



CITY OF SALINAS HOME-ARP ALLOCATION PLAN

September 4, 2022

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DRAFT

HOME-ARP ALLOCATION PLAN

HOME Investment Partnerships (HOME) Program
American Rescue Plan

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EXECUTIVE SUMMARY

The City of Salinas was allocated \$ 2,918,774 of HOME American Recovery Plan Act (HOME-ARP) funding from the U.S. Department of Housing and Urban Development (HUD) in Fiscal Year 2021. HOME-ARP funds will be used to assist all the qualifying populations described in the Notice CPD-21-10: *Requirements of the Use of Funds in the HOME-American Rescue Plan Program*. Funding is earmarked to perform four key activities: (1) development and support of affordable housing, (2) tenant-based rental assistance (TBRA), (3) provision of supportive services; and (4) acquisition and development of non-congregate shelter units.

To receive the HOME-ARP allocation, the City of Salinas consulted with agencies and service providers to identify the unmet needs and gaps in housing and service delivery systems for all qualifying populations. The Allocation Plan (AP) set forth describes how the City of Salinas intends to distribute HOME-ARP funds and how it will expend funds to address the needs of all HOME-ARP qualifying populations. The final AP will be submitted to HUD as a substantial amendment to its Fiscal Year 2021 Annual Action Plan, and includes the following required elements:

1. A summary of the consultation process including methods used and feedback received.
2. A summary of the public participation process including feedback received.
3. A needs assessment of the four qualifying populations including demographic composition.
4. A gap analysis of the unmet housing and service needs of each qualifying population.
5. A table including HOME-ARP funding distribution for each eligible project or activity.
6. An estimate of affordable housing units that will be produced or preserved.
7. A description of preferences.
8. HOME-ARP Refinancing Guidelines.
9. Certifications and SF-424, SF-424B and SF-424D Forms.

INTRODUCTION

The Monterey and San Benito County Continuum of Care (CoC) is coordinated by the Coalition of Homeless Services Providers (CHSP), in partnership with the City of Salinas, the County of Monterey Department of Social Services, the County of Monterey Health Department, and the County of San Benito Health and Human Services Department. In 2009, the CoC developed a framework to guide jurisdictions (Counties and cities), providers, and other key stakeholders to maximize the impact on reducing homelessness.

The Lead Me Home action plan establishes measurable goals and targets to reduce homelessness by 50% over the next five years (July 2021 through June 2026). This 50% reduction will be achieved through three key strategies (1) increase participation in homeless solutions by leaders and key stakeholders from across the region, (2) improve the performance of the homelessness response system, (3) expand service-oriented responses to unsheltered homelessness.

This plan sets out to align available funding to support the activities identified in each year's action plan. Year one of the action plan will cover fiscal year starting July 2021 to June 2022. An essential

activity for year one is to continue investing in acquisition and conversion of motels by applying to Homekey program funds, available through the State of California, for projects in Salinas which will provide permanent housing for people experiencing homelessness. Another important action is to increase investment in rapid rehousing, navigation services, and housing focused case management to improve the ability to secure housing for participants exiting an emergency shelter. These collaborative efforts are highlighted in the allocation plan as it serves an important regional framework with specific target goals.

HOME-ARP ELIGIBLE QUALIFYING POPULATIONS AND ACTIVITIES

CPD Notice 21-10 Requirements for the Use of Funds in the HOME-American Rescue Plan Program outlines the requirements for funds appropriated under the American Rescue Plan Act of 2021 for the HOME Partnership Program (HOME) to provide homelessness assistance and supportive services. The American Rescue Plan Act defines qualifying individuals or families as:

- Homeless, as defined in section 24 CFR 91.5;
- At risk of homelessness, as defined in section 24 CFR 91.5;
- Fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking, as defined by HUD in 24 CFR 5.2003;
- Other populations (i.e., individuals and families) as defined in 24 CFR 91.5, where providing supportive services or assistance would:
 - Prevent a family's homelessness;
 - Serve those with the greatest risk of housing instability.
- At greatest risk of housing instability as defined in 24 CFR 91.5.

HOME-ARP funds can be used to benefit qualifying populations through:

1. Tenant-Based Rental Assistance (TBRA)
2. Development and support of affordable housing
3. Supportive services provisions
4. Acquisition and development of non-congregate shelter
5. Nonprofit capacity building and operating assistance
6. Program planning and administration

STAKEHOLDER CONSULTATION AND PUBLIC PARTICIPATION

The City of Salinas consulted services providers from multiple agencies in preparing this HOME-ARP Allocation Plan. The agencies that were consulted provide services to qualifying populations and include the Continuum of Care, homeless and domestic violence service providers, veterans' groups, public housing agencies, and other private agencies that address fair housing, civil rights, and the needs of persons with disabilities. The consultation process was coordinated by Housing Division staff through various methods including regional partnership meetings, email blast, an online survey, website announcement, and community meetings.

Partner agencies were emailed an electronic survey link which required ranking needs from highest priority to lowest priority. In addition, the HOME-ARP survey was also emailed to the city's

housing group with over 170 partners ranging from private and public entities. The following table summarizes the names and types of organizations consulted, feedback summary, and the methods by which they were contacted:

