



# ANNUAL ELEMENT PROGRESS REPORT 2017

## *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction** City of Salinas

**Reporting Period** 1/1/2017 - 12/31/2017

**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 III	5+	R		50			50	50	TCAC, HOME, Other (General Fund Fee Deferral)		
Tierra at Monte Bella	SF	O			3		3				Inc
(9) Total of <b>Moderate and Above Moderate</b> from Table A3 ▶▶						0	25	53	52		
(10) Total by income Table A/A3 ▶▶				50	3	25	78	52			
(11) Total <b>Extremely Low-Income</b> Units*											

\* Note: These fields are voluntary

**ANNUAL ELEMENT PROGRESS REPORT 2017**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

Jurisdiction	City of Salinas	
Reporting Period	1/1/2017	- 12/31/2017

**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) Preservation of Units At-Risk					
(3) Acquisition of Units					
(5) Total Units by Income**					

\* Note: This field is voluntary.

\*\*Note: The 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).

**ANNUAL ELEMENT PROGRESS REPORT 2017**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

Jurisdiction	City of Salinas	
Reporting Period	1/1/2017	- 12/31/2017

**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. Homes      Mobile	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>	23	0	0	2	0	25	

\* Note: This field is voluntary

# ANNUAL ELEMENT PROGRESS REPORT 2017

## *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction** City of Salinas

**Reporting Period** 1/1/2017 - 12/31/2017

**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	2023	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	0	24	0							24	493
	Non-deed restricted											0	
Low	Deed Restricted	330	0	16	50							66	264
	Non-deed restricted											0	
Moderate	Deed Restricted	400	0	1	3							4	396
	Non-deed restricted											0	
Above Moderate		846	53	52	25							130	716
Total RHNA by COG. Enter allocation number:		2,093	53	93	78							224	1,869
												0	
Total Units ▶▶▶													
Remaining Need for RHNA Period ▶▶▶▶▶													

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

**ANNUAL ELEMENT PROGRESS REPORT 2017**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

<b>Jurisdiction</b>	City of Salinas
<b>Reporting Period</b>	1/1/2017 - 12/31/2017

**Table C**

**Program Implementation Status**

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583.		
	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
<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 popup 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. The City Council approved the Downtown Market Study in June 2017, which identified market support for 500 market rate units. Pursuing the Study's recommendations in the fall, a consultant team was retained to assist with determining the infrastructure capacity to support new units and the conversion of parking lots. The team is preparing an adaptive reuse ordinance and an RFQP for Lot 12. Administrative drafts of the market studies for Alisal and Chinatown were submitted and are undergoing internal review. The Alisal Vibrancy Plan's Housing Working Group is examining land use intensification along Alisal Street and other primary commercial corridors.
	Report to the City Council annually on the City's progress in meeting its RHNA.	Ongoing	On March 23, 2017, the City Council approved the annual report to HCD on Housing Element implementation, which included progress on meeting RHNA targets.
	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) public service grants 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) or NOFA and public hearings on the CAPER and Action Plan; annual application workshop during the funding application phase; regional meetings and conferences such as the Monterey Bay Economic Partnership's forums and Housing Working Group; and also less formally such as local celebrations of affordable housing projects (groundbreaking, dedication) and CDBG Week.

