

# SALINAS PLANNING COMMISSION

## Staff Report

### City of Salinas

Community Development  
Department  
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### Director:

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Courtney Grossman

### Planning Commission:

John Meeks, Chair  
George Anzo  
Richard Giffin  
Brad Griffin  
Matthew Huerta  
Jyl Lutes  
Matt Nohr

Planning Manager Approval



Agenda Item

ID#17-120

**DATE:** March 1, 2017

**TO:** Planning Commission

**FROM:** Courtney Grossman, Planning Manager

**THROUGH:** Tara Hullinger, Planning Manager, Advanced Planning Division

**BY:** Jennifer Coile, Project Manager, Advanced Planning Division

**SUBJECT:** HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR 2016

### RECOMMENDATION

Staff recommends that the Planning Commission adopt the attached resolution recommending that the City Council approve the Housing Element Annual Progress Report for 2016 and authorize its submittal to the California Department of Housing and Community Development and the Governor's Office of Planning and Research.

### BACKGROUND

Section 65400 of the California Government Code requires the City to file an annual report addressing the status of the General Plan Housing Element and progress made toward implementing its goals and policies. The report must be submitted to the Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR) by April 1<sup>st</sup> of each year. The report covers the calendar year 2016 implementation program in the City of Salinas 2015-2023 Housing Element.

## **ANALYSIS**

The Housing Element Annual Progress Report for 2016 and a Summary of Highlights is attached for Planning Commission review. The purpose of the annual report is to track and monitor progress in addressing the City's housing needs, goals and policies. HCD has specific reporting requirements for Housing Elements, which consist of a series of tables. The tables summarize the City's progress in each year for producing various types of housing units and implementing a variety of programs contained in the City's current Housing Element. Table C of the annual report tracks the City's implementation of Housing Element policies and action programs.

## **ENVIRONMENTAL REVIEW**

This is an information report and not a project as defined by CEQA Guidelines Section 15378. Therefore, no environmental assessment is required.

## **TIME CONSIDERATION**

According to Section 64500a(2) of the California Government Code, the annual report is due to HCD and OPR by April 1<sup>st</sup> of each year. Failure to submit the report within sixty (60) days of the deadline would make the City ineligible for certain State grant programs. To ensure compliance with the mandated deadline, the Planning Commission is requested to take action in a timeframe that will permit City Council review and approval on or before the March 21, 2017 City Council meeting.

## **ALTERNATIVES AVAILABLE TO THE COMMISSION**

The Planning Commission has the following alternative:


Recommend to the City Council approval of the Housing Element Annual Progress Report for 2016 with modifications.

## **CONCLUSION**

The annual report on the City's Housing Element progress is required by State law. To ensure compliance with State law and maintain the City's eligibility for certain State grant programs, staff recommends that the Planning Commission adopt a resolution recommending the City Council approve the Housing Element Annual Progress Report for 2016 and authorize its submittal to the HCD and OPR by April 1, 2017.

COURTNEY GROSSMAN  
Planning Manager

BY:

A handwritten signature in blue ink, appearing to read "Jennifer Coile", is written over a horizontal line.

Jennifer Coile

Project Manager, Advanced Planning Division

Attachments:

Proposed Planning Commission Resolution, including the following exhibit:

Exhibit "A" Housing Element Annual Progress Report for 2016

Highlights: Housing Element Annual Progress Report for 2016 on Housing  
Element Implementation

**SALINAS PLANNING COMMISSION  
RESOLUTION NO. 2017-**

**Resolution Recommending that the City Council approve the Housing Element  
Annual Progress Report for 2016 and authorize its submittal to the State of  
California Department of Housing and Community Development and the  
Governor's Office of Planning and Research**

**WHEREAS**, Section 65400 of the California Government Code requires the City to file an annual report addressing the status of the General Plan Housing Element and progress made toward implementing its goals and policies; and

**WHEREAS**, a Housing Element Annual Progress Report for the Year 2016 was prepared and must be submitted to the Department of Housing and Community Development (HCD) and the Governor's office of Planning and Research (OPR) by April 1; and

**WHEREAS**, the City of Salinas adopted the City of Salinas 2015-2023 Housing Element in 2015; and

**WHEREAS**, the annual report accurately reflects the City's progress in implementing the goals and policies of the General Plan and Housing Element; and

**WHEREAS**, the Planning Commission has confirmed that the report is not a project as defined by CEQA Guidelines Section 15378 and, therefore, no environmental assessment is required; and

**WHEREAS**, on March 1, 2017, the Planning Commission held a public meeting and reviewed the 2016 annual report.

**NOW, THEREFORE, BE IT RESOLVED BY THE SALINAS PLANNING COMMISSION** that the Planning Commission hereby approves the Annual Housing Element Progress Report for 2016 (Exhibit A) and finds that the report accurately reflects the City's progress in implementing the Housing Element; and

**NOW, THEREFORE, BE IT FURTHER RESOLVED** by the Salinas Planning Commission that the Commission recommends that the Salinas City Council approve the Housing Element Annual Progress Report for 2016 and direct staff to submit the subject document to the State of California Department of Housing and Community Development and the Governor's Office of Research as required by statute.

**PASSED AND ADOPTED** this 1st day of March 2017, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Planning Commission Resolution  
Housing Element Annual Progress Report for 2016  
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THIS IS TO CERTIFY that the foregoing is a full, true, and correct copy of a Resolution of the Planning Commission of the City of Salinas, that said Resolution was passed and adopted by the affirmative and majority vote of said Planning Commission at a meeting held on March 1, 2017, and that said Resolution has not been modified, amended, or rescinded, and is now in full force and effect.

SALINAS PLANNING COMMISSION

Date: \_\_\_\_\_

\_\_\_\_\_  
Courtney Grossman  
Secretary

Attachments:

Exhibit A - Housing Element Annual Progress Report for 2016

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

**Jurisdiction** City of Salinas  
**Reporting Period** 1/1/2016 - 12/31/2016

**Table A**

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

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
Haciendas Senior	MF	R	24	16	1		41	41	HOME		
(9) Total of <b>Moderate and Above Moderate</b> from Table A3 ▶▶			0								
(10) Total by income Table A/A3 ▶▶			24	16	0						
(11) Total <b>Extremely Low-Income</b> Units*			4								

\* Note: These fields are voluntary

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction City of Salinas

Reporting Period 1/1/2016 - 12/31/2016

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 in 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		2	12	14	Fourteen owner occupied rehabilitations completed through City CDBG/HOME Rehab loan program and Grid Alternatives solar energy installations: two housing accessibility grants, one rehabilitation loan and eleven solar installations completed. Two rehabilitation loan applications received and three additional applications in process.
(2) Preservation of Units At-Risk					
(3) Acquisition of Units			0	0	
(5) Total Units by Income**		2	12	14	

\* Note: This field is voluntary.

extremely low-income and very low-income units that were rehabbed (Activity 1) are the same units that were at-risk but preserved (Activity 2).