Organizations Consulted by Type and Method of Consultation

Organization Consulted	Type of Organization	Method of Consultation	Feedback Summary
1. Bay Area Community Services	Nonprofit organization	@ 	None Received
2. YWCA Monterey County	Nonprofit organization	@ 	SURVEY COMPLETED ADDITIONAL COMMENTS: I would like to add victims of human trafficking.
3. Step Up on Second Street (Step-Up)	Nonprofit organization	@ 	SURVEY COMPLETED ADDITIONAL COMMENTS: Move-in assistance and eviction protection assistance
4. Housing Authority of the County of Monterey	Public Housing Agency	@ 	SURVEY COMPLETED ADDITIONAL COMMENTS: Legal mitigation funds
5. Coalition of Homeless Services Providers	Nonprofit organization	@ 	SURVEY COMPLETED ADDITIONAL COMMENTS: Legal mitigation funds
6. Mid Pen Housing	Nonprofit organization		None Received
7. Coalition of Homeless Services Providers	Nonprofit organization	@ 	Completed survey but provided no additional comment.
8. Interim, Inc	Nonprofit organization		SURVEY COMPLETED ADDITIONAL COMMENTS: Development of affordable housing and rent subsidies
9. Downtown Streets Team	Nonprofit organization	@ 	Completed survey but provided no additional comment.
10. University Corporation at Monterey Bay RRH Program	Nonprofit organization		None Received
11. Community Homeless Solutions	Nonprofit organization	@ 	Completed survey but provided no additional comment.
12. Central Coast Center for Independent Living (CCCIL)	Nonprofit organization	@ 	SURVEY COMPLETED ADDITIONAL COMMENTS: Legal fees
13. Shangri La	Developer		None Received
14. Housing Resource Center	Nonprofit organization	@ 	None Received
15. Step Up on Second	Nonprofit organization	@ 	SURVEY COMPLETED ADDITIONAL COMMENTS: The suggestions for supportive services are important and should be priority
16. Watsonville Law Center	Nonprofit organization	@ 	None Received
17. Monterey County Rape Crisis Center	Nonprofit organization	@ 	None Received
18. Monterey and San Benito County Military and Veterans Affairs Office	Public Agency		Completed survey but provided no additional comment.
19. Eden Council for Hope and Opportunity (ECHO)	Nonprofit organization	@ 	Completed survey but provided no additional comment.
20. Sun Street Centers	Nonprofit organization		Completed survey but provided no additional comment.
21. Community Human Services	Nonprofit organization	@ 	Completed survey but provided no additional comment.
22. Eden House	Nonprofit organization	@ 	SURVEY COMPLETED ADDITIONAL COMMENTS: Legal fees
23. Homeless Services (Independent Contractor)	Consultant	@ 	None Received
24. Salinas Outreach and Support Team	City of Salinas	@ 	None Received
25. Franciscan Workers of Junipero Serra, dba Dorothy's Place	Nonprofit organization	@ 	SURVEY COMPLETED ADDITIONAL COMMENTS: Move-in assistance and eviction protection
25. CHI SPAS	Nonprofit organization	@ 	None Received
26. First Community Housing	Nonprofit organization	@ 	Completed survey but provided no additional comment.

@ = EMAIL  = VIRTUAL SESSION  = SURVEY  = MEETING

CONSULTATION SURVEY

The City of Salinas identified twenty-six community partner agencies who service the qualifying populations as defined by the HOME American Rescue Plan Program in notice CPD-21-10 issued on September 12, 2021. A point-of-contact was identified for each agency and email notifications were sent periodically during a six-week window requesting feedback via an electronic survey. Participants were provided a short description about the program’s purpose and disclosed the amount allocated to the City of Salinas for further consideration. Survey respondents reported serving more than 65,000 individuals per year collectively and the following information summarizes the feedback received from service providers.

Figure 1 outlines the populations serviced by respondents. A total of 88.24% of survey respondents indicated providing services to individuals, family experiencing homelessness, and individuals with disabilities. An additional 58.82% of survey respondents indicated providing services to individuals or families fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking. Another 58.82% of survey respondents indicated providing services to veterans or families that include a veteran family member. The following responses were accepted as “other” populations serviced: justice-involved veterans, survivors, transitioning service members, seniors, tenants, landlords, victims of housing discrimination, people with psychiatric disabilities, chronically unsheltered unaccompanied adults, homeless transition-age youth, and individuals or families needing help with substance abuse. All responses were accepted and included as feedback.

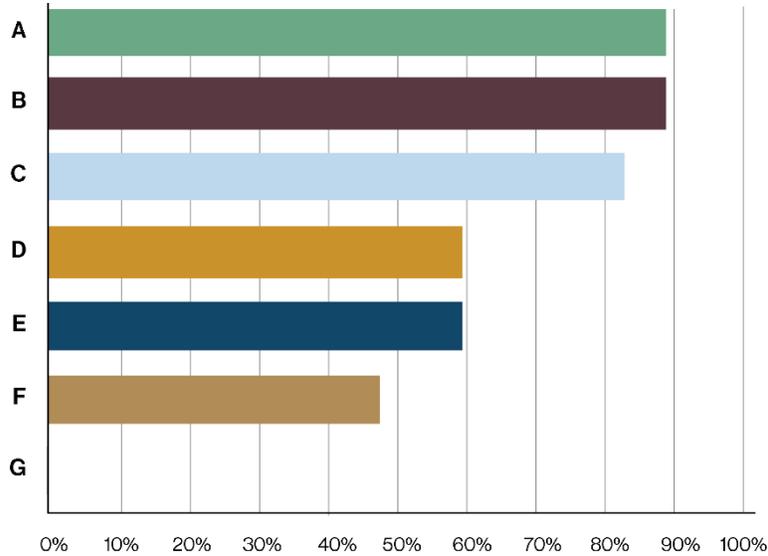
Figure 2 asked respondents to rank the need for supportive services in the City of Salinas from highest to lowest priority. Most respondents indicated that “case management” and “housing search and counseling” were the top two choices. The third choice for supportive services was for “mental health and substance abuse treatment” and “financial assistance costs and rental assistance”. Based on the responses, “landlord/tenant services” and “transportation” were ranked the lowest among survey participants.

Figure 3 lists the responses for eligible activities ranked from highest to lowest priority and summarizes the results. Based on the feedback received, “rehabilitating existing structures to be used as permanent affordable housing” obtained the highest score. The second highest priority was the need for “supportive services for rental housing counseling and/or direct homeless prevention services”. The third choice was “acquisition of land and new affordable housing construction”. A total of seventeen (17) providers provided feedback to determine the highest priority.

Participants who completed the survey were also asked to provide comment on other eligible uses that could potentially receive funding but were not mentioned. A total of twelve (12) respondents provided additional comments and these have been outlined in Figure 4 with a summary of the feedback received. Figure 5 demonstrates the website announcement to promote the survey with service providers. All comments were accepted and included as part of the consultation process.

