



City of Salinas 2015-2023 Housing Element

Adopted December 15, 2015 | Certified February 4, 2016

City of Salinas
Community Development Department
65 W. Alisal
Salinas, CA 93901
(831) 758-7206

RESOLUTION NO. 20894 (N.C.S.)

A RESOLUTION OF THE SALINAS CITY COUNCIL ADOPTING A NEGATIVE DECLARATION AND GENERAL PLAN AMENDMENT UPDATING THE SALINAS GENERAL PLAN HOUSING ELEMENT (GPA 2015-002) AND DIRECTING STAFF TO SUBMIT THE SALINAS GENERAL PLAN DRAFT 2015-2023 HOUSING ELEMENT TO THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

WHEREAS, the City conducted an extensive public outreach process consisting of six public workshops held from January 2015 through July 2015, twenty stakeholder interviews (including a resource group meeting), a housing needs survey and other activities regarding the Salinas General Plan Draft 2015-2023 Housing Element (herein referred to as the Draft 2015-2023 Housing Element); and

WHEREAS, on December 2, 2015, the Salinas Planning Commission held a duly noticed public hearing to consider the Draft 2015-2023 Housing Element and recommended that the City Council adopt the Negative Declaration and General Plan Amendment 2015-002 updating the Salinas General Plan Housing Element and direct staff to submit the Draft 2015-2023 Housing Element to the State of California Department of Housing and Community Development (HCD); and

WHEREAS, the City Council held a duly noticed public hearing on December 15, 2015 to consider the Draft 2015-2023 Housing Element (Exhibit 1) and weighed the evidence presented at said public hearing, including the Staff Report which is on file at the Community Development Department, together with the record of environmental review; and

WHEREAS, the Salinas City Council has reviewed and considered the information contained in the Initial Study and related environmental documents including the Initial Study and Negative Declaration (Exhibit 2); and

WHEREAS, the Mitigation Monitoring and Reporting Programs adopted for the 2002 City of Salinas General Plan Final EIR and the 2007 Final Supplement for the Salinas General Plan Final Program EIR remain in full force and effect; and the Mitigation Measures will also apply to this project.

NOW THEREFORE BE IT RESOLVED that the City Council adopts the Negative Declaration, with the clarification of the applicable school funding program as denoted in the findings, and General Plan Amendment 2015-002 updating the Salinas General Plan Housing Element; and

BE IT FURTHER RESOLVED that the Salinas City Council adopts the following findings as the basis for its determination, and that the foregoing recitations are true and correct, and are included herein by reference as findings:

Negative Declaration

The City Council hereby finds that a Negative Declaration (ND) has been prepared with respect to the project in compliance with the California Environmental Quality Act (CEQA) of 1970, as amended, and the guidelines promulgated thereunder. Further, this Council has independently reviewed and considered the information contained in the Initial Study and related environmental documents, together with the comments received during the public review process. On the basis of the whole record before it, the Commission finds that there is no substantial evidence that the project will have a significant effect on the environment and that

the ND reflects the Council's independent judgment and analysis. On this basis, the Council adopts the Negative Declaration.

The Initial Study and Negative Declaration prepared for the Draft Housing Element were routed to responsible agencies and posted on October 29, 2015; the deadline for comments was December 1, 2015. One comment letter was received on December 1, 2015 from the Salinas Union High School District.

The Salinas Union High School District's comments addressed the impact of the Draft Housing Element on public school facilities and classroom space. The Draft 2015-2023 Housing Element has been prepared to demonstrate to the State of California Department of Housing and Community Development (HCD) that the City of Salinas is providing its "fair share" of Housing identified in the Regional Housing Needs Allocation (RHNA). The potential impacts associated with the development of the housing sites identified in the Draft 2015-2023 Housing Element remain within the scope of the 2002 City of Salinas General Plan Final EIR and the 2007 Final Supplement for the Salinas General Plan Final Program EIR and would not have any significant impacts beyond those previously identified in those documents. No additional housing units would be authorized as a result of the approval of the Housing Element beyond that previously evaluated under the prior EIRs. Additionally, no entitlements for any additional housing will be authorized as part of the adoption of the Draft Housing Element.

Any housing authorized pursuant to future development entitlement approvals by the City would be subject to the payment of the development impact fees that are in effect at the time of building permit issuance pursuant to the 1998 School Facilities Act resulting from the passage of SB 50. In accordance with Section 65996 of the California Government Code, development fees authorized by SB 50 are deemed to be "full and complete school facilities mitigation."

The School District also noted that the "Leroy F. Green Lease-Purchase Program" referenced on page 85 of the Initial Study was changed to the "School Facilities Program" in 1998 with the passage of SB 50. To address this comment, page 85 of Initial Study shall be revised as follows:

The following existing text shall be deleted:

"Any impact on the provision of school services is mitigated through the payment of development impact fees pursuant to the Leroy F. Green School Facilities Act. With payment of required fees impact would be less than significant."

The following new text shall be added in its place:

"Any impact on the provision of school services is mitigated through the payment of development impact fees pursuant to the "1998 School Facilities Act resulting from the passage of SB 50" and that according to Section 65996 of the California Government Code, development fees authorized by SB 50 are deemed to be full and complete school facilities mitigation."

The Mitigation Monitoring and Reporting Programs adopted for the prior EIRs remain in full force and effect; and the Mitigation Measures will also apply to this project.

General Plan Amendment 2015-002

- 1. That the proposed Amendment is in conformance with the Salinas General Plan.***

The proposed Amendment will update the City's General Plan Housing Element to comply with the Salinas General Plan and allow the City to adopt local policy options to meet the documented housing needs. The Draft HE provides a detailed analysis of the City's demographic, economic, and housing characteristics as required by California Government Code Section 65583. It also provides an evaluation of the city's progress in implementing past policy and action programs relating to housing needs. The document demonstrates that the City can accommodate its "fair share" of housing as established by the Regional Housing Needs Allocation. The share for the City of Salinas is the ability to accommodate a total of 2,229 new housing units distributed by income levels for the planning period of January 1, 2014 through December 31, 2023.

2. That the public necessity, convenience and general welfare permit the adoption of the proposed amendment.

The proposed Amendment advances the public necessity, convenience and general welfare by identifying the housing needs of residents of all income levels and specific groups such as seniors, disabled persons, and the homeless. The Amendment will allow the city to adopt local policy options to address these documented housing needs and thus provide potential housing opportunities for City residents. The Draft City of Salinas 2015-2023 Housing Element, once adopted by the City Council and certified by the State, will be in conformance with State law. A certified Housing Element is vitally important in assisting the City and other not-for-profit entities seeking public funding to leverage the much needed provision of affordable housing.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council directs the Director of Community Development or designee to submit the attached Draft 2015-2023 Housing Element to the State of California Department of Housing and Community Development for review and certification.

PASSED AND ADOPTED this 15th day of December 2015, by the following vote:

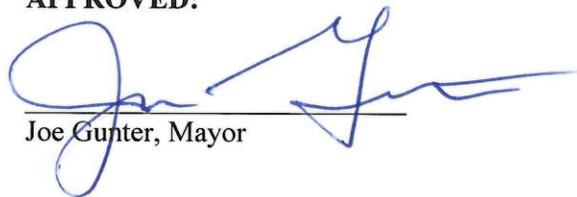
AYES: Councilmembers: Barrera, Craig, De La Rosa, Lutes, McShane and Mayor Gunter

NOES: Councilmember Castañeda

ABSENT: None

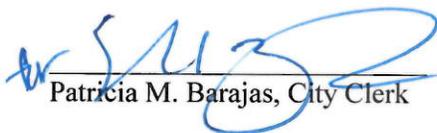
ABSTAIN: None

APPROVED:



Joe Gunter, Mayor

ATTEST:



Patricia M. Barajas, City Clerk

Attachments:

Exhibit 1. Salinas General Plan Draft 2015-2023 Housing Element

Exhibit 2. Initial Study-Negative Declaration – Draft 2015-2023 Housing Element

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT

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February 4, 2016

Mr. Ray Corpuz, City Manager
City of Salinas
200 Lincoln Ave
Salinas, CA, 93901

Dear Mr. Corpuz:

RE: Salinas' 5th Cycle (2015-2023) Adopted Housing Element

Thank you for submitting Salinas' housing element adopted December 2, 2015 that was received for review on December 23, 2015. Pursuant to Government Code (GC) Section 65585(h), the Department is reporting the results of its review.

The Department is pleased to find the adopted housing element in full compliance with State housing element law (GC, Article 10.6). The adopted element was found to be substantially the same as the revised draft element the Department's October 15, 2015 review determined met statutory requirements.

The Department applauds the City's efforts to address its housing and community development needs. These efforts, which are essential to providing a healthy, safe and vibrant place to live in a variety of ways, serve as a model for other communities. For example, the Alisal Neighborhood Revitalization Strategy and community outreach program are crucial actions that demonstrate how the engagement of the community is important to the planning processes in order to promote comprehensive and beneficial community outcomes.

For your information, some other elements of the general plan must be updated on or before the next adoption of the housing element. The safety and conservation elements of the general plan must include analysis and policies regarding fire and flood hazard management (GC Section 65302(g)). Also, the land-use element must address disadvantaged communities (unincorporated island or fringe communities within spheres of influence areas or isolated long established "legacy" communities) based on available data, including, but not limited to, data and analysis applicable to spheres of influence areas pursuant to GC Section 56430. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: http://opr.ca.gov/docs/SB244_Technical_Advisory.pdf and http://opr.ca.gov/docs/Final_6.26.15.pdf.

Please note Salinas now meets specific requirements for several State funding programs designed to reward local governments for compliance with State housing element law. For example, the Housing Related Parks (HRP) Program, funded by Proposition 1C, provides grant funds to eligible local governments for every qualifying lower-income unit permitted since 2010.

For your information, on January 6, 2016, HCD released a Notice of Funding Availability (NOFA) for the Mobilehome Park Rehabilitation and Resident Ownership Program (MPRRP). This program replaces the former Mobilehome Park Resident Ownership Program (MPROP) and allows expanded uses of funds. The purposes of this new program are to loan funds to facilitate converting mobilehome park ownership to park residents or a qualified nonprofit corporation, and assist with repairs or accessibility upgrades meeting specified criteria. This program supports housing element goals such as encouraging a variety of housing types, preserving affordable housing, and assisting mobilehome owners, particularly those with lower-incomes. Applications are accepted over the counter beginning March 2, 2016 through March 1, 2017. Further information is available on the Department's website at: <http://www.hcd.ca.gov/financial-assistance/mobilehome-park-rehabilitation-resident-ownership-program/index.html> .

The Department appreciates the assistance Ms. Tara Hullinger, Planning Manager; Ms. Jennifer Coile, Project Manager; and Ms. Veronica Tam, the City's consultant, provided throughout the course of the housing element review. The Department wishes the City of Salinas success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to GC Section 65400. If the Department can provide assistance in implementing the housing element, please contact Hilda Sousa, of our staff, at (916) 263-1784.

Sincerely,



Glen A. Campora
Assistant Deputy Director

ACKNOWLEDGEMENTS

Mayor Joe Gunter
Tony Barrera, Councilmember
Jose Castaneda, Councilmember
Kimbley Craig, Councilmember
Gloria De La Rosa, Councilmember
Jyl Lutes, Councilmember
Steve McShane, Councilmember

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Community Partners

East Salinas Building Healthy Communities (Raimi + Associates)
Health in All Policies Initiative (HiAP), Monterey County
Communities Organized for Relational Power in Action (COPA)

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1. Introduction

The City of Salinas' previous Housing Element (2007-2014) was adopted in 2011 and was certified by the California Department of Housing and Community Development (HCD) as complying with State law. This fifth cycle update of the Housing Element covers the planning period of December 31, 2015 through December 31, 2023.

The primary obstacle to providing more affordable housing to lower income households and those with special needs (such as the homeless, elderly, disabled, large households, and farmworkers) in the community is the availability of funding to provide units at prices affordable at those income levels. Programs in the Housing Element aim to provide for housing opportunities for all economic segments of the community.

The Housing Element's approach to housing issues in Salinas is expressed in three ways. The first is in the form of goals sought by the community. The second, and more specific approach of the Housing Element, are the policy statements. Third are implementation actions through which quantified objectives, or short-range targets to achieve the goals, are established. The implementation actions are the most dynamic part of the Housing Element and are comprised of specific tasks that the City or other identified entities will undertake to help implement policies and move closer to the community's housing goals over time. The Housing Plan (Section 6) describes these actions in more detail.

1.1 Overview of State Law Requirements

Every jurisdiction in California must have a General Plan. The General Plan serves as the 'constitution' for development in the City. It is a long-range planning document that describes goals, policies and programs to guide development and budgetary decision-making. Once the General Plan is adopted, all development-related decisions must be consistent with the Plan. The current Salinas General Plan was adopted in 2002.

Every community's General Plan must, by law, contain seven 'elements' that address defined sets of issues. The State-mandated elements of the General Plan include Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety. State law establishes general requirements for all portions of the General Plan. However, for the Housing Element, the State requirements are specific and extensive. Jurisdictions must annually review their progress in implementing the Housing Element to ensure all programs are being appropriately addressed and implemented. State law also requires that housing elements be reviewed and updated at least every eight years following a State-initiated regional housing needs allocation process.

The mandatory process of updating the Housing Element is initiated by the State through the "Regional Housing Needs Allocation" (RHNA) process. The State of California's Housing and Community Development Department (HCD) works with regional Councils of Government (COGs) to determine the amount of housing needed within the region. The Association of Monterey Bay Area Governments (AMBAG) is the Monterey Bay Area region's COG. The determination of housing needs is based on existing need and estimated population growth. Need is determined for households in all income categories: extremely low, very low, low, moderate, and above moderate incomes.

Once the total regional need is determined, AMBAG works with local governments and others to allocate the total need to individual cities and counties. Local governments are then required to plan where and how the allocated housing units can be accommodated within their communities. The most recent RHNA was adopted by AMBAG in 2014 covering the 2014-2023 planning period. The Housing Element planning period differs from the RHNA planning period. The Housing Element covers the planning period of December 31, 2015 through December 31, 2023. This Housing Element outlines how Salinas plans to accommodate its “fair share” of this need.

State law [Government Code Sections 65583 (a), (b), and (c)] specifically details the information housing elements must contain: (1) “an assessment of housing needs and an inventory of resources and constraints relevant to meeting these needs;” (2) “a statement of the community’s goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing;” and, (3) “a program which sets forth a schedule of actions during the planning period...to implement the policies and achieve the goals and objectives.” For each action or program, the Housing Plan must identify the agency responsible, the time frame for implementation, and the number of units planned to be constructed, rehabilitated or conserved, or number of households that will be assisted, as a result of the program.

Most importantly, State law [Government Code Sections 65583(c)(1) and (3)] requires that the Housing Element: (1) identify adequate sites with appropriate zoning densities and development standards, and infrastructure to meet the community’s need for housing (including its need for extremely low, very low, and low income households, mobile homes, housing for persons with disabilities (including developmental disabilities), farm worker housing and homeless shelters); and (2) “address, and where appropriate and legally possible, remove governmental constraints” to housing development.

A community’s General Plan must be internally consistent. This means that the Housing Element, although subject to special requirements and a different schedule of updates, must function as an integral part of the overall General Plan, with consistency between it and the other General Plan elements.

1.1.1 State Review

State law requires that every new or updated housing element be submitted to HCD for review to ensure compliance with the State’s minimum requirements. This “certification” process is unique among the General Plan elements.

Housing Element updates are submitted twice to HCD for review and comment: once during development of the Housing Element (in draft form), and again after adoption of the Housing Element. The first review period requires 60 days and must take place prior to adoption by the Salinas City Council. The second review requires 90 days and takes place after adoption. Throughout the process, the City works with staff at HCD to ensure the draft Element meets State requirements and serves the needs of current and future residents.

