

City of Salinas

200 Lincoln Ave., Salinas, CA 93901

www.cityofsalinas.org



Meeting Agenda

Wednesday, March 22, 2023

6:00 PM

City Hall, West Wing Conference Room

General Plan Steering Committee

STEERING COMMITTEE MEMBERS

Alejandro Chavez
Jonathan De Anda
Dennis Donohue
Natalie Flores

Rosa Gonzalez
Xago Juarez
Vicente Lara
Robin Lee

David Mack
Alexis Mendez
Michael Ndubisi
Jonathan Ordiano

Matt Ottone
Omar Perez
Carissa Purnell

*Visión Salinas 2040 is about our community's future, goals
and priorities, and above all, our people.*

*Megan Hunter, Community Development Director
Monica Gurmilan, Senior Planner, Steering Committee
Executive Secretary*

monicag@ci.salinas.ca.us, (831) 758-7409

ROLL CALL

PUBLIC COMMENT SUBMISSION PROCEDURES

If you wish to make a comment on a specific agenda item, please submit your comment, limited to 250 words or less via email by 2:00 P.M. on the day of the meeting to the Associate Planner at monicag@ci.salinus.ca.us.

Reading of Public Comments: City Staff shall read all email comments, provided that the reading shall not exceed two (2) minutes and shall become part of the record. Every effort will be made to read your comment into the record, but some comments may not be read due to time limitations.

MEETING OBJECTIVES

Receive update on General Plan Update Outreach and Review Strategy.
Review existing and updated Housing Element goals and policies.

PUBLIC COMMENT TIME RESTRICTIONS

Public comments generally are limited to two minutes per speaker; the Chair may further limit the time for public comments depending on the agenda schedule.

OPENING PUBLIC COMMENTS

Receive public communications from the audience on items that both on the agenda and that are not on the agenda and that are in the City of Salinas' subject matter jurisdiction. Comments on Consent or Discussion items should be held until the items are reached. The public may request that the committee consider adding an item for consideration on a future agenda. In order to be respectful of all speakers' views and to avoid disruption of the meeting, the audience shall refrain from applauding or jeering speakers who have been recognized by the Chair.

CONSENT

Minutes

Recommendation: Approve minutes of Feb. 22, 2023

DISCUSSION ITEMS

GPU: Outreach and Review Strategy

Staff has received requests from City Council and Planning Commission to hold more extensive community engagement related to Public Safety, the Housing Element, and the GPU review. The current outreach strategy takes this into account, as well as other important topics like the Climate Action Plan.

Housing Element Policy Review

Staff has compiled all the housing community feedback collected over the course of our update process and pulled out all the new and recurring themes. This feedback helped staff determine the changes necessary to our current goals and policies.

FUTURE AGENDA ITEMS

**Draft Housing Element Content
Draft GPU Goals/Policies
Draft Existing Conditions Report
Draft Land Use Buildout Projections**

ADJOURNMENT

Monica Gurmilan, Senior Planner

AGENDA MATERIAL / ADDENDUM

Any addendums will be posted within 72 hours of regular meetings or 24 hours of special meetings, unless otherwise allowed under the Brown Act. City Commission/Board/Committee reports may be viewed at the Salinas City Clerk's Office, 200 Lincoln Avenue, Salinas, and are posted on the City's website at www.cityofsalinas.org. The Commission/Board/Committee may take action that is different than the proposed action reflected on the agenda.

Disability-related modification or accommodation, including auxiliary aids or services, may be requested by any person with a disability who requires a modification or accommodation in order to participate in the meeting. Requests should be referred to the City Clerk's Office At 200 Lincoln Avenue, Salinas, 758-7381, as soon as possible but by no later than 5 p.m. of the last business day prior to the meeting. Hearing impaired or TTY/TDD text telephone users may contact the city by dialing 711 for the California Relay Service (CRS) or by telephoning any other service providers' CRS telephone number.

PUBLIC NOTIFICATION

This agenda was posted on Wednesday, March 15, 2023 at the Salinas Rotunda.

**DRAFT MINUTES
OF THE
VISION SALINAS 2040 STEERING COMMITTEE
GENERAL PLAN UPDATE
February 22, 2023**

WELCOME AND STAFF INTRODUCTIONS

PRESENT: Jonathan De Anda, Natalie Flores, Rosa Gonzalez, Xago Juarez, Vicente Lara, Robin Lee, David Mack, Alexis Mendez, Omar Perez, Carissa Purnell

ABSENT: Alejandro Chavez, Dennis Donohue, Jonathan Ordiano, Matt Ottone, Jacob Sandoval

STAFF: Community Development Director, Megan Hunter; Assistant Community Development Director, Lisa Brinton; Planning Manager, Grant Leonard; Senior Planner, Jonathan Moore; Associate Planner, Monica Gurmilan

COMMENTS FROM THE PUBLIC

None

MEETING OBJECTIVES

- I. Receive report of General Plan Update/Housing Element Process
- II. Review General Plan Annual Progress Report
- III. Review GPU Outline & Goal Structure

DISCUSSION ITEMS

Alexis Mendez called meeting to order.

Minutes from May 25, 2022 were approved.

Jon Moore began the discussion by providing a summary of the General Plan/Housing Element process, expanding on; workshops and working groups, farmworker outreach, and the transportation survey. Topics covered throughout the various engagement activities included existing conditions, climate action, community design, housing, land use, economic development, transportation, water, and environmental justice. Questions were asked regarding water studies and discussions with the Salinas Groundwater Sustainability Agency. Discussion on this topic closed with updates on staffing changes, establishment of new resources, and works in progress.

Grant Leonard covered the section on the 6th Cycle Housing Element, mostly expanding on its requirements and timeline. Committee members had questions regarding the Regional Housing Needs Allocation, specifically related to the Future Growth Area and how many units could be

counted from those future developments. Staff indicated those figures are yet to be determined due to build out projections and current litigation.

Committee members also had questions regarding the vision for engagement. Megan Hunter indicated budget engagement will be woven into the Housing Element discussion. Other engagement will include surveys and house meetings currently being covered by Center for Community Advocacy, as part of the Sustainable Agricultural Lands Conservation grant work in progress. Committee members and staff continued discussion related to potential housing developments, programs, and State assistance. Several committee members requested additional figures stating income levels connected to affordable housing requirements.

The Annual Progress Report discussion focused on Accessory Dwelling Unit (ADU) figures and how we can make them more climate resilient. Staff discussed issues with ADU process due to PG&E capacity challenges. Megan Hunter indicated the new residential code is ready to streamline the process for solar. Committee members also expressed a desire to promote programs to help low-income communities use low energy alternatives.