Figure 1 Populations Served

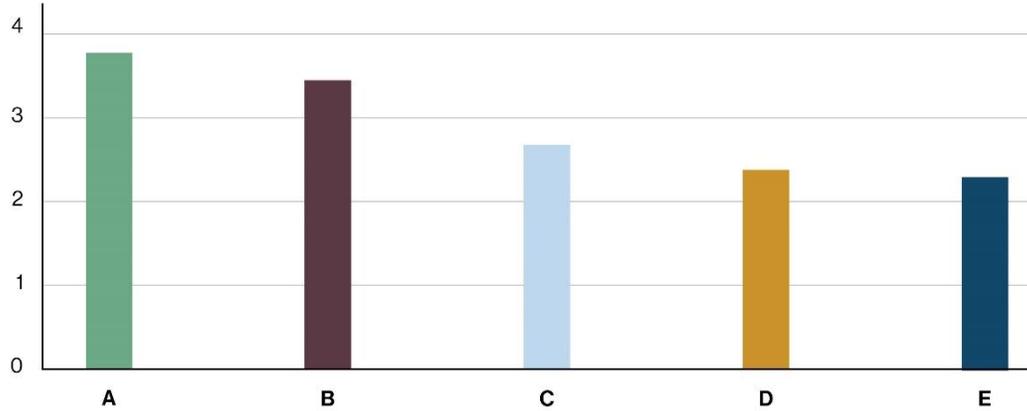
ANSWERED: 17 SKIPPED: 0



ANSWER CHOICES	RESPONSES	
A. Individuals or family experiencing homelessness	88.24%	15
B. Individuals with disabilities	88.24%	15
C. Individuals or family at risk of homelessness or experiencing housing instability	82.35%	14
D. Individuals or family fleeing, or attempting to flee, domestic violence, sexual assault, stalking or human trafficking.	58.82%	10
E. Veterans or families that include a veteran family member	58.82%	10
F. Other (please specify)	47.06%	8
G. None of the above	0.00%	0
TOTAL RESPONDENTS: 17		

Figure 2 – Eligible Populations Ranked from Highest to Lowest Priority

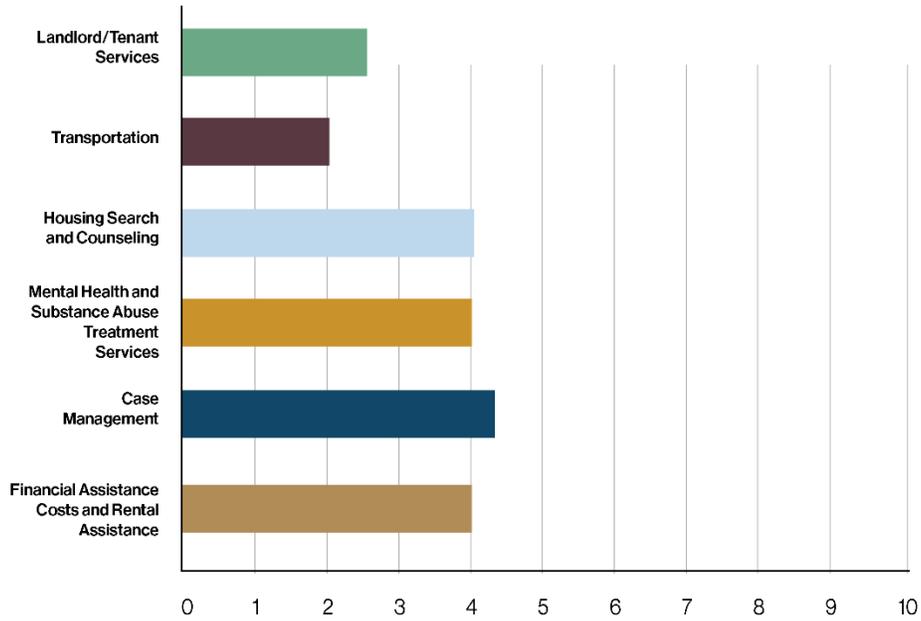
ANSWERED:14 SKIPPED:0



ANSWER CHOICES	TOTAL RESPONSES	SCORE
A. Individuals or family experiencing homelessness	14	3.79
B. Individuals or family fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking.	14	3.43
C. Individuals or family at risk of homelessness or experiencing housing instability	14	2.71
D. Individuals with disabilities	14	2.57
E. Veterans or families that include a veteran family member	14	2.50

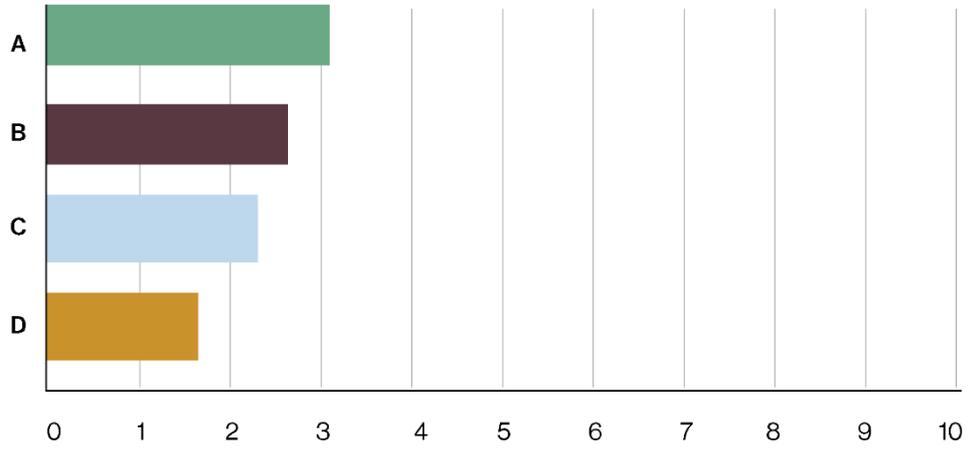
Figure 3 - Rank Supportive Services Based on the Highest to Lowest Priority

ANSWERED: 17 SKIPPED: 0



ANSWER CHOICES	TOTAL RESPONSES	SCORE
Landlord/Tenant Services	17	2.59
Transportation	17	2.06
Housing Search and Counseling	17	4.06
Mental Health and Substance Abuse Treatment Services	17	4.00
Case Management	17	4.29
Financial Assistance Costs and Rental Assistance	17	4.00