\*\*Note: The

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
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**Jurisdiction**                      City of Salinas  
**Reporting Period**              1/1/2016 - 12/31/2016

**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 <b>Moderate</b>	0	0	0	0	0	0	
No. of Units Permitted for <b>Above Moderate</b>	0	2	48	2	0	54	54

\* Note: This field is voluntary



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***Housing Element Implementation***  
(CCR Title 25 §6202 )

**Jurisdiction** City of Salinas  
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**Table B**  
**Regional Housing Needs Allocation Progress**  
**Permitted Units Issued by Affordability**

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2015	2016	2017	2018	2019	2020	2021	2022	##	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	517	21	24									472
	Non-deed restricted												
Low	Deed Restricted	330	20	16									294
	Non-deed restricted												
Moderate	Deed Restricted	400	6	1									393
	Non-deed restricted												
Above Moderate		846	89	52									705
Total RHNA by COG. Enter allocation number:		2,093	136	93									1,864
Total Units ▶ ▶ ▶													
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

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

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***Housing Element Implementation***  
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**Table C**

**Program Implementation Status**

Program Description (By Housing Element Program Names)	<b>Housing Programs Progress Report - Government Code Section 65583.</b> 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.		
<b>H-1. Provision of Adequate Sites</b>	Maintain an inventory of sites at adequate densities and appropriate development standards to facilitate a range of housing opportunities.	Ongoing	The City's Website has an interactive inventory of sites identified in Housing Element, <a href="https://www.google.com/maps/d/viewer?mid=1liOCDx-o-ZcvpG_-45W6OxXhSvE&amp;ll=36.701524000506346%2C-121.651943000000007&amp;z=20">https://www.google.com/maps/d/viewer?mid=1liOCDx-o-ZcvpG_-45W6OxXhSvE&amp;ll=36.701524000506346%2C-121.651943000000007&amp;z=20</a> . For each parcel/potential housing site, a pop-up link shows zoning, overlay district, General Plan land use, housing density, acreage, owner and Assessor's Parcel Number.
	Continue to maintain requirement on previously identified sites located in the Focused Growth Overlay district which can accommodate residential and mixed use developments with a minimum of 30 du per acre as a non-discretionary permitted use.	Ongoing	The City continues to maintain the 30 DUs per acre as a non-discretionary permitted use in the previously identified sites located in the Focused Growth Overlay districts. The City hired Economic Planning Systems in June 2016 to conduct a Housing Market Study in three areas of the City, including portions of Focused Growth Overlay Districts such as Alisal. The Study further analyses factors contributing to successful development of residential and mixed use developments at higher density. EPS prepared an administrative draft of the Downtown market study in October, and is starting the Alisal study in early 2017.
	Report to the City Council annually on the City's progress in meeting its RHNA.	Ongoing	On March 23, 2016, the City Council approved the annual report to HCD on Housing Element implementation, which included progress on meeting RHNA targets. On November 1, 2016, Community Development Department staff coordinated a Housing Study Session with City Council, which updated on further progress.
	Continue to consult with affordable housing developers to identify any additional sites, which may be considered appropriate for affordable housing development.	Ongoing	The City adopted a two-year funding cycle for federal funding allocations (CDBG, HOME, ESG) and staff meets with affordable housing developers periodically regarding future projects and potential sites. Staff has frequent contact with developers: formal settings such as meetings about the Request for Proposals (RFP) and public hearings on the CAPER and Action Plan; regional meetings and conferences such as the Monterey Bay Economic Partnership's forums; and also less formally such as local celebrations of affordable housing projects (groundbreaking, dedication).

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<b>H-2. Monitoring of Development Fees</b>	Annually review the City's planning and development fees to ensure they are appropriate and do not unduly constrain affordable housing development.	Every year	<p>The City completed a thorough analysis of planning fees and adopted a revised fee schedule in December 2015. Because of the timing of those revisions, which adjusted planning fees downward in response to information presented by developers, there was no review in 2016.</p> <p>On April 19, 2016, the City Council Adopted Resolution No. 20941 which adjusted Development Impact fees for parks, street trees, storm sewer, sanitary sewer, traffic, library and fire protection services) based on the Engineering News Record inflation factor.</p> <p>In the summer, the City issued an RFP for Parks, Recreation and Libraries Master Plan. The consultant was selected in the fall and the study got underway. The creation of the master plan in 2017 may ultimately result in revised fees for parks, recreation facilities and libraries.</p>
	As funding permits, assist in gap financing affordable development by nonprofit developers to help offset the cost of development.	Ongoing	Through the annual RFP process for HOME and CDBG funding of affordable housing, nonprofit developers have access to apply for gap financing. In 2016, the City Council approved a loan agreement with the Housing Authority of Monterey County that included fee deferral for the Haciendas III project. Fee deferral is under consideration by MidPen Housing for the forthcoming Chinatown project.
<b>H-3. Housing Services Program</b>	Continue to advertise the program through various media, including brochures, bilingual public service announcements on radio, inclusion in service directories, the City website, and postings at the City libraries and Permit Center.	Ongoing	The City launched a redesigned website in August 2016, which continues to incorporate information about the Housing Services Program. Bilingual brochures continue to be available in libraries and the Permit Center. What appears to be the most effective marketing strategy to date is to install a sign, with the program contact telephone number, at the house when the rehabilitation work is underway.
	<p>Annual objectives:</p> <ul style="list-style-type: none"> <li>-Housing Rehabilitation Loans – five households</li> <li>-Housing Accessibility Assistance Grants – three households</li> <li>-Energy Efficiency Improvements – ten households</li> </ul>	Every year	Two Housing Accessibility Assistance Grants and one housing rehabilitation loan project were completed in 2016. Staff also received two rehab applications and continued work on three existing rehab applications. Energy efficiency improvements include 11 solar energy installations by Grid Alternatives (GA). GA opened a satellite office in Salinas in 2016.
	Leverage auxiliary programs that compliment HSP services by coordinating with program providers and integrating those programs into HSP outreach.	Ongoing	CDBG-funded subrecipients assist in disseminating information about HSP programs, for example, Meals on Wheels and the Area Alliance on Aging. Central Coast Energy Services continues to support low-income Salinas households with weatherization services. Rebuilding Together Monterey-Salinas is active in Salinas but with funding that varies from year to year; RTMS did not assist units in Salinas in 2016, but has been processing applications for projects in 2017.