# ANNUAL ELEMENT PROGRESS REPORT 2017

## *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction City of Salinas

Reporting Period 1/1/2017 - 12/31/2017

<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, which adjusted planning fees downward in response to information presented by developers.</p> <p>On May 2, 2017, the City Council adopted Resolution No. 21159 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. The City Council also adopted Resolution No. 21160 approving adjustments and additions to the City-wide schedule of fees and service charges effective July 3, 2017, which included Planning fees.</p> <p>In the winter of 2016, the City contracted with a consultant to develop a Parks, Recreation and Libraries Master Plan. The plan process activities throughout 2017 included: community outreach and preparing the inventory, assessment of conditions, and draft standards, The adoption of the master plan in 2018 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 NOFA process for HOME, CDBG and ESG 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, and in February 2017, approved an additional loan agreement of \$100,000. In 2017, the City Council also approved a grant agreement with MidPen Housing for the 21 Soledad Street Housing Community for environmental remediation and a \$100,000 loan to CHISPA for the Vista de la Terraza 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. An interest list is maintained to provide interested homeowners with periodic updates about the availability of funds.
	Annual objectives: -Housing Rehabilitation Loans – five households -Housing Accessibility Assistance Grants – three households -Energy Efficiency Improvements – ten households	Every year	A total of seventeen (17) applications were in-process in 2017. Eight (8) of the seventeen (17) applications applied for a combination of a Housing Accessibility Assistance Grant (HAA), Lead-Based Paint Grant and Rehabilitation Loan. Seven (7) of the applications were under construction in 2017. Energy efficiency improvements include 15 solar energy installations by Grid Alternatives (GA). GA opened a satellite office in Salinas in 2016 which it maintained in 2017.
	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 with more direct referral and collaboration with HSP. The HSP application was revised to automatically include Grid Alternatives information about solar energy improvements.

**ANNUAL ELEMENT PROGRESS REPORT 2017**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

<b>Jurisdiction</b>	City of Salinas		
<b>Reporting Period</b>	1/1/2017 - 12/31/2017		
	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 housing program and service information (English & Spanish). 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	<p>The Code Enforcement Division continued to increase efficiency and effectiveness in 2017, opening 2,039 cases and closing 2,238 cases in the calendar year. A part-time administrative aide became full time which helped to expand service. The goal of conducting comprehensive code enforcement to replace the complaint-based program appears attainable. Pro-active enforcement in targeted neighborhoods occurred with expanded hours of staff on weekends. The visibility helped create a proactive mentality in neighborhoods. In 2017, needs were identified to strategize more pro-active enforcement in January 2018.</p> <p>Investment in continuous staff training helped to refine the processing of violations. This included three code enforcement officers attending the California Code Enforcement Officers annual seminar while two code enforcement officers attended the International Code Council's Residential Inspection Institute, where they got in depth training on the application and intention of the Mechanical, Plumbing and Building Codes to ensure residential structures comply with safe and proper construction. Staff are now better equipped to handle more complex cases.</p> <p>Research and analysis of the feasibility of a rental inspection program (emphasizing fire and safety) continued. Coordination with Fire Department inspections was enhanced.</p> <p>The Division increased its capacity for handling receiverships and inspection warrants. Working closely with the City Attorney's office, staff gained more experience with preparing warrants and streamlined the administrative hearing process. All were accepted among a range of local judges. Several key blighted properties were remediated with dramatic impacts on the neighborhood.</p> <p>The City's reputation as a training resource continues as the City of Greenfield is planning to again send a code enforcement officer for training in Salinas.</p>
	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 six referrals to the housing rehabilitation program. One application was approved in September, construction is underway for another property, and plans have been submitted for a third rehabilitation project in process. Program information is included in the bilingual "City of Salinas Ordinance Booklet: Citizen Guide to Residence Compliance" that was updated in November 2016 and continues to be distributed.