Figure 4 - Rank Needs for Housing Based on Highest Priority to Lowest Priority



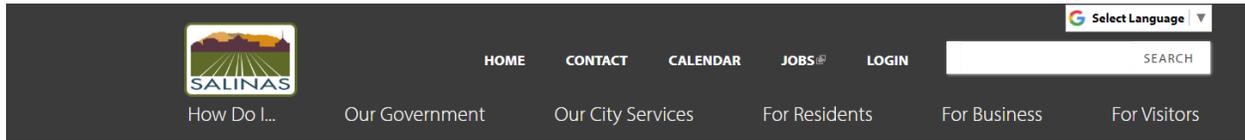
ANSWER CHOICES	TOTAL RESPONSES	SCORE
A. Rehabilitate existing structures such as motels, hotels, or other facilities to be used as permanent affordable housing	17	318
B. Supportive Services for rental housing counseling and / or direct homeless prevention services	17	2.71
C. Acquisition of land and new affordable housing assistance	17	2.41
D. Nonprofit operating and capacity building assistance	17	1.71

Figure 5 - Comments on Other Eligible Uses

ANSWERED: 17 SKIPPED: 0

#	RESPONSES
1	Direct cash housing/wage assistance
2	The suggestion above are important and should be a priority
3	Victims of Domestic Violence were mentioned but I would like to add victims of human trafficking.
4	Legal assistance
5	No
6	New construction of affordable multi-family housing that reserves a % of units for homeless people
7	None, at this time
8	N/A
7	None, at this time
8	N/A
9	A homeless trust - many needs we cannot spend \$ on
10	Development of affordable housing and rent subsidies
11	Move-in assistance and eviction protection assistance
12	No
13	Temporary or transitional housing for difficult to serve chronically unsheltered adults
14	Legal Fees
15	Rapid rehousing
16	No
17	Landlord Mitigation Funds

Figure 6 - Website Notice



HOUSING AND PUBLIC SERVICES SURVEY

HOME > OUR CITY SERVICES > COMMUNITY DEVELOPMENT > HOUSING AND COMMUNITY DEVELOPMENT > NEWS > HOUSING AND PUBLIC SERVICES SURVEY

News Date:

June 27, 2022

Housing & Public Services Survey
Give Us Your Feedback

Encuesta de Vivienda y Servicios Públicos
Danos Tu Opinión

Housing and Public Services Survey

The City of Salinas was allocated \$2,918,774 of HOME American Recovery Plan Act (HOME-ARP) funding from the US Department of Housing and Urban Development (HUD). Public feedback is needed to determine which activities and services should be prioritized. **Complete the survey.**

Encuesta de Vivienda y Servicios Públicos

La ciudad de Salinas fue asignada \$ 2,918,774 en fondos del Plan de Recuperación Americano HOME (HOME-ARP, por sus siglas en inglés) del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD, por sus siglas en inglés). Se necesita la opinión del público para determinar qué actividades y servicios deben ser priorizadas. **Complete la encuesta.**

SUMMARY OF FEEDBACK RECEIVED FROM CONSULTED ORGANIZATIONS

The consultation revealed strong support for the need of additional affordable housing, specifically permanent supportive housing. Those who responded to the survey also agreed that providing support to individuals or families experiencing homelessness or experiencing housing instability had the highest need for services and should be prioritized. Many participants mentioned the need for housing through the rehabilitation of existing structures such as motels, hotels, or other facilities.

Supportive service provisions like case management, fair housing, mental health services, housing counseling, substance abuse services, and legal services were included in the survey. Respondents were asked to rank what they believed is the highest need for services eligible under HOME-ARP. The activities with the highest rankings were case management, housing search and counseling, mental health and substance abuse treatment, and financial assistance for housing related costs (Figure 2). Respondents were asked if they believed there was a need for nonprofit capacity building and operating assistance, yet responses ranked this option last (Figure 3). Supportive services for landlord and tenant services, including transportation, were also ranked among the lowest. The responses inform their recommendation for:

1. Individuals or families experiencing homelessness;
2. Rehabilitation of structures such as motels and hotels;
3. Supportive services for case management, housing counseling, mental health, and substance abuse treatment services.

Public Comments and Recommendations Not Accepted and Reasons Why

All comments were accepted and included in the summary of comments and recommendations.

PUBLIC PARTICIPATION

The City of Salinas staff conducted a robust public participation process during the development of the allocation plan. Public participation included a 30-day public comment period, community meetings, an electronic survey, social media announcements, and one public hearing. A detailed breakdown of the comments and recommendations received through the public participation process either in writing, or orally at our public hearing meeting are included as part of the allocation plan.

Public Participation Process: Information about the public hearing and open comment period (starting on September 4 to October 4, 2022) was published in two local newspapers (*The Californian* in English and *El Sol* in Spanish). A public survey was also open to all members of the community and it was promoted on the City's website and social media platforms.

Community Meeting

Date: June 16, 2022

Location: Sherwood Hall 940 N Main St. Salinas, CA 93906

Time: 6pm-8pm

Description: Provided participants a summary of the program and a QR code to complete the survey.

Public Comments

Date: September 4, 2022 – October 4, 2022

Description: A public notice following the City's Citizen Participation Plan, special accommodations will be made for people with special needs.

Public Hearing

Date: October 4, 2022

Location: 200 Lincoln Ave Salinas, CA 93901

Time: Approximately 4:00pm

Description: The Salinas City Council will hold a public hearing to consider and discuss the proposed Allocation Plan and accept public comments.

Housing and Land Use Committee

Date: September 27, 2022

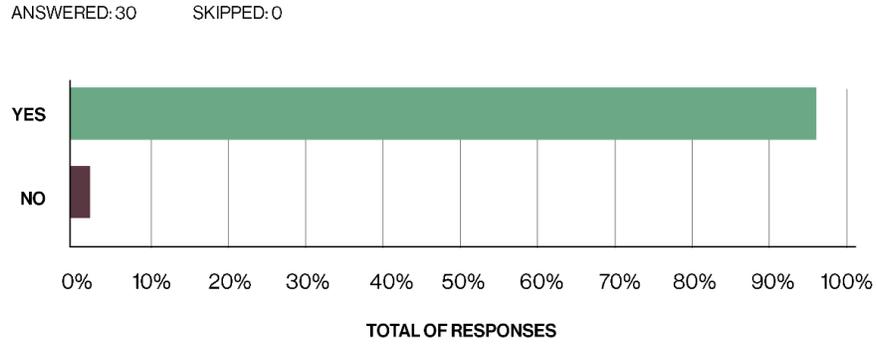
Location: 200 Lincoln Ave Salinas, CA 93901

Time: Approximately 3:30pm

Description: The Housing and Land Use Committee will hold a public hearing to consider and discuss the proposed Allocation Plan and accept public comments.