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	Educate community partners, including housing and disability advocates, about HSP available services and engage them in outreach efforts.	Ongoing	The City meets periodically with subrecipients and other community partners and disseminates bilingual information. This includes formal meetings and other events such as celebration of CDBG Week in May. The Housing Resource Center and Monterey County Health Department are a good source of referrals. Partners working specifically with the disabled include Interim Inc., Area Alliance on Aging, Coastal Center for Independent Living, and Deaf and Hard of Hearing Service Center.	
<b>H-4. Code Enforcement</b>	Continue to operate an effective Code Enforcement Program, with the objective of transitioning to comprehensive code enforcement by 2020, subject to availability of resources.	Ongoing	The Code Enforcement Division reorganized and expanded in 2016. The new Division Chief hired in May was able to hire a new fulltime inspector, two part-time enforcement officers, and an administrative aide. The administrative aide has greatly increased efficiency and helped to expand service. The goal of conducting comprehensive code enforcement to replace the complaint-based program appears attainable. One inspector became certified in the National Property Maintenance Code. This year the City of Greenfield sent a code enforcement officer for three days of training in Salinas.	
	Refer potentially income-qualified property owners to the City's Housing Services Program for rehabilitation assistance.	Ongoing	Code Enforcement staff work continuously and closely with Housing Services Program staff, which resulted in one completed rehabilitation project (1520 Caceras), and one in process. Program information is included in the bilingual "City of Salinas Ordinance Booklet: Citizen Guide to Residence Compliance" that was updated and circulated in November.	
	Establish process to engage community partners and residents in development of a comprehensive housing inspection program.	Ongoing	Outreach increased this year, with Code Enforcement staff participation in neighborhood events and City/County events. The CEO Program was initiated mid-year: "Compliance with Education and Outreach," with an emphasis on education. A bilingual booklet "CEO: City of Salinas Ordinances: Citizen Guide to Residence Compliance" was revised and circulated in November 2016. It offers non-jargon summaries of the code regarding the neighborhood code compliance process, how to report violations, and summaries of the ordinances regarding addresses on buildings, vacant and abandoned buildings, animal control, building permits, temporary land use permits, home business, fire and life safety, fences and hedges, vehicles (repairing, parking and storage), garbage and recycling, weed's and vegetation, parkways, and occupied recreational vehicles and accessory structures, noise, garage/patio and yard sales, prohibited services. Offering the "My Salinas" app enables people to report code violations using their mobile phone, which has helped to involve and educate people about reporting code violations. The City website in "Code Enforcement" alerts people to the availability of the "My Salinas" app.	
	Continue periodic analysis of code enforcement data to enhance program effectiveness, especially for housing violations.	Ongoing	Monitoring is continuous, facilitated by the analysis provided by the additional administrative staff to support the inspectors. The Code Enforcement inspectors meet biweekly to review data and case status. The consistent use of iPads in the field starting mid-year has helped increase rapid access to data.	
<b>H-5. Alisal Neighborhood Revitalization Strategy Area (ANRSA)</b>	Pursue recertification of the Alisal NRSA every five years and update the implementation strategies to reflect housing and community development needs.	2020	In July 2016, the City entered into a Professional Services Agreement with Raimi + Associates as Master Consultant to develop the "Alisal Vibrancy Plan" (AVP). The AVP is intended to be community driven, action based, and implemented through collaboration and partnerships. The AVP has the same boundaries as the Alisal NRSA and will build on the strategies in the NRSA Plan. Development of the AVP was a required action in the Economic Development Element of the General Plan of 2015. The planning process kicked off in the fall, with creation of a Technical Advisory Committee to develop the community engagement strategy that will launch in April 2017.	

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***Housing Element Implementation***  
(CCR Title 25 §6202 )

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	Expand marketing efforts in the Alisal NRSA to promote housing and community development programs to Alisal residents.	Ongoing	The Community Development Department reorganized in 2016 and a "Plans and Project Implementation Division" created with new positions of Senior Planner (hired in February), Assistant Planner (hired in September) and intern (hired in December). The Division includes a bilingual Assistant Project Manager with longtime ties to the Alisal community (formerly working in redevelopment) who has focused on assistance to small businesses in the area. The community engagement process to launch the AVP has increased visibility of the City's housing and community development programs.  CDBG funded activities that primarily benefit the Alisal NRSA include: Breadbox Recreation Center, Hebbroon Family Center, Second Chance Youth Center, Girls Scouts of the Central Coast, and Girls Inc. program at Alisal High School.
	Pursue funding strategies such as the Community Revitalization and Investment Authority (AB 2) that focus on addressing distressed conditions in disadvantaged communities.	Ongoing	In March 2016, Applied Development Economics did an analysis of potential tax increment and bonding capacity projections in Census tracts that meet the CRIA qualifying criteria on both income and unemployment, and additional Census tracts qualifying on income only. The challenge with CRIA is that in order for a census tract to be considered, it must meet certain income thresholds as well as three of four other thresholds. Of the four, two are quantitative (relating to unemployment rates and crime rates) and two involve local findings of deteriorating buildings or infrastructure. The wording about eligibility in AB2 was nebulous and confusing. A clean-up bill was proposed to resolve the issues (AB2492) and signed into law September 23, 2016. Now that AB 2492 has provided the clarification, the City needs to identify next steps to evaluate tract eligibility and project feasibility.
	Pursue additional local, state, and federal funding and strive to exceed the objectives outlined in the Alisal NRSA:	Ongoing	In February 2016, the City hired a senior planner dedicated to the development of the Alisal Vibrancy Plan and related programs. In July, a new division of the Community Development Department was created – Plan and Project Implementation. In August, an assistant planner was hired for the new division to further focus on pursuing additional funding for implementation of the NRSA. The City is preparing to apply for AVP implementation funding through the Housing and Urban Development's Choice Neighborhood Initiative program. So the scope of work for the AVP consultants includes all Choice program criteria and program components. The goal of the choice program is to transform distressed neighborhoods through a community-based, comprehensive neighborhood revitalization strategy that focuses on the three principal focus areas of People, Housing, and Neighborhoods.
	Public Services: Engage in capacity-building activities to identify entities that can be organized as CBDO to provide services targeted for the Alisal NRSA, with the objective of establishing at least one CBDO by 2017.	2017	CDD staff have engaged in discussions throughout the year and the CBDO concept is under consideration by several local nonprofits.
	Residential Rehabilitation: Raise the qualifying income level for rehabilitation assistance to 100 percent of the AMI by 2016.	2016	The feasibility of this with respect to local conditions is still under analysis.