1.2 Data Sources

Various sources of information were used to prepare the Housing Element. These include, but are not limited to:

- Demographic and housing data provided by AMBAG, the State Department of Finance (DOF), and the Census Bureau;
- Housing market information, such as home sales, rents, and vacancies from various real estate data services and the Home Mortgage Disclosure Act (HMDA);
- Analysis of Impediments to Fair Housing;
- Consolidated Plan, 2015-2020;
- Building permit and zoning information from the City of Salinas Community Development Department;
- Special needs housing and services data, including services for homeless and marginally housed, from service providers and the Monterey County Continuum of Care;
- City of Salinas plans and studies such as the Alisal Neighborhood Revitalization Strategy Area, Draft Economic Development Element, Downtown Vibrancy Plan, Chinatown Renewal Project Plan (2007) and Chinatown Rebound: An Implementation Strategy for the Chinatown Renewal Project Plan (2010);
- Housing needs survey;
- Interviews with housing professionals, service providers, and community stakeholders; and
- Comments received during community workshops.

1.3 Organization of the Housing Element

This Housing Element is organized into the following sections:

Section 1: Introduction - An overview of the purpose and requirements of the Housing Element

Section 2: Community Participation – A summary of outreach efforts conducted as part of this update.

Section 3: Community Profile – An assessment of housing and demographic trends and the nature and extent of housing needs in the community.

Section 4: Housing Constraints – An analysis of market, governmental, and environmental constraints to housing development.

Section 5: Housing Resources – An inventory of resources available for implementing the City’s housing objectives.

Section 6: Housing Plan – An eight-year plan of action, including goals, policies, programs, and objectives

1.4 Consistency with General Plan

State Law requires internal consistency among the various elements of a General Plan. Section 65300.5 of the Government Code states that the General Plan's various elements shall provide an integrated and internally consistent and compatible statement of policy. City staff has reviewed the other elements of the General Plan and has determined that this Housing Element provides consistency with the other elements of the General Plan. The City will maintain this consistency as future General Plan amendments are processed, by evaluating proposed amendments for consistency with all elements of the General Plan.

1.5 Definitions

Affordable Housing: Housing capable of being purchased or rented by a household with extremely low, very low, low, or moderate income, based on a household's ability to make monthly payments necessary to obtain housing. Housing is considered affordable when a household pays less than 30 percent of its gross monthly income (GMI) for housing including utilities.

Aging in Place: The ability to live in one's own home and community safely, independently, and comfortably, regardless of age, income, or ability level.

Area Median Income: Area Median Income (AMI) as periodically established by the State Department of Housing and Community Development pursuant to Section 50093 of the Health and Safety Code. HCD uses the annual income survey conducted by the U. S. Department of Housing and Urban Development (HUD) to establish the AMI. Income limits for various income groups are established based on the AMI and adjusted for household size. "Area" refers to the Metropolitan Statistical Area, and for Salinas, this area is the County of Monterey.

Assisted Housing: Housing that has been subsidized by federal, state, or local housing programs.

Cost Burden: The extent to which gross housing costs, including taxes, insurance, and utility costs, exceed 30 percent of gross household income. Severe cost burden exists if gross housing costs exceed 50 percent of gross income.

Emergency Shelter: Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

Homeless: HUD adopted the following definition of homeless in the Continuum of Care program (24 CFR 578). Specifically, four categories of homelessness are defined:

- (1) Individuals and families who lack a fixed, regular, and adequate nighttime residence and includes a subset for an individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or a place not meant for human habitation immediately before entering that institution;
- (2) Individuals and families who will imminently lose their primary nighttime residence;

- (3) Unaccompanied youth and families with children and youth who are defined as homeless under other federal statutes who do not otherwise qualify as homeless under this definition; or
- (4) Individuals and families who are fleeing, or are attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member.

Household: For Census purposes, a household includes all the persons who occupy a housing unit. People not living in households are classified as living in group quarters.

Housing Unit: A house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible.

Income Levels: For the purpose of the Housing Element, the State Housing Element law [Government Code Section 65584] references the Health and Safety Code [Sections 50079.5, 50093, 50105, and 50106] to establish the following income levels:

- Extremely Low Income: Up to 30 percent of AMI
- Very Low Income: 31 to 50 percent AMI
- Low Income: 51-80 percent AMI
- Moderate Income: 81-120 percent AMI

Collectively, Extremely Low, Very Low, and Low Incomes are also referred to as Lower Income. These income limits are different from those used by HUD for Community Development Block Grant and HOME Investment Partnership Act programs. (Refer to the City’s Consolidated Plan and Analysis of Impediments to Fair Housing Choice for HUD income limits.)

Large Employer: An employer of 500 or more employees.

Overcrowding: A household with more than one person per room, including bedrooms, living and dining rooms, but excluding bathrooms, kitchens, hallways, and porches. Severe overcrowding is defined as households with more than 1.50 persons per room.

Supportive Housing: Government Code Section 65582(f) defines “Supportive Housing” as “housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.”

Government Code Section 65582(g) further defines “Target Population” as persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families

with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

Tenure: Housing tenure describes the arrangement by which a household occupies a housing unit; that is, whether the housing unit is owner-occupied or renter-occupied.

Transitional Housing: Government Code Section 65582(h) defines “Transitional Housing” as buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

2. Community Participation

In 2014-2015, the City implemented an extensive bi-lingual community outreach program in support of several planning initiatives:

- 2015-2023 Housing Element
- FY 2015 – FY 2019 Consolidated Plan (including the recertification of the Alisal Neighborhood Revitalization Strategy Area)
- 2015 Analysis of Impediments to Fair Housing Choice
- Inclusionary Housing Ordinance Update

The outreach program involved various methods of collecting community input, including community workshops, stakeholder interviews, and a needs survey. A summary of the community outreach process and results is included in Appendix C and full documentation is available upon request.

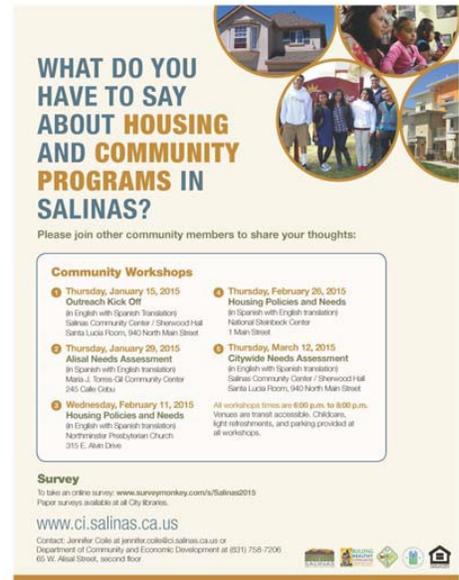
2.1 Publicity

Bilingual (Spanish-English) information about the outreach program was distributed in: flyers and Fact Sheets (at all three libraries, City Hall, Department of Community and Economic Development and by community partners at schools, churches, and at their agencies); email blasts; press releases; Public Service Announcements to television and radio stations; announcements on City website; display advertisements in *The Californian* (English language) newspaper and *El Sol* (Spanish language) newspaper; meeting notices posted in City Hall, City Council Chambers, and City Permit Center; and posted on City's Facebook/Twitter pages. An interactive information booth at the Ciclovía Open Streets Festival on November 1, 2014 provided information about the community engagement process.

2.2 Community Workshops

Six community workshops were held at the locations, times, and days indicated:

- Community Workshop #1 (Outreach/Kick Off): Thursday, January 15, 2015, Salinas Community Center/ Sherwood Hall, Santa Lucia Room, 940 North Main Street, 6:00 PM
- Community Workshop #2 (Alisal Needs Assessment): Thursday, January 29, 2015, Maria J. Torres-Gil Community Center, 245 Calle Cebu, 6:00 PM
- Community Workshop #3 (Housing Policies and Needs): Wednesday, February 11, 2015, Northminster Presbyterian Church, 315 E. Alvin Drive, 6:00 PM
- Community Workshop #4 (Housing Policies and Needs): Thursday, February 26, 2015, National Steinbeck Center, 1 Main Street, 6:00 PM



- Community Workshop #5 (Citywide Needs Assessment): Thursday, March 12, 2015, Salinas Community Center /Sherwood Hall, Santa Lucia Room, 940 North Main Street, 6:00 PM
- Community Workshop #6 (Citywide Review of Draft Housing Element): Thursday, July 9, 2015, Community Room, Cesar Chavez Library, 615 Williams Road, 6:00 PM

Workshops #2 and #4 were held in Spanish with English translation provided. The other workshops were held in English with simultaneous Spanish translation provided. Child care and refreshments were provided at all workshops to encourage participation by residents. All sites were accessible by public transit, with bicycle parking and no-cost car parking available.

2.2.1 HUD Bucks Activity

At all workshops, residents were welcomed and invited to participate in a gallery walk of the HUD Bucks display boards. Each participant received \$200 in HUD Bucks to spend in five broad categories. These included: Housing; Community Facilities; Community Programs; Economic Development; and Neighborhood Improvements. Under the Housing Priority Issue area, affordable rental housing was voted as the top spending priority in every workshop. This result is indicative of the great need for affordable housing in Salinas given the high cost of living in relation to income. Overall, the top five housing issues identified are:



1. Affordable Rental Housing
2. Homeownership Assistance
3. Permanent Supportive Housing for the Homeless
4. Senior Housing
5. Housing for Large Families

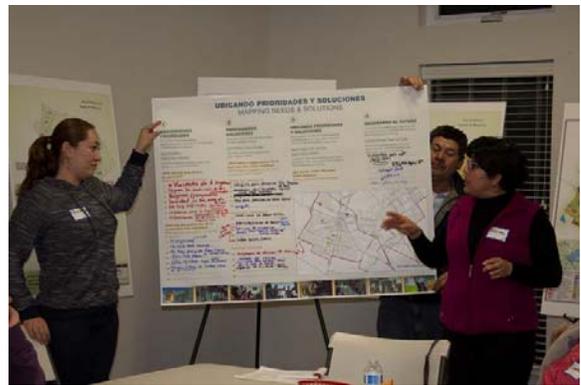


2.2.2 Small Group Discussions

A. Needs Assessment Workshops

Two Needs Assessment workshops were conducted (workshops #2 and #5) – one for citywide issues and another one specifically for the Alisal neighborhood. The housing priorities identified are:

- Overcrowding due to lack of affordable housing and poor wages, particularly in East Salinas.
- Need for senior housing and supportive living facilities for seniors and the disabled.
- Investment and construction of homeless shelters and transitional housing for all types of populations (single, women and children, and families).
- Housing for agricultural workers.
- Poor and dangerous rental housing conditions.
- Need for an affordable inclusionary housing ordinance.
- Public spaces and playgrounds for youth and children on apartment complexes.



B. Housing Needs and Policies Workshops

The Housing Needs and Policies workshops #3 and #4 sought specific input about overcrowding, homelessness, and inclusionary housing needs. The four “stations” for discussions and key comments are:

- Station 1 – Talk to a Housing Developer to discuss housing needs and preferences. Participants indicated the following: desire for homeownership opportunities; need for larger homes; safe neighborhoods with sufficient lighting a priority; and housing the vulnerable populations.
- Station 2 – Talk to a Code Enforcement officer about housing conditions. Participants identified these issues: poor housing conditions; ineffective housing code enforcement; overcrowding; and sufficient lighting for safety.
- Station 3 – Talk to a Housing Planner to map out where housing can or should be built. Participants identified a range of housing and community needs on a map, indicating needs and opportunities primarily in the downtown and Alisal areas.



- Station 4 – Talk to a Homeless Services Provider to talk about perceptions and solutions to homelessness. Participants perceived that job loss, low wages, and drug uses as the major causes of homelessness in Salinas. Expanding the City’s affordable housing inventory, affordable rents, providing information on tenant rights and unlawful evictions, promoting a living wage, and building shelters for the homeless were among some of the suggested solutions.

2.3 Stakeholder Interviews

Interviews were conducted with 19 stakeholders representing a variety of interests, including developers, land use organizations, advocacy groups, and service providers working in the City:

- Agricultural Land Trust
- Alliance on Aging
- Building Healthy Communities
- Center for Community Advocacy
- Central Coast Center for Independent Living
- Central Coast HIV/AIDS Services
- Community Housing Improvement Systems and Planning Association, Inc. (CHISPA)
- California Rural Legal Assistance (CRLA)
- First 5 Monterey County
- Gloria Moore Realtors
- Interim Inc.
- Legal Services for Seniors
- MidPen Housing
- Monterey County Association of Realtors
- Peacock Acres
- Project Sentinel
- Salinas Public Works Department
- Salinas Senior Center
- Shelter Outreach Plus

These interviews were focused on the affordable housing needs in the City, especially the Alisal neighborhood, along with constraints and opportunities for providing affordable housing. The following are key findings and themes related to housing issues:

- HUD’s “Housing First” model requires more resources to house few people.
- A County policy, beyond the City’s control, restricts the conversion of hotels/motels into permanent supportive housing that can provide housing opportunities for the homeless and disabled. [A successful model includes Sherwood Gardens by a nonprofit developer.]
- Providing homeless beds must work hand in hand with a code enforcement/outreach strategy to encourage people to seek shelter.
- City goals should be aligned with competitive funding programs such as the Affordable Housing and Sustainable Communities (AHSC) program.
- The Inclusionary Housing Ordinance should be revised and updated to address various issues, such as in-lieu fee and provision of units on site.
- Establishment of “transit proximity zones” to encourage affordable housing and transit-oriented development, through reduced parking requirements, increased density, and other incentives, such as downtown residential units receiving discounted traffic fees.
- Outreach and education on landlord responsibilities and tenant rights.
- Reduction of overcrowding through affordable housing production and second units.

- Partnership with agricultural growers to contribute to farmworker housing.

In addition, the City convened an Inclusionary Housing Resource Group meeting on February 18, 2015. Six people attended the meeting, including representatives of North of Boronda Future Growth Area developers and a commercial real estate broker. The charge of this Housing Resource Group is to assist the City in updating the Inclusionary Housing Ordinance and associated Nexus Study. A summary of the comments received at this meeting is also included in Appendix C.

2.4 Housing and Community Needs Survey

A bilingual housing and community needs survey was conducted from November 2014 through early March 2015 to solicit input from residents, workers, and other stakeholders in the City of Salinas. The survey was one complementary component of a broader outreach process that also included community workshops and stakeholder interviews. It provided an optional platform of participation for individuals that did not attend the community workshops. A total of 362 surveys were collected (online and hard copy). The top five housing priorities/issues identified by survey respondents in order are:

1. Affordable Rental Housing
2. Permanent Supportive Housing for the Homeless
3. Overcrowding
4. Senior Housing
5. Building and Code Enforcement

2.5 Public Meetings and Hearings

In addition to the extensive outreach program, the City also conducted multiple public hearings to review the Draft Housing Element:

- City Council Housing Subcommittee - July 27, 2015 (public meeting)
- Planning Commission – August 5, 2015 (public hearing)
- City Council – August 18, 2015 (public hearing)

Comments received on the Draft Housing Element to date, along with staff recommendations on changes to the Draft Element have been reviewed by the City Council's Housing Subcommittee, Planning Commission, and City Council. Additional technical clarifications, housing policies, and program actions have been incorporated into the Housing Element.

On December 2, 2015, the Planning Commission conducted a public hearing to review the Final Draft Housing Element and recommended the Element to the City Council for approval. On December 15, 2015, the City Council conducted a public hearing and adopted the 2015-2023 Housing Element. All public hearings were duly noticed.

3. Community Profile

This section analyzes demographic and housing characteristics that influence the demand for and availability of housing. The analyses form a foundation for establishing programs and policies that seek to address identified housing needs.