Efforts to Broaden Public Participation: Opportunities for public participation to comment on the planning, development, and review of the proposed allocation plan were publicized and disseminated in accordance with the City's Citizen Participation Plan (CPP). Hearings were held in the afternoon and disability-related accommodations were available per request. The City made accommodations available for those who required translation services. In addition to these efforts, all public engagement material was also made available in Spanish. Lastly, the community meetings provided food, translation, and childcare. The City is committed in keeping all interested groups and individuals informed of activities being proposed under HUD entitlement programs.

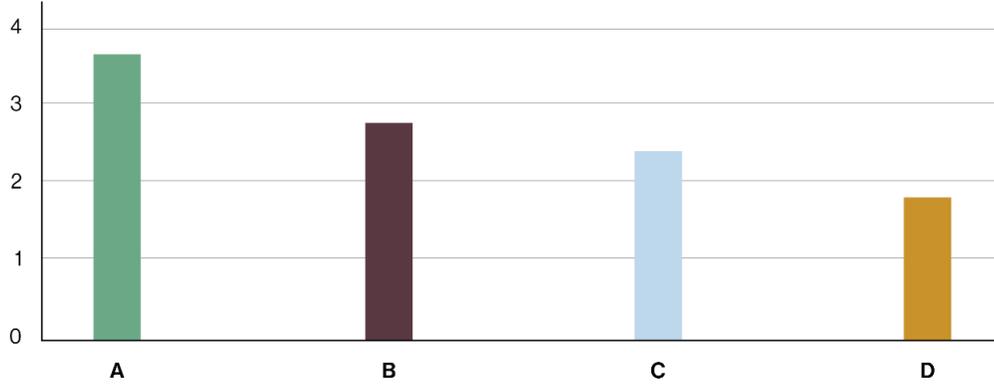
Figure 7 - Salinas Resident Verification



ANSWER CHOICES	RESPONSES	
Yes	96.67%	29
No	3.33%	1
TOTAL RESPONDENTS: 29		

Figure 8 – Eligible Activities Ranked from Highest to Lowest Priority

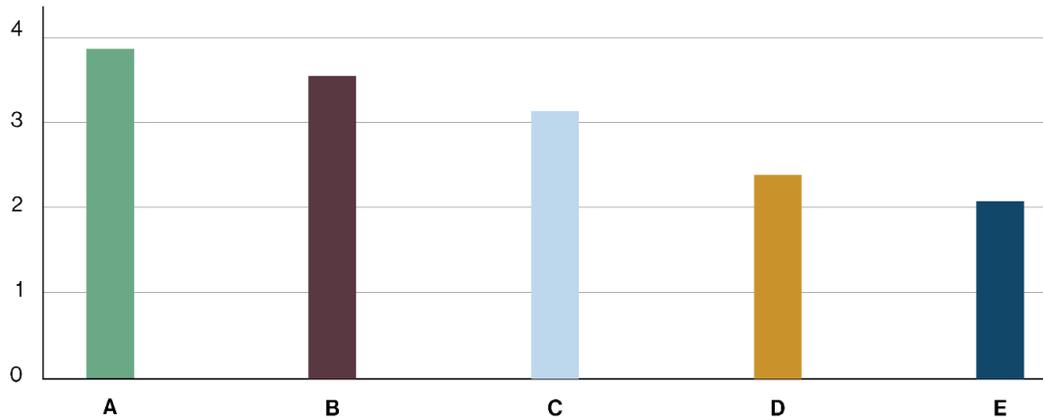
ANSWERED:30 SKIPPED:0



ANSWER CHOICES	TOTAL RESPONSES	SCORE
A. Rehabilitate existing structures such as motels, hotels, or other facilities to be used as permanent affordable housing	30	3.47
B. Acquisition of land and new affordable Housing construction	30	2.57
C. Supportive Services for rental housing counseling and/or direct homeless prevention crisis	30	2.23
D. Nonprofit operating and capacity building assistance	30	1.73

Figure 9 – Eligible Populations Ranked from Highest to Lowest Priority

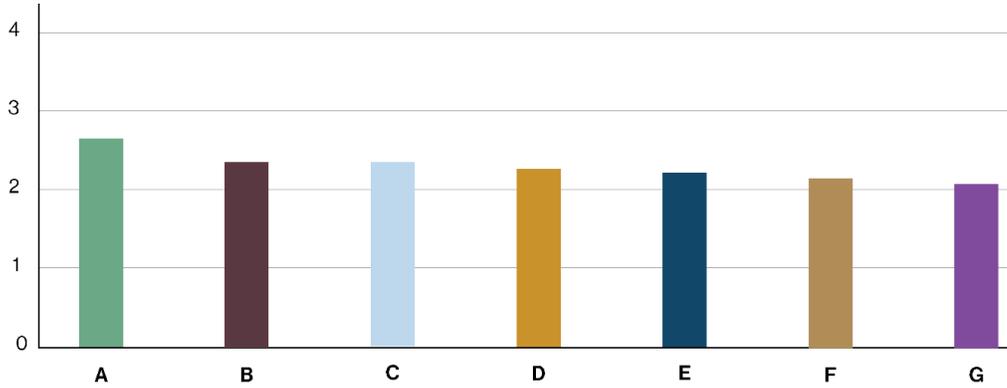
ANSWERED: 30 SKIPPED: 0



ANSWER CHOICES	TOTAL RESPONSES	SCORE
A. Individuals or family experiencing homelessness	30	3.90
B. Individuals or family fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking.	30	3.40
C. Individuals or family at risk of homelessness or experiencing housing instability	30	3.10
D. Individuals with disabilities	30	2.47
E. Veterans or families that include a veteran family member	30	2.13

Figure 10 - Supportive Services Ranked from Highest to Lowest Priority

ANSWERED:30 SKIPPED:0



ANSWER CHOICES	TOTAL RESPONSES	WEIGHTED AVERAGE
A. Mental Health Services Or Substance Abuse Treatment	30	2.67
B. Transportation	30	2.40
C. Financial Assistance with Rent or Utility Bills	30	2.40
D. Case Management or Life Skills Training	30	2.37
E. Move-In assistance or Rental Assistance	29	2.34
F. Housing Search and Counseling Services	30	2.23
G. Legal Services or Landlord Mitigation Services	29	2.21