Staff reviewed General Plan Draft Outline and indicated small changes made to the original chapter breakdown. Vicente requested Staff look at the City of Gonzales' Health Element for how it can connect to the Environmental Justice Element. Committee members had questions related to the Economic Development Element categories and how they will address economic justice and access to capital. Staff elaborated on outline approach and mentioned follow up discussion to review topics under each of the element subcategories. Committee members were also interested in staff's approach to Public Safety and how staff will communicate the City's history in the chapter. The Climate Action Plan was also discussed as an important recurring theme throughout the document.

The meeting concluded with a discussion related to the content review. Rosa Gonzalez requested staff present community feedback to signal changes/additions to current policies. Committee members indicated a willingness to explore different options for content review.

Future meetings:

- Next steering committee meeting March 22nd, 2023
- Public Safety Workshops
- Housing Element Review

FOLLOW-UP REPORTS

None

FUTURE AGENDA ITEMS

- I. Housing Element Policy Review
- II. Buildout Projections
- III. Draft Existing Conditions Report

- IV. Draft Matrix Content
- V. Public Safety

ADJOURNMENT

Alexis adjourned the meeting.

Housing Community Feedback- Recurring/New Themes

Sources: Existing Conditions Workshop, Visión Website, Built Environment Working Group, Land Use Workshop, Community Design Workshop, EJ Element Workshop, Budget Survey 2022 & 2023

Current Housing Element Goals:

Goal H-1: Provide a range of housing types and a variety of affordability levels to address existing and projected housing construction needs in Salinas.

- Housing diversity
- Mixed use development
 - More green spaces in new development
 - More multi-family housing
- Missing middle housing
- Tiny homes
- Home share programs, housing cooperatives
- Homes with smaller land footprint
- New developments should have community spaces
- Development on City owned land
- Convert parking lots into housing
- Promote adaptive reuse projects
- Pre-approved plans
- Permit streamlining
- High density housing
 - Downtown
 - Near large shopping centers
- Transit oriented development
- Connection between housing and transit
- Walkable communities

Goal H-2: Maintain and improve existing neighborhoods and housing units.

- Code enforcement to mitigate overcrowding
 - RV storage not used as living space
- Incentivize homeowner loans for home renovations
- Rehab projects, retrofitting current housing stock
- Housing education- City's role, tenants' rights, landlord rights, homeownership, housing fraud

- Programs for landlords (financing) to make units ADA accessible, up to code, fix homes in poor conditions
- More homeowner relations/communication with City
- High density housing
- Climate resilient housing
 - Solar
 - Water conservation
- Redevelopment in underutilized sites
- Poor housing conditions
- Legal services for renters

GOAL H-3: Ensure that all segments of the community have access to safe and decent housing that meets their diverse needs.

- Housing for people with disabilities
- Homeless support
 - Programs to reduce homelessness
 - Housing for homeless
 - Blight around homeless encampments
 - Spaces for unhoused during winter
 - Mental health support, rehab programs
 - Public restrooms, mobile showers
 - Outreach and support
 - Donation stations, food banks, soup kitchens, more shelters
- Policies to keep landlords accountable
- Collaborate with County, State and churches to provide housing services
- Land trusts
- Create economic partnerships
- Work with districts to create housing for staff
- home share programs, housing cooperatives
- Housing for single moms and access to childcare

Topics missing from 2015-2023 Housing Element Goals and Policies

- Resources for undocumented residents
- Overcrowding
 - Address health and safety concerns
- Policies to keep landlords accountable
- Rental housing inspections
- Clean/remove toxic waste close to housing
- Anti-displacement policies

- Retaliation prevention
- Prevent gentrification
- Eviction protections
- No Smoking- policies in rental properties
- Recognize your neighbor program
- Local preference policy
 - Inclusionary lottery
- Parking
 - Reduced parking requirements
 - Parking mitigation
- Rent control, rent stabilization
- Beautification programs
- Developer fees
- Farmworker housing
 - More control/coordination with H2A/temp worker housing
 - Local preference for farmworkers
 - Work with Ag companies to build housing
- First time home buyers
 - Loans for first time home buyers
 - Education, trainings

Housing Element		Updated/New
Goal	Goal H-1: Increase housing supply to provide a range of housing types at a variety of affordability levels to address existing and projected housing needs in Salinas.	
Policy	Policy H-1.1: Encourage a variety of housing types, designs, and prices throughout the City to maintain housing choice and enable households of all types and income levels the opportunity to find suitable ownership or rental housing that supports healthy living. Support the development of cost effective innovations such as micro units, accessory dwelling units, Missing Middle Housing, small lot and tiny homes , coliving/cohousing, construction from repurposed shipping containers, and Single Room Occupancy (SRO) units.	Y
	Policy H-1.2: Consistent with State law, continue to regulate transitional and supportive housing as a residential use to be subject only to the same development regulations and standards of similar uses in the same zone.	
	Policy H-1.3: New residential developments shall be adequately served by services and facilities, including park and recreation areas, libraries, sanitary and storm sewers, transportation, public safety and other services. Continue to ensure impact fees are adequate to provide these services and facilities to residential development through periodic review and updating.	
	Policy H-1.4: Identify adequate sites to facilitate and encourage housing production for the existing and projected housing needs of the City.	
	Policy H-1.5: Support the concept of "aging in place" by providing a range of housing types and tenure that allows people to remain in the community as their housing needs change.	
	Policy H-1.6: Encourage diverse, mixed-income neighborhoods throughout the City through the geographic dispersal of units affordable to lower and moderate income households, increased location choice for voucher recipients, and continue to follow state and federal fair housing requirements (including City contracts with housing and public services recipients).	
	Policy H-1.7: Ensure that new residential development and reuse/revitalization projects are compatible with surrounding neighborhoods by requiring new developments to comply with the City's Zoning Code development regulations and design standards.	
	Policy H-1.8: Reduce municipal constraints to the production, maintenance, and development of decent, safe housing. Reduce costs through methods such as pre-approved plans, lowering fees, and reducing parking requirements for transit oriented development.	Y
	Policy H-1.9: Encourage the development of higher density apartments, townhouses and condominiums in locations that are served by major transit corridors and have good pedestrian and cyclist facilities, continue to use Crime Prevention Through Environmental Design principles as part of housing design and construction, and/or are within walking distance to neighborhood-serving retail and key destinations (parks, schools, childcare, stores with healthy food options, employment, social services, and health care, etc.)	