3.1 Population Trends and Characteristics

Housing needs are influenced by population and employment trends. This section provides a summary of the changes to the population size, age, and racial/ethnic composition of the City of Salinas.

3.1.1 Historical, Existing, and Forecast Growth

The City of Salinas is one of 12 cities within the County of Monterey. According to the U.S. Census, Monterey County’s population was 425,365 in 2010. Monterey County is the largest of the three central coast counties, followed by Santa Cruz County and San Benito County. Overall, the County has experienced a steady population growth over the last two decades. From 1990 to 2000, the County population increased by 13 percent. Table 1 lists the counties in Central California and their respective populations.

Table 1: Regional Population Trends (1990-2010)

County	1990	2000	2010
Monterey County	355,660	401,762	415,057
Santa Cruz County	229,734	255,602	262,382
San Benito County	36,697	53,234	55,269

Source: U.S. Census 1990 STF1, U.S. Census 2000 SF1 and U.S. Census 2010 SF1

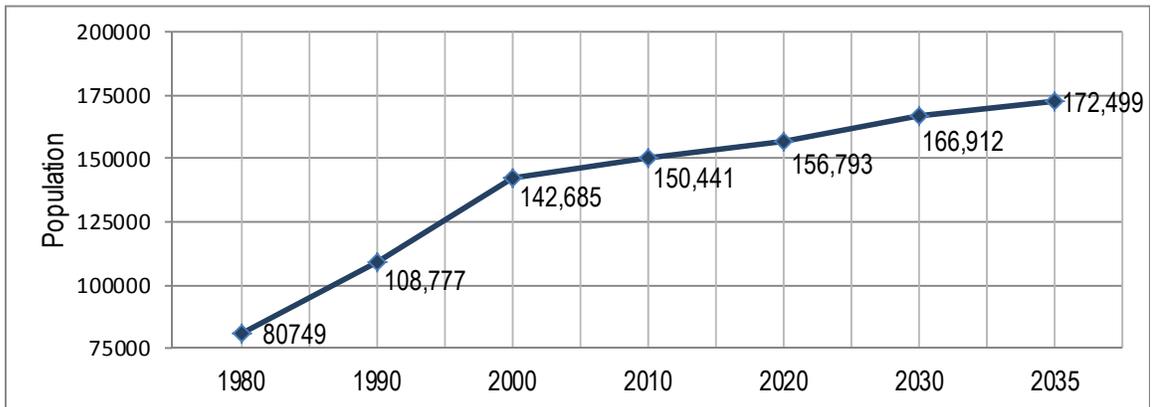
According to the U.S. Census and State Department of Finance (DOF), Salinas experienced a 31-percent population increase between 1990 and 2000 and a 5.4-percent increase between 2000 and 2010. Thus, while Salinas’s population increased more than twice as fast as the overall County during 1990-2000, that growth slowed during the last 10 years (Table 2). In 2010, the population of Salinas accounted for 36 percent of the County total. As indicated in Figure 1, AMBAG forecasts a leveling population growth rate over the next 20 years with a forecast population of approximately 172,499 in 2035.

Table 2: Population Growth (1980-2010)

Year	City of Salinas		Monterey County	
	Population	% Change	Population	% Change
1980	80,479	--	290,444	--
1990	108,777	35.2%	355,660	22.5%
2000	142,685	31.2%	401,762	13.0%
2010	150,441	5.4%	415,057	3.3%

Source: California Department of Finance, 1850-2010 Historical US Census Populations of Counties and Incorporated Cities/Towns in California.

Figure 1: City of Salinas Population Growth Forecast (1990-2035)



Note:

Source: California Department of Finance, 1850-2010 Historical US Census Populations of Counties and Incorporated Cities/Towns in California, and AMBAG 2014 Regional Growth Forecast

3.1.2 Age Composition

Between 1990 and 2000, Salinas’ population experienced growth in all age groups. The “prime working” population, residents between the ages of 25-54 years, remains the largest age group in the City. According to the Census, between 2000 and 2010, the percentage of residents over age 45 increased while some of the City’s younger population decreased proportionally (specifically the 5-17 year and 25-44 year age groups). The Census data indicates that the City is aging but still has a younger population compared with the County population. The median age in the City was 28.8 years old in 2010, a slight increase from the median age of 28.5 years recorded in 2000.

Table 3: Age Distribution (2000-2010)

Age Group	2000		2010	
	City of Salinas	Monterey County	City of Salinas	Monterey County
0 - 4 Years	9.3%	7.8%	9.5%	7.8%
5 - 17 Years	22.8%	20.6%	21.8%	18.9%
18 - 24 Years	11.8%	10.9%	12.0%	11.1%
25 - 44 Years	33.7%	31.4%	29.9%	28.2%
45 - 54 Years	10.2%	12.3%	11.5%	12.8%
55 - 64 Years	5.3%	7.1%	7.8%	10.4%
65+	7.1%	10.0%	7.5%	10.7%
Total	100%	100%	100%	100%
Median Age	28.5	31.7	28.8	32.9

Source: Bureau of the Census, 2000 and 2010

3.1.3 Race and Ethnicity

Salinas residents are predominantly Hispanic. As of 2010, 75 percent of Salinas’ residents were of Hispanic origin (Table 4). Between 2000 and 2010, the Non-Hispanic White population declined by almost nine percent, while persons of Hispanic origin increased by 11 percent. The Asian population represented the third largest ethnic group in the City, comprising six percent of the population in 2000 and 2010.

Table 4: Racial and Ethnic Composition (2000-2010)

Ethnic Group	2000				2010			
	City of Salinas		Monterey County		City of Salinas		Monterey County	
Non-Hispanic White	36,535	24.2%	162,045	40.3%	23,333	15.5%	136,435	32.9%
Black/African American	4,569	3.0%	14,085	3.5%	2,343	1.6%	11,300	2.7%
Hispanic or Latino	96,880	64.1%	187,969	46.8%	112,799	75.0%	230,003	55.4%
American Indian or Alaska Native	636	0.4%	1,782	0.4%	418	0.3%	1,361	0.3%
Asian/Pacific Islander	9,115	6.0%	24,746	6.2%	9,060	6.0%	25,645	6.2%
Other	508	0.3%	1,190	0.3%	218	0.1%	741	0.2%
Two or more races	2,817	1.9%	9,945	2.5%	2,270	1.5%	9,572	2.3%
Total Population	151,060	100%	401,762	100%	150,441	100%	415,057	100%

Source: Bureau of the Census, 2000 and 2010

3.2 Employment Trends

Housing needs are influenced by employment trends. Significant employment opportunities within the City can lead to growth in demand for housing in proximity to jobs. The quality and/or pay of available employment can determine the need for various housing types and prices.

As shown in Table 5, in 2009-2013, over 18 percent of Salinas’ residents were employed in educational, health and social services. About 21 percent were employed in agriculture, forestry, fishing and hunting, and mining; 11 percent were employed in retail trade; almost eight percent were employed in professional, scientific, management, administrative, and waste management services; and another eight percent were employed in Arts, entertainment, recreation, accommodation and food services. Agriculture-related employment appears in many categories including transportation and warehousing, and manufacturing. Table 6 lists the companies located within Monterey County with the most employees.

Table 7 shows Salinas’ labor force, which increased from 69,400 in 2000 to 76,700 in 2013. According to the California Employment Development Department (EDD), the unemployment rate in Salinas for 2014 was 9.6 percent. The unemployment rate for Salinas was higher than the County’s unemployment rate of 9.1 percent in 2014, but showed significant improvement over the past few years when the recession severely impacted the economic conditions in the region. According to EDD, statewide, job gains in nonfarm-related payroll have been consistently increasing in 2014 and 2015.

Table 5: Employment by Industry¹ (2009-2013)

Industry	Salinas		Monterey County	
	Employees	%	Employees	%
Agriculture, Forestry, Fishing and Hunting, and Mining	13,226	21.1%	27,506	15.8%
Construction	3,374	5.4%	9,699	5.6%
Manufacturing	3,496	5.6%	8,841	5.1%
Wholesale Trade	2,166	3.5%	4,832	2.8%
Retail Trade	6,953	11.1%	18,747	10.7%
Transportation and Warehousing, and Utilities	2,569	4.1%	5,888	3.4%
Information	768	1.2%	2,469	1.4%
Finance, Insurance, Real Estate, and Rental and Leasing	2,017	3.2%	7,100	4.1%
Professional, Scientific, Management, Administrative, and Waste Management Services	4,921	7.8%	15,749	9.0%
Educational, Health and Social Services	11,516	18.4%	34,799	19.9%
Arts, Entertainment, Recreation, Accommodation and Food Services	4,966	7.9%	18,945	10.9%
Other Services (except Public Administration)	3,343	5.3%	9,420	5.4%
Public Administration	3,405	5.4%	10,458	6.0%
Total	62,720	100.0%	176,109	100%

Note 1: Data indicates the occupations held by Salinas/Monterey County residents; the location of the related workplace is not indicated by this data.

Source: 2009-2013 ACS DP03

Table 6: Largest Employers in Monterey County (2014)

Company	Number of Employees
D'Arrigo Brothers Co.	1,000-4,999
Natividad Medical Center	1,000-4,999
Salinas Valley Memorial Healthcare	1,000-4,999
Taylor Farms	1,000-4,999
Monterey County Government	1,000-4,999
Monterey County Office of Education	500-999
Hilltown Packing Co.	500-999
Mann Packing Co.	500-999

Source: State of California, Employment Development Department (EDD), 2014

Table 7: Labor Force Trends (2000-2014)

Year	Labor Force	Employment	Unemployment	Unemployment Rate
2000	69,400	62,100	7,300	10.5%
2001	70,100	62,300	7,800	11.1%
2002	71,900	62,800	9,100	12.7%
2003	72,400	63,200	9,200	12.7%
2004	71,700	63,200	8,500	11.8%
2005	71,300	63,900	7,500	10.5%
2006	70,400	63,400	7,000	9.9%
2007	71,400	64,000	7,400	10.3%
2008	72,900	64,200	8,700	11.9%
2009	75,100	62,800	12,400	16.4%
2010	77,300	63,600	13,700	17.7%
2011	77,500	64,000	13,600	17.5%
2012	77,700	65,200	12,500	16.1%
2013	76,700	65,700	11,000	14.3%
2014	79,400	71,800	7,600	9.6%

Source: State of California Employment Development Department (EDD), 2015

3.3 Household Characteristics

This section describes Salinas’ household characteristics. The Census Bureau defines a household as all persons living in a single housing unit, whether or not they are related. One person living alone is considered a household, as is a group of unrelated people living in a single housing unit.

3.3.1 Household Formation and Composition

In 2010, the Census reported 40,387 households in Salinas, a six-percent increase from 2000 (see Table 8). In comparison, total households in Monterey County increased by four percent between 2000 and 2010 and total households in California increased by nine percent. According to the Census the number of households in Salinas continues to grow at a faster pace than the County and at a slower rate than the State.

Table 8: Total Households (1990-2010)

Area	1990	2000	2010	Percent Increase 1990-2000	Percent Increase 2000-2010
Salinas	33,518	38,227	40,387	14.0%	5.7%
Monterey County	113,340	121,236	125,946	7.0%	3.9%
California	10,399,700	11,502,870	12,577,498	10.6%	9.3%

Source: U.S. Census 1990 STF3 P005, U.S. Census 2000 SF3 H16, U.S. Census SF 1 DP-1

As shown in Table 9 and Table 10, households of three to four persons made up the largest segments of both owner- and renter-occupied households in 2000 and 2010. Renter-households with five or more persons had the greatest relative increase between 2000 and 2010 and owner-households comprised of two persons had the greatest decrease.

Table 9: Household Size Distribution (2000)

Household Size	Total Households ¹	% of Total	Renter Households	% of Total ²	Owner Households	% of Total ²
1 Person	6,584	17.2%	3,705	9.7%	2,879	7.5%
2 Persons	8,415	22.0%	3,395	8.9%	5,020	13.1%
3-4 Persons	12,146	31.8%	6,345	16.6%	5,801	15.2%
5+ Persons	11,082	29.0%	5,628	14.7%	5,454	14.3%
Total	38,227	100%	19,073	49.9%	19,154	50.1%

Notes:

1. Represents Total Households

2. Percent of Total Households

Source: U.S. Census 2000 SF3 H17

Table 10: Household Size Distribution (2010)

Household Size	Total Households ¹	% of Total	Renter Households	% of Total ²	Owner Households	% of Total ²
1 Person	6,895	16.4%	3,999	9.9%	2,896	7.2%
2 Persons	8,274	20.8%	3,772	9.2%	4,502	11.1%
3-4 Persons	12,925	35.6%	7,193	20.4%	5,732	14.2%
5+ Persons	12,293	27.2%	7,225	16.7%	5,068	12.5%
Total	40,387	100.0%	22,189	54.9%	18,198	45.1%

Notes:

1. Represents Total Households

2. Percent of Total Households

Source: U.S. Census 2010 SF1 QT-H2

The majority of households in Salinas were family households (78 percent), a higher proportion than the County as a whole. About 46 percent of all households in the City were families with children. More than 20 percent of households had at least one elderly member (65+ years), and six percent of all households were made up of an elderly person living alone. In 2010, the average household size in Salinas was 3.66 persons per household, the same as in 2000, and higher than the Monterey County average of 3.15 persons per household. While the overall average household size remained unchanged since 2000, the average household size for owner-occupied units increased while the average household size for renter-occupied units decreased slightly (Table 11).

Table 11: Household Characteristics

Household Type	City of Salinas	Monterey County
Household Growth		
Households (2010)	40,387	125,946
Households (2000)	38,298	121,236
% Change 2000-2010	5.5%	3.9%
Household Type		
Families	78.0%	71.8%
Families with Children	46.0%	36.5%
Married Families With Children	31.5%	26.3%
Male Headed Families with Children	4.5%	3.2%
Female Headed Families with Children	10.1%	7.0%
Non Family Households	22.0%	28.2%
Senior Living Alone	6.4%	8.6%
Households with elderly (65+ years) members	20.4%	25.6%
Household Size		
Average Household Size	3.66	3.15
Average Household Size - Owners	3.58	3.04
Average Household Size - Renters	3.73	3.26
Large Households (5+)	30.4%	21.4%
Large Households - Owners	27.8%	18.5%
Large Households - Renters	32.6%	24.4%

Source: Bureau of the Census, 2000 and 2010

3.3.2 Tenure

Tenure preferences are primarily related to household income, composition, and age of the householder. Communities need to have an adequate supply of units available both for rent and for sale in order to accommodate a range of households with varying incomes, family sizes, composition, life styles, etc. Approximately 45 percent of Salinas’ households were owner-households and 55 percent of the households were renter-households in 2010. As shown in Table 12, the percentage of owner-occupied households in Salinas was less than Monterey County and California.

Table 12: Occupied Units by Tenure (2010)

	Owner-Occupied		Renter- Occupied		Total	
	Number	% ¹	Number	%	Number	%
Salinas	18,198	45.1%	22,189	54.9%	40,387	100%
Monterey County	64,077	50.9%	61,869	49.1%	125,946	100%
California	7,035,371	55.9%	5,542,127	44.1%	12,577,498	100%

Source: U.S. Census 2010 SF1 H16

3.3.3 Household Income

As indicated in Table 13, according to the 2009-2013 ACS, the median household income for the City of Salinas was \$49,264. In 2013, about a third (34.4 percent) of the households earned less than \$35,000 and only 17.1 percent of the households earned more than \$100,000 (Figure 2 and Table 14). In 2013, the median income for owner-occupied households was nearly double that of renter-occupied households.

The City’s median income in 2013 was 17 percent lower than the County median income of \$59,168. Table 13 shows median household income in the City, Monterey County, and State of California in 2000 and 2013. Overall, median household income in the City is significantly lower than for the County as a whole.