Figure 11 - Other Comments

“Other Comments” Received Via Survey Monkey
1. Youth community services and recreation.
2. Rent Maximum increase. Protection of renter’s rights.
3. Low Income Housing for Individual Families that work in Agriculture. Housing would be available if 1 or more individuals maintain a job in this type of field. Being that AG is a major part of our county.
4. A great idea would be to assign someone to check all households that are being funded and make sure they are being charged appropriate amount on rent and bills. To avoid evictions and having to keep funding same people repeatedly. That would be a smart supportive service.
5. Plant trees city wide, make dog park area for Central Park. People are letting dog run in park: There’s no enforcement of “no dog” policy in this park.
6. Child Care!
7. Sanctioned campsites and/or tiny homes/ADUs. Inclusion of safe parking programs for those living in vehicles would likely also tie in with those who are experiencing housing instability and have just lost housing, easier to get back into housing (if it exists!) than those who have been on the street longer and developed coping strategies that don't work in housing.
8. Mental health counseling for all homeless people. Mandate case worker for housing, drug rehab and employment. Have an ordinance that does not allow camping in the city daily and have a place where people can go to each day, so they don't congregate in China Town to destroy the good that is happening there. Homeless need to have a purpose or go to Big Sur where they can be flower children of the 60's and be left alone.
9. Affordable housing more construction
10. Drug rehabilitation, jail facilities, police
11. Support for rental fees such as 1st/last month+deposits.. Intensive case management through the process
12. Help for landlords, legal services for landlords, help with taxes, stimulus checks, ADUs, childcare assistance, small business help, help public works

SUMMARY OF FEEDBACK RECEIVED FROM PUBLIC

Permanent supportive housing through the rehabilitation of motels or hotels was scored as the highest priority based on Figure 7 of the survey results. Acquisition of land and new affordable housing construction was ranked second in terms of highest priority. Figure 8 indicates that families experiencing homelessness is the highest need for services. Individuals or families fleeing from domestic violence, dating violence, sexual assault, stalking, or human trafficking was ranked second.

Supportive service provisions like case management, fair housing, mental health services, housing counseling, substance abuse services, and legal services were included in the survey. Respondents were asked to rank what they believed is the highest need for services eligible under HOME-ARP (Figure 9). The activities with the highest rank were mental health and substance abuse treatment, transportation, and financial assistance for housing related costs.

Respondents were asked if they believed there was a need for nonprofit capacity building and operating assistance. Of the responses received, this option was cumulatively ranked last. Supportive services for legal services, housing search, and counseling services were also ranked among the lowest. The responses inform their recommendation for:

1. Individuals or families experiencing homelessness;
2. Rehabilitation of structures such as motels and hotels;
3. Supportive services for mental health and substance abuse treatment services.

Public Comments and Recommendations Not Accepted and Reasons Why

The public survey verified respondents were City of Salinas residents with two questions. The first asking whether they were city residents and the second asked for their zip code. One respondent indicated they were not a resident and consequently, this survey was removed. All other comments were accepted and included in the summary of comments and recommendations.

NEEDS ASSESSMENT AND GAP ANALYSIS

A required part of the allocation plan is to reference available data to complete a gap analysis for current shelter and housing inventory, including the service delivery system. To accomplish this requirement, the needs assessment and gap analysis set forth evaluated the 1) size and demographic composition of HOME-ARP qualifying populations, and the 2) unmet needs of HOME-ARP qualifying populations. This needs assessment and gap analysis focuses on the following:

1. Sheltered and unsheltered homeless populations;
2. Currently housed populations at risk of homelessness;
3. Other families requiring services or housing to prevent homelessness; and
4. Those at greatest risk of housing instability or unstable housing situations.

SIZE AND DEMOGRAPHIC COMPOSITION OF HOME-ARP QUALIFYING POPULATIONS

Although the needs assessment and gaps analysis were based on the latest available data, the number of individuals and families experiencing homelessness may be underrepresented due to COVID-19. To determine the unmet needs of HOME-ARP qualifying populations, the following regional and city specific data sources were used:

- 2022 Monterey County Homeless Point-In-Time Count & Survey (PIT Count)
- 2020 American Community Survey (ACS)
- 2021 Continuum of Care Housing Inventory Count Report (HIC)
- 2021-2026 Lead Me Home Plan
- 2019 Monterey County Point-in-Time Count
- 2014-2018 Comprehensive Housing Affordability Data (CHAS)

Homeless as defined in 24 CFR 91.5

Homelessness is an urgent and growing social problem driven by escalating housing costs and exacerbated by the turmoil of the pandemic. The most recent complete homeless point-in-time (PIT) count of both unsheltered and sheltered people experiencing homelessness was completed on January 27th and 28th of 2022, as required by the U.S. Department of Housing and Urban Development. Results for unsheltered and sheltered individuals experiencing homelessness provided valuable context for basic demographic details, special needs information, and other relevant characteristics. Outreach efforts were impacted by the COVID-19 surge; therefore, the PIT count was conducted to prioritize the participant's health and safety. It should be noted that annual PIT counts measure the scope of homelessness on a single night, it does not represent every person who will experience homelessness throughout the year.

A total of 777 unsheltered individuals experiencing homelessness were counted during the 2022 PIT count for the City of Salinas. An additional 288 sheltered individuals were counted in the PIT count. According to the count report, the majority 66% of individuals experiencing homelessness in Monterey County were unsheltered, sleeping on the streets, in abandoned buildings, vehicles, encampment areas, and in other places deemed unfit for human habitation. This represents a 15% decrease from 2019 and is the lowest point-in-time count in the last decade.

The PIT count report for Monterey County was helpful identifying other characteristics of individuals experiencing homelessness such as age, gender, and racial identity. About 74% of homeless individuals were male, 26% were female, and less than 1% were transgender. Fifty-four percent 54% identified as Hispanic/Latino, 64% identified as White, 13% identified as Black/African American, and 6% identified as multi-race/other, or American Indian. The PIT count also provided demographics related to age. According to the PIT demographics, 3% of survey respondents were under the age of 25 at the time of the 2022 survey. Thirty-six percent 36% were between the ages of 25 and 40, and 61% were 41 years or older.

In conclusion, the biggest obstacles to obtaining permanent housing were inability to afford rent 71%, lack of a job/income 56%, and lack of money for moving costs 35%. The data summarized in this section provide valuable insights to inform policy decision-making and funding activity by local jurisdictions.