	Policy H-1.10: Promote the development of mixed-use neighborhoods designed to encourage travel by walking, bicycling, and mass transit.	
	Policy H-1.11: In Future Growth Areas, ensure that each Specific Plan includes a range of housing types by requiring new residential developments of over 1,000 units to include a mix of densities.	
	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.	
	Policy H-1.13: Continue to create affordable housing through innovative solutions for financing with multiple funding sources and affordable housing partners including local, private, state and federal sources. Support the advocacy efforts of collaborative partners for maintaining and expanding financial support for development of a range of options for affordable housing.	
	Policy H-1.14: Work with community stakeholders to research and implement a range of strategies to help residents relocate as sites redevelop.	
	Policy H-1.15: Update the Zoning Code to comply with recent state housing laws, and to implement Place Type land use designations once adopted.	Y
Goal	Goal H-2: Maintain and improve existing neighborhoods and housing units.	
	Policy H-2.1: Ensure the quality of owner-occupied and rental housing through enforcement of adopted housing and property maintenance codes.	
	Policy H-2.2: Promote the repair, improvement and rehabilitation of housing to enhance the quality of life in neighborhoods and promote community identity and pride.	
	Policy H-2.3: Continue to encourage the preservation and restoration of residential resources that possess historic or architectural value.	
	Policy H-2.4: Through public-private partnerships and collaborative efforts, rehabilitate substandard housing where feasible. Continue to support education of tenants and landlords to address and/or prevent substandard housing issues.	
	Policy H-2.5: Encourage the retention, rehabilitation and new construction of high-density, well designed housing in the Central City and other targeted areas, consistent with the Land Use and Community Design Elements.	
	Policy H-2.6: Ensure new residential developments are compatible (e.g., scale, size, design and appearance) with surrounding uses through implementation of the City's Zoning Code development regulations and design standards.	

Policy	Policy H-2.7: Support programs that promote property maintenance and retrofits that include energy and water conservation and emission reductions . Continue to leverage services and programs that provide homeowners with low-cost or free energy and water efficiency improvements for existing housing units. Assist rental property owners and tenants with funding for energy conservation improvements. Focus public funding on lower income residents to decrease economic and health disparities in the transition to green housing.	Y
	Policy H-2.8: Encourage developers to maximize energy conservation and sustainability and exceed the provisions of Title 24 of the California Building Code through green building, including passive house design, heat pumps, appliance electrification, solar, and other technologies, techniques and materials.	Y
	Policy H-2.9: Encourage and support the reuse of existing developed portions of the City that are presently underutilized, without sacrificing history or quality of life.	
	Policy H-2.10: Support and partner with organizations conducting tenant rights educational activities to encourage reporting and address substandard housing conditions.	
	Policy H-2.11: Encourage Code Enforcement to work with property owners to address violations before pursuing other enforcement options with the goal of preventing loss of housing.	
	Policy H-2.12: Support and encourage the collaboration between code enforcement officers and community partners including housing advocates, public health professionals, immigrant and refugee service providers, social workers, and tenant organizations to assist in establishing appropriate procedures and resolving complex code enforcement housing cases.	
Goal	Goal H-3: Ensure that all segments of the community have access to safe and decent housing that meets their diverse needs.	
	Policy H-3.1: Assist in the production and conservation of housing affordable to extremely low, very low, low, and moderate income households, with a focus on the need for housing for the local workforce and workers essential to our community.	
	Policy H-3.2: Continue to encourage the development of affordable housing units with three or more bedrooms, adequate to accommodate large households.	
	Policy H-3.3: Encourage and support the development of senior housing and assisted living facilities on sites within proximity to public transportation and services.	
	Policy H-3.4: Encourage and support the provision of safe and decent housing for lower income households and those with special needs within proximity of public transportation and services.	
	Policy H-3.5: Encourage and support the provision of housing and services for homeless individuals and families in addition to individuals experiencing mental illness through the use of state and federal programs, shelters and navigation centers, transitional housing, and through public-private partnerships and local collaborative efforts.	Y
	Policy H-3.6: Work to ensure property owners and managers are not discriminating against current tenants and individuals and families seeking housing in Salinas are not discriminated against on the basis of special characteristics as protected by state and federal fair housing laws.	

Policy	Policy H-3.7: Facilitate the development of affordable housing through regulatory incentives, density bonuses, inclusionary housing, and financial assistance.	
	Policy H-3.8: Support collaborative partnerships of nonprofit organizations, affordable housing developers, major employers and market-rate housing developers to expand affordable housing opportunities for those working in the City of Salinas and surrounding areas.	
	Policy H-3.9: Support activities and participate in regional housing planning initiatives that contribute to the quality of community and neighborhood environments.	Y
	Policy H-3.10: Continue to ensure that access to City programs is consistent with federal and state eligibility regulations.	
	Policy H-3.11: Support the education programs of the Housing Resource Center and other agencies about housing resources and eligibility requirements.	
	Policy H-3.12: Take more proactive steps to reverse patterns of segregation and invest in disadvantaged neighborhoods by implementing plans such as the Alisal Vibrancy Plan (including ANRSA), Chinatown Revitalization Plan, and the Five Year Consolidated Plan to ensure they have the resources to reverse the effects of historic neglect.	Y
	Policy H-3.13: Support the creation of more resources for homeless and at-risk youth and families, including emergency and transitional shelters, independent living programs, and affordable permanent housing programs, and ensure access to existing programs.	
	Policy H-3.14: Encourage the development of housing and mixed uses that foster supportive environments for single parent female-headed households, such as on-site childcare and after school programs.	
	Policy H-3.15: Implement the recommendations of the 2018 Regional Farmworker Housing Study and Action Plan and prioritize housing for permanent farmworkers in Salinas.	Y
	Policy H-3.16: Provide assistance for undocumented individuals including bridge programs for accessing rental and ownership resource programs.	Y
Policy H-3.17: Support programs and education for first-time home buyers.	Y	
Goal	Goal H-4: Strengthen tenant protections and prevent displacement	Y
Policy	Policy H-4.1: Prevent displacement by pursuing policies and programs that mitigate potential negative effects of new development.	Y
	Policy H-4.2: Develop additional programs and policies to support tenant rights and uphold fair housing/landlord laws, such as rental registry, just cause eviction, and relocation assistance.	Y
	Policy H-4.3: Advance rent stabilization and support enforcement of the Tenant Protection Act of 2019.	Y
	Policy H-4.4: Promote housing opportunities among existing residents including notification of inclusionary housing lotteries and development of local preference options within the limits of fair housing law.	Y

6. Housing Plan

This section constitutes the City's Housing Plan for the 2015-2023 planning period. The Housing Plan identifies the City's goals for neighborhood conservation, housing production, and housing assistance. The goals are supported by policies, which are implemented through a series of actions. The goals and policies are primarily carried forward from the City's Comprehensive General Plan (2002) with modifications to reflect changes to state laws, community input, current market conditions, and development trends.

6.1 Goals and Policies

Goal H-1:	Provide a range of housing types and a variety of affordability levels to address existing and projected housing construction needs in Salinas.
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The City strives to ensure an adequate supply of housing is made available to meet the diverse existing and future housing needs of all segments of the community. Maintaining diversity in housing choice and cost allows Salinas residents, regardless of age, family type or income, an opportunity to find housing meeting their individual and family needs.