**ANNUAL ELEMENT PROGRESS REPORT 2017**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

Jurisdiction	City of Salinas		
Reporting Period	1/1/2017	-	12/31/2017
	Establish process to engage community partners and residents in development of a comprehensive housing inspection program.	Ongoing	Bilingual outreach continued this year, with Code Enforcement staff participation in monthly neighborhood/district events and City/County events such as National Night Out and Take It Outside. A bilingual booklet “CEO: City of Salinas Ordinances: Citizen Guide to Residence Compliance” was revised in 2016 and continues to be distributed, especially with requests for bulk orders from the Salinas Neighbors United. 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. Nearly 500 citizen reports arrived through the “My Salinas” app, which enables people to report code violations using their mobile phone. 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 that began in 2016 has helped increase rapid access to data. Beginning in September, 2017, monthly Code Enforcement reports are provided to the City Council that report on cases opened and closed and citations issued, as well as key successes.
<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 adopted in 2017. The planning process kicked off in the fall of 2016, with creation of a Technical Advisory Committee to develop the community engagement strategy to define outreach, roles, and responsibilities that launched in the spring of 2017. From January to June 2017, the consultant prepared the Existing Conditions Report. In October, an Open House kickoff and a Visioning Workshop were held. The Working Groups formed, organized around themes, including housing. In the fall of 2017, Stanford University students in a Sustainable cities course prepared bilingual community outreach information about housing, building off another student team's work in the winter quarter. They attended Visioning workshops, conducted interviews, and developed recommendaitons regarding resident engagement in upcoming AVP activities.
	Expand marketing efforts in the Alisal NRSA to promote housing and community development programs to Alisal residents.	Ongoing	<p>A bilingual Assistant Project Manager with longtime ties to the Alisal community (formerly working in redevelopment) has continued focused information and assistance to small businesses in the area. The community engagement process to launch the Alisal Vibrancy Plan has increased visibility of the City's housing and community development programs. In August 2017, three VISTA volunteers were hired in the Community Development Department. One of their tasks is to prepare Resource Directories on housing, health, and, small business support, particularly technical assistance and access to capital.</p> <p>CDBG funded activities that benefit the Alisal NRSA residents include: Girls Scouts of the Central Coast, Girls Inc. program at Alisal High School, Partners for Peace - Parent Project/Loving Solutions, Food Bank for Monterey County, and Boys and Girls Club-Catch the Bus .</p>

**ANNUAL ELEMENT PROGRESS REPORT 2017**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

<b>Jurisdiction</b>	City of Salinas		
<b>Reporting Period</b>	1/1/2017 - 12/31/2017		
	Pursue funding strategies such as the Community Revitalization and Investment Authority (AB 2) that focus on addressing distressed conditions in disadvantaged communities.	Ongoing	AB2's wording about Census tract eligibility was confusing. Clarification of the description of the qualifying criteria for CRIA is needed, so that the City can evaluate whether the Alisal or other area of the City would be eligible.
	Pursue additional local, state, and federal funding and strive to exceed the objectives outlined in the Alisal NRSA:	Ongoing	During the winter 2017 quarter, Stanford University students in a Sustainable Cities course designed a walk-audit survey of Alisal housing conditions and a preliminary analysis of Alisal's eligibility for the US Department of Housing and Urban Development's Choice Neighborhood Initiative Program. The consultant hired to coordinate the Alisal Vibrancy Plan also reviewed the Choice Neighborhood Initiative Program criteria and concluded that the Alisal NRSA are would not be eligible. In 2016, Caltrans awarded a grant for Alisal Street Corridor improvements, which the Local Government Commission got underway in 2017. Outreach activities included a booth at the Ciclovía closed streets festival in September. In September, the City submitted a grant application to the National Endowment for the Arts' Our Town grant program for an Arts Engagement, Cultural Planning, and Design Project that would promote Place making in the Alisal NRSA.
	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.
	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 City's Housing Rehabilitation Program (HAA and Lead-Based Paint) is approaching the five year objective to assist 10 households: one is completed and six are in process. The housing rehabilitation assistance program continues to have a waiting list. There is continued interest in the program 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 website continues to offer 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. The City is available to explore alternatives with at-risk property owners/managers on a case by case basis.

