

CITY OF SALINAS
HIGHLIGHTS OF HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR 2017

(Note: All activities completed in 2017 except where noted)

New Construction (building permits issued)

- Housing units: 78 TOTAL: 26 single family (23 market rate, 3 moderate income inclusionary) 50 multi-family low income units in mixed use project (Haciendas III), and two Accessory Dwelling Units.

Provision of Adequate Sites

- City's updated website includes interactive inventory of housing sites identified in Housing Element.
- In 2016, Economic Planning Systems hired to conduct Housing Market Study in three areas of the City (Downtown, Alisal, Chinatown) to include analysis of factors contributing to successful development of residential and mixed use developments at higher density. The Downtown Study was approved by the City Council in June 2017 and then Rincon Consulting team hired for follow-up analysis of infrastructure capacity to support 500 new units and the conversion of parking lots to allow residential units.

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. On May 2, 2017, the City Council approved adjustments and additions to City-wide schedule of fees, which included planning fees.
- Development impact fees (parks, street trees, storm sewer, sanitary sewer, traffic, library and fire protection services) adjusted on May 2, 2017, effective July 3, 2017, based on the Engineering News-Record inflation factor.

Housing Services Program

- Fifteen solar installations by Grid Alternatives, who maintained a satellite office in Salinas that they opened in 2016.
- Seventeen applications in process (eight applied for a combination of Housing Accessibility grant, Lead Based Paint Grant, and rehabilitation loan) and seven under construction; waiting list maintained.
- 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

- Processed 500+reports arriving through "My Salinas" app which enables people to report code violations using their mobile phone.

- Efficiency and expanded service (part-time administrative aide became full-time, continued use of iPad in the field) resulted in 2,039 cases opened and 2,238 cases closed.
- Continued distribution of bilingual booklet “City of Salinas Ordinances: Citizen Guide to Residence Compliance” at community events and in partnership with community groups.
- Continuous investment in staff training.

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. Process to structure community engagement strategy in plan developed in winter-spring 2017 by Technical Advisory Committee (TAC). Working groups formed, community workshops and open houses held in summer-fall 2017.
- Public Services with ongoing Community Development Block Grant (CDBG) funding to benefit residents of the AHNRSA: Alliance on Aging Ombudsman and Tax Counseling for the Elderly, Food Bank, Girl Scouts Alisal Program Center, Girls Inc. of the Central Coast, Partners for Peace-Parent Project/Loving Solutions, Family Services of the Central Coast (Suicide Prevention), Boys and Girls Club – Catch the Bus, Meals on Wheels, and Eden Council for Hope and Opportunity.
- Stanford University Students of Sustainable Cities courses engaged in the Alisal during the 2017 Winter and Fall quarters: designing a walk-audit survey of housing conditions, preliminary analysis of Alisal’s eligibility for HUD Choice Neighborhood Initiative program, developing community outreach information about housing, conducting interviews, and preparing recommendations about resident engagement in the Alisal.

Preservation of At-Risk Housing

- No conversion of at-risk properties identified in Housing Element.

Historic Resources

- Program Fact Sheet for Mills Act Historic Building Tax Abatement ordinance and application packet posted on the City’s website. City Council approved two applications in November, 2017.

Inclusionary Housing

- City Council adopted update of Inclusionary Housing Ordinance and Guidelines in June, 2017.

Affordable Housing Development

- MidPen Housing's "21 Soledad Street Housing Community" project: continued support and progress for the entitlements process including \$400,000 of 2017 CDBG funds for environmental remediation. Affordable Housing Plan executed on February 7, 2017 for 18 inclusionary units.
- Haciendas III groundbreaking in September 2017 (fifty multifamily units) of modular construction, City committed \$500,000 of 2017 HOME Investment Partnership Program (HOME) funds to the project.
- 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 (MBEP) Housing Work Group, and AMBAG's implementation of Sustainable Communities Strategy.
- City Council approval on January 24, 2017 of agreement for multi-year contribution totaling \$300,000 to Monterey Bay Housing Trust.
- Two very low income density bonus units located at 401 Monterey Street property.
- Exclusive Negotiating Rights Agreement with Alisal Unified School District on August 15, 2017 to develop 801 Buckhorn Drive for Early Childhood and Day Care program.

Rental Assistance

- No change in Section 8/Housing Choice Voucher (HCV) program in 2017; waiting list opened October 16 to 31, 2017.
- Support promotion of the HCV program to landlords through flyers and workshops.

Homebuyer Resources

- Continue to refer homebuyers to the Housing Resource Center's homebuyer education programs.
- Foreclosure prevention: CDBG support of Housing Resource Center, Legal Services for Seniors, and Eden Council for Hope and Opportunity.
- Offer information about CalHFA programs, which has helped moderate income homebuyers of inclusionary units at the Tierra at Monte Bella with down payment and closing costs.

Housing for Persons with Disabilities

- Staff and the ADA Advisory Committed worked to refine the ADA Transition Plan; adoption anticipated spring 2018.

- Continued CDBG/Emergency Support Grant (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 underway.
- Participation in MBEP Housing Working Group and support of workforce housing initiatives.

Continuum of Care for the Homeless

- Warming shelter located in downtown Salinas open from November 2016-May 2017, reopened at another location in November 2017.
- Memorandum of Understanding (MOU) with Monterey County on September 26, 2017 on "homeless shelter strategies" to partner in development of permanent year-round shelter at 1220 Natividad Road; partnering with Lead Me Home Leadership Council for operations.
- Chinatown Health Services Center with sanitation facilities and services for the homeless: rehabilitation of 113-115 East Lake Street funded by City Measure G. CDBG public services grant contributes to staffing by Franciscan Workers of Junipero Serra.
- Emergency Shelter Grant (ESG) funding of Dorothy's Place Hospitality Center emergency shelter; Interim Inc. MCHOME – street outreach, emergency shelter, Homeless Management Information System (HMIS); Housing Resource Center emergency rental assistance, homeless prevention and rapid rehousing, and First United Methodist Church Neighborhood Services Program facility renovation serving 150 persons daily.
- In addition to City's ESG entitlement funding, City continues regional responsibility to administer State non-entitlement funds used within Monterey and San Benito Counties.
- Ongoing participation by City in Chinatown Homeless Action Team (CHAT).
- Chinatown Revitalization Plan also addresses homelessness: in December 2016 entered into Professional Services Agreement with MIG Inc. (consultant) and Urban Initiatives (their subconsultant) on homeless issues. Planning process underway throughout 2017. Chinatown Block Party event held in November 2017.

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.
- April 2017 celebration of National Fair Housing Month included City Council proclamation.
- Request for Proposals (RFP) for fair housing education and counseling services and landlord-tenant services released on January 3, 2017; contract awarded to Eden Council for Hope and Opportunity (ECHO) on July 1, 2017.
- City entered into MOU with County of Monterey, City of Monterey, Housing Authority of the County of Monterey, and City of Seaside regarding multi-jurisdictional approach to future HUD-required fair housing plan update on April 27, 2017; RFP issued on July 7, 2017; and contract awarded October 27, 2017.