Challenges

* Recursos para vivienda asequible - especialmente para personas indocumentados
  + Hay una lista larga de vivienda asequible a veces esperan 4 años o solo no hay respuesta
* Querer revitalizar el este de Salinas, que las calles se vean mejor
* Parques limpios - más recursos para los indigentes, porque no hay acceso de parque
* Mantenimiento de parques - espacios desaprovechados
  + Cesar Chavez
  + Central Park
  + Falta de dinero en las ciudades
  + No ya supervisión para las personas que van a limpiar los parque no necesariamente los están limpiando, están sentados
* Mantener responsables a la ciudad para tener parque de calidad
* Parques limpio e iluminados
* Más lugares abiertos para que los jóvenes tenga recreación, centros recreativos,
* Centro de Sanborn, está el terreno pero no hay fondos para construir el centro en el este de Alisal donde hay tanta necesidad
* Cuando se den permisos para vivienda para los trabajadores tiene que ser para los que trabajan en la comunidad, que haya transparencia, se les dio el permiso a la compañía para traer trabajadores de fuera (Mexico). No son aprovechadas parte del ano - mejor comunicación para quien son realmente la vivienda
* Mas vivienda para familias agrícolas
* El sueldo que se gana ahora no es suficiente para la renta
* Se necesita controlar la renta
* Hay consecuencias a que muchas personas estén viviendo en una casa
* Se necesita construir casas para las personas que viven aquí, trabajan aquí - más reglamento
  + Que haya prioridad para comprar
* Cambiar ordenanza para subir el porcentaje de vivienda asequible para los espacios que se están desarrollando
* Usar ejemplos de Infonavit en México para que las familias puedan comprar la casa. Que sea para los trabajadores agrícola de 3 casas etc
* Más apoyo para que los indocumentados puedan comprar una casa - los hijos son nacidos aquí pero se hace difícil por dinero
* Política pública de anti-desplazamiento
  + Una protección a personas de bajos ingresos
  + Ejemplo en SF, Berkeley
  + Con apoyo/fondos e infraestructura para regular
* Fondo social para la vivienda como Habitat for Humanity
* Se necesitan más hogares mixtos asequibles
* Más trabajos cerca de la vivienda para no tener tanta necesidad de carros y tener problemas de estacionamiento
* Más seguimiento a las oportunidades del plan Alisal
* Más involucramiento comunitario para el mantenimiento de nuestros espacios
* Hacer una junta con las agencias que están activas en la ciudad y hacer curriculum que manejaba la ciudad - la academia de liderazgo
  + Diferentes organizaciones están encargados de limpieza y actividad de los parques
* Parque de Carr Lake es una oportunidad para invertir fondos
* Más eventos en los parque para activar los espacios
  + Letreros y horas comunitarios para cuidar el parque
  + Patrulla/ vigilancia de personas en los parques
* Los indigentes necesitan recursos porque se envejece después de limpiar
* Mejoramiento de las calles y de la banquetas para promover la salud y conexión comunitaria
* Más iluminación
* More greenery, planters - but with maintenance so it doesn’t look like a forest
  + Tal vez ver vegetación que requiere menos mantenimiento

Preguntas:

Cuál es el porcentaje de vivienda por población para una ciudad?

Entran los sitios del plan de Alisal en el plan general?

Edge pieces of mixed use corridor could be made into housing – can be hard to fill commercial space if too much is required

What about road diet on Abbott

Walkable – very car centric now. More uber like transportation? On-call. Main lines – Laurel, Main st, Alisal, Market, Sanborn etc, supplemented by on-demand -

MST is working on their network redesign, which includes more service on main roads. COA adopted 2/15.

Hard to tell if new urbanism concepts are working yet since we haven’t gotten to build any of FGA yet – but it exhibits a lot of what we’ve heard we want

Obstacles include inflation and other factors that are rising home prices

FGA will also include condos, townhomes, etc. Which will provide starter-ish options.

Where do we put all of the vehicles? Fieldworkers have to travel outside of Salinas. It’s the largest problem facing HOAs. How do we retrain people to use vehicles less.