**ANNUAL ELEMENT PROGRESS REPORT 2017**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

<b>Jurisdiction</b>	City of Salinas		
<b>Reporting Period</b>	1/1/2017 - 12/31/2017		
	Encourage participation of nonprofit housing developers to acquire and preserve at-risk units.	Ongoing	The City is available to explore alternatives with at-risk property owners/managers on a case by case basis. The City also issues an annual NOFA for developers to consider potential projects.
	Work with property owner(s) intending to opt out of the affordability covenants to ensure tenants receive adequate notice.	Ongoing	The City is available to explore alternatives with property owners/managers.
	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	The City contracted with Eden Council for Hope and Opportunity (ECHO) starting July 1, 2017 to provide both Fair Housing and Tenant-Landlord services.
<b>H-7. Historic Resources</b>	Promote tax credits available for historic preservation through a Mills Act program	Ongoing	On June 28, 2016, the City Council approved a Mills Act Program Ordinance for designated historic properties for five years. A Fact Sheet and application packet are posted on the City's website. On November 7, 2017, the City Council approved the first two Mills Act tax-savings contracts under this program. The application period for 2018 contracts begins in April.
	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.
<b>H-8. Inclusionary Housing</b>	Complete update to the Inclusionary Housing Ordinance and nexus study by 2016.	2016	The update of the new Inclusionary Housing Ordinance and Guidelines were completed in June 2017: adopted by the City Council and posted on the City website.
<b>H-9. Affordable Housing Development</b>	Continue to promote density bonus, inclusionary units, and other incentives to facilitate affordable housing development.	Ongoing	City housing staff continued to promote the Density Bonus Ordinance, Inclusionary Ordinance and other incentives to promote affordable housing development. The City is going to receive two (2) very low-income density bonus units through the 401 Monterey Street project. A density bonus regulatory agreement was recorded on October 2, 2017. The City also continued to work with MidPen Housing on the 21 Soledad Street project in which it will dedicate 18 inclusionary units as established in the Affordable Housing Plan executed on February 7, 2017.
	Encourage developers to assist in site identification.	Ongoing	Staff meets periodically and is also contacted by affordable housing developers about potential new projects and possible updated site opportunities. Agricultural employers have also contacted City staff about potential workforce housing sites.

**ANNUAL ELEMENT PROGRESS REPORT 2017**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

<b>Jurisdiction</b>	City of Salinas		
<b>Reporting Period</b>	1/1/2017 - 12/31/2017		
	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	Annual CHDO recertification takes place in April, in a streamlined web-based (City Data Services) application that staff implemented three years ago. Staff works closely with CHDO staff about potential opportunities and funding. Currently there are three CHDO's in the City.
	Prioritize funding allocation to affordable housing projects that include units affordable to extremely low income households.	Ongoing	The Community Development Department's 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 a NOFA at least once a year. Midpen's 21 Soledad Street Housing Community project, which is undergoing the entitlements process, will designate units for extremely low-income households.
	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 discusses 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 entered into a Exclusive Negotiating Rights Agreement (ENRA) with the Alisal Unified School District (AUSD) on August 15, 2017 to develop a Childcare Facility 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.</p> <p>On September 27, 2017, Monterey County approved a "Memorandum of Understanding on Homeless Shelter Strategies" with the city that includes sharing in the costs of a warming shelter and partnering in development of a permanent year round shelter.</p>

**ANNUAL ELEMENT PROGRESS REPORT 2017**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

<b>Jurisdiction</b>	City of Salinas		
<b>Reporting Period</b>	1/1/2017 - 12/31/2017		
	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. 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 and receive HCD's release of NOFAs. Applications are pursued or supported whenever appropriate. The City currently receives State HCD ESG funding.
	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, especially in staffing and reorganization. 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.

**ANNUAL ELEMENT PROGRESS REPORT 2017**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

Jurisdiction	City of Salinas		
Reporting Period	1/1/2017 - 12/31/2017		
	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 City continues to support projects and development of affordable housing through policy and entitlement processing. The City committed \$500,000 of HOME funds in 2017 for the Haciendas Phase III multi-family affordable housing project (50 units). The groundbreaking for Haciendas Phase III was held in September 2017. The City also committed \$400,000 of CDBG funds on October 3, 2017 for the MidPen 21 Soledad St. Housing Community (90 units) for environmental remediation.
	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) preparation and 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	<p>On August 16, 2016, the City Council adopted Resolution 21022 authorizing agreements related to a \$260,782 Caltrans Sustainable Community Transportation Grant (SCTG), awarded to the City 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 is 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.</p> <p>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.</p>
	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	<p>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.</p> <p>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 December 2016, which included the California Coalition for Rural Housing to perform this analysis in 2017-18.</p> <p>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.</p>
<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 opened for two weeks in October 2017. There is no notice of when it might open again.
	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 and about events such as the October 18, 2017 workshop sponsored by the Monterey County Coalition of Homeless Services Providers for landlords. Assembly Member Anna Caballero was a featured speaker.