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

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	Expand marketing of housing rehabilitation assistance with the objective of assisting to 10 households over five years. This equates to 25 percent of the City's overall goal of housing rehabilitation loan assistance for the entire City.	Ongoing	The housing rehabilitation assistance program now has a waiting list. There is more interest in the program recently thanks to the recovery of the housing market from the depths of the 2008 recession when so many low-income homeowners had no equity or worse, and could not take on the rehabilitation loan.
	Continue to promote accessibility grants through City website, contractors, libraries and public service agencies.	Ongoing	The City launched a redesigned website in August, which continues to incorporate information about the Housing Services Program. Bilingual flyers continue to be available in libraries and public service agencies.
<b>H-6. Preservation of At-Risk Housing</b>	Prioritize the status of at-risk units through contacts with the property owner(s).	Ongoing	Section 3.7.4 of the Housing Element identified six projects with potential expiration of rent subsidies. However, an additional project of fifty units, Lakeview at 58 Natividad Road, had a loan from the State Department of Housing and Community Development that expired during 2016
	Encourage participation of nonprofit housing developers to acquire and preserve at-risk units.	Ongoing	Discussions are ongoing with nonprofit housing developers such as CHISPA, who acquired Vista de la Terraza in 2015. HACM was aware of the expired loan for Lakeview but the City received short notice of the deadline.
	Work with property owner(s) intending to opt out of the affordability covenants to ensure tenants receive adequate notice.	Ongoing	HACM was managing the Lakeview property and interacting with the property owners.
	Work with potential purchasers, ensure the education of tenants of their rights, and that tenants have assistance to pursue other housing options, within 60 days of notice of intent to convert at-risk units to market rate rents.	Ongoing	As manager of the Lakeview apartments, HACM assisted the owner with the requisite tenant notifications.
<b>H-7. Historic Resources</b>	Promote tax credits available for historic preservation through a Mills Act program	Ongoing	On June 1, 2016, the Planning Commission conducted a public hearing and voted unanimously to recommend City Council approval of a Mills Act Program. On June 28, 2016, the City Council approved a five-year Mills Act Program Ordinance for designated historic properties for five years. A Fact Sheet and application packet are posted on the City's website.
	Provide technical assistance to property owners, and help identify grant and funding opportunities, when available for preservation and rehabilitation activities.	Ongoing	The City's Historic Resources Board Coordinator is available to assist owners of historic properties and responds to inquiries. The Coordinator's contact information is posted on the City's website.

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(CCR Title 25 §6202 )

**Jurisdiction**                      City of Salinas  
**Reporting Period**              1/1/2016 -        12/31/2016

<b>H-8. Inclusionary Housing</b>	Complete update to the Inclusionary Housing Ordinance and nexus study by 2016.	2016	The City Council authorized updating the existing 2005 Inclusionary Housing Ordinance (No. 2451) along with a nexus study under Action H-8 as part of the 2015-23 Housing Element update. The nexus study was completed in 2016. Also in 2016, a total of 9 Technical Advisory Committee (TAC) meetings, 1 CDBG/Housing Subcommittee meeting and 1 City Council Housing Study Session were held regarding the Inclusionary Housing Ordinance update. The update of the Inclusionary Housing Ordinance is anticipated to be adopted in 2017.
<b>H-9. Affordable Housing Development</b>	Continue to promote density bonus, inclusionary units, and other incentives to facilitate affordable housing development.	Ongoing	The Haciendas Seniors project under construction in 2016 has 20% inclusionary units. Staff worked to support Midpen's proposed Chinatown SRO project throughout 2016; it will have 20% inclusionary units but no density bonus units, despite staff encouragement. Haciendas III is in process, and is considering density bonus units.
	Encourage developers to assist in site identification.	Ongoing	Staff meet periodically with affordable housing developers about potential new projects and possible updated site opportunities.
	Work closely with qualified Community Housing Development Organizations (CHDOs) and other nonprofit housing developers to expand affordable housing opportunities. Assist in gap-financing and funding applications for affordable housing.	Ongoing	There are three certified CHDOs in Salinas and another in process. Annual recertification takes place in April, in a streamlined web-based (City Data Services) application that staff implemented two years ago. Staff works closely with CHDO staff about potential opportunities and funding.
	Prioritize funding allocation to affordable housing projects that include units affordable to extremely low income households.	Ongoing	The Housing and Community Development Division recommends to the City Council the distribution of CDBG and HOME funds for affordable housing projects on a competitive basis and issues an RFP at least once a year. The Haciendas Seniors project built during 2016 has units for extremely low income seniors. Midpen's Chinatown project, which is undergoing the entitlements process, has units for extremely low income persons.
	Continue to seek unique partnerships and regularly meet with other agencies and housing developers to discuss opportunities for providing affordable housing and improving community and neighborhood conditions.	Ongoing	<p>Staff (CDD Director and Planning Manager of the Housing and Community Development Division especially) meet regularly with the Health In All Policies – Salinas (interagency group coordinated by the Monterey County Health Department), Coalition of Homeless Service Providers' Housing Pipeline/Funding Action Team and Leadership Council, Continuum of Care Monterey County, and regional CDBG Coordinators meetings. The Housing Pipeline meetings discuss the housing needs in Monterey County, in particular building homes for low-income people.</p> <p>The City's Community Development Director participates in the Monterey Bay Economic Partnership's (MBEP) Housing Work Group, which was created in 2015 to expand housing in the tri-county region, and includes housing developers and private sector interested parties.</p> <p>The City has a partnership with the Alisal Unified School District (AUSD) to develop a site at 1081 Buckhorn Drive for the District's Early Childhood (preschool) and Day Care programs. The City purchased the property with HUD Economic Development Initiatives funds with the specific objective to develop a childcare center. Although just outside the boundary of the Alisal NRSA, it is expected that the center would primarily serve Alisal residents. During 2016, the City met with AUSD with the goal of preparing a Land Disposition Agreement to transfer the property.</p>