Veteran Experiencing Homelessness and Families that Include a Veteran Family Member

According to the 2022 Monterey County Homeless Point-In-Time Count, one hundred and fifty-four (154) veterans experiencing homelessness were identified for the entire region. From the reported 154 veterans, 51% were unsheltered and 49% were sheltered. Based on the survey results, the top four responses for the primary cause of homelessness among veterans is 1) financial issues; 2) mental health issues; 3) incarceration; and 4) legal issues.

The 2022 Monterey County Homeless Point-In-Time Count report provided minimal data for this special population and consequently, data from the 2019 Monterey County Point-in-Time Count will be used to provide additional demographics. According to the 2019 Point-In-Time Count, the majority (90%) of veterans experiencing homelessness identified as male and 21% identified as Hispanic or Latinx. In terms of racial identity, 43% identified as White, while 26% identified as Black/African American and 28% as multi-race or other.

Table 1 - Housing Inventory and Gap Analysis

Housing Inventory and Gap Analysis									
	HUD 2021 CoC Housing Inventory Count			2022 Monterey County Homeless Count				Gap Analysis	
	HH w/ Children	Adults Only	Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV	Family	Adults Only
	# of Beds	# of Beds	# of Beds					# of Beds	# of Beds
Emergency Shelter	185	177	0						
Transitional Housing	42	24	20						
Permanent Supportive Housing	0	61	383*						
Other: Rapid Re- Housing	5	7	35						
Sheltered Homeless				113	288	75	41		
Unsheltered Homeless				3	777	79	13		
Current Gap								(116)	796

Data Source: 1. HUD 2021 Continuum of Care Housing Inventory Count; 2. 2022 Monterey County Homeless Count. *Only the regional number of beds was available.

Methodology: Calculate the inventory for families, adults, domestic violence victims, and veterans using data from the HUD 2021 Housing Inventory Count Report. Subtract the number of families, adults, veterans, and victims of domestic violence using the 2022 Monterey County Homeless Count. Complete the gap analysis using the difference between the inventory and the point-in-time count.

Summary: The 2021 Housing Inventory Count (HIC) quantifies the number of beds and units available to adults, families with children, veterans, and victims of domestic violence. Table 1 summarize the housing inventory for emergency shelter, transitional housing, permanent supportive housing, and rapid re-housing. This regional report quantifies the information for Salinas, Monterey, and San Benito Counties. However, the City of Salinas has 14 projects with bed inventory (8 emergency shelter, 2 rapid rehousing, 3 transitional housing, and 1 permanent supportive housing) with a total capacity of 501 beds. The City of Salinas has a bed utilization rate of 88% according to the HIC report, however it does not include the units for adult households without children. For purposes of this report, the regional number of beds available to veterans was included in Table 1.

Gap Analysis: The City of Salinas has a gap in beds for adult households without children. According to the reported number of beds for Salinas and the 2022 homeless count, there is a gap of seven hundred and ninety-six beds.

Individuals and Families at Risk of Homelessness (24 CFR 91.5)

Households at risk of homelessness are individuals and/or families who have an income below 30% of the Area Median Income (AMI) who lack sufficient resources or support networks to prevent them from becoming homeless. This criteria also includes those who have moved two or more times during the last 60 days due to economic reasons, live in an overcrowded household, or face housing instability. According to HUD, housing needs within a community are assessed using the following criteria: (1) the number of households that are paying too much for housing; (2) the number of households living in overcrowded units; and (3) the number of households living in substandard housing conditions.

Cost burden is an important housing issue because paying too much for housing leaves less available money for basic needs such as food, living expenses, and emergency expenditures. According to the federal government, any housing condition where a household spends more than 30 percent of income on housing is considered cost burdened. A cost burden of 30 to 50 percent is considered moderate; payment more than 50 percent of income is considered a severe cost burden. In Salinas, 34 percent of low and moderate-income households were affected by a housing cost burden, of which 40 percent were paying at least 50 percent of their income towards housing.

Individuals and families at risk of homelessness were assessed using the 2014-2018 Comprehensive Housing Affordability Strategy (CHAS) data. According to this data, the City of Salinas has a total of 3,655 rental units affordable to households at or below 30% AMI with 3,040

having at least 1 of 4 housing problems. According to the CHAS report, the four severe housing problems may include an: incomplete kitchen, incomplete plumbing, more than 1.5 persons per room, and a cost burden greater than 50%. In addition, Salinas has 4,570 renter households between 30% and 50% AMI, with 4,200 of these having one or more housing problems. The following table provides details on the number of these households. Based on this information, the current gap in housing inventory for this population is estimated to be nine hundred and eighty-five.

Table 2 - Non-Homeless Housing Inventory and Gap Analysis

Non-Homeless Housing Inventory and Gap Analysis			
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Rental Units	22,480		
Rental Units Affordable to HH at 0%-30% AMI (At-Risk of Homelessness)	3,655		
Rental Units Affordable to HH at 30%-50% AMI (Other Populations)	4,570		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		3,040	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		4,200	
<i>Current Gaps</i>	8,225	7,240	88%

Data Sources: 2014-2018 Comprehensive Housing Affordability Strategy (CHAS)

Methodology: Calculate the inventory units available for renters using 2014-2018 CHAS data for the City of Salinas. Then calculate the inventory for rental units affordable to households at 0%-30% AMI (At-Risk of Homelessness) and rental units affordable to households at 30%-50% AMI (Other Populations). Determine the level of need for each group to determine the number of households experiencing 1 or more severe housing problem using the same data source. by quantifying the number of households. Complete the gap analysis using the difference between the current rental unit inventory and the number of households experiencing 1 or more severe housing problems.

Gap Analysis Summary: HUD’s 2014-2018 CHAS data for the City of Salinas provided helpful context regarding income cost burden and housing problems that negatively impact households. There are a total of 8,225 households between 0% - 50% AMI and 88% percent are experiencing 1 or more severe housing problems.

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

Victims of domestic violence are a qualifying population with a need for transitional housing and other supportive services such as legal services, counseling, affordable childcare, and employment training. Two non-profit agencies in Salinas offer services to meet the needs of domestic violence survivors. Additionally, the Domestic Violence Coordinating Council of Monterey County is focused on improving coordination between agencies and departments to better service domestic violence victims. The Council is responsible for establishing procedures, conduct reviews, develop policies, and address responsiveness to domestic violence issues.