Policy H-1.1: Encourage a variety of housing types, designs, and prices throughout the City to maintain housing choice and enable households of all types and income levels the opportunity to find suitable ownership or rental housing that supports healthy living. Support the development of cost effective innovations such as micro units, smaller houses on smaller sites, coliving/cohousing, construction from repurposed shipping containers, and Single Room Occupancy (SRO) units.

Policy H-1.2: Consistent with State law, continue to regulate transitional and supportive housing as a residential use to be subject only to the same development regulations and standards of similar uses in the same zone.

Policy H-1.3: New residential developments shall be adequately served by services and facilities, including park and recreation areas, libraries, sanitary and storm sewers, transportation, public safety and other services. Continue to ensure impact fees are adequate to provide these services and facilities to residential development through periodic review and updating.

Policy H-1.4: Identify adequate sites to facilitate and encourage housing production for the existing and projected housing needs of the City.

Policy H-1.5: Support the concept of "aging in place" by providing a range of housing types and tenure that allows people to remain in the community as their housing needs change.

Policy H-1.6: Encourage diverse, mixed-income neighborhoods throughout the City through the geographic dispersal of units affordable to lower and moderate income households, increased location choice for voucher recipients, and continue to follow state and

federal fair housing requirements (including City contracts with housing and public services recipients).

- Policy H-1.7:** Ensure that new residential development and reuse/revitalization projects are compatible with surrounding neighborhoods by requiring new developments to comply with the City's Zoning Code development regulations and design standards.
- Policy H-1.8:** Reduce municipal constraints to the production, maintenance, and development of decent, safe housing.
- Policy H-1.9:** Encourage the development of higher density apartments, townhouses and condominiums in locations that are served by major transit corridors and have good pedestrian and cyclist facilities, continue to use Crime Prevention Through Environmental Design principles as part of housing design and construction, and/or are within walking distance to neighborhood-serving retail and key destinations (parks, schools, childcare, stores with healthy food options, employment, social services, and health care, etc.)
- Policy H-1.10:** Promote the development of mixed-use neighborhoods designed to encourage travel by walking, bicycling, and mass transit.
- Policy H-1.11:** In Future Growth Areas, ensure that each Specific Plan includes a range of housing types by requiring new residential developments of over 1,000 units to include a mix of densities.
- 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.
- Policy H-1.12:** Continue to create affordable housing through innovative solutions for financing with multiple funding sources and affordable housing partners including local, private, state and federal sources. Support the advocacy efforts of collaborative partners for maintaining and expanding financial support for development of a range of options for affordable housing.
- Policy H-1.13:** Work with community stakeholders to research and implement a range of strategies to help residents relocate as sites redevelop.

Goal H-2: Maintain and improve existing neighborhoods and housing units.

Housing quality is an important contributor to the quality of life for our neighborhoods and overall community. Salinas must continually assess potential neighborhood and community impacts associated with aging housing, infrastructure and community facilities. Maintenance and rehabilitation efforts contribute to the preservation and enhancement of neighborhoods and the individual housing units within these neighborhoods.

- Policy H-2.1:** Ensure the quality of owner-occupied and rental housing through enforcement of adopted housing and property maintenance codes
- Policy H-2.2:** Promote the repair, improvement and rehabilitation of housing to enhance the quality of life in neighborhoods and promote community identity and pride.
- Policy H-2.3:** Continue to encourage the preservation and restoration of residential resources that possess historic or architectural value.
- Policy H-2.4:** Through public-private partnerships and collaborative efforts, rehabilitate substandard housing where feasible. Continue to support education of tenants and landlords to address and/or prevent substandard housing issues.
- Policy H-2.5:** Encourage the retention, rehabilitation and new construction of high-density, well-designed housing in the Central City and other targeted areas, consistent with the Land Use and Community Design Elements.
- Policy H-2.6:** Ensure new residential developments are compatible (e.g., scale, size, design and appearance) with surrounding uses through implementation of the City's Zoning Code development regulations and design standards.
- Policy H-2.7:** Support public education programs that promote property maintenance and energy and water conservation. Continue to leverage services and programs that provide homeowners with low-cost or free energy and water efficiency improvements for existing housing units. Continue to assist rental property owners and tenants with HUD funding for energy conservation improvements.
- Policy H-2.8:** Encourage developers to maximize energy conservation and exceed the provisions of Title 24 of the California Building Code through green building techniques and materials.
- Policy H-2.9:** Encourage and support the reuse of existing developed portions of the City that are presently underutilized, without sacrificing history or quality of life.
- Policy H-2.10:** Support and partner with organizations conducting tenant rights educational activities to encourage reporting and address substandard housing conditions.
- Policy H-2.11:** Encourage Code Enforcement to work with property owners to address violations before pursuing other enforcement options with the goal of preventing loss of housing.
- Policy H-2.12:** Support and encourage the collaboration between code enforcement officers and community partners including housing advocates, public health professionals, immigrant and refugee service providers, social workers, and tenant organizations to assist in establishing appropriate procedures and resolving complex code enforcement housing cases.

Goal H-3:	Ensure that all segments of the community have access to safe and decent housing that meets their diverse needs.
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Certain segments of the population may have more difficulty finding decent, affordable housing due to special circumstances. These segments include lower income households (especially extremely low income households), the elderly, persons with disabilities (including those with developmental disabilities), large families, single-parent households, farmworkers and the homeless. To address the housing needs of these groups, the City should continue to further fair housing choices by promoting housing opportunities and removing impediments to housing.

- Policy H-3.1:** Assist in the production and conservation of housing affordable to extremely low, very low, low, and moderate income households, with a focus on the need for housing for the local workforce and workers essential to our community.
- Policy H-3.2:** Continue to encourage the development of affordable housing units with three or more bedrooms, adequate to accommodate large households.
- Policy H-3.3:** Encourage and support the development of senior housing and assisted living facilities on sites within proximity to public transportation and services.
- Policy H-3.4:** Encourage and support the provision of safe and decent housing for lower income households and those with special needs within proximity of public transportation and services.
- Policy H-3.5:** Encourage and support the provision of housing and services for homeless individuals and families in addition to individuals experiencing mental illness through the use of state and federal programs and through public-private partnerships, and through local collaborative efforts.
- Policy H-3.6:** Work to ensure property owners and managers are not discriminating against current tenants and individuals and families seeking housing in Salinas are not discriminated against on the basis of special characteristics as protected by state and federal fair housing laws.
- Policy H-3.7:** Facilitate the development of affordable housing through regulatory incentives, density bonuses, inclusionary housing, and financial assistance.
- Policy H-3.8:** Support collaborative partnerships of nonprofit organizations, affordable housing developers, major employers and market-rate housing developers to expand affordable housing opportunities for those working in the City of Salinas and surrounding areas.
- Policy H-3.9:** Support activities and participate in planning of initiatives such as Monterey County's Health in All Policies (HiAP), Building Healthy Communities (BHC)—East Salinas, Crime Prevention Through Environmental Design (CPTED) program, AMBAG's Sustainable Communities Strategy, and the City's Urban Greening Plan that contribute to the quality of community and neighborhood environments.