Car problem is because we have a housing problem. MST can be challenging to use. Need to have convenient routes. Other alternatives to car ownership – bike share, car share.

Now in a megadrought – we have to have sustainability as part of the conversation – density and alternative transportation, mass transit, heat pumps, electrification etc

FGA models a lot of these things, just hasn’t been built. Need to concentrate on what’s possible in existing city, infill.

Hopefully parking will mellow out with new housing if existing residents can get into the new housing

Investigate form based code options for Salinas

From main session -

When will FGA roads get built? Schools are causing a lot of traffic up there that could be alleviated through those.

How many homes have been built since mid-2000s? Pace is very behind in Salinas. How many homes have been built with inclusionary housing? Has it been tested yet?

Will the new housing being built benefit the low income community and raise their quality of life?

Built Environment Meeting #1

* Rational approach to the development of this City
* History piece annexation of the Alisal/historical piece
* Think about annexation of additional land
* Rents are too high- native people need to move elsewhere
* Learning from the past
* More density but with the right infrastructure
* Think about the environment
* Yes, built environment but how does it impact water ways, streams, aquifer, the importance of water protection and conversation, flooding, etc.
* LAFCO- 1960s- after WWII
  + 1 in every county
  + Duties to protect ag land and open space
  + Expansion needs to go to LAFCO
  + MOU with City as far as the direction of growth- North/East - to protect ag lands in and around Salinas
* What are the development conversations happening now?
* City non-profit housing corporation- leverage State funds
* Community land trust
* More mixed-use development
* Cars take up too much space/parking requirements
* More on new urbanism
* How many single family home since 2000- permits?
* How many units have been built with the new inclusionary housing ordinance?

Challenges

* ACCESS- Recursos para vivienda asequible - especialmente para personas indocumentados
  + Hay una lista larga de vivienda asequible a veces esperan 4 años o solo no hay respuesta

AVP Goal 4: Advance Housing Affordability and Opportuny at all Income Levels.

* HN 4.6 – Provide Education and Assistance to Special Populations
  + HN 4.6.b – Provide Assistance for Undocumented Individuals. Create bridge programs for undocumented individuals to have the opportunity to access rental and ownership assistance programs.
* PRODUCTION-Cuando se den permisos para vivienda para los trabajadores tiene que ser para los que trabajan en la comunidad, que haya transparencia, se les dio el permiso a la compañía para traer trabajadores de fuera (Mexico). No son aprovechadas parte del ano - mejor comunicación para quien son realmente la vivienda

Farmworker Housing Action Plan - S1 - Map appropriate sites for farmworker housing in collaboration with local jurisdictions in the region and streamline the approval processes whenever possible.

ACCESS- Mas vivienda para familias agrícolas

* Farmworker Housing Action Plan - R15. Encourage local jurisdictions to proactively collaborate with affordable housing developers and develop solutions that remove site-specific land use barriers whenever possible.

ACCESS- Se necesita controlar la renta

GOAL HN 4. Advance Housing Affordability and Opportunity at all Income Levels.

* HN 4.1 – Consider Rent Stabilization.
  + HN 4.1.b – Develop a Rent Stabilization Ordinance.

ACCESS- Hay consecuencias a que muchas personas estén viviendo en una casa (overcrowding)

AVP- GOAL HN 3. Ensure Safe and Healthy Housing for all Alisal Residents.

* HN 3.1 – Improve the Quality and Condition of Rental Housing in the Alisal.
  + HN 3.1.a – Develop a Rental Registration and Inspection Program.

ACCESS- Se necesita construir casas para las personas que viven aquí, trabajan aquí - más reglamento

* Que haya prioridad para comprar

HACM administers the Housing Choice Voucher Program (HCV) for Salinas residents. As of January 2015, 2,398 Salinas households were receiving Housing Choice Vouchers. For the distribution of Voucher assistance within the City, HACM has established local preferences such as families who have lost HCVs due to funding cuts, working families, elderly or disabled, and veterans.

AVP- GOAL HN 4. Advance Housing Affordability and Opportunity at all Income Levels.

