant to facilitate conceptual designs and site planning for 90 units of housing for extremely low-income households on City-owned property in Chinatown. The City is also working with the Housing Authority of Monterey County on Haciendas Seniors, a senior housing project for incomes of 30% or lower. |
| **H-3.8: Preserve At-Risk Units** | Preserve 250 "at-risk" units | Develop strategy by June 2011 | Staff has been working with CHISPA to use an allocation of HOME funds to rehabilitate the 41-unit Vista de la Terraza, a project with State RHCP assistance at-risk of conversion to market-rate in November 2014. Negotiations with the State continue, seeking to redo the loan by the 3/31/15 deadline. 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. |

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

**Jurisdiction** City of Salinas

**Reporting Period** 1/1/2014 - 12/31/2014

| | | | |
|---|---|---|---|
| **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 City has retained an ADA consultant to assist with the development of the five year ADA transition plan for City buildings and facilities; a Committee is scheduled to be convened by spring 2015 to advise on its development. 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).<br><br>The City has developed and posted on City web page an "on-line request for evaluation" 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 property 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 submit an "on-line repair request" that will be added to the prioritized database of requests kept by Maintenance Services Division of the Department of Public Works. The website also has an online "Bike and Pedestrian Facilities Service Request" form for roadway conditions affecting bicycles and pedestrians. |
| **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. One homeowner received a grant for disability related improvements during this period and one application is in process. |
| **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. The City expends its Emergency Solutions Grant (ESG) allocation each year for homeless services. In the fall of 2014, the Housing Resource Center of Monterey County received the Supportive Services for Veteran Families grant, which provides emergency housing assistance and supportive services to homeless and at-risk very low-income Veterans and their families who are homeless or in danger of losing their current home. |

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

**Jurisdiction** City of Salinas

**Reporting Period** 1/1/2014 - 12/31/2014

| | | | |
|---|---|---|---|
| **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 was less than satisfactory; NHSSV subsequently closed its Salinas office in 2011. One FTHB loan received assistance under the program this year.<br><br>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, unfortunately NCST did not proceed with Salinas as their model did not prove successful on the East Coast. Staff is currently working with one qualified buyer looking for a home in their price range. |
| **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.<br><br>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 CDBG funds in 2013-14 and 2014-15 to support the homeownership assistance center's ongoing activities (see H-3.12 above). The City also awarded HRC Emergency Solutions Grant (ESG) funding for their ongoing emergency rent and security deposit program. |

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

**Jurisdiction** City of Salinas

**Reporting Period** 1/1/2014 - 12/31/2014

| | | | |
|---|---|---|---|
| **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.<br><br>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. |

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

| | | |
|---|---|---|
| **Jurisdiction** | City of Salinas | |
| **Reporting Period** | 1/1/2014 - | 12/31/2014 |

**General Comments:**

*Comment on historical building 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 74 units were issued in 2014 -a significant increase over 2012 (13 permits) and 2013 (60)- 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. A key factor affecting new housing development remains the impact of the 'great recession. The City has been willing to expand in an orderly fashion, as evidenced by the 2008 annexation of some 2,500 acres to the northeast of developed Salinas and the process for approving Specific Plans for that area now underway. However, the regional housing market has yet to support major growth comparable to earlier decades.