- Policy H-3.10:** Continue to ensure that access to City programs is consistent with federal and state eligibility regulations.
- Policy H-3.11:** Support the education programs of the Housing Resource Center and other agencies about housing resources and eligibility requirements.
- 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.
- Policy H-3.13:** Support the creation of more emergency and transitional shelters, independent living programs, and affordable permanent housing programs for homeless youth, and ensure access to existing programs.
- Policy H-3.14:** Encourage the development of housing and mixed uses that foster supportive environments for single parent female-headed households, such as on-site childcare and after school programs.

6.2 Implementing Actions

6.2.1 Range of Housing Types and Affordability Levels

Action H-1: Provision of Adequate Sites

The City of Salinas is committed to ensuring that adequate sites at appropriate densities remain available during the planning period, as required by law, to accommodate the City’s Regional Housing Needs Allocation (RHNA). The residential sites analysis completed for the 2015-2023 Housing Element indicates the City can accommodate its RHNA of 2,229, including 538 very low income units, 350 low income units, 406 moderate incomes, and 935 above moderate income units.

To encourage higher density housing development on underutilized land, the City will continue to implement the adopted Mixed-Use zones – Mixed Use Citywide (MX) and Mixed Arterial Frontage (MAF) zones. The City will continue to offer incentives, such as modified development standards, to encourage infill of higher density mixed-use development on underutilized sites. The City will also encourage redevelopment of underutilized sites and lot consolidation through activities such as outreaching to the development community, maintaining a sites inventory and identifying and targeting specific financial resources such as Low Income Housing Tax Credits (LIHTC) and Cap-and-Trade Affordable Housing Program.

To ensure the continued availability of residential sites to accommodate this City’s RHNA, the City will monitor residential acreage to ensure an adequate inventory is available to meet its RHNA obligations. To ensure sufficient residential capacity is maintained to accommodate the RHNA, the City will develop and implement an ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify additional sites to accommodate the shortfall and ensure “no net loss” in capacity to accommodate the RHNA.

Funding Source:	Departmental Budget
Responsible Agency:	Community Development/Planning Division
Objectives and Timeframe:	<ul style="list-style-type: none"> ▪ Maintain an inventory of sites at adequate densities and appropriate development standards to facilitate a range of housing opportunities. ▪ 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. ▪ Report to the City Council annually on the City’s progress in meeting its RHNA. ▪ Continue to consult with affordable housing developers to identify any additional sites, which may be considered appropriate for affordable housing development.
Relevant Policies:	H-1.1, H-1.2, H-1.3, H-1.5, H-1.8, H-1.10, H-1.11, H-2.5, H-2.9, H-3.1, H-3.2, H-3.4, H-3.7, and H-3.8

Action H-2: Monitoring of Development Fees

The City will monitor existing development fees, including in-lieu fees, development impact fees, and processing fees, to ensure they are not a constraint to the feasibility of affordable housing development. To ensure fees do not create a constraint to affordable housing development, the City will annually review development fees and revise as appropriate.

Funding Source:	Departmental Budget
Responsible Agency:	Community Development/Planning Division
Objectives and Timeframe:	<ul style="list-style-type: none"> ▪ Annually review the City’s planning and development fees to ensure they are appropriate and do not unduly constrain affordable housing development. ▪ As funding permits, assist in gap financing affordable development by nonprofit developers to help offset the cost of development.
Relevant Policies:	H-1.1, H-1.2, H-1.7, H-3.1, H-3.2, H-3.3, H-3.4, H-3.7, and H-3.8

6.2.2 Improved Neighborhoods and Existing Housing

Action H-3: Housing Services Program

The City’s Housing Division will continue to offer various housing rehabilitation loan assistance through its Housing Services Program (HSP) to lower income households (up to 80 percent AMI) in making improvements to their dilapidated homes. Housing assistance currently offered by the City includes:

- **Low-Interest Housing Rehabilitation:** Loans are available to owner-occupied homeowners as well as investors (required to rent to low income households) whose houses/units are in need to repair. Low interest loans in amounts up to \$72,000 are available to eligible property owners to make repairs to their residential property. The loans are processed and administered by the HSP, with an interest rate of five percent for owner-occupied residences and six percent for the

owners of rental property. The loans have an amortized term of 15 years. There is also a three percent deferred loan for homeowners who cannot afford to make the monthly payments.

- **Housing Accessibility Assistance:** Grants are available to applicants with disabilities to help alleviate architectural barriers, which limit mobility in their homes. These homes must be owner-occupied. Grants in amounts up to \$14,000 per household are available to assist qualifying property owners to remove architectural barriers which limit access or impede mobility, as well as to install fixtures which may reduce hazards aggravated by a disability.
- **Energy Efficiency Improvements (currently through Grid Alternatives):** In addition, the City has provided CDBG funding to programs that offer energy efficiency improvements to low income households. In FY 2014 and FY 2015, Grid Alternatives were provided funding to train and lead volunteers and job trainees to install solar electric systems for low income homeowners.
- **Rebuilding Together Monterey/Salinas (RTMS):** Rehabilitation grant assistance to low income households; formerly known as “Christmas in April.”

Funding Source:	CDBG; HOME
Responsible Agency:	Community Development/Housing Division
Objectives and Timeframe:	<ul style="list-style-type: none"> ▪ 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. ▪ Annual objectives: <ul style="list-style-type: none"> - Housing Rehabilitation Loans – five households - Housing Accessibility Assistance Grants – three households - Energy Efficiency Improvements – ten households ▪ Leverage auxiliary programs that compliment HSP services by coordinating with program providers and integrating those programs into HSP outreach. ▪ Educate community partners, including housing and disability advocates, about HSP available services and engage them in outreach efforts.
Relevant Policies:	H-1.7, H-2.1, H-2.2, H-2.3, H-2.4, H-2.5, H-2.7, H-2.9, H-3.1, and H-3.4

Action H-4: Code Enforcement

To ensure the quality of neighborhood and housing is maintained, the City's Code Enforcement staff will continue to enforce regulations governing building and property maintenance. The City will continue to work with the community to remedy code violations, referring property owners to rehabilitation loan programs when appropriate. In addition, the City also proactively enforces housing and maintenance codes to prevent foreclosed and abandoned properties from becoming a blighting influence.

Currently, the City’s Code Enforcement program is operated on a complaint-driven basis. However, the City Council has set aside budget through Measure G funding to transition to a comprehensive code enforcement approach.