* HN 4.4 – Promote Housing Opportunities Among Existing Residents.
  + HN 4.4.c – Develop Local Preference Policies.

PRODUCTION- Cambiar ordenanza para subir el porcentaje de vivienda asequible para los espacios que se están desarrollando

Ordinance hasn’t been used. If we change it, less likely to get development.

ACCESS- Usar ejemplos de Infonavit en México para que las familias puedan comprar la casa. Que sea para los trabajadores agrícola de 3 casas etc

AVP- HN 1. Increase Housing Supply and Opportunities for All Alisal Residents.

* HN 1.4 – Encourage a Mix of Diverse Housing Types.
  + Prioritize Permanent Farmworker Housing in Salinas

Farmworker Housing Action Plan - S1 - Map appropriate sites for farmworker housing in collaboration with local jurisdictions in the region and streamline the approval processes whenever possible.

RETENTION- Política pública de anti-desplazamiento

\*Look up policies

AVP HN 2.1 - Pursue policies and programs that prevent displacement.

ACCESS- Fondo social para la vivienda como Habitat for Humanity

Salinas Plan: IN05 – Establish a Housing Trust Fund with a Dedicated Revenue Stream for Affordable Housing

* AVP- HN 1.2 - Develop and Formalize Partnerships that Support the Long-Term Supply of Housing.
  + HN 1.2.c – Expand the Activities of Monterey Bay Housing Trust (MBHT) or Establish a City Housing Trust Fund

PRODUCTION- Se necesitan más hogares mixtos asequibles

HE: Policy H-1.12: In Future Growth Areas, promote mixed use development to increase housing opportunities by requiring commercial and professional office development to incorporate housing opportunities on site or in close proximity, unless the City Council makes a finding that it would be inappropriate to require on-site housing in a proposed new commercial or professional office development and in that case shall require equivalent housing to be constructed at an off-site location.

PRODUCTION- Edge pieces of mixed use corridor could be made into housing – can be hard to fill commercial space if too much is required

AVP- LU 3.7 Locate High-Density Housing with Increased Height in Mixed-Use Areas and Near Primary Commercial Corridors with Capacity for Transit and Alternative Modes Of Transportation

PRODUCTION- Need to concentrate on what’s possible in existing city, infill.

AVP- LU 1.1 Promote Appropriate Infill in Traditional Neighborhoods

PRODUCTION- Investigate form based code options for Salinas

AVP-LU 2.5 Create Zoning Regulations That Discourage Single-Family Detached Housing in the Mixed Residential Place Type.

PRODUCTION-Think about annexation of additional land

\*Future annexation plans?

PRODUCTION- Rents are too high- native people need to move elsewhere

Salinas Plan: IN04 – Convene Stakeholders to Develop an Implementation Plan to Create More than 4,000 New Units of Affordable Housing in the Next Ten Years

PRODUCTION- More density but with the right infrastructure

HE: Policy H-3.12: Take more proactive steps to reverse patterns of segregation and invest in neighborhoods as provided by the Five Year Consolidated Plan and ANRSA with a high concentration of affordable housing to ensure they have adequate infrastructure to meet the populations’ current and future needs as more housing is built.

RETENTION-Think about the environment

* Yes, built environment but how does it impact water ways, streams, aquifer, the importance of water protection and conversation, flooding, etc.

Chinatown- HN 3.3 Connect households and developers to resources that promote environmental sustainability.

ACCESS-City non-profit housing corporation- leverage State funds

**Questions**

Cuál es el porcentaje de vivienda por población para una ciudad? Unclear

Entran los sitios del plan de Alisal en el plan general? YES.

When will FGA roads get built? Schools are causing a lot of traffic up there that could be alleviated through those. -

How many single family home since 2000- permits?

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Will the new housing being built benefit the low income community and raise their quality of life?

**Production**

**More intentional farmworker housing developments**

Farmworker Housing Action Plan - S1 - Map appropriate sites for farmworker housing in collaboration with local jurisdictions in the region and streamline the approval processes whenever possible.

More affordable housing

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**Retention**

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