**ANNUAL ELEMENT PROGRESS REPORT 2017**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

<b>Jurisdiction</b>	City of Salinas		
<b>Reporting Period</b>	1/1/2017 - 12/31/2017		
	Support HACM's petition to HUD for increased Section 8 funding as requested.	Ongoing	The City collaborated with the HACM to increase their project-based Section 8 Vouchers from 42 to 53 for the MidPen 21 Soledad Street Housing Community project in 2017.
	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	An RFP for comprehensive fair housing services was issued on January 3, 2017. The City contracted with Eden Council for Hope and Opportunity (ECHO) on July 1, 2017 to provide Fair Housing and Tenant-Landlord services. The City entered into an MOU with HACM, County of Monterey, City of Monterey and City of Seaside on April 27, 2017. The collaboration issued a Regional RFP for an Assessment of Fair Housing (AFH) on July 7, 2017. The City contracted with Veronica Tam & Associates, Inc. on October 24, 2017. Per a later HUD AFH Notice, the City is going to conduct an Analysis of Impediments to Fair Housing Choice (AI) instead of an AFH for the upcoming Con Plan (2019-2024).  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 continues to offer information about CalFHA programs as needed.
	Promote CalFHA programs to local loan officers to increase participation in these programs.	Ongoing	Staff continued to work with local Realtors and loan officers regarding the CalHFA program. Staff worked with Century Communities (Developer) regarding the Tierra at Monte Bella (Phase 5A) new 85 unit subdivision in which the Developer will provide nine (9) low-income inclusionary ownership units. Some of the inclusionary applicants are proposed to obtain CalHFA financing to assist with covering their down payment and/or closing costs.
	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 and CalHFA on-line 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, Eden Council for Hope and Opportunity (ECHO) 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 continued working throughout 2017 to refine the ADA Transition Plan. Approval by the City Council is anticipated in March 2018. 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.  The ADA Advisory Committee worked diligently to identify the eight highest priority city parks and seven highest priority city buildings for ADA retrofits. The ADA Advisory Committee will continue meetings prior to the approval of the Transition Plan.

**ANNUAL ELEMENT PROGRESS REPORT 2017**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

<b>Jurisdiction</b>	City of Salinas		
<b>Reporting Period</b>	1/1/2017 - 12/31/2017		
	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	This is completed: the City Council adopted the reasonable accommodation Ordinance on August 18, 2015, adding Section 17.21 to the Municipal Code.
	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	<p>The City issues an annual NOFA for CDBG, HOME and ESG (State and Federal) funding. The City reviews applications and performs a detailed rating and ranking of the applications annually.</p> <p>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.</p> <p>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.</p>
<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	<p>The City participates in the Monterey Bay Economic Partnership's Housing Working Group, which contacts business leaders about housing needs and employer-sponsored workforce housing projects in the region.</p> <p>The City approved a Professional Services Agreement for the Farmworker Housing Study and Action Plan in November 2016. The Oversight Committee for the Study includes representatives of agricultural businesses. The needs assessment and best practices analysis was conducted during 2017 and the results will be reviewed in spring 2018 at a regional forum.to develop an Action Plan to address agriculture workforce housing needs.</p>
	Assist in identifying potential funding sources for employee housing.	Ongoing	<p>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. In January 2-17, the City Council committed to making contributions to the Monterey Bay Housing Trust for three years.</p> <p>The City approved a Professional Services Agreement for the Farmworker Housing Study and Action Plan in November 2016. The research about best practices in financing agricultural workforce housing was conducted during 2017. The results will be reviewed in spring 2018 at a regional forum.to develop consensus about new funding sources.</p>
	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	The consultants engaged in the Farmworker Housing Study and Action Plan undertook this analysis during 2017, and their report is anticipated in the first quarter of 2018.