Funding Source:	General Fund; Measure G
Responsible Agency:	Community Development/Permit and Inspection Services
Objectives and Timeframe:	<ul style="list-style-type: none"> ▪ Continue to operate an effective Code Enforcement Program, with the objective of transitioning to comprehensive code enforcement by 2020, subject to availability of resources. ▪ Refer potentially income-qualified property owners to the City’s Housing Services Program for rehabilitation assistance. ▪ Establish process to engage community partners and residents in development of a comprehensive housing inspection program. ▪ Continue periodic analysis of code enforcement data to enhance program effectiveness, especially for housing violations.
Relevant Policies:	H-1.7, H-2.1, H-2.2, H-2.3, H-2.4, H-2.5, H-2.7, H-2.8, H-2.10, and H-2.11

Action H-5: Alisal Neighborhood Revitalization Strategy Area (ANRSA)

The Alisal NRSA includes some of the most distressed residential neighborhoods in Salinas and qualifies as a NRSA based on the high percentage of lower income (up to 80 percent AMI) residents. The NRSA faces challenges such as inadequate public infrastructure, high levels of unemployment, high levels of poverty, lower education attainment, and violent criminal activity. In 2015, the City pursued the recertification of the Alisal NRSA. The new Alisal NRSA established the following strategies:

- Support local nonprofit organizations to establish Community Based Development Organization (CBDO) status for expanded access to funding for public services focused in the Alisal NRSA.
- Provide rehabilitation assistance to LMI and median income households in the Alisal NRSA.
- Provide economic development activities in the Alisal NRSA.
- Pursue public facility and infrastructure improvements in the Alisal NRSA.

Funding Source:	CDBG; HOME
Responsible Agency:	Community Development/Housing Division
Objectives and Timeframe:	<ul style="list-style-type: none"> ▪ Pursue recertification of the Alisal NRSA every five years and update the implementation strategies to reflect housing and community development needs. ▪ Expand marketing efforts in the Alisal NRHA to promote housing and community development programs to Alisal residents. ▪ Pursue funding strategies such as the Community Revitalization and Investment Authority (AB 2) that focus on addressing distressed conditions in disadvantaged communities. ▪ Pursue additional local, state, and federal funding and strive to exceed the objectives outlined in the Alisal NRSA:

	<p><u>Public Services:</u></p> <ul style="list-style-type: none"> - 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. - Once CBDO(s) are organized, set aside CDBG funding for public services, especially youth and employment training services, with the objective of beginning setting aside additional CDBG Public Service dollars in Fiscal Year (FY) 2017. - Between FY 2017 and FY 2019, provide additional CDBG Public Service dollars to assist 920 Alisal residents. <p><u>Residential Rehabilitation:</u></p> <ul style="list-style-type: none"> - Raise the qualifying income level for rehabilitation assistance to 100 percent of the AMI by 2016. - 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. - Continue to promote accessibility grants through City website, contractors, libraries and public service agencies. <p><u>Economic Development:</u></p> <ul style="list-style-type: none"> - Develop new micro business and commercial rehabilitation assistance programs by 2019. - Marketing new programs with the objective of assisting four businesses in the Alisal NRSA in FY 2019. <p><u>Neighborhood Improvements:</u></p> <ul style="list-style-type: none"> - Pursue public facility and infrastructure improvements in the Alisal NRSA with the objective of completing one improvement project between FY 2015 and FY 2019. - Pursue the development of a new child care center at 1081 Buckhorn Drive, partnering with a nonprofit organization, by FY 2019.
Relevant Policies:	H-1.2, H-1.5, H-1.7, H-1.9, H-2.1, H-2.2, H-2.3, H-2.7, H-2.9, H-2.10, H-2.11, H-3.4, H-3.8, H-3.9, and H-3.12

Action H-6: Preservation of At-Risk Housing

The City has identified 247 units at-risk of converting from income-restricted to market-rate housing between December 2015 and December 2025 (the at-risk housing analysis planning period). To preserve affordability of these units, the City shall continue meetings with the property owners and identify, when feasible, funding sources and other incentives to continue affordability.

Funding Source:	CDBG; HOME; Housing Trust Fund; and other funding as available
Responsible Agency:	Community Development/Housing Division
Objectives and Timeframe:	<ul style="list-style-type: none"> ▪ Prioritize the status of at-risk units through contacts with the property owner(s). ▪ Encourage participation of nonprofit housing developers to acquire and preserve at-risk units. ▪ Work with property owner(s) intending to opt out of the affordability covenants to ensure tenants receive adequate notice. ▪ 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.
Relevant Policies:	H-1.1, H-1.4, H-1.5, H-2.1, H-3.1, H-3.4, H-3.5, and H-3.6

Action H-7: Historic Resources

The City will continue to encourage the preservation and restoration of historic or architecturally-significant residential resources in accordance with the requirements of Chapter 2, Article XI of the Salinas Municipal Code.

Funding Source:	General Fund; state and federal funding sources as available
Responsible Agency:	Community Development/Planning Division
Objectives and Timeframe:	<ul style="list-style-type: none"> ▪ Promote tax credits available for historic preservation through a Mills Act program. ▪ Provide technical assistance to property owners, and help identify grant and funding opportunities, when available for preservation and rehabilitation activities.
Relevant Policies:	H-2.1, H-2.2, H-2.3, and H-2.4

6.2.3 Safe and Decent Housing

Action H-8: Inclusionary Housing

To ensure new development provides housing affordable to a range of income levels, the City will continue to implement its Inclusionary Housing Program. In light of recent legal debates and court decisions on inclusionary housing programs and current market conditions, the City is in the process of updating its Inclusionary Housing Ordinance, including reviewing the in-lieu fee.

Funding Source:	General Fund
Responsible Agency:	Community Development/Housing Division
Objectives and Timeframe:	<ul style="list-style-type: none"> ▪ Complete update to the Inclusionary Housing Ordinance and nexus study by 2016. ▪ Periodically review the effectiveness of the Inclusionary Housing Ordinance and implement revisions as appropriate.
Relevant Policies:	H-1.1, H-1.4, H-1.5, H-1.7, H-3.1, H-3.2, H-3.4, H-3.5, H-3.6, H-3.7, and H-3.8

Action H-9: Affordable Housing Development

The City will continue to facilitate the expansion of the City’s affordable housing inventory through new construction, acquisition, and or rehabilitation. Emphasis will be placed on the City’s most underserved segments of the population, including 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.

In addition to assisting in gap-financing nonprofit housing development, the City utilizes a variety of tools to facilitate affordable housing development by private developers, especially housing for those with special needs. These include, but are not limited to: density bonus pursuant to state law and additional density bonus for senior housing pursuant to City Zoning Code; expedited processing; and City Code requirement of three-bedroom units (20 percent) and four-bedroom units (10 percent) in any new development in the R-H (Residential High Density) and R-M (Residential Medium Density) zoning districts.