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction

City of Salinas

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1/1/2016 - 12/31/2016

	Participate in regional/multi-jurisdictional agreements and activities to facilitate housing development in the region.	Ongoing	<p>The City's Community Development Director participates in the Monterey Bay Economic Partnership's (MBEP) Housing Work Group, which was created in 2015 to expand housing in the tri-county region. MBEP announced a Housing Initiative in February 2016 that includes support to workforce housing development and creation of a Housing Trust Fund to support affordable housing development. After consideration in the winter of 2016, on January 24, 2017, the City Council approved an agreement and multi-year financial contribution for the regional housing trust fund.</p> <p>The Farmworker Housing Study and Action Plan for Silicon Valley and Pajaro Valley got underway in June 2016. Funding partners signed an agreement in August 2016: the County of Santa Cruz, Monterey county, AMBAG, and cities of Watsonville, Gonzales, Greenfield, Soledad and King. Additional stakeholders are collaborating in an Oversight Committee for the study: Grower-Shipper Association of the Central Coast, CHISPA, California Strawberry Commission, MidPen Housing, Center for Community Advocacy, Health in All Policies-Salinas Workgroup, homeless service providers, Eden Housing, Building Healthy Communities-East Salinas, and United Way Monterey County.</p> <p>This year, the City has also attended bi-monthly meetings with the Community Foundation of Monterey County where leaders from Monterey County, including city managers, key city staff, non-profit institutions and the Community foundation have met to create solutions to alleviate conditions in Chinatown, including housing and resources.</p>
	Monitor the State Department of Housing and Community Development's Notices of Funding Availability (NOFA) and, where appropriate, prepare or support applications for funding for affordable housing for the lower income households (especially those with extremely low incomes), farmworkers, persons with disabilities, (including those with developmental disabilities), seniors, elderly, large households, and the homeless.	Ongoing	Staff are on mailing lists and continuously monitor HCD's release of NOFAs. Applications are pursued or supported whenever appropriate.
	Continue current efforts to streamline and improve efficiencies in planning and permit approval and building inspection service. Continue City staff support to affordable housing developers through the entitlements and development process.	Ongoing	Improvements in permit streamlining and building inspections continued at the City's Permit Center. Procedures and operations have benefitted from focused analysis and implementation of advisor recommendations for the past several years. Staff in the Housing and Community Development Division performs the NEPA review, conducts tribal consultations, and reviews the Affordable Housing Plans required for those projects seeking approval of inclusionary housing units.
	Expand the City's affordable housing inventory by a minimum of 700 units (50 extremely low, 100 very low, 150 low, and 400 moderate income units) by 2023.	Ongoing	The Haciendas Seniors housing project in Chinatown was built during 2016, with 41 units (40 for tenants and a manager's unit.



# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

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	Coordinate with the City's Public Works Department, MST, and TAMC to better align the development of high quality transit and future housing.	Ongoing	The City participates in the Association of Monterey Bay Area Governments' (AMBAG) implementation of the Sustainable Communities Strategy. AMBAG is creating a 2040 plan with scenarios based on higher density housing aligned with transit services.
	Coordinate with the City's Public Works Department, Transportation Agency of Monterey County (TAMC), and MST to target funding for public, transit, bike, and pedestrian infrastructure investment for the development of high quality transit corridors in order to leverage new Cap and Trade Affordable Housing funding.	Ongoing	On August 16, 2016, the City Council adopted Resolution 21022 authorizing agreements related to a \$260,782 Caltrans Sustainable Community Transportation Grant (SCTG) the City was awarded in June 2016. The SCTG provides planning grants for projects that support a sustainable transportation system with goals that include multimodal mobility, accessibility for all users, a vibrant economy, livable and healthy communities and practice of environmental stewardship. The project area four miles of the Alisal Street corridor, from Front Street to Bardon Road. The final product will be a Plan for making the corridor Complete Street that works for all residents of Salinas, which will be incorporated as a chapter in the Alisal Vibrancy Plan.  The City continues to partner with TAMC on the plan to redevelop the area surrounding the existing Amtrak station into an Intermodal Transportation Center. TAMC is currently in the process of acquiring properties so that the project can proceed.
	Review Zoning Code and revise as necessary to promote alternative housing solutions (e.g. transit-oriented development, SRO, small houses, co-housing/co-living, etc.).	Ongoing	On April 15, 2016, the City Council adopted Zoning Code Amendment 2014-001, which revised Section 37-50.270(b) to increase maximum allowed floor area square footage of a Single Room Occupancy (SRO) from 350 to 500 to align with the State tax credit allocation committee requirements.  The RFP for the Farmworker Housing Study and Action Plan was released in July 2016 and included a task to examine feasibility and code requirements of alternative housing solutions such as tiny houses. A contract was awarded in November 2016, which included the California Coalition for Rural Housing to perform this analysis in 2017.  Senate Bill 1069 became effective on January 1, 2017, with accessory dwelling unit regulations. The City amended the Zoning Code to reflect the changes in the State accessory dwelling unit regulations (ZCA 2016-1); Planning Commission public hearing on November 16, 2016, followed by City Council approval of Ordinance 2581: first reading on December 6, 2016 and second reading on December 13, 2016.
<b>H.10. Rental Assistance</b>	Refer people seeking information about the Housing Choice Voucher program to HACM.	Ongoing	The waiting list for the Housing Choice Voucher program remained closed in 2016. It was last opened for two weeks in September 2015 and prior to that in 2008. There is no notice of when it might open again. During 2016, HACM converted its housing developments to Project-based Section 8; each development has its own waiting list.
	Collaborate with HACM to promote program to property owners to increase participation of rental properties in the program and expand locational choices for voucher recipients.	Ongoing	City staff assists with circulating flyers to landlords to inform them about the opportunities offered by the voucher program.
	Support HACM's petition to HUD for increased Section 8 funding as requested.	Ongoing	No request for support in 2016.

