

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

*(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, Hebron 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.
- Vista de la Terraza: additional phase of funding and rehabilitation for 40 unit project preserved in previous year
- 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 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 Committed 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.