Funding Source:	CDBG; HOME; Housing Trust Fund; SERAF
Responsible Agency:	Community Development/Planning and Housing Divisions
Objectives and Timeframe:	<ul style="list-style-type: none"> ▪ Continue to promote density bonus, inclusionary units, and other incentives to facilitate affordable housing development. ▪ Encourage developers to assist in site identification. ▪ 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. ▪ Prioritize funding allocation to affordable housing projects that include units affordable to 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. ▪ Participate in regional/multi-jurisdictional agreements and activities to facilitate housing development in the region. ▪ 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

	<p>with extremely low incomes), farmworkers, persons with disabilities (including those with developmental disabilities), seniors, elderly, large households, and the homeless.</p> <ul style="list-style-type: none"> ▪ 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. ▪ 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. ▪ Coordinate with the City’s Public Works Department, MST, and TAMC to better align the development of high quality transit and future housing. ▪ Coordinate with the City’s Public Works Department, 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. ▪ 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.).
Relevant Policies:	H-1.1, H-1.2, H-1.3, H-1.4, H-1.5, H-1.7, H-1.10, H-1.11, H-3.1, H-3.2, H-3.4, H-3.7, H-3.8, and H-3.9

Action H-10: Rental Assistance

The Housing Choice Voucher (Section 8) Program extends rental subsidies to very low income households, as well as elderly and disabled persons. The subsidy represents the difference between 30 percent of the monthly income and the allowable rent determined by the Housing Choice Voucher (Section 8) program. The vouchers permit tenants to locate their own housing and rent units beyond the federally determined fair market rent in an area. HACM administers the Housing Choice Voucher Program for Salinas residents. As of January 2015, 2,398 Salinas households were receiving Housing Choice Vouchers, with 293 households on the waiting list.

Funding Source:	HUD Section 8 Funding
Responsible Agency:	Housing Authority of the County of Monterey; Community Development/Housing Division
Objectives and Timeframe:	<ul style="list-style-type: none"> ▪ Refer people seeking information the Housing Choice Voucher program to HACM ▪ 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. ▪ Support HACM’s petition to HUD for increased Section 8 funding as

	<p>requested.</p> <ul style="list-style-type: none"> 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.
Relevant Policies:	H-1.1, H-1.4, H-1.5, H-3.1, H-3.4, H-3.5, and H-3.6

Action H-11: Homebuyer Resources

With the dissolution of redevelopment and the limitations of using HOME funds for homebuyer assistance, the City has suspended its First-Time Homebuyer Program in November 2014. However, the City recognizes the value its residents place on homeownership opportunities. The following homebuyer assistance programs offered by the California Housing Finance Agency (CalHFA) are available to Salinas residents:

- Mortgage Credit Certificates:** The MCC Tax Credit is a federal credit which can reduce potential federal income tax liability, creating additional net spendable income which borrowers may use toward their monthly mortgage payment. This MCC Tax Credit program may enable first-time homebuyers to convert a portion of their annual mortgage interest into a direct dollar for dollar tax credit on their U.S. individual income tax returns.
- The CalPLUS Conventional Program:** This is a first mortgage loan insured through private mortgage insurance on the conventional market. The interest rate on the CalPLUS Conventional is fixed throughout the 30-year term. The CalPLUS Conventional is combined with a CalHFA Zero Interest Program (ZIP), which is a deferred-payment junior loan of three percent of the first mortgage loan amount, for down payment assistance.
- California Homebuyer's Downpayment Assistance Program (CHDAP):** This program offers a deferred-payment subordinate loan in the amount of three percent of the purchase price or appraised value, whichever is less, to be used for down payment and/or closing costs.

Salinas residents can apply for CalHFA loans through local loan officers who have completed training for these programs. CalHFA maintains a hotline and website to help residents identify local loan officers. First-time homebuyers must attend a homebuyer education course either online or in-person through NeighborWorks America or any HUD-approved housing counseling agencies. The City currently provides CDBG funds to the Housing Resource Center (HRC) to provide first-time homebuyer education and foreclosure prevention services.

Funding Source:	CalHFA; CDBG; HOME; HTF; and other funding sources as available
Responsible Agency:	Community Development/Housing Division
Objectives and Timeframe:	<ul style="list-style-type: none"> Refer information about the CalFHA homebuyer assistance programs as requested. Promote CalFHA programs to local loan officers to increase participation in these programs. Work with the Housing Resource Center or other agencies in annual monitoring to ensure the homebuyer education program(s) meet

	<p>CalFHA requirements.</p> <ul style="list-style-type: none"> ▪ Continue to support first-time homebuyer education and foreclosure prevention services.
Relevant Policies:	H-1.1, H-2.1, H-2.2, and H-2.4

Action H-12: Housing for Persons with Disabilities

The City recognizes that people have varying abilities and that many people will encounter temporary or permanent changes in ability to conduct tasks necessary for daily living. In addition to the City’s Housing Accessibility Assistance (HAA) grant program, the City also expands housing opportunities for persons with disabilities (including developmental disabilities) through various strategies and actions:

- **Universal Design:** encourages the use of universal design principles in residential development. Universal Design features create housing suited for people regardless of abilities and can allow people to stay in their homes over their lifetime. The City’s Building Code is updated no less than annually; the Building Official will support the inclusion of Universal Design features in housing as reflected in updated codes.
- **Reasonable Accommodation Procedure:** Both the Federal Fair Housing Amendment Act (FHAA) and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. It may be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the zoning ordinance to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances, and must be decided on a case-by-case basis. The City is anticipating the adoption of a formal procedure for processing reasonable accommodation requests on September 1, 2015.
- **ADA Transition Plan:** In addition, the City is in the process of completing its ADA Transition Plan to identify public facilities that require accessibility improvements requested by Public Works, and evaluate communications, employment programs, emergency management, and public facilities to produce or modify City policies relating to ADA. Ensuring all public facilities are ADA compliant provides a suitable living environment for all and promotes the participation of civic events by persons with disabilities.
- **Alternative Housing Options:** The City encourages and facilitates the development of transitional and supportive housing for persons with disabilities. CDBG and HOME funds have been used to assist in the development and provision of housing for persons with disabilities, such as housing operated by Interim, Inc. and counseling services provided by the Central Coast Center on Independent Living and Housing Choices Coalition.
- **Supportive Services:** Through the CDBG and ESG Public Services Program, the City provides a range of supportive services for persons with disabilities.