**ANNUAL ELEMENT PROGRESS REPORT 2017**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

<b>Jurisdiction</b>	City of Salinas		
<b>Reporting Period</b>	1/1/2017 - 12/31/2017		
	As funding permits, assist in gap-financing of employee housing that benefits lower income households.	Ongoing	There were no specific opportunities to support employee housing developments for lower income households in 2017, but in January, 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.
	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	Research that might result in potential Zoning Code changes was analyzed during 2017, as part of the work program of the Farmworker Housing Study and Action Plan, and will be considered during 2018.
	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. The analysis was conducted during 2017 and will be presented at a regional forum in the spring of 2018.

**ANNUAL ELEMENT PROGRESS REPORT 2017**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

<b>Jurisdiction</b>	City of Salinas		
<b>Reporting Period</b>	1/1/2017 - 12/31/2017		
	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 2016. The survey of 400 farmworkers and 30 employers was completed during peak harvest seasons in 2017. The Oversight Committee met periodically to provide guidance about case studies and analysis of best practices. The study results will culminate in a regional Forum to develop and gain consensus on an Action Plan in the spring of 2018.
<b>H-16. 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 2016-17 (November to May), and then reopened it in November 2017.  On September 26, 2017, Monterey County approved a Memorandum of Understanding on Homeless Shelter Strategies that included sharing the costs of operations for the winter shelter.
	Complete the renovation of 10 Soledad into a homeless sanitation facility by 2017.	2017	This task is completed. 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 rehabilitated with City funding through Measure G. It was named 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 grants contributes to staffing and outreach costs.
	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	In 2017, the City's ESG and CDBG-funded non-profit partners work directly to contact unsheltered persons in order to provide assistance: Interim Inc.'s McHOME program of street outreach, emergency shelter, HMIS; the Chinatown Health Services Center with sanitation facilities and services; the Housing Resource Center emergency rental assistance, homeless prevention, rapid rehousing; the First United Methodist Church Neighborhood Services Program to renovate the kitchen and laundry room serving 150 persons daily; and Franciscan Workers of Junipero Serra's Dorothy's Place Hospitality Center emergency shelter facility in Salinas' Chinatown neighborhood.

**ANNUAL ELEMENT PROGRESS REPORT 2017**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

<b>Jurisdiction</b>	City of Salinas		
<b>Reporting Period</b>	1/1/2017 - 12/31/2017		
	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 administered 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 for San Benito and Monterey Counties for 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. On September 26, 2017, Monterey County approved a Memorandum of Understanding on Homeless Shelter Strategies that included sharing in the costs of a warming shelter and partnering in the development of a permanent year round shelter at 1220 Natividad Road in partnership with the Lead Me Home Leadership Council for operations.
	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 and CHAT members are involved in the development of the plan.
	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. Every April the City Council issues a Proclamation for Fair Housing Month to draw further attention to fair housing services.
	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 2017, CDBG funded Legal Services for Seniors and ECHO.  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. The City 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 fair housing strategy. Since fair housing issues go beyond the City's jurisdiction limits, a multi-jurisdictional approach could help better assess the region's fair housing issues along with sharing costs of updating HUD's required fair housing plans. An Mou was executed on April 27, 2017.

**ANNUAL ELEMENT PROGRESS REPORT 2017**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

<b>Jurisdiction</b>	City of Salinas		
<b>Reporting Period</b>	1/1/2017 - 12/31/2017		
	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 City updated its Citizen Participation Plan (CPP) to meet HUD requirements in 2017. Staff is considering a review/update of the LAP 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	On January 3, 2017, an RFP was released for fair housing education and counseling services and landlord-tenant services and a contract entered into with ECHO beginning July 1, 2017. The City entered into an MOU with HACM, County of Monterey, City of Monterey and City of Seaside on April 27, 2017. regarding regional fair housing services. The collaboration issued a Regional RFP for an Assessment of Fair Housing (AFH) on July 7, 2017. The City contracted with Veronica Tam & Associates, Inc. on October 24, 2017. Per a later HUD AFH Notice, the City is going to conduct an Analysis of Impediments to Fair Housing Choice (AI) instead of an AFH for the upcoming Con Plan (2019-2024).