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	Work with stakeholders to consider adoption of a City ordinance that prohibits housing discrimination based on a tenant's source of income, specifically Housing Choice Vouchers (Section 8). Continue to support the Housing Authority of Monterey County's efforts to educate landlords about the Section 8 program.	Ongoing	During 2016, staff was engaged in planning the tasks for comprehensive fair housing services to be included in the RFP that was issued on January 3, 2017. In addition, staff began preliminary discussions with Monterey County jurisdictions about potential collaboration on the next HUD "Assessment of Fair Housing" strategic document.  As noted above, staff assists HACM with efforts to educate landlords through distribution of information.
<b>Action H-11. Homebuyer Resources</b>	Refer information about the CalFHA homebuyer assistance programs as requested.	Ongoing	Staff responded to requests for information about the program.
	Promote CalFHA programs to local loan officers to increase participation in these programs.	Ongoing	The Housing and Community Development division was reorganized and new staff hired in late summer 2016 to address staff resources that were inadequate to fulfill this task in the work program.
	Work with the Housing Resource Center or other agencies in annual monitoring to ensure the homebuyer education program(s) meet CalFHA requirements.	Ongoing	The City refers homebuyers to the Housing Resource Center's homebuyer education programs.
	Continue to support first-time homebuyer education and foreclosure prevention services.	Ongoing	Referrals were made to organizations such as the Housing Resource Center, Project Sentinel, and California Rural Legal Assistance. CDBG support to Legal Services for Seniors has helped prevent foreclosures on senior homeowners who may be vulnerable due to confusion related to their paperwork.
<b>H-12. Housing for Persons with Disabilities</b>	Complete the ADA Transition Plan in 2016 and annually identify funding for public improvements through Capital Improvement Planning.	2016	Staff and the ADA Advisory Committee worked throughout 2016 to refine the ADA Transition Plan. Approval by the City Council is anticipated in April 2017. Sidewalks, curb returns and traffic signal (pedestrian buttons at intersections) improvements were surveyed. A budget and draft schedule for the improvements was prepared from cost estimates. An appropriation of \$700,000/year to implement the improvements is projected. Staff and the ADA Advisory Committee worked throughout 2016 to refine the ADA Transition Plan. Approval by the City Council is anticipated in April 2017. Sidewalks, curb returns and traffic signal (pedestrian buttons at intersections) improvements were surveyed. A budget and draft schedule for the improvements was prepared from cost estimates. An appropriation of \$700,000/year to implement the improvements is projected.
	Establish a formal reasonable accommodation procedure by the end of 2015, whereby certain requests could be reviewed and approved administratively without a variance or a public hearing.	2015	The City Council adopted the reasonable accommodation Ordinance on August 18, 2015, adding Section 17.21 to the Municipal Code.

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	Through the annual planning process of the CDBG, HOME, and ESG funds, evaluate and allocate funding for supportive services and housing for persons with disabilities.	Ongoing	The City continued to support community organizations providing services to the disabled community, particularly those that assist with securing and maintaining decent, appropriate housing, and increasing community education regarding those with disabilities, both general and with regard to housing needs:  CDBG and ESG subrecipients providing support services include: Central Coast Center for Independent Living's Housing Access Project, Interim Inc.'s McHOME project serving those with psychiatric disabilities, Area Alliance on Aging, Meals on Wheels, and Legal Services for Seniors.
<b>H-13. Housing for Local Workforce</b>	Annually, outreach to large employers to discuss the housing needs of their employees and participate in a regional partnership for agricultural employers to contribute to farmworker housing.	Ongoing	In June 2016, the Farmworker Housing Study for Salinas Valley and Pajaro Valley got underway. The Oversight Committee for the Study includes representatives of agricultural businesses. The City participates in the Monterey Bay Economic Partnership's Housing Work Group, which is engaged in outreach to employers for workforce housing.
	Assist in identifying potential funding sources for employee housing.	Ongoing	The City participates in the Monterey Bay Economic Partnership, which created a new funding source for workforce housing in 2016: the Monterey Bay Housing Trust, in partnership with the Silicon Valley Housing Trust.  The City approved a Professional Services Agreement for the Farmworker Housing Study and Action Plan in October, which will be identifying potential funding sources when developing the Action Plan in 2017.
	Periodically review City codes and regulations to promote alternative housing types that may be appropriate for accommodating seasonal farmworkers and laborers, including motel conversions to SRO housing.	Ongoing	This will be accomplished during 2017, as part of the work program of the Farmworker Housing Study and Action Plan.
	Assist in identifying potential funding sources for employee housing.	Ongoing	The City participates in the Monterey Bay Economic Partnership, which created a new funding source for workforce housing in 2016: the Monterey Bay Housing Trust, in partnership with the Silicon Valley Housing Trust.  The City approved a Professional Services Agreement for the Farmworker Housing Study and Action Plan in October, which will be identifying potential funding sources when developing the Action Plan in 2017.
	As funding permits, assist in gap-financing of employee housing that benefits lower income households.	Ongoing	No specific opportunities to support employee housing for lower income households in 2016, but in January 2017, the City Council approved a contribution of \$500,000 over three years to the Monterey Bay Housing Trust. The funds will be available to support financing of employee housing.

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	Periodically review City codes and regulations to promote alternative housing types that may be appropriate for accommodating seasonal farmworkers and laborers, including motel conversions to SRO housing.	Ongoing	This will be accomplished during 2017, as part of the work program of the Farmworker Housing Study and Action Plan.
	Periodically review City codes and regulations to promote alternative housing types that may be appropriate for accommodating seasonal farmworkers and laborers, including motel conversions to SRO housing.	Ongoing	This will be accomplished during 2017, as part of the work program of the Farmworker Housing Study and Action Plan.
	Review the Zoning Code to explore potential update to standards for employee (i.e. farmworker) housing.	Ongoing	This will be accomplished during 2017, as part of the work program of the Farmworker Housing Study and Action Plan.
	Continue to consult with affordable housing developers to identify any additional sites, which may be considered appropriate for affordable housing development.	Ongoing	The Mayor and City staff have ongoing communication with affordable housing developers as well as agricultural employers about potential sites. The scope of work in the Farmworker Housing Study and Action Plan includes developing site criteria and identifying potential sites in the Salinas Valley.
	Contribute a share of funding to participate in and conduct a special countywide study that requires a scientific community survey and/or a survey of agricultural employers in the County to further define housing needs of farm labor workforce, financing constraints and opportunities, and best practices by the end of 2016. Based on the outcomes of the study, develop appropriate programs/strategies to address the housing needs of farmworkers.	2016	In January, 2016, staff announced the formulation of the study at the AMBAG Planning Directors meeting and the goal of defining partners and the study area. After certification of the Housing Element in March, staff further explored collaboration and partnerships. By June, the city of Salinas identified collaboration/financial support from Santa Cruz County, Monterey County, AMBAG, and the cities of Watsonville, Soledad, Gonzales, Greenfield and King. An Oversight Committee of 25 people, comprised of representatives of the funding partners and stakeholders such as agricultural business associations, affordable housing developers, farmworker advocates, and philanthropists, met in June to review a draft RFP. The RFP for consultants to conduct the study and survey was issued in July. The responses received in August were reviewed in September. The Oversight Committee conducted interviews in October, and in November, the City Council of Salinas approved a Professional Services Agreement with California Institute for Rural Studies and California Coalition for Rural Housing. The Notice to Proceed was issued in December. The survey of farmworkers and employers is scheduled during peak harvest seasons in 2017.