The Community Human Services (CHS) offers the Salinas Warming Shelter (emergency shelter), and the YWCA of Monterey County provides the Lawson Safehouse (a confidential safe house for women and children), legal advocacy services, and a school-based program for children (K-5) of domestic violence victims. Both agencies provide street outreach, domestic violence intervention, substance abuse and mental health counselling and recovery services to low-and moderate-income households.

During the 2022 Monterey County Homeless Point-in-Time Count, thirty-three percent (33%) of the two hundred and forty-three (N=243) survey respondents reported experiencing physical, emotional, or sexual abuse by a relative or another person they had stayed with (spouse, partner sibling, parent) in their lifetime. Ten percent (10%) of survey respondents reported *currently* experiencing domestic/partner violence or abuse. During the 2019 Monterey County Homeless Point-in-Time Count, twenty-six (26%) of the four hundred and thirty-one (N=431) survey respondents reported experiencing physical, emotional, or sexual abuse by a relative or another person they had stayed with (spouse, partner sibling, parent) in their lifetime. Ten percent (10%) of survey respondents reported *currently* experiencing domestic/partner violence or abuse.

According to Kidsdata.org, there were five hundred and fifty-four (554) domestic violence calls made for the City of Salinas in 2020, compared to six hundred and thirty-seven (637) calls in 2019. The decline in phone calls made to law enforcement organizations are consistent with the decline in PIT numbers.

Other Populations

As defined by HOME-ARP, other populations include individuals and families who:

1. Have incomes at or below 30% HUD area median family income (HAMFI) and are experiencing severe housing cost burden; and
2. At risk of homelessness and have incomes between 30% and 50% AMI.

The 2014-2018 HUD CHAS data indicates there are 2,965 (25%) renter households with an annual income at or below 30% HUD Area Median Family Income (HAMFI) with a moderate cost burden of less than 30%. A total of 2,440 (44%) renter households with an annual income between 30% to less-than or equal to 50% HAMFI with a severe cost burden. Households experiencing moderate

to severe cost burden is an important housing issue because paying too much for housing leaves less money available for basics such as food and living expenses as well as for emergency expenditures. that are at greatest risk of housing instability.

Other Current Resources Available to Assist Qualifying Populations

In 2021, Project Roomkey (PRK) initiatives under the California Department of Social Services (CDSS) were created to provide non-congregate shelter options (e.g., hotels, motels, trailers) to individuals experiencing homelessness with specific prioritization to those who are COVID-positive or known to have been exposed to COVID-19. To support emerging and ongoing emergency shelter opportunities for homeless residents, the City currently funds a small-scale scattered site emergency shelter motel program collaboratively serviced and operated by the Central Coast Center for Independent Living (CCCIL) and California State University Monterey Bay's Community Health Engagement Team (CSUMB CHE). This program serves as a pipeline for chronically homeless individuals who are interested in other City housing opportunities, such as the permanent, and supportive housing Project Homekey program.

Monterey County and Coalition of Homeless Services Providers (CHSP) successfully operate two PRK programs. The PRK service model seeks to go beyond the necessary provision of safe housing to include:

- A coordinated intake process,
- On-site offices and staffing that provide intensive case management and 'wrap around services' to develop, execute, and support individual housing navigation plans with a focus on permanent housing placements,
- Enforcement of program guidelines, and
- Regular ongoing reporting to enable access and support County FEMA reimbursement.

Case management services involving engagement, housing preparation, stabilization, and crisis planning are provided by CSUMB CHE staff and will compliment and support the site management and navigation to permanent housing activities provided by CCCIL. The City of Salinas PRK Motel Program is instrumental in providing immediate, safe housing opportunities for those most in need while also providing strong support for the best practices "housing first" model. This Program also represents an opportunity to leverage multiple funding sources effectively and creatively and to collaborate with local service providers and neighboring jurisdictions to provide much needed services to the City and County's most vulnerable population.

Additionally, the City of Salinas has three (3) Homekey sites, also known as: Step Up in Salinas, Step Up on Fairview, and Step Up on Sanborn. All three sites offer permanent housing with supportive services including case management, employment assistance, referrals to mental health services, peer support training, and transportation services. The Step Up in Salinas site consists of 103 rooms and is equipped to provide 101 homeless and chronically homeless individuals earning less than 30% of the Area Median Income with interim housing. Two of the existing units are dedicated to on-site property managers. The Step Up in Fairview site will be converted into forty-

two (42) micro studios, and the Step Up on Sandborn site will be converted into fifty-seven (57) micro studios by 2023.

UNMET HOUSING AND SERVICE NEEDS OF QUALIFYING POPULATIONS

Based on the consultation with service providers in the City, the greatest unmet service needs of qualifying populations, including sheltered and unsheltered homeless populations, currently housing populations at risk of homelessness, other families requiring service or assistance to prevent homelessness, and those at greatest risk of housing instability or in unstable housing situations are:

- Mental health services
- Case management services
- Housing search/counseling services
- Financial assistance
- Outreach services

HOME-ARP ACTIVITIES

Table 3 - HOME ARP Funding Activities

HOME-ARP Funding Activities			
Activity	Funding Amount	Percent of Allocation	Statutory Limit
Supportive Services	\$ 2,480,957.90	85%	N/A
Acquisition and Development of Non-Congregate Shelters			
Tenant Based Rental Assistance (TBRA)			
Development of Affordable Rental Housing			
Non-Profit Operating			
Non-Profit Capacity Building			
Administration and Planning	\$ 437,816.10	15%	15%
Total HOME ARP Allocation	\$2,918,774.00		

HOME-ARP PRODUCTION HOUSING GOALS

The City of Salinas estimates that ninety-nine (99) affordable rental housing units for qualifying populations will be produced or supported with its HOME-ARP allocation.

PREFERENCES

Based on the need and gap analysis, the City of Salinas will not provide preference to any qualifying population or subpopulation. All qualifying populations or subpopulations will be eligible for activities funded through this program.

HOME-ARP REFINANCING GUIDELINES

The City of Salinas does not intend to utilize HOME-ARP funds to refinance existing debt. Therefore, refinancing guidelines pursuant to 24 CFR 92.206(b) are not applicable to this HOME-ARP Allocation Plan.

APPENDIX A
CERTIFICATIONS AND SF-424