According to 2000 Census data and 2013 ACS data, in absolute terms, the median income in the City has risen since 2000 (Table 13). When inflation is not factored in, the City and County posted significant median household income gains compared with 2000. However, adjusting the 2000 income for inflation to 2013 income numbers shows that both the City and County saw an actual decrease in median income, reflecting a trend nationwide. The decrease in median income may be attributed to the economic downturn that started in 2007 and has just recently started to level off.

Table 13: Median Household Income

Jurisdiction	Median Household Income 2000 ¹	Median Household Income 2000 ²	Median Household Income 2013 ²	% Change 2000 in 2013 ²
City of Salinas	\$43,280	\$58,550	\$49,264	-15.9%
Owner-Occupied Households	\$57,400	\$77,652	\$71,799	-7.5%
Renter-Occupied Households	\$32,485	\$43,946	\$36,879	-16.0%
Monterey County	\$48,165	\$65,159	\$59,168	-9.2%
State of California	\$47,288	\$63,973	\$61,094	-4.5%

Notes:

1. Not adjusted for inflation
2. In 2013 inflation-adjusted dollars

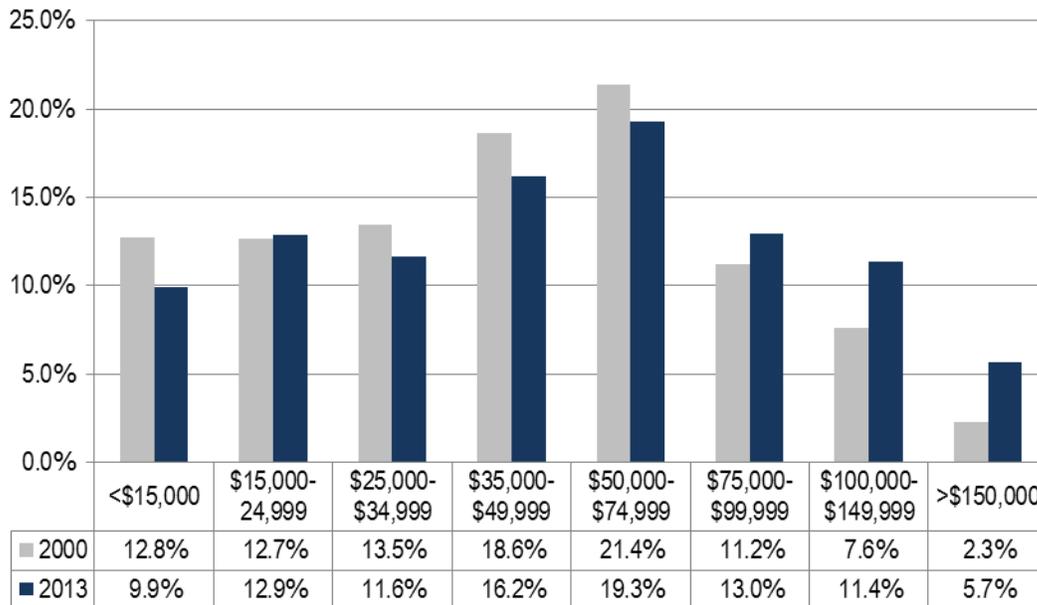
Source: Bureau of the Census, 2000; American Community Survey (ACS), 2009-2013; U.S. Department of Labor, Bureau of Labor Statistics

Table 14: Household Income by Tenure (2009-2013)¹

	Owner-Households		Renter-Households		Total Households	
	Number	% ²	Number	% ²	Number	% ²
Less than \$5,000	168	1.0%	682	3.0%	850	2.1%
\$5,000 to \$9,999	216	1.2%	779	3.4%	995	2.5%
\$10,000 to \$14,999	491	2.8%	1,682	7.3%	2,173	5.4%
\$15,000 to \$19,999	359	2.1%	2,196	9.5%	2,555	6.3%
\$20,000 to \$24,999	682	3.9%	1,985	8.6%	2,667	6.6%
\$25,000 to \$34,999	1,224	7.0%	3,478	15.1%	4,702	11.6%
\$35,000 to \$49,999	2,134	12.3%	4,432	19.2%	6,566	16.2%
\$50,000 to \$74,999	3,850	22.2%	3,952	17.1%	7,802	19.3%
\$75,000 to \$99,999	3,141	18.1%	2,112	9.1%	5,253	13.0%
\$100,000 to \$149,000	3,287	18.9%	1,312	5.7%	4,599	11.4%
\$150,000 or more	1,817	10.5%	475	2.1%	2,292	5.7%
Total	17,369	100%	23,085	100%	40,454	100%

Note 1: Percentages may not equal 100% due to rounding
 Source: American Community Survey, 2009-2013 B25118

Figure 2: Household Income



For the purposes of the Housing Element, the State Department of Housing and Community Development (HCD) has established five income groups based on Area Median Income (AMI):¹

- Extremely Low Income: up to 30 percent of AMI
- Very Low Income: 31-50 percent of AMI
- Low Income: 51-80 percent of AMI
- Moderate Income: 81- 120 percent AMI
- Above Moderate Income: >120 percent AMI

Pursuant to state and federal regulations, the Area Median Income refers to the median income for the Metropolitan Statistical Area. For the City of Salinas, this area refers to the County of Monterey. County Median Income as published by HCD must be used to establish income groups for the purpose of the Housing Element.

The U.S. Department of Housing and Urban Development (HUD) periodically receives "custom tabulations" of Census data from the Census Bureau that are largely not available through standard Census products. The most recent estimates are derived from the 2007-2011 ACS. This dataset, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrates the extent of housing problems and housing needs, particularly for lower-income households. According to the CHAS data in Table 15, approximately 28.3 percent of the Salinas households were within the very low income (50 percent or less of the AMI) categories and 19.1 percent were within the low income (80 percent AMI) category. The majority of the City's households (52.6 percent) were within the moderate/above moderate income category (greater than 80 percent AMI). The proportion of moderate/above moderate income households in the City is lower than that for the County as a whole (52.6 percent in the City versus 62.3 percent in the County). However, Monterey County has some extremely wealthy households in the Pebble Beach, Carmel and Carmel Valley areas which would raise the County-wide statistic.

Table 15: Distribution by Income Group

Jurisdiction	Total Households	Extremely Low Income (0-30%)	Very Income (31-50%)	Low Income (51-80%)	Moderate/ Above Income (80%+)
City of Salinas	40,675	12.7%	15.6%	19.1%	52.6%
Monterey County	125,215	9.9%	11.6%	16.2%	62.3%

Note: Data presented in this table is based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% count due to the need to extrapolate sample data out to total households. Interpretations of this data should focus on the proportion of households in need of assistance rather than on precise numbers. Furthermore, because HUD programs do not cover households with incomes above 80 percent of the County Area Median Income (AMI), CHAS data does not provide any breakdown of income groups above 80 percent AMI. Sources: HUD Comprehensive Housing Affordability Strategy (CHAS) Data, 2007-2011; AMBAG HCD-Preapproved Data Package for Housing Element Update.

¹ State income definitions are different than federal income definitions. For federal housing programs, eligibility is established for households with incomes up to only 80 percent of the AMI. These households, under the federal definition, are considered moderate income. For housing plans that are required by federal regulations, such as the Consolidated Plan and Analysis of Impediments to Fair Housing Choice, the federal income definitions are used.

3.4 Housing Inventory and Market Conditions

This section describes the housing stock and market conditions in the City of Salinas. By analyzing past and current housing trends, future housing needs can be projected.

3.4.1 Housing Growth

According to the U.S. Census, a little over 30 percent of Monterey County’s housing units were located within the City of Salinas in 2000 and in 2010 (see Table 16). Between 2000 and 2010, housing growth in Salinas outpaced the County and its surrounding jurisdictions. By 2010, the City had approximately 42,651 units, a 7.5-percent increase since 2000. However, housing growth in the region was severely impacted by the recession. According to the State Department of Finance, the housing stock in Salinas was estimated at 43,001 units as of January 1, 2015, representing only a 0.8 percent increase between 2010 and 2015 and reflecting still a slow housing market.

Table 16: Housing Unit Growth

City/County	# of Units 2000	# of Units 2010	% Change 2000-2010	# Units 2015	% Change 2010-2015
Salinas	39,659	42,651	7.5%	43,001	0.8%
Seaside	11,005	10,872	-1.2%	10,913	0.4%
Monterey	13,382	13,584	1.5%	13,637	0.4%
Pacific Grove	8,032	8,169	1.7%	8,184	0.2%
Monterey County	131,708	139,048	5.6%	139,177	0.1%

Note: Department of Finance estimates are corrected for demolition; therefore housing growth in this table presents net increases in the housing stock.

Sources: Census Bureau 2000 and 2010 Census; State Department of Finance, Housing Estimates, May 2015.

3.4.2 Unit Type and Size

A. Composition of Housing Stock

The composition of the City’s housing stock remained stable between 2010 and 2015 given the limited growth. The State Department of Finance, which records building permit data submitted by local jurisdictions, estimates that single-family detached units (55 percent) and multi-family units (35 percent) were the largest housing types in Salinas (Table 17). From 2000 to 2015, the number of units for all housing types increased, except for single-family, attached homes and those in the “other” category. Countywide, 63 percent of the units were single-family detached units and multi-family units represented about 26 percent of the housing stock in 2015.

Table 17: Housing Inventory by Unit Type (2000-2015)

Housing Type	2000	% of Total	2010	% of Total	2015	% of Total
Single family, detached	20,966	52.9%	23,540	55.2%	23,595	55.2%
Single family, attached	3,435	8.7%	2,731	6.4%	2,731	6.4%
Multi-family	13,946	35.2%	15,029	35.2%	15,324	35.2%
Mobile homes	1,248	3.2%	1,351	3.2%	1,351	3.2%
Other (Boats, RV, etc.)	17	0.0%	0	0.0%	0	0.0%
Total Housing Units	39,612	100%	42,651	100.0%	43,001	100.0%

Source: U.S. Census 1990 STF3 H020, U.S. Census 2000 SF3 H30 and State Department of Finance, Housing Estimates, May 2015.

Owner-occupied housing units were predominately single-family detached, comprising 87 percent of all owner-occupied units (Table 18). The majority of renter-occupied units were multi-family (five or more units in the complex) with 44 percent of total renter-occupied units.

Table 18: Unit Type by Tenure (2009-2013)

	Owner-Occupied		Renter- Occupied		Total Occupied Housing Units	
	Units	% ¹	Units	% ¹	Units	%
Single family, detached	15,066	86.7%	7,285	31.5%	22,351	55.3%
Single family, attached	1,028	5.9%	1,528	6.6%	2,556	6.3%
Multi-family (2-4 units)	202	1.2%	3477	15.1%	3,679	9.1%
Multi-family (5+ units)	267	1.5%	10,225	44.3%	10,492	25.9%
Mobile Homes	806	4.6%	570	2.5%	1,376	3.4%
Other (Boats, RV, etc.)	0	0.0%	0	0.0%	0	0.0%
Total	17,369	100%	23,085	100%	40,454	100%

Source: American Community Survey 2009-2013 B25032

Between 2009 and 2013, 40 percent of renter-occupied units were two-bedroom units (Table 19). The second largest group of renter-occupied units was studio/one-bedroom units (27 percent). Over 52 percent of owner-occupied units had three bedrooms and 25 percent had four bedrooms.

Table 19: Unit Size by Tenure (2009-2013)

	Owner-Occupied		Renter- Occupied		Total Occupied Housing Units	
	Units	% ¹	Units	% ¹	Units	% ¹
Studio/1 bedroom	308	1.8%	6,111	26.5%	6,419	15.9%
2 bedrooms	2,526	14.5%	9,248	40.1%	11774	29.1%
3 bedrooms	9,131	52.6%	5,835	25.3%	14966	37.0%
4 bedrooms	4,278	24.6%	1,588	6.9%	5866	14.5%
5 or more bedrooms	1,126	6.5%	303	1.3%	1429	3.5%
Total	17,369	100%	23,085	100%	40,454	100%

Note1: Percentages may not equal 100% due to rounding

Source: U.S. Census Bureau, American Community Survey, 2009-2013 B25042

B. Vacancy Rates

A certain number of vacant units are needed to moderate the cost of housing, allow sufficient choice for residents and provide an incentive for unit upkeep and repair. Vacancy rates are generally higher among rental properties, as rental units have greater attrition than owner-occupied units. A healthy vacancy rate — one which permits sufficient choice and mobility among a variety of housing units — is considered to be two to three percent for ownership units and five to six percent for rental units.² In 2000, the vacancy rate in Salinas was 3.5 percent (Table 20). While the overall vacancy rate was reported by the 2010 Census at 5.3 percent, the detailed vacancy rate by the Census reported the for-rent vacancy at 2.5 percent and the for-sale vacancy at 1.1 percent. Other units were vacant due to foreclosures, seasonal occupancy, or other reasons. The real vacancy rate for the City is within the lower ranges, indicating more limited housing options and mobility for residents.

Table 20: Occupancy Status (2000-2010)

Occupancy Status	2000	Percent	2010	Percent
Occupied Housing Units	38,227	96.5%	40,387	94.7%
Vacant Housing Units	1,385	3.5%	2,264	5.3%
For-Sale	---	1.0%	---	2.5%
For-Rent	---	3.8%	---	1.1%
Total Housing Units	39,612	100%	42,651	100%

Source: U.S. Census 2000 SF3, H6 and U.S. Census 2010 SF1 H3

3.4.3 Housing Conditions

A. Age of Housing Stock

The age of a housing unit is often an indicator of housing conditions. In general, housing that is 30 years or older may exhibit a need for repairs based on the useful life of materials. Housing over 50 years old is considered aged and is more likely to exhibit a need for major repairs.

The ACS provides data on the age of housing stock by tenure. Approximately 60 percent of owner-occupied units in the City were built before 1980 and specifically, 26 percent were built before 1960. Of the renter-occupied units, 61 percent were built before 1980 and 20 percent were built before 1960. Table 21 provides a summary of the age of the City's housing stock by tenure. Based on the age alone, a significant portion of the housing stock may require rehabilitation works in the upcoming decade.

² The Association of Monterey Bay Area of Governments (AMBAG) in developing the Regional Housing Needs Allocation (RHNA) for this Housing Element used a for-rent vacancy rate of five percent and a for-sale vacancy rate of two percent.

Table 21: Tenure by Age of Housing Stock (Occupied Units)

Year Built	Owner-Occupied		Renter- Occupied		Total Occupied Housing Units	
	Units	%1	Units	%1	Units	%1
2010 or later	0	0.0%	97	0.4%	97	0.2%
2000 – 2009	2,078	12.0%	1,404	6.1%	3,482	8.6%
1990 - 1999	2,994	17.2%	3,178	13.8%	6,172	15.3%
1980 - 1989	2,030	11.7%	4,232	18.3%	6,262	15.5%
1970 - 1979	3,096	17.8%	5,646	24.5%	8,742	21.6%
1960 - 1969	2,647	15.2%	3,827	16.6%	6,474	16.0%
1950 - 1959	2,568	14.8%	2,748	11.9%	5,316	13.1%
1940 - 1949	1,064	6.1%	1,079	4.7%	2,143	5.3%
1939 or earlier	892	5.1%	874	3.8%	1,766	4.4%
Total	17,369	100%	23,085	100%	40,454	100%

Note: The data are from the American Community Survey and therefore, is based on a sample of units and extrapolated to represent the entire housing stock. This table is intended only to provide a general picture of age and tenure of the housing stock.

Source: American Community Survey (ACS), 2009-2013 B25036

B. Housing Conditions

Housing is considered substandard when conditions are found to be below the minimum standard of living conditions defined in Section 1001 of the Uniform Housing Code. Households living in substandard conditions are considered to be in need of housing assistance, even if they are not seeking alternative housing arrangements, due to the threat to health and safety.