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<b>H-14. Continuum of Care for the Homeless</b>	Continue support for inclement warming shelter during the winter months in FY 2015-16 and subsequent years if funding permits.	Ongoing	The City opened a warming shelter in the winter months of 2015-26 (November to April), and then reopened it in November 2016.
	Complete the renovation of 10 Soledad into a homeless sanitation facility by 2017.	2017	FY 2015-16 CDBG funds were allocated to this project but the scope changed and it was relocated. The homeless services facility was moved from 10 Soledad to a property on Lake Street and is being funded through Measure G, City Funding. It is now called the Chinatown Health Services Center with services intended for the homeless, including restrooms, showers and access to Franciscan Workers of Junipero Serra who can conduct outreach to facilitate the needs of individuals requesting services. A CDBG public services grant of \$50,000 will assist in the staffing and outreach to maintain services in the building.
	Support rehabilitation of 113-115 East Lake Street for the CSUMB Learning Center and health center.	Ongoing	The rehabilitation is completed and the Center is operated by Franciscan Workers of Junipero Serra.
	Through the annual planning process of the CDBG, HOME, and ESG funds, evaluate and allocate funding for services and facilities for the homeless and at-risk homeless to implement the Continuum of Care.	Ongoing	The City's ESG-funded non-profit partners work directly to contact unsheltered person in order to provide assistance: Interim Inc.'s McHOME program, Shelter Outreach Plus's (SOP) I-HELP program [which ended June 30], and Franciscan Workers of Junipero Serra's Dorothy's Place facility in Salinas' Chinatown neighborhood.
	Continue participation in CHSP and expand regional collaboration, especially Monterey County, to explore the feasibility of Social Investment bonds and joint development/funding of facilities and services.	Ongoing	In addition to receiving federal ESG entitlement funding, the City began to administer State ESG non-entitlement funding through HCD as a designated Administrative Entity. The City accepted the regional responsibility of administering the State, non-entitlement ESG funds to prevent a loss of an initial \$600,878 and estimated future annual allocation of \$300,000 of funds between San Benito and Monterey Counties. For FY 2016-17, the city received a State ESG non-entitlement award of \$600,878, which is to be used within Monterey and San Benito Counties on the five ESG categories of activities. Both entitlement and non-entitlement ESG funding allows the City to undertake a variety of programs that are instrumental in providing affordable housing, homelessness prevention services, and furthering partnerships with public service organizations addressing the human service needs of the city's low-income, elderly and special needs communities.
	Continue to collaborate with CHAT to implement a comprehensive strategy for addressing the homeless issues in the Chinatown area.	Ongoing	The City participates in the Chinatown Homeless Action Team (CHAT) with representatives of the Coalition of Homeless Service Providers, Interim Inc., California State University Monterey Bay (CSUMB), Sun Street Centers, Mid-Peninsula Housing coalition, Housing Resource Center of Monterey County and the FWJS. CHAT meets monthly. In October 2016, the City issued a Request for Proposals for consultants to prepare a Chinatown Revitalization Plan. CHAT was involved in the consultant selection.

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	Beginning in FY 2015-16, allocate funding for Homelessness Response Program and Outreach Coordinator to coordinate multi-agency response to encampments and facilitate access to services by unhoused persons and families, and to further support the City/County/Coalition partnership to develop joint facilities and co-located services.	Ongoing	There has been multi-agency collaboration on the response to encampments, through the CHSP and CHAT.
<b>H-15. Fair Housing</b>	Provide fair housing resources information on City website, at public counters, and through public service agencies.	Ongoing	Bilingual brochures with fair housing information are provided in City offices and libraries, and distributed through public service agencies and at special events such as the celebration of National CDBG Week.
	Through the annual planning process of the CDBG funds, evaluate and allocate funding for fair housing services as a continued priority.	Ongoing	The Five Year Con Plan and annual Action Plans continue to allocate funding for fair housing services. In 2016, CDBG funded Project Sentinel and Legal Services for Seniors.  As part of its continued fair housing efforts, the City prepared a HUD required fair housing plan called the "Analysis of Impediments to Fair Housing choice" concurrent with its 2015-19 Consolidated Plan. A future required HUD fair housing plan update is called the "Assessment of Fair Housing" (AFH). The City has contacted the County of Monterey, City of Monterey, Housing Authority of the County of Monterey and City of Seaside regarding collaboration together on a regional AFFH. Since fair housing issues go beyond the City's jurisdiction limits, a multi-jurisdictional approach could help better assess the regions fair housing issues along with sharing costs of updating HUD's required AFH plan. In addition, the city has contacted those agencies about seeking a fair housing services provider for the entire multi-jurisdiction area and sharing costs to hire an organization through a multi-jurisdictional RFP process for an area wide fair housing service provider.
	Coordinate with Salinas community-based non-profits to ensure City outreach materials and programs reach linguistically isolated populations.	Ongoing	Staff meets periodically with subrecipients and other anti-poverty agencies, as well as public hearings on the Action Plan and CAPER. The Language Assistance Plan (LAP) for persons of Limited English Proficiency was last revised in 2013. Staff is considering a review/update of the LAP in 2017 to ensure that information is reaching linguistically isolated populations.
	Continue coordination and support of local Fair Housing Service providers, school districts and collaborative partners to expand fair housing education of tenants and landlords.	Ongoing	In the fall of 2016, staff worked to prepare an RFP, released on January 3, 2017, for fair housing education and counseling services and landlord-tenant services.

**CITY OF SALINAS**  
**HIGHLIGHTS OF HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR 2016**

*(Note: All activities completed in 2016 except where noted)*

***New Construction***

- 93 housing units: 52 market rate (48 Creekbridge apartments, 1 duplex, 2 second units) and the Haciendas Seniors project of 41 affordable units

***Provision of Adequate Sites***

- City's updated website includes interactive inventory of housing sites identified in Housing Element.
- In June 2016, Economic Planning Systems hired to conduct Housing Market Study in three areas of the City (downtown, Alisal, Chinatown) which will include analysis of factors contributing to successful development of residential and mixed use developments at higher density. Downtown Study underway first with release anticipated in spring 2017.

***Monitoring of Development Fees***

- Thorough analysis of planning fees with adoption of revised fee schedule in December 2015, planning fees adjusted downwards in response to developer information. No updating in 2016.
- Development impact fees (parks, street trees, storm sewer, sanitary sewer, traffic, library and fire protection services) adjusted in April based on the Engineering News-Record inflation factor.
- Loan agreement with fee deferral approved for Haciendas III affordable housing project.