Funding Source:	General Fund; CDBG; HOME; ESG
Responsible Agency:	Community Development/Planning and Housing Divisions; Public Works Department
Objectives and Timeframe:	<ul style="list-style-type: none"> ▪ Complete the ADA Transition Plan in 2016 and annually identify funding for public improvements through Capital Improvement Planning. ▪ 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. ▪ 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.
Relevant Policies:	H-1.1, H-1.2, H-1.4, H-1.6, H-1.7, H-2.5, H-2.6, H-3.3, H-3.4, H-3.6, H-3.7, H-3.8, and H-3.9

Action H-13: Housing for Local Workforce

In January 2012, the Salinas Zoning Code was amended to provide for three types of employee housing. Employee Housing, Small Project, which may accommodate up to six persons, is treated as family housing of the same type in each zone. Medium Project Employee Housing (including labor camp) accommodates agricultural workers and may have up to 36 beds in group quarters or 12 dwelling units or spaces for single households on one lot. It is treated in the same way as other agricultural uses in the same zoning district. Employee Housing (without designation as Medium or Small Project, limiting the number of beds or units) is allowed with a Conditional Use Permit in the Agricultural District.

To increase opportunities for affordable housing for persons employed in Salinas, including permanent housing for farmworkers, the City will encourage large employers to develop housing for their employees. The City may offer incentives such as financial assistance (when funds available), density bonuses or other regulatory concessions to further encourage and facilitate employee housing.

Funding Source:	HOME; CDBG; HTF; and other funding as available
Responsible Agency:	Community Development/Planning and Housing Divisions; City Manager’s Office/Economic Development Division
Objectives and Timeframe:	<ul style="list-style-type: none"> ▪ 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. ▪ Assist in identifying potential funding sources for employee housing. ▪ As funding permits, assist in gap-financing of employee housing that benefits lower income households. ▪ 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. ▪ Review the Zoning Code to explore potential update to standards for

	<p>employee (i.e. farmworker) housing.</p> <ul style="list-style-type: none"> ▪ Continue to consult with affordable housing developers to identify any additional sites, which may be considered appropriate for affordable housing development. ▪ 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.
Relevant Policies:	H-1.1, H-1.2, H-1.5, H-1.7, H-3.1, H-3.2, H-3.4, H-3.6, H-3.7, and H-3.8

Action H-14: Continuum of Care for the Homeless

The City takes a proactive approach to addressing the housing and supportive service needs of the homeless and at-risk homeless in the City. The City assisted the Coalition of Homeless Services Providers (CHSP) in the writing of the “Lead Me Home,” the Ten Year Plan to End Homelessness in Monterey and San Benito Counties, and will resume its participation in the implementation of this plan. The feasibility of developing a regional Social Investment Bond Structure to support permanent supportive housing development should be explored.

The City has entered discussions with Monterey County about a new model of multi-jurisdictional collaborative homeless services that is underway in Santa Cruz City and County.

The City participates in the Chinatown Homeless Action Team (CHAT), comprising of representatives of agencies such as the Coalition of Homeless Service Providers, Interim, Inc., California State University Monterey Bay (CSUMB), Sun Street Centers, Mid-Peninsula Housing Coalition, Housing Resource Center (HRC) of Monterey County, and the Franciscan Workers of Junipero Serra. The City’s efforts focus on complementing/supplementing the regional Continuum of Care Strategy addressing homeless needs throughout the City, including encampments outside Chinatown.

Through the City’s CDBG and ESG programs, the City supports the following homeless and homeless prevention services:

- Fair housing and foreclosure prevention;
- Food banks for emergency food;
- Emergency shelters and other homeless facilities;
- Homeless prevention with rapid rehousing services; and
- Outreach, referral, and counseling activities.

Specifically, the City allocated FY 2015-16 funds to renovate 10 Soledad as a homeless sanitation facility with space for an intake center for referral to other services. The City also allocated \$85,000 FY 2015-16 funds for the relocation of the CSUMB’s Chinatown Learning Center into a renovated facility.

Transitioning the homeless to more permanent housing arrangements is another key component of the City’s homeless strategy. The City is working with Mid-Pen in the development of a 90-unit SRO housing project that would transition formerly homeless persons into permanent housing.

Funding Source:	HOME; CDBG; ESG; HTF; and other funding as available
Responsible Agency:	Community Development Department/Housing Division; Public Works Department; Homelessness Response Program ; Monterey County
Objectives and Timeframe:	<ul style="list-style-type: none"> ▪ Continue support for inclement warming shelter during the winter months in FY 2015-16 and subsequent years if funding permits. ▪ Complete the renovation of 10 Soledad into a homeless sanitation facility by 2017. ▪ Support rehabilitation of 113-115 East Lake Street for the CSUMB Learning Center and health center. ▪ 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. ▪ 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. ▪ Continue to collaborate with CHAT to implement a comprehensive strategy for addressing the homeless issues in the Chinatown area. ▪ 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.
Relevant Policies:	H-1.1, H-1.2, H-1.3, H-1.5, H-1.7, H-2.2, H-2.4, H-3.1, H-3.2, H-3.4, H-3.5, H-3.6, H-3.7, and H-3.9

Action H-15: Fair Housing

The City actively furthers fair housing choice in the community through fair housing services and other fair housing actions:

- **Fair Housing Services:** Continue to provide fair housing services to residents, property owners, and housing professionals. Currently, the City contracts with the following agencies to provide fair housing and related services:
 - Alliance on Aging – ombudsman program
 - Housing Resource Center of Monterey County – foreclosure prevention
 - Legal Services for Seniors – fair housing services
 - Project Sentinel – fair housing services

In addition, the City will continue to refer fair housing complaints to State Department of Fair Employment and Housing, and to HUD’s Fair Housing and Equal Opportunity (FHEO) Office.

- **Linguistic Isolation:** Continue implementation of City’s Language Assistance Plan (LAP) for persons of Limited English Proficiency (LEPs) who may be linguistically isolated and further coordination with Salinas community-based non-profits regarding implementation of their LAPs to provide multilingual outreach materials and program services.
- **Fair Housing Outreach:** Expand fair housing outreach activities:
 - Encourage local Fair Housing Service providers to coordinate with local school districts as well as nonprofit agencies on tenant rights education.
 - Continue support of fair housing service providers offering community education of institutional leaders, including churches, to expand training beyond landlord/tenant rights training to include identification of fraud and potential dishonest schemes related to mortgages, lending and foreclosures.

Funding Source:	General Fund; CDBG
Responsible Agency:	Community Development/Housing Division
Objectives and Timeframe:	<ul style="list-style-type: none"> ▪ Provide fair housing resources information on City website, at public counters, and through public service agencies. ▪ Through the annual planning process of the CDBG funds, evaluate and allocate funding for fair housing services as a continued priority. ▪ Coordinate with Salinas community-based non-profits to ensure City outreach materials and programs reach 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.
Relevant Policies:	H-1.1, H-3.4, H-3.5, H-3.6, and H-3.9