In addition to structural deficiencies and standards, the lack of infrastructure and utilities often serves as an indicator for substandard conditions. According to the 2009-2013 ACS, 268 occupied units in Salinas lacked complete plumbing facilities (Table 22). Specifically 23 of the units were owner-occupied and 245 of the units were renter-occupied. Of all occupied units, 329 lacked complete kitchen facilities. Again, the majority (292) were renter-occupied units. It should be noted that there may be some overlap in the number of substandard housing units, as some units may lack both complete plumbing and kitchen facilities.

Table 22: Units Lacking Plumbing or Complete Kitchen Facilities, 2009-13

Units	Owner Occupied	Renter Occupied	Total
Lacking plumbing facilities	23	245	268
Lacking complete kitchen facilities	37	292	329

Source: American Community Survey, 2009-2013 B25049, B25053

In reviewing the above data, it is important to note that the Census may undercount makeshift housing units (such as converted garages). Undocumented Salinas residents, who are more prone to living in substandard housing, are also less likely to respond to Census inquiries. The Census also does not account for other, more subtle housing problems, such as inadequate wiring, leaks, or inadequate or lack of heating.

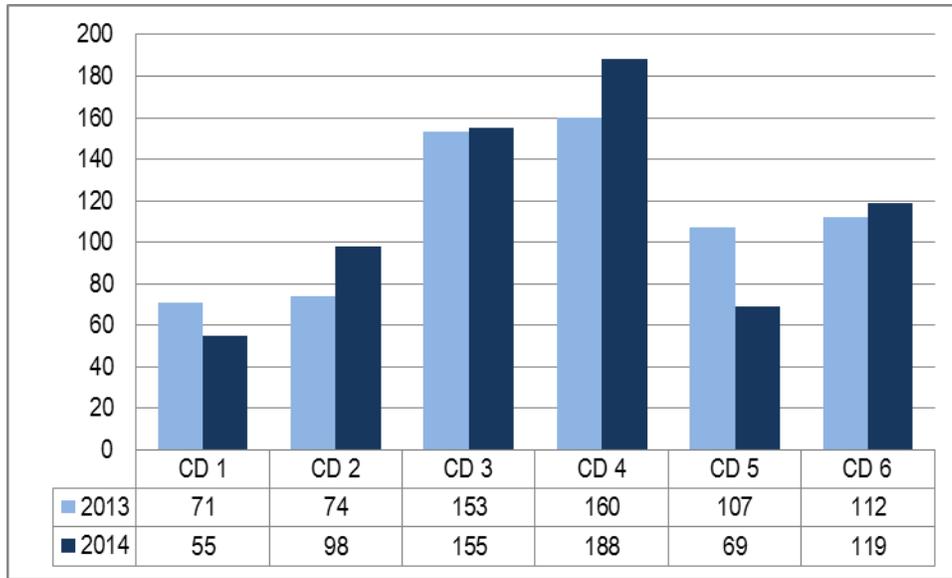
The 2015 Homeless Census counted 25 encampments throughout the City that by their nature lack infrastructure. The largest is in Chinatown where 170 people are living in tents and make-shift houses. The second largest is at the Sanborn Bridge where 63 campers were counted that include pregnant women and single mothers with children.

C. Code Enforcement Activities

The City provides Code Enforcement services throughout the City solely on a complaint basis. A complaint-based system may result in underreporting of code compliance issues, particularly on the rental housing stock. Often tenants fear retaliation from the landlords and are therefore less willing to report an issue. Language barrier may be another obstacle for reporting code compliance issues. In order to move from a complaint-based to pro-active code enforcement program, staffing levels would need to be increased to address the additional work. The City Council is committing funding to expand staffing in FY 2015-16. Based on Code Enforcement statistics, Council Districts 3 and 4 had highest number of cases (Figure 3). The Alisal neighborhood is divided among three Council Districts – District 2, 3, and 4. A map illustrating the Council Districts is shown in Figure 4.

Most of the cases opened were related to neighborhood maintenance issues. Most typical housing condition issues concerned illegal occupancy, primarily related to garage and garden shed conversions and recreational vehicles illegally connected to the City’s sewer system (Figure 5). Based on the code enforcement statistics, annually over 100 cases related to illegal occupancy were opened. These housing arrangements represent some of the City’s most substandard housing conditions.

Figure 3: Code Enforcement Cases Opened



CD = Council District
 Source: City of Salinas, 2015

Figure 4: City Council Districts

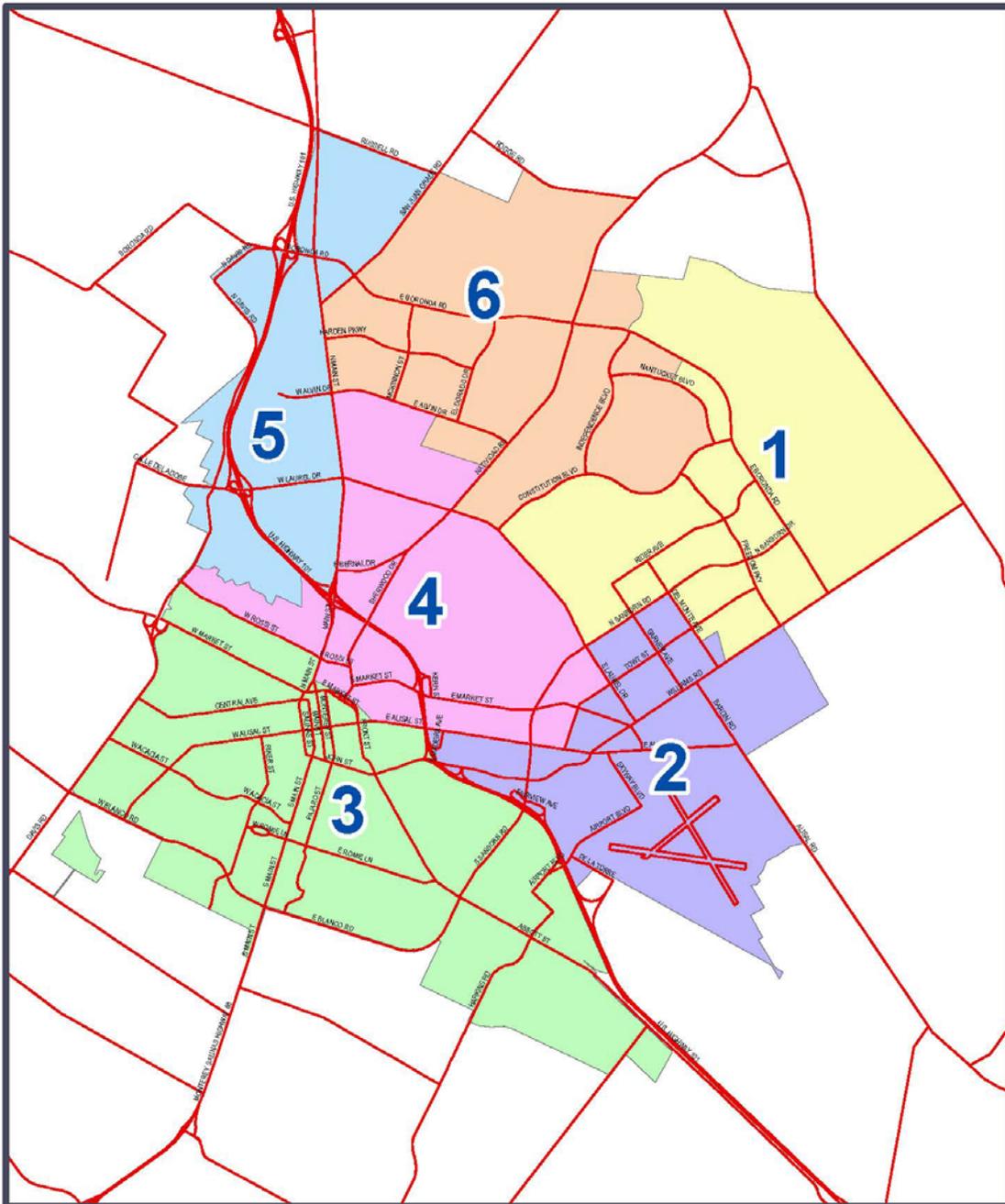
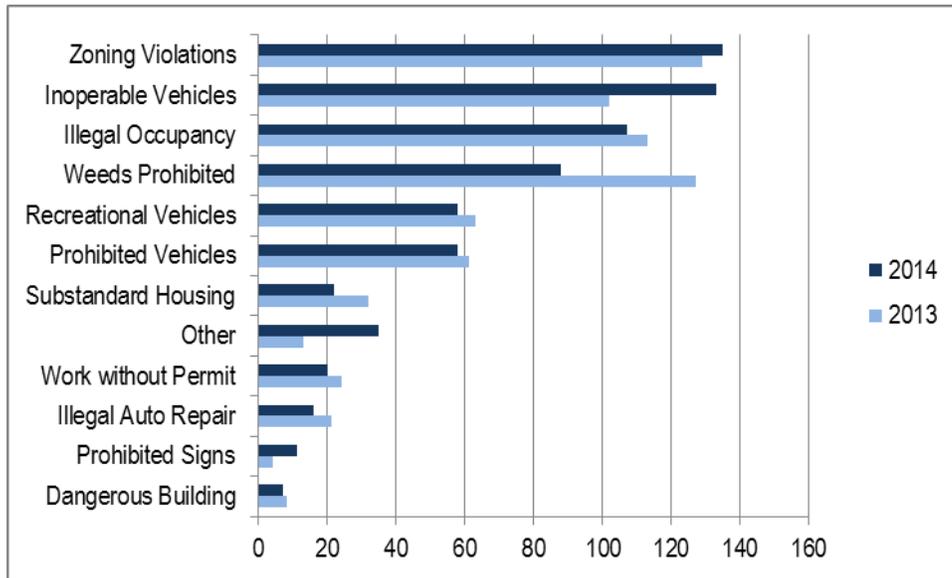


Figure 5: Type of Code Enforcement Cases Opened



Source: City of Salinas, 2015

3.4.4 Housing Costs and Affordability

A. Housing Prices and Rents

Table 23 displays median home prices for Salinas and neighboring jurisdictions within Monterey County. For 2014, the median sales price for homes in Salinas was \$346,000, an increase of more than 21 percent from 2013. The price of for-sale housing in the City during 2014 was significantly lower than in areas on the Monterey peninsula but only slightly lower than the County as a whole. The rate of home sale price increases between 2013 and 2014 in Salinas outpaced the County and surrounding cities.

Every year, the National Association of Home Builders (NAHB) tracks the ability of households to afford a home in metropolitan areas across the country. NAHB develops a Housing Opportunity Index (HOI) for a given area that is defined as the share of homes sold in that area that would have been affordable to a family earning that area’s median income. Fifteen of the twenty least affordable metro areas in 2014 were located in California. The Salinas Metropolitan Statistical Area (MSA) ranked as the fifth least affordable region in the United States in 2014. In 2014 (third quarter), only 16.7 percent of the homes sold in the Salinas MSA were affordable to a family earning the area’s median income.³ The City of Salinas itself also ranked as the third worst place in the country for first-time homebuyers.⁴ The study compared the 300 largest U.S. cities to determine the ones that were most and least attractive to first-time home buyers using measures ranging from median house prices and real estate taxes to median home price appreciation and price-to-rent ratios.

³ National Association of Home Builders, The NAHB/Wells Fargo Housing Opportunity Index: Complete History by Metropolitan Area (1991-2014).

⁴ 2014’s Best and Worst Cities for First-Time Home Buyers. WalletHub.com. WalletHub compared the 300 largest U.S. cities to determine the ones that are most and least attractive to first-time home buyers using 17 key metrics, ranging from median house prices and real estate taxes to median home price appreciation and price-to-rent ratios.

Table 23: Home Prices Median

Jurisdiction	# Sold	Median Price 2014	Median Price 2013	% Change 2013-2014
Salinas	1,124	\$346,000	\$285,000	21.4%
Marina	161	\$450,000	\$385,000	16.9%
Carmel	339	\$1,010,000	\$870,000	16.1%
Monterey	305	\$565,000	\$515,000	9.7%
Pacific Grove	177	\$677,500	\$627,500	8.0%
Seaside	204	\$353,000	\$325,000	8.6%
Monterey County	3,074	\$415,000	\$359,000	15.6%

Source: DQNews.com, California Home Sale Activity by City, 2014. Accessed January 15, 2015

Information on current rental rates in the City was obtained through a review of advertisements on Craigslist during January 2015. Available rental housing ranged from single room studios to five-bedroom units. The majority of available units in the City were one- and two-bedroom apartment units and three-bedroom single-family homes. Table 24 summarizes average apartment rents by unit size. Overall, 40 units of varying sizes were listed as available for rent in January 2015 with an average rent of \$1,354.

Table 24: Average Rent by Unit Size

Studio	1-BR	2-BR	3-BR	4+ BR
\$756	\$1,019	\$1,241	\$1,875	\$2,300

Source: www.craigslist.org, accessed January 30, 2015

B. Affordability Gap Analysis

The costs of homeownership and renting can be compared to a household's ability to pay for housing to determine affordability in a community. Housing affordability is defined as paying no more than 30 to 35 percent of the gross household income (depending on tenure and income level) on housing expenses. Table 25 summarizes affordable rents and purchase prices by income category based on the 2014 HCD median income of \$68,700 for Monterey County.⁵ General cost assumptions for utilities, taxes, and property insurance are also shown. Affordable purchase price assumes a four-percent interest rate with a 30-year fixed rate mortgage loan and a 10-percent downpayment. Given the high costs of homeownership, lower income households are usually confined to rental housing but the affordability problem also persists in the rental market. The situation is exacerbated for large households with lower and moderate incomes given the limited supply of large units, and for seniors with their fixed incomes. When the housing market is tight, with high demand, low vacancies, and rising costs, the potential for discriminatory housing practices also increases.

⁵ State and federal income limits differ. For the Housing Element, State income limits are used, which are usually higher than the federal levels used in the City's Consolidated Plan and other related documents.

Table 25: Housing Affordability Matrix - Monterey County (2014)

Income	Annual Income	Affordable Monthly Housing Costs		Utilities		Taxes and Ins.	Maximum Affordable Price	
		Rent	Sale	Rent	Sale		Rent	Sale
Extremely Low Income (0-30% AMI)								
1-Person	\$15,100	\$378	\$378	\$118	\$144	\$132	\$260	\$22,352
2-Person	\$17,250	\$431	\$431	\$147	\$174	\$151	\$284	\$23,440
3-Person	\$19,400	\$485	\$485	\$182	\$215	\$170	\$303	\$22,104
4-Person	\$21,550	\$539	\$539	\$216	\$262	\$189	\$323	\$19,444
5-Person	\$23,300	\$583	\$583	\$252	\$304	\$204	\$331	\$16,454
Very Low Income (30-50% AMI)								
1-Person	\$25,200	\$630	\$630	\$118	\$144	\$221	\$512	\$58,539
2-Person	\$28,800	\$720	\$720	\$147	\$174	\$252	\$573	\$64,823
3-Person	\$32,400	\$810	\$810	\$182	\$215	\$284	\$628	\$68,681
4-Person	\$35,950	\$899	\$899	\$216	\$262	\$315	\$683	\$71,038
5-Person	\$38,850	\$971	\$971	\$252	\$304	\$340	\$719	\$72,168
Low Income (50-80%AMI)								
1-Person	\$40,250	\$721	\$842	\$118	\$144	\$295	\$603	\$88,861
2-Person	\$46,000	\$824	\$962	\$147	\$174	\$337	\$677	\$99,476
3-Person	\$51,750	\$927	\$1,082	\$182	\$215	\$379	\$745	\$107,667
4-Person	\$57,500	\$1,031	\$1,202	\$216	\$262	\$421	\$815	\$114,534
5-Person	\$62,100	\$1,113	\$1,298	\$252	\$304	\$454	\$861	\$119,058
Median Income (80-100% AMI)								
1-Person	\$43,281	\$1,082	\$1,262	\$118	\$144	\$442	\$964	\$149,166
2-Person	\$49,464	\$1,237	\$1,443	\$147	\$174	\$505	\$1,090	\$168,397
3-Person	\$55,647	\$1,391	\$1,623	\$182	\$215	\$568	\$1,209	\$185,202
4-Person	\$61,830	\$1,546	\$1,803	\$216	\$262	\$631	\$1,330	\$200,685
5-Person	\$66,776	\$1,669	\$1,948	\$252	\$304	\$682	\$1,417	\$212,100
Moderate Income (100-120% AMI)								
1-Person	\$57,700	\$1,322	\$1,543	\$118	\$144	\$540	\$1,204	\$189,370
2-Person	\$69,950	\$1,511	\$1,763	\$147	\$174	\$617	\$1,364	\$214,344
3-Person	\$74,200	\$1,700	\$1,984	\$182	\$215	\$694	\$1,518	\$236,893
4-Person	\$84,250	\$1,889	\$2,204	\$216	\$262	\$771	\$1,673	\$258,118
5-Person	\$89,050	\$2,040	\$2,380	\$252	\$304	\$833	\$1,788	\$274,129

Assumptions: 2014 HCD income limits; Health and Safety code definitions of affordable housing costs (between 30 and 35% of household income depending on tenure and income level); HUD utility allowances; 20% of monthly affordable cost for taxes and insurance; 5.0% down payment; and 5.0% interest rate for a 30-year fixed-rate mortgage loan. Taxes and insurance apply to owner costs only; renters do not usually pay taxes or insurance.

Sources:

State Department of Housing and Community Development 2014 Income Limits
 Housing Authority of the County of Monterey, Utility Allowances, 2014
 Veronica Tam and Associates, 2014

3.5 Housing Needs

This section provides an overview of existing housing needs in Salinas. It focuses on four categories:

- Housing need resulting from housing cost burden;
- Housing need resulting from overcrowding;
- Housing need resulting from population growth and demolition of the existing housing stock; and,
- Housing needs of special needs groups such as elderly persons, large households, persons with disabilities, female-headed households, homeless persons, and farmworkers.

3.5.1 Housing Cost Burden

Housing cost burden is generally defined as households paying more than 30 percent of their gross income on housing related expenses, including rent or mortgage payments and utilities. High housing costs can cause households to spend a disproportionate percentage of their income on housing. This may result in payment problems, deferred maintenance or overcrowding.

This section uses data from the 2007-2011 Comprehensive Housing Affordability Strategy (CHAS) published by HUD. The CHAS provides information related to households with housing problems, including cost burden, overcrowding and/or without complete kitchen facilities and plumbing systems. The most recent estimates are derived from the 2007-2011 ACS and is mostly comprised of a variety of housing need variables split by HUD-defined income limits and HUD-specified housing types.

As shown in Table 26, a significant portion of households were experiencing overpayment or had a cost burden greater than 30 percent. Cost burden is the fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities. Among renters, almost 53 percent of households paid more than 30 percent of income towards housing costs. About 25 percent of renters paid more than 50 percent of their income towards housing costs. Cost burden rates were also high among Salinas homeowners. Almost 49 percent of owner-households paid more than 30 percent of income towards housing costs, and 24 percent paid more than 50 percent of household income towards housing costs. Table 27 provides further details of housing cost burden by income and household type.

Table 26: Housing Cost Burden by Tenure

Household	Cost Burden (30%+)	Severe Cost Burden (50%+)
Lower Income Households (80% AMI)		
Owner-Occupied	71.7%	54.9%
Renter-Occupied	73.1%	38.5%
All Households	72.7%	42.9%
All City Households		
Owner-Occupied	48.7%	24.3%
Renter-Occupied	52.5%	24.5%
All Households	50.8%	24.4%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Data, 2007-2011

Table 27: Housing Assistance Needs of Lower Income Households

Household by Type, Income & Housing Problem	Renters				Owners				Total Households
	Elderly	Small Families	Large Families	Total Renters	Elderly	Small Families	Large Families	Total Owners	
Ext. Low Income (0-30% MFI)	740	1,915	770	4,120	480	285	155	1,050	5,170
with any housing problems	76%	89%	97%	81%	67%	79%	100%	77%	80%
with cost burden > 30%	74%	86%	84%	77%	67%	77%	100%	77%	77%
with cost burden > 50%	53%	75%	70%	64%	57%	70%	77%	68%	65%
Very Low Income (31-50% MFI)	655	2,455	1,215	4,840	610	440	335	1,510	6,350
with any housing problems	83%	91%	92%	91%	40%	92%	97%	72%	86%
with cost burden > 30%	84%	89%	84%	87%	38%	92%	93%	70%	83%
with cost burden > 50%	64%	38%	38%	43%	21%	81%	82%	57%	47%
Low Income (51-80% MFI)	350	2,310	1,645	5,075	800	835	945	2,675	7,750
with any housing problems	74%	60%	88%	72%	28%	91%	94%	73%	72%
with cost burden > 30%	57%	51%	57%	56%	28%	91%	87%	71%	61%
with cost burden > 50%	13%	7%	16%	13%	18%	67%	55%	49%	25%
Moderate/Above Moderate Income (81% + MFI)	455	4,125	1,655	8,175	2,290	6,575	2,840	13,230	21,405
with any housing problems	31%	28%	71%	35%	25%	43%	61%	45%	41%
with cost burden > 30%	32%	15%	20%	17%	25%	42%	40%	40%	31%
with cost burden > 50%	4%	1%	0%	1%	9%	13%	13%	12%	8%
Total Households	2,200	10,805	5,285	22,210	4,180	8,135	4,275	18,465	40,675
with any housing problems	69%	60%	85%	64%	32%	52%	73%	53%	59%
with cost burden > 30%	66%	52%	56%	52%	32%	51%	57%	49%	51%
with cost burden > 50%	40%	24%	24%	25%	18%	24%	30%	24%	24%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2007-2011.

Note: HUD CHAS (Comprehensive Housing Affordability Strategy) data is based on tabulations from the American Community Survey (ACS) and has a smaller sample size than the Decennial Census. Due to the smaller sample size, the data presented may have significant margins of error, particularly for smaller geographies. The intent of the data is to show general proportions of household need, not exact numbers.

3.5.2 Overcrowding

Some households may not be able to accommodate high cost burdens for housing, but may instead accept smaller housing or reside with other individuals or families in the same home. Household overcrowding is reflective of various living situations: (1) a family lives in a home that is too small; (2) a family chooses to house extended family members; or (3) unrelated individuals or families are doubling up to afford housing. However, cultural differences also contribute to the overcrowded conditions. Some cultures tend to have larger household size than others due to the preference of sharing living quarters with extended family members as a way of preventing homelessness among family members. Overcrowding can strain physical facilities and the delivery of public services, reduce the quality of the physical environment, contribute to a shortage of parking, and accelerate the deterioration of homes.

Approximately 17.5 percent of all households in Salinas are overcrowded and 5.1 percent are severely overcrowded. Overcrowding is significantly more prevalent among renter-households than owner-households (Table 28). Overcrowding is also more prevalent in Salinas compared with the County as a whole.

Table 28: Overcrowding by Tenure

Jurisdiction	Overcrowded (1+ occupants per room)			Severely Overcrowded (1.5+ occupants per room)		
	Renter	Owner	Total	Renter	Owner	Total
Salinas	23.5%	9.6%	17.5%	7.2%	2.4%	5.1%
Monterey County	18.1%	6.2%	12.2%	6.0%	1.6%	3.8%

Source: American Community Survey (ACS), 2009-2013

3.5.3 Housing Growth Need – 2014-2023

The State of California determines the housing need for the three counties that make up the AMBAG region: Monterey, Santa Cruz and San Benito. AMBAG is responsible for allocating housing needs to each jurisdiction in its region. A local jurisdiction’s share of regional housing need is the number of additional housing units needed to accommodate the forecasted growth in the number of households, to replace expected demolitions and conversion of housing units to non-housing uses, and to achieve a future vacancy rate that allows for healthy functioning of the housing market. The allocation is divided into the four income categories: Very Low, Low, Moderate, and Above Moderate. The allocation is further adjusted to avoid an over-concentration of lower income households in any one jurisdiction. Table 29, shows the Regional Housing Needs Allocation for the City of Salinas as determined by AMBAG.

Table 29: Regional Housing Needs Allocation (2014-2023)

	Total Construction Need ²	Extremely Low Income ¹	Very Low Income	Low Income	Moderate Income	Above-Moderate Income
Number of Housing Units	2,229	269	269	350	406	935

Note 1: The City's RHNA allocation for very low income units is 538 units; this allocation is evenly split between extremely low and very low income groups.

Source: Regional Housing Needs Allocation, AMBAG 2014-2023

3.5.4 Special Needs Groups

Certain households, because of their special characteristics and needs, may require special accommodations and may have difficulty finding housing due to special needs. Special needs groups include seniors, persons with disabilities, families with children, single-parent households, large households, homeless persons and persons at-risk of homelessness, farm workers, and persons with HIV/AIDS.

A. Seniors

Seniors (persons age 65 and above) are gradually becoming a more substantial segment of a community's population. Americans are living longer and having fuller lives than ever before in our history and are expected to continue to do so. Elderly households are vulnerable to housing problems due to limited income, prevalence of physical or mental disabilities, limited mobility, and high health care costs. The elderly, particularly those with disabilities, may face increased difficulty in finding housing accommodations. A senior on a fixed income can face great difficulty finding safe and affordable housing. Subsidized housing and federal housing assistance programs are increasingly challenging to secure and often involve a long waiting list.

According to the 2010 Census, 7.5 percent of all residents in Salinas were ages 65 and over (Table 3). Approximately 20 percent of the City's households had an elderly member (Table 11) and 15.4 percent of households were headed by a senior resident. Between 2009 and 2013, close to 12 percent of all seniors in Salinas were living in poverty. The 2009-2013 ACS estimates 16 percent of Salinas' elderly population had at least one disability and 22 percent had two or more disabilities.

Table 30: Elderly with Disabilities Limiting Independent Living, 2000 and 2006

Disability Status	2000		2009-2013 ¹	
	Total ²	% of People 65+	Total ³	% of People 65+
With One Type of Disability	2,115	20.5%	1,698	16.4%
With Two or More Types of Disability	2,707	26.2%	2,256	21.7%
Total with a Disability	4,822	46.7%	3,954	38.1%

Notes:

1. Estimated data from 2009-2013 American Community Survey for illustrative purposes only
2. ACS 2009-2013, 65+ year olds: 10,374
3. U.S. Census: 65+ year olds: 10,329

Source: U.S. Census 2000 SF3 PCT 26, ACS 2009-2013 C18108

As indicated in Table 31, the 2009-2013 ACS estimates that the median household income for households with a householder age 65 years or older was \$33,051. This figure was just about two-third of the citywide median household income. According to the 2007-2011 CHAS data presented in Table

27, 66 percent of elderly renter-occupied households and 32 percent of elderly owner-occupied households experience housing cost burden. Furthermore, the majority of the City’s elderly headed households were homeowners. Many may need financial assistance in making necessary repairs or accessibility improvements.

Table 31: Median Income for Senior-Headed Households (2000 and 2013)

Householder Age	2000	2013 ^{1,2}
65-74 years	\$37,917	\$33,051
75+ years	\$25,737	

Notes:

1. Estimated data from 2009-2013 American Community Survey for illustrative purposes only.

2. The ACS reports median income for households with a householder age 65+ years

Source: U.S. Census 2000 SF3 P56 and 2009-2013 ACS B19049

Table 32: Householders by Tenure and Age

Householder Age	2000				2010			
	Owner-Occupied	%	Renter-Occupied	%	Owner-Occupied	%	Renter-Occupied	%
15-24 years	235	1.2%	1,782	9.3%	216	1.2%	1,578	7.1%
25-34 years	2,785	14.5%	6,100	32.0%	1,800	9.9%	6,307	28.4%
35-64 years	11,978	62.4%	9,445	49.5%	12,046	66.2%	12,209	55.0%
65-74 years	2,207	11.5%	886	4.6%	1,950	10.7%	1,100	5.0%
75 plus years	2,001	10.4%	879	4.6%	2,186	12.0%	995	4.5%
Total	19,206	100%	19,092	100%	18,198	100%	22,189	100%

Source: U.S. Census 2000 and 2010 QT-H2

The Monterey County Area Agency on Aging (AAA) is a planning, advocacy, and grant making entity. The AAA’s role in direct service provision is limited to the Information & Assistance (I&A) Program in partnership with the County Department of Social and Employment Services. Funding constraints and costs of doing business impacted the AAA’s capacity to continue as a provider of case management services. With a focus upon system planning, advocacy, and grant making, the AAA uses its resources and expertise to strengthen the capacity of community based service providers in fulfilling the public’s increased requests for services. As an administrative entity, the AAA is positioned to track service trends and policy developments; lead efforts in community services planning; and assist with fund development activities.

The Alliance on Aging also serves seniors in Monterey County. Alliance on Aging programs include Medicare counseling and education, peer counseling, nursing home information and advocacy, senior employment training, tax counseling, and a monthly luncheon located in Salinas. Alliance on Aging staff and volunteers provide direct services, information and education to seniors, adult children, caregivers, and “baby boomers” approaching and preparing for their senior years. The Alliance on Aging’s administrative and program offices are located in Salinas and a representative visits the City’s Firehouse Recreation Center at least twice a month.

The City of Salinas’ senior programs, most offered at the Firehouse Recreation Center, include senior nutrition, leisure activities, education classes, social services, senior/adult trips, and volunteer opportunities. The Firehouse Senior Program works closely with a number of local non-profit agencies

to provide services to its seniors such as Legal Services for Seniors. The Salinas Senior Center is a nonprofit organization, not a physical operating center, but it is working to raise funds to build a one-stop multi-service center for seniors and family caregivers in the City.

There are 655 rental units in eight rental properties in Salinas that are restricted for those age 55 or 62 and older, with renter qualifications not to exceed anywhere from 50 percent to 80 percent of median income. In addition to the senior housing developments above, seniors in the City are also served by 29 State-licensed residential care facilities for the elderly, 24 adult residential facilities, and 6 adult day care facilities licensed residential care facilities with a combined capacity to serve 1,163 persons.

Table 33: Senior Housing Developments

Name	Address	Units
Gateway Apartments	25 Lincoln Avenue	52
La Gloria Apartments	539 E. Market Street	23
Los Abuelitos	528 East Market Street	25
Montecito (Salinas) Senior Apartments	1598 Mesquite Drive	132
Parkside Manor Apartments	1112 Parkside Street	80
Regency Court Senior Apartments	472 Regency Circle	119
Steinbeck Commons Apartments	10 Lincoln Avenue	100
Sherwood Village Senior Apartments	808 N. Main Street	124

Source: City of Salinas, 2015; Association of Monterey Bay Area Governments, 2015.

B. Persons with Disabilities

Federal laws define a person with a disability as "Any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such impairment; or is regarded as having such an impairment." In general, a physical or mental impairment includes hearing, mobility and visual impairments, chronic alcoholism, chronic mental illness, AIDS, AIDS Related Complex, and mental retardation that substantially limits one or more major life activities. Major life activities include walking, talking, hearing, seeing, breathing, learning, performing manual tasks, and caring for oneself.⁶

The U.S. Census Bureau classifies disabilities into the following categories:

- **Hearing difficulty:** Deaf or having serious difficulty hearing
- **Vision difficulty:** Blind or having serious difficulty seeing, even when wearing glasses
- **Cognitive difficulty:** Because of a physical, mental, or emotional problem, having difficulty remembering, concentrating, or making decisions
- **Ambulatory difficulty:** Having serious difficulty walking or climbing stairs
- **Self-care difficulty:** Having difficulty bathing or dressing

⁶ U.S. Department of Housing and Urban Development. "Disability Rights in Housing." http://portal.hud.gov/hudportal/HUD?src=/program_offices/fair_housing_equal_opp/disabilities/inhousing. Accessed December 23, 2014.