***Housing Services Program***

- Two housing accessibility assistance grants, one single-family rehabilitation loan project completed.
- Eleven solar installations by Grid Alternatives, who opened satellite office in Salinas.
- Two rehabilitation loan applications received and three others in process; now a waiting list due to recovery from recession (increase in home equity vs. "underwater" mortgage).
- Outreach continues with bilingual information available on City website, in City offices, at events, and through partner organizations. Most effective: sign at the site of a rehab project with City telephone number.

***Code Enforcement***

- Code Enforcement Division reorganized and expanded with new hires.
- Beginning mid-year, consistent use of iPads in the field and the support of a new administrative aide has helped increase rapid access to data, increase efficiency, and expand service.
- "My Salinas" app enables people to report code violations using their mobile phone.
- "CEO" program initiated Compliance with Education and Outreach, with more staff participation in neighborhood events and City/County events.

- Bilingual booklet “City of Salinas Ordinances: Citizen Guide to Residence Compliance” revised and circulated in November.
- One inspector certified in the National Property Maintenance Code.

### ***Alisal Homeownership and Neighborhood Revitalization Strategy Area (AHNRSA)***

- In July 2016, entered into Professional Service Agreement with Raimi + Associates as Master Consultant to develop the Alisal Vibrancy Plan (AVP) with same boundaries as the AHNRSA. Planning process kicked off in the fall, with creation of a Technical Advisory Committee (TAC) to develop the community engagement strategy that will launch in 2017.
- Public Services with ongoing CDBG funding to benefit residents of the AHNRSA: Alliance on Aging Ombudsman and Tax Counseling for the Elderly, Breadbox Recreation Center, Hebborn Family Center, Food Bank, Girl Scouts Alisal Program Center, Girls Inc. of the Central Coast, and Second Chance Youth Center.
- In March, Applied Development Economics did an analysis of potential tax increment and bonding capacity projections in census tracts that meet the qualifying criteria of the Community Revitalization and Investment Authority (AB 2). Due to confused wording about potential eligibility, the City waited for the legislature to pass clean up legislation of clarification (AB 2492) in the fall.

### ***Preservation of At-Risk Housing***

- No conversion of the six at-risk properties identified in Housing Element.
- Additional project of 50 units, Lakeview at 58 Natividad Road, managed by HACM, had a loan from the HCD that expired during 2016 and converted to market rate.

### ***Historic Resources***

- Mills Act historic building tax abatement ordinance approved by City Council on June 28
- Program Fact Sheet and application packet are posted on the City’s website.

### ***Inclusionary Housing***

- The Nexus Study to support the Inclusionary Housing Ordinance update was completed.
- Nine Technical Advisory Committee (TAC) meetings, one CDBG/Housing City Council subcommittee meeting, and City Council Housing Study Session were held to review the draft Inclusionary Housing Ordinance update documents. Adoption anticipated in 2017.

### ***Affordable Housing Development***

- Haciendas Seniors project: constructed with 40 affordable units, 1 manager unit; 20% inclusionary units, includes units for extremely low-income seniors.
- MidPen Housing Chinatown project: support for the entitlements process.
- Involvement in regional interagency groups working on affordable housing: Health in All Policies- Salinas, Coalition of Homeless Service Providers’ Housing Pipeline/Funding Action Team and Leadership Council, Continuum of Care Monterey County, regional CDBG Coordinators, Monterey Bay Economic partnership’s Housing Work Group, and AMBAG’s implementation of Sustainable Communities Strategy.



- Work in 2016 to support City Council approval on January 24, 2017 of agreement for multi-year contribution to Monterey Bay Housing Trust.
- Zoning Code Amendment approved April 15 to revise maximum allowed floor area square footage of Single Room Occupancy (SRO) units to align with State Tax Credit program requirements.
- Zoning Code Amendment approved December 6, 2016 to adjust accessory dwelling unit regulations to conform to changes from Senate Bill 1069.

### ***Rental Assistance***

- No change in Section 8/Housing Choice Voucher program in 2016; waiting list remained closed.

### ***Homebuyer Resources***

- Continue to refer homebuyers to the Housing Resource Center's homebuyer education programs.
- Foreclosure prevention: CDBG support of Housing Resource Center, Project Sentinel, and Legal Services for Seniors.

### ***Housing for Persons with Disabilities***

- Staff and the ADA Advisory Committee worked to refine the ADA Transition Plan.
- Continued CDBG/ESG support of community organizations providing services to the disabled: Central Coast Center for Independent Living's Housing Access Project, Interim Inc.'s McHOME project, Area Alliance on Aging, Meals on Wheels, and Legal Services for Seniors.

### ***Housing for Local Workforce***

- Farmworker Housing Study and Action Plan for Pajaro Valley and Salinas Valley: Oversight Committee formed in June, RFP released in July, proposals received in August, evaluation in September, consultant interviews in October, approval of professional services agreement in November, and study underway in December.
- Participation in MBEP Housing Working Group and support of workforce housing initiatives.

### ***Continuum of Care for the Homeless***

- Warming shelter in November 2015-April 2016, reopened in November 2016.
- 113-115 East Lake Street rehabilitated for the Chinatown Health Services Center with services for the homeless, funded by City Measure G. CDBG public services grant of \$50,000 to assist in staffing by Franciscan Workers of Junipero Serra.
- In addition to City's ESG entitlement funding, City accepted regional responsibility to administer State non-entitlement funds of \$600,878 to be used within Monterey and San Benito Counties.
- Ongoing participation in Chinatown Homeless Action Team (CHAT).
- In October, issued RFP for Chinatown Revitalization Plan to address homelessness; in December entered into Professional Services Agreement with MIG Inc. and Urban Initiatives as subconsultant on homeless issues. Planning process underway.

***Fair Housing***

- Legal Services for Seniors: ongoing support funding from CDBG; prevented wrongful evictions attempts (age discrimination), fraud, and financial elder abuse.
- Bilingual brochures with fair housing information provided in City offices and libraries.
- In the fall of 2016, staff worked to prepare RFP, released on January 3, 2017, for fair housing education and counseling services and landlord-tenant services.
- City has contacted County of Monterey, City of Monterey, HACM, and City of Seaside regarding potential multi-jurisdictional approach to a future required fair housing plan update - the "Assessment of Fair Housing"- and contracting with fair housing services provider for the entire multi-jurisdiction area.