- **Independent living difficulty:** Because of a physical, mental, or emotional problem, having difficulty doing errands alone such as visiting a doctor’s office or shopping

According to the 2009-2013 ACS, approximately 7.2 percent of the Salinas population has one or more disabilities. Of those disabilities tallied between 2009 and 2013 (as shown in Table 34), cognitive, ambulatory, and independent living disabilities were the most prevalent. The elderly population had a significantly larger percentage of all disability types.

Table 34: Disability Characteristics

Disability by Age and Type	5 to 17 years	18 to 64 years	65 years and over	Total
Total Persons with a Disability	3.3%	6.1%	38.1%	7.2%
Disability Type				
Hearing Difficulty	0.5%	1.1%	14.0%	2.0%
Vision Difficulty	0.5%	1.1%	6.7%	1.4%
Cognitive Difficulty	2.3%	2.3%	11.2%	2.9%
Ambulatory Difficulty	0.7%	3.3%	26.0%	4.4%
Self-Care Difficulty	1.1%	1.6%	9.5%	2.1%
Independent Living Difficulty ¹	--	2.2%	19.0%	2.9%

Note 1: Tallied only for persons 18 years and over
 Source: American Community Survey (ACS), 2009-2013

“Lead Me Home – The Game Plan for Housing Homeless People in Monterey and San Benito Counties” noted that the 2011 Monterey County Homeless Census and Survey reported that 57 percent of homeless people in Monterey County had one or more disabling conditions, including a physical disability, mental illness, substance abuse disorder, or a chronic health condition. Among the marginally housed, dual diagnoses are a problem, i.e., cognitive difficulty connected to chemical dependency/addiction.

The elderly population is expected to grow substantially in the next 20 years. Since seniors have a much higher probability of being disabled, the housing and service needs for persons with disabilities should grow considerably commensurate with senior population growth.

Special housing needs for persons with disabilities fall into two general categories: physical design to address mobility impairments and in-home social, educational, and medical support to address developmental and mental impairments.

The Central Coast Center for Independent Living (CCCIL) is an advocacy and information center serving disabled persons in Salinas. With a central office in the City of Salinas, CCCIL provides various services to persons with disabilities who live in the counties of Santa Cruz, Monterey, and San Benito. CCCIL programs include information and referral; individual and systems change advocacy; benefits counseling; housing assistance; personal assistance services; peer support; independent living skills training; and assistive technology.

The Housing Choices Coalition, with offices in Watsonville and San Jose, assists disabled persons in Salinas to locate suitable housing and request reasonable accommodation, if needed.

For disabled persons who require more assistance at home, the California Department of Social Services, Community Care Licensing Division reports that in Salinas there are 24 adult residential facilities, 6 adult day care facilities, and one social rehabilitation facility. The City allocates CDBG funding to public service agencies that help the frail elderly remain independent in their homes, such as Meals on Wheels.

(1) Persons with Developmental Disabilities

As defined by State law, “developmental disability” means a severe, chronic disability of an individual who:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 18⁷;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency; and
- Reflects the individual’s need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This equates to just over 2,256 persons in the City of Salinas based on the 2010 Census population.

San Andreas Regional Center is a community-based, private nonprofit corporation funded by the State of California to serve people with developmental disabilities as required by the Lanterman Developmental Disabilities Services Act (aka Lanterman Act). The Lanterman Act is part of California law that sets out the rights and responsibilities of persons with developmental disabilities. San Andreas is one of 21 regional centers throughout California and serves individuals and their families who reside within Monterey, San Benito, Santa Clara, and Santa Cruz Counties. The Regional Center provides diagnosis and assessment of eligibility and helps plan, access, coordinate, and monitor the services and supports that are needed because of a developmental disability. As of January 2015, the Regional Center had just over 1,070 clients living in the City of Salinas, close to 40 percent of all clients in Monterey County. Among these clients, approximately 87 percent are residing at home with other family members or guardians. Only about five percent are living independently and another eight percent are in community care facilities.

According to the Golden Gate Regional Center serving the Bay Area, trends that are affecting people with developmental disabilities include California’s moves to reduce institutionalization, aging family

⁷ The State of California defines developmental disabilities slightly differently than federal law. The main difference is at the manifestation age, where federal definition established that threshold at age 22.

caregivers not being able to continue providing in-house care and the growing wave of people with autism.

Deinstitutionalization: In 1977, California passed the Lanterman Developmentally Disabled Services Act to minimize the institutionalization of developmentally disabled people, help them remain in their communities, and to allow them to live their lives as similar to non-disabled people as possible. To accomplish this end the state has been closing large institutional care facilities resulting in more people with disabilities being integrated into the community. However, this has increased the demand for community based independent living options to serve the needs of the developmentally disabled.

Aging Baby Boomers Unable to care for Their Children with Developmental Disabilities: Almost three quarters of people with development disabilities live with a parent or caregiver, and many of these caregivers are baby boomers. As these caregivers age their ability to continue to care for their developmentally disabled children will decrease to the point where it is no longer possible. This trend is also going to be a factor in the increased need for community based independent living options for the developmentally disabled. Many service delivery systems and communities are not prepared to meet the increasing need.

Increasing Numbers of People with Autism: There is large number of young adults with developmental disabilities that have autism. They have been brought up as independent members of the community and want to remain independent and involved in the community. There is a growing need to supply community based independent living options for these individuals.

People with development disabilities face many challenges when looking for housing:

- **Limited Supply:** There is a limited supply of disabled accessible, affordable le housing generally, and the supply can be tight near transit. Being near transit is important because man people with developmental disabilities cannot drive.
- **Lack of rental history:** Because many people with development disabilities have lived with their parents they often do not have rental or credit history. This makes it harder for them to compete for the limited housing that is available.
- **Unable to afford high rents:** Due to the challenge of securing long-term employment, people with developmental disabilities are often extremely low income which makes it difficult to afford rents.

The three major needs for people with developmental disabilities are low cost (subsidized) rents, disabled accessible homes, and buildings near public transportation. These needs are very similar to the desires of other segments of the population. Policies that promote affordable housing generally are also good for the developmentally disabled community.

(2) Persons with Psychiatric Disabilities

The 2013 Homeless Census reported that 30 percent were chronically homeless, defined has being homeless for a year or more and having a disabling condition, i.e. a physical or mental disability or a drug or alcohol addiction. Twenty-eight of respondents reported having a mental illness, 38 percent reported having depression and 23 percent reported post-traumatic stress disorder. Since this data is self-reported, the actual number of homeless persons with mental illness is likely higher, as many may be

undiagnosed or unwilling to disclose their illness. Homeless service providers estimate that 40 percent of homeless persons have a mental illness.

For many of the mentally ill, mental illness can only be managed; it cannot be ‘cured.’ In the absence of a cure, the affordable, supportive, permanent housing with intensive services model (provided by Monterey County nonprofit Interim Inc.) is known nationally to provide a higher quality of life for adults with mental illness at a lower cost to the public than alternative strategies. Homelessness, hospitals and jails are too frequently used to “manage” the crisis of mental illness at an inflated cost to the community. Numerous studies, including the City/County of San Francisco and Santa Clara County in 2015, have documented the local cost savings (as well as public benefit) of providing housing with support services for homeless mentally ill vs. the costs for jails and emergency medical and psychiatric services.

For adults with psychiatric disabilities, the challenge of finding affordable housing is often insurmountable. And because mental illness affects earning potential, most adults with serious mental illness in Monterey County are very low income and on public assistance. The source of income for most adults with mental illness is Social Security Income (SSI). The SSI Program is a federally funded program which provides income support to adults who are aged 65 or older, blind or disabled. SSI benefits are also available to qualified blind or disabled children. The SSP Program is the state program which augments SSI. Both SSI and SSP benefits are administered by the Social Security Administration (SSA). Eligibility for both programs is determined by SSA using Federal criteria. If an individual qualifies for SSI, they also qualify for SSP. The benefits are in the form of cash assistance.

The average Social Security Income of a single disabled adult in the Monterey-Salinas area in 2015 is \$889.40 and the current Fair Market Rent in Monterey County (as of January 1, 2013) is \$879 for a studio and \$987 for a one-bedroom unit, beyond the reach of disabled adults unless the housing or the tenant has a rent subsidy. Finding rent subsidies is significantly difficult because the Housing Choice Voucher (Section 8) program in Monterey County has long waiting lists.

Interim, Inc. owns three projects in Salinas with project based Section 8 vouchers and demand is high. In March 2015, Catalyst Apartments (12 units) had a waiting list of 83 applicants; Mariposa Apartments, 20 units, had a waiting list of 87 applicants. Typically an average of two people per year will move out of each project so that the chances for people to come on the waiting list are poor. The 20-unit Lupine Apartments had a waiting list of 34 applicants. However, the qualifications for the Lupine apartments (studios) are more stringent in that the tenants need to be homeless or at risk of homelessness and in need of high intensity supportive services to qualify.

(3) Housing for the Disabled

Salinas properties with affordable rents and units specifically for the disabled include:

- Tynan Village (HACM) (15 units)
- Parkside Manor (HACM) (80 units for seniors or disabled)
- Catalyst Apartments (Interim Inc. and HACM) (5 units, 235 Martella)
- Lupine Gardens (Interim Inc.) (20 units)
- Sunflower Gardens (Interim Inc.) (15 permanent units and 2 transitional)

C. Families with Children and Single Parent Households

According to the 2010 Census, approximately 46 percent of all households in Salinas have children under the age of 18 (Table 11). Single-parent households often require special consideration and assistance as a result of their greater need for affordable housing, as well as accessible day care, health care, and other supportive services. Due to their relatively lower per-capita income and higher living expenses such as day-care, single-parent households have limited opportunities for finding affordable, decent, and safe housing. Of the total female-headed households in the City, close to 37 percent owned their homes and 63 percent rented.

In 2010, approximately 5,885 single-parent households resided within Salinas, representing 14.6 percent of the City's households. In 2010, an estimated 4,066 female-headed, single-parent households with children under age 18 lived in the City, representing approximately ten percent of all households in the City. Of particular concern are single-parent households with lower incomes. The 2011-2013 ACS shows that approximately 37.3 percent (2,703 households) of the City's female-headed households had incomes below the poverty level. By comparison, about 19 percent of all households had incomes below the poverty level.

Limited household income constrains the ability of single-parent households to afford adequate housing, childcare, health care, and other necessities. The City of Salinas offers various programs for families with children. The City's Breadbox Recreation Center is a recreation center with an emphasis on the City's youth and offers a variety of drop-in recreation programs and services. The Hebbbron Family Center offers a youth homework center, computer lab summer programs, karate classes, Girl Scout Troop, citizenship classes, and a teen lounge. The Firehouse Recreation Center also hosts a teen lounge for after-school activities. The Alisal Family Resource Center offers family support groups, adult education, behavioral health counseling for children up to five years old, child abuse prevention program, annual health fair, and children's oral dental health van. The Police Assistance League and Boys and Girls Club offer after-school activities for youth. The City funds programs such as the East Salinas Girl Scout Center and Sun Street Center for teens with CDBG public service funds.

The Mexican American Opportunity Foundation (MAOF) has a Resource and Referral Program that provides families and providers in Monterey County with free referrals to licensed child care centers and family day care homes near a family's home or place of employment. MAOF is located in the City of Salinas and also offers information about child care options for children with special needs, free workshops on child care-related topics, and technical assistance in completing applications for community services relating to child care. Single parent households in the Salinas can also benefit from general programs and services for lower-and moderate-income persons, including the Housing Authority of the County of Monterey Housing Choice Voucher and Public Housing programs, the City's First Time Homebuyer and Housing Rehabilitation programs, and various community and social services provided by non-profit organizations in the region such as the Food Bank.

D. Large Households

Large households are defined as those with five or more members. These households are usually families with two or more children or families with extended family members such as in-laws or grandparents. It can also include multiple families living in one housing unit in order to save on housing costs. Large households are a special needs group because the availability of adequately sized, affordable housing units is often limited. To save for necessities such as food, clothing, and medical care, lower-and moderate-income large households may reside in smaller units, resulting in overcrowding.

As indicated in Table 11, in 2010, 30.4 percent of all households in Salinas had five or more members; specifically 27.8 percent of owner-households and 32.6 percent of renter-households in the City were considered to be large households (Table 35). The proportion of large households in Salinas (30.4 percent) was higher than at the County level (21.4 percent). Areas with a high proportion of large households also tend to have high proportions of non-White population and family households. Many ethnic minority groups have a younger age profile and tend to have larger families than the White population. However, cultural differences also contribute to the overcrowded conditions. Some cultures tend to have larger households and have a range of attitudes about intergenerational living and homelessness prevention by sharing home spaces, no matter how small. Also, recently arrived immigrants may stay with relatives on a temporary basis until they get established.

Table 35: Large Households by Tenure (2010)

Number of Persons in Unit	Owner Occupied	Renter Occupied	Total
Five	2,002	3,031	5,033
Six	1,256	1,864	3,120
Seven or more	1,810	2,330	5,960
Total Large Households	5,068	7,225	12,293
Total Households	18,198	22,189	40,387
Percent of Total Households	27.8%	32.6%	30.4%

Source: U.S. Census 2010 QT-H2

According to the 2007-2011 CHAS data (Table 27), 56 percent of large renter-occupied households and 57 percent of large owner-occupied households experience cost burden. Only 1.3 percent of the City’s rental housing stock has five or more bedrooms (refer to Table 19) resulting in a high percentage of lower income large-family households that are forced to live in overcrowded situations.

Large households in Salinas can benefit from general programs and services for lower-and moderate-income persons, including The Housing Authority of the County of Monterey Housing Choice Voucher and Public Housing programs, the City’s First Time Homebuyer and Housing Rehabilitation programs, and various community and social services provided by non-profit organizations in the region.

E. Homeless Persons

On January 4, 2012, final regulations went into effect to implement changes to the U.S. Department of Housing and Urban Development’s (HUD’s) definition of homelessness contained in the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act. The definition affects who is eligible for various HUD-funded homeless assistance programs. The new definition includes four broad categories of homelessness:⁸

- People who are living in a place not meant for human habitation, in emergency shelter, in transitional housing, or are exiting an institution where they temporarily resided.

⁸ U.S. Department of Housing and Urban Development. “Expanding Opportunities to House Individuals and Families Experiencing Homelessness through the Public Housing (PH) and Housing Choice Voucher (HCV) Programs: Questions and Answers (Q&As).” (September 2013).

- People who are losing their primary nighttime residence, which may include a motel or hotel or a doubled up situation, within 14 days and lack resources or support networks to remain in housing.
- Families with children or unaccompanied youth who are unstably housed and likely to continue in that state.
- People who are fleeing or attempting to flee domestic violence, have no other residence, and lack the resources or support networks to obtain other permanent housing.

This definition demonstrates the diversity of people experiencing homelessness. The numerous locations in which people experiencing homelessness can be found complicate efforts to accurately estimate their total population. For example, an individual living with friends on a temporary basis could be experiencing homelessness, but would be unlikely to be identified in a homeless count.⁹

In January 2015 there were 25 separate “encampments” within the City of Salinas. The 2015 Monterey County Homeless Census and Survey counted 2,308 homeless individuals during their one night point-in-time count.¹⁰ This represents a three percent decrease from 2013. The point-in-time count identified 233 sheltered and 634 unsheltered homeless individuals in the City of Salinas. The 867 homeless individuals identified in the count was 63 percent higher than in 2013 and made up 38 percent of the total count for Monterey County (Table 36). The point-in-time count is just a snapshot of how many homeless people are on streets and in emergency and transitional shelters on any given day in Monterey County.

Table 36: Homeless Population in Salinas and Monterey County, 2011-2015

	Unsheltered	Sheltered	Total
Salinas			
2015	634	233	867
2013	404	128	532
2011	516	141	657
Monterey County			
2015	1,630	678	2,308
2013	1,755	621	2,376
2011	1,837	670	2,507

Source: 2011, 2013, and 2015 Monterey County Homeless Census and Survey.

In the 2014-15 winter season (November 2014 through March 2015), the Winter Warming Shelter provided temporary shelter beds Monday through Sunday from 7 pm to 6 am. The Shelter, located at 215 Lincoln Avenue, had an approved capacity of 68 beds and served single homeless men and women

⁹ The school districts, however, define homelessness very differently. This definition extends to any family without a permanent roof over their heads. By definition, a child is homeless if he or she is: a) living with another family due to financial hardship; b) renting a room, living in a motel or hotel, or shelter; c) living in a car, RV, campsite, or garage; or d) awaiting foster care placement. Based on this definition, the Salinas City School District reported 2,849 homeless students in the 2013-2014 school year, or one in three of the district’s enrollment. (Roberto M. Robledo, “Homeless ranks in Salinas schools on upswing,” *The Californian*, September 18, 2014.)

¹⁰ Applied Survey Research, “2015 Monterey County Homeless Point-in-Time Census and Survey.” (2015).

including up to five to seven families. During those five months, the Shelter provided 4,103 shelter-bed nights to the homeless, including 2,716 shelter-bed nights for single men, 882 shelter-bed nights for single women, and 505 shelter-bed nights for persons in families.

The definition of homelessness in the City of Salinas school districts is established by the State to calculate funding and extends to any child not having a permanent roof. By definition, a child is homeless if he/she is living with a family due to financial hardships, renting a room (motel, hotel or shelter), living in a car, RV, campsite or garage, or awaiting foster care placement. According to the Homeless Liaison for the Salinas City Elementary School District, in the 2013-2014 school year, approximately 33 percent of all students in the district were homeless (2,849 students). In the City of Salinas, a total of 4,456 students were found to be homeless (within eight school districts) – almost three times as many compared to the 2010-2011 school year (1,704 students).

In 2011, the Counties of Monterey and San Benito completed the *Lead Me Home* plan, a 10-Year Plan to End Homelessness in Monterey and San Benito Counties. The Plan included recommendations by a Working Group comprised of representatives from public and private agencies that met over a 10-month period. The Plan establishes a “Housing First” approach to help people re-access housing as quickly as possible through four key strategies: create a comprehensive housing pipeline, focus housing development on target populations, identify new funding sources to support the creation of permanent housing, and improve system-level permanent housing outcomes. Goals set forth by the Plan aim to increase the permanent housing stock for homeless persons by 75 units after five years and 200 units after ten years and also to increase permanent supportive housing units by 500 in ten years.

During the development of the Chinatown Renewal Project Plan in 2007, the City conducted charrettes with Chinatown stakeholders and neighbors that included homeless persons. A variety of perspectives were shared about how to care for the homeless, the marginalized, the poor and those otherwise at-risk in Chinatown. Recommendations included increased collaboration and communication to improve services and increase capacity and to develop a comprehensive network of services co-located in one center. Providing better services for the needy in Chinatown was preferred to displacing them and a one-stop service center would make it easier for those in need to find the continuum of services they need.

In 2009, HomeBase led the Chinatown Action Team (CHAT) in organizing a community needs assessment and facilitating planning meetings to gather input on implementation of the recommendation for a multi-service center. The process produced a design consensus suggesting the development of a 50,000 square foot Chinatown Health and Human Services Campus that could encompass four to ten agencies co-located to provide centralized access to a broad range of services. “Lead Me Home” includes a strategy for the CHAT in Salinas to coordinate efforts for a funding plan and regional connections.

As part of a Lead Me Home breakout session at the 2013 MPC (Monterey Peninsula College) “Symposium on Hungry & Homeless in Paradise,” participants indicated the following top challenges to ending homelessness throughout Monterey County:

1. Need for lower-cost housing
2. Lack of realistic living wages, health benefits, and jobs for homeless
3. Lack of accessible transportation

4. Increasing criminalization of homelessness
5. Coordinating the ongoing communication among all those who want to help

Many homeless resources are available within the City of Salinas and presented in Table 37. Some of the services described below serve different types of low income populations, not just homeless. The location of some services is not within Salinas, but nonetheless they serve unhoused people who reside in Salinas. When historic Fort Ord on the Monterey peninsula closed in 1994, agencies serving the homeless were given priority to receive some of the property, under the terms of the federal McKinney Act and Base Reuse and Closure Act (BRAC).

In the winter of 2014-15, an inclement warming shelter was arranged at 215 Lincoln Avenue in downtown Salinas, in the former Women’s Club building owned by the City. The first floor accommodated approximately 40 men and 15 women plus space to serve meals. The building had a refrigerator and hot and cold water but the temporary arrangement needed to include making portable toilets available. It was operated between mid-November, 2014 and March 31, 2015 at a cost of approximately \$47,000. The Monterey County Department of Social and Employment Services helped to offset the cost to the City and reimburse for half the cost of Shelter Outreach Plus, who provided staffing. The faith based community helped with meals.

The City is also pursuing the renovation of 10 Soledad Street into a Homeless Sanitation Facility, potentially with space for an intake center for referral to other services. CDBG funds have been allocated to this project.

Table 37: Homeless Resources

Agency/Program	Description	Location
Emergency Shelter		
Franciscan Workers – Women Alive! Shelter	Emergency walk-in overnight shelter for women (no children). Capacity: 16 beds.	30 Soledad St. Salinas, CA 93901
Shelter Outreach Plus – Salinas	24-hour emergency shelter for battered and/or homeless women and their children. Access to case management, support groups, stocked and functional kitchen, donated clothing, and bilingual staff. Capacity: 32 beds.	N/A (in Salinas but location not disclosed for security reasons)
Shelter Outreach Plus - Men’s Lodging Program	Of the beds at the facility, 14 beds are dedicated for Salinas men even though the facility is located in Marina	Marina
Victory Mission	Provides overnight shelter, food, showers, and clothing to homeless 65 males 18 years or older.	43 Soledad St. Salinas, CA 93901
Community Kitchens		
First United Methodist Church	Provides hot lunch Monday through Friday 11:30-12:30pm.	404 Lincoln Ave. Salinas, CA 93901
Franciscan Workers – Dorothy’s Kitchen	Serves breakfast and lunch every day to persons in need. Provides food boxes for individuals and families during the week.	30 Soledad St. Salinas, CA 93901

Table 37: Homeless Resources

Agency/Program	Description	Location
Transitional Housing		
Sun Street Centers-Seven Suns	A self-supporting transitional housing facility for 36 men with a variety of supportive services.	8 Sun St. Salinas, CA 93901
Sun Street Centers-Men's Residential Program	State-licensed recovery program for men. Services include 3 meals a day, laundry facilities, planned activities, weekly after care, family counseling, and support groups. Services are not limited to the homeless.	8 Sun St. Salinas, CA 93901
Permanent Supportive Housing		
Interim Inc.	15 permanent units and 2 transitional serving 23 people with psychiatric disabilities	Sunflower Gardens 29 Sun Street Salinas, CA 93901
Interim Inc.	20 units for low income people with psychiatric disabilities	Lupine Gardens 306 Soledad Street Salinas, CA 93901
Rental and Support Services		
Catholic Charities Family Supportive Services Program	Provides direct financial aid with rental, move-in, and utility assistance as well as assistance with the CalFresh application process for eligible families and individuals.	1705 2nd Ave Salinas, CA 93905
Central Coast HIV/AIDS Services (CCHAS)	Programs focus on education, prevention, and testing. Also able to assist persons living with HIV/AIDS through short-term motel vouchers.	1121 Baldwin St, Salinas, CA 93906
CHISPA	Non-profit housing developer in Monterey County that offers affordable rentals to families who qualify by income. (Currently most developments have a waiting list; some are closed). Housing Choice Vouchers (Section 8) are not required.	295 Main St. #100 Salinas, CA 93901
Clínica De Salud del Valle De Salinas	Mobile clinic providing medical and dental care to the homeless population.	Includes three permanent locations in Salinas. <ul style="list-style-type: none"> ▪ Alvin Dental Clinic: 620 E Alvin Dr. Suite G ▪ Sanborn Clinic: 219 North Sanborn Rd. ▪ Circle Clinic: 950 Circle Dr.
CSUMB Community Learning Center - Chinatown	Computers public use, classroom for job readiness skills, social service drop-in center.	22 Soledad Street Salinas, CA 93901
First United Methodist Church	Safe space day program with TV, computers, phone, and restrooms.	404 Lincoln Ave. Salinas, CA 93901
Franciscan Workers of Junipero Serra – Dorothy's Dayroom	Safe space program including showers, laundry, and mail services. Located next to Dorothy's	30 Soledad St. Salinas, CA 93901

Table 37: Homeless Resources

Agency/Program	Description	Location
	Kitchen which serves daily breakfast and lunch.	
Food Bank for Monterey County	Provides emergency supplemental food to low-income residents of Monterey County.	815 W. Market St. Salinas, CA 93901 (distributes at more than 20 locations in Salinas)
Home Energy Assistance Program (HEAP)	Assists low income families with paying their PG&E bill.	The Salvation Army hosts HEAP on Thursdays at 2460 North Main St in Salinas.
Housing Authority of Monterey County	Housing Choice Voucher (Section 8) program to assist low income families with rental payments	123 Rico Street Salinas, CA 93907
Housing Resource Center – SSVF	Supportive Services for Veteran Families – emergency housing assistance and supportive services to homeless and at-risk veterans and families.	201A John Street Salinas, CA 93901
Interim Inc. McHOME	Outreach to homeless mentally ill adults living on the street.	339 Pajaro Street Salinas, CA 93901
Monterey County Aging and Adult Services	Provides information and assistance; adult protective services and in-home supportive services.	713 La Guardia St. Salinas, CA 93905.
Monterey County Department of Social Services	Provides applications for Medi-Cal or CalFresh (Food Stamps) programs.	1000 South Main St. Suite 216 Salinas, CA 93901
Salvation Army – Salinas Center	Community center with a variety of family and senior services.	2460 North Main St. Salinas, CA 93906
Sunrise House	Provides services for at-risk teens, youth and family counseling for issues including drugs and alcohol, violence, and crisis matters.	119 Capitol St. Salinas, CA 93901

Source: Monterey County Homeless Services Resource Guide. Coalition of Homeless Service Providers, January 2014, City ESG program records, Lead Me Home 2011.

Periodically, City crews are involved in cleanups of encampment areas of the homeless in Chinatown because of health and safety impacts. The January 2015 homeless census identified 25 encampments within the City. In FY 2015-16, the City is allocating resources for a homelessness response program manager to manage encampment cleanups in a comprehensive and safe manner. A coordinated response will help ensure that during encampment cleanups, work crews have the appropriate training, equipment and security; homeless residents are offered appropriate assistance; their possessions are property managed; and overall operations conducted are effective and efficient. The City is concerned about the health and safety of individuals living in encampments and the impacts on businesses and residents in the surrounding neighborhoods, but also trash and other pollutants affecting watersheds. The City of San Jose has focused on abatement of major encampments using a service-oriented, housing first approach that has been successful in addressing the underlying issue of homelessness.

The City and Monterey County are currently exploring collaborating on joint facility/services for the homeless following the model of Santa Cruz City and County.

F. Farm Workers

The Salinas Valley is one of the most productive agricultural regions in the world, earning its moniker “the Salad Bowl of the World.” The Valley is home to thousands of acres of produce and flower farms, as well as wineries. Agriculture contributes millions of dollars to the local economy and provides jobs to people throughout the Monterey Bay region. As traditionally defined, farm workers are persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm workers tend to work in fields or processing plants. During harvest periods when workloads increase, the need to supplement the permanent labor force is satisfied with seasonal workers. Often these seasonal workers are migrant workers, defined by the inability to return to their primary residence at the end of the workday. The agricultural workforce in Monterey County does many jobs, including weeding, thinning, planting, pruning, irrigation, tractor work, pesticide applications, harvesting, transportation to the cooler or market, and a variety of jobs at packing and processing facilities. It is therefore difficult to estimate the number of farm workers residing in the County or City of Salinas. The 2012 USDA Census of Farmworkers reported 634 farms, employing 32,872 farmworkers in the County. Among these farms, 92 farms reported hiring 6,277 migrant workers. USDA data is only available at the county level. According to 2011-2013 ACS, there were 11,461 agricultural workers living in Salinas (18 percent of the City’s total labor force).

Farm worker households tend to have high rates of poverty, live disproportionately in housing which is in the poorest condition, have very high rates of overcrowding, have low homeownership rates, and are predominately members of minority groups. Some immigrant farm workers may have an inherent fear and mistrust of law enforcement and other government authorities based on their experience or perception of the government in their country of origin or from rumors and experiences suffered by other farm workers. These farm workers may be reluctant to report fair housing issues or violations or contact any other government official for assistance. Furthermore, most federally funded housing programs, including the Housing Choice Voucher program and other subsidy programs, exclude persons who are undocumented. This means that people who are most in need are unable to obtain housing assistance, and others are unable to find any housing and instead must resort to homeless shelters, to sleeping in their vehicles, or to homeless encampments.

According to the U.S. Department of Labor, Bureau of Labor Statistics (BLS), the average annual full-time wage for farm workers and laborers in the Salinas MSA in 2013 was \$19,290. Within farming, fishing, and forestry occupations, first-line supervisors and agricultural inspectors earned the highest wages. Table 38 presents the location quotient for farming, fishing, and forestry occupations. The location quotient is the ratio of the area concentration of occupational employment to the national average concentration. A location quotient greater than one indicates the occupation has a higher share of employment than average, and a location quotient less than one indicates the occupation is less prevalent in the area than average. As shown in Table 38, there is a very high concentration of all types of agricultural occupation in the Salinas Metro area.

Table 38: Farm Worker Employment Profile - Salinas, CA Metro Area (County of Monterey)

Occupation Title	Employment	Location Quotient	Mean Hourly Wage	Annual Mean Wage
Farming, Fishing, and Forestry Occupations	28,340	55.62	\$9.71	\$20,200
First-Line Supervisors of Farming, Fishing, and Forestry Workers	680	31.35	\$23.02	\$47,880
Agricultural Inspectors	60	3.98	\$27.39	\$56,970
Graders and Sorters, Agricultural Products	520	11.67	\$10.09	\$20,990
Agricultural Equipment Operators	320	11.89	\$13.29	\$27,640
Farmworkers and Laborers, Crop, Nursery, and Greenhouse	26,700	87.14	\$9.27	\$19,290

Note: The U.S. Department of Labor, Bureau of Labor Statistics indicates a higher number of persons employed in Farming, Fishing, and Forestry Occupations as compared with data from the 2011-2013 American Community Survey from the U.S. Census Bureau.

Source: U.S. Department of Labor, Bureau of Labor Statistics. May 2013 Metropolitan and Nonmetropolitan Area Occupational Employment and Wage Estimates.

Several organizations work to secure more affordable housing for Salinas’ farmworkers. The two most active organizations in this area are the Community Housing Improvement Systems and Planning Association, Inc. (CHISPA) and the Center for Community Advocacy (CCA). CHISPA works to rehabilitate and construct new farm worker housing in the Salinas Valley. In Salinas, CHISPA built the Wesley Oaks project utilizing funding for farmworker housing. They have been successful in demolishing the dilapidated buildings intended to serve single migrant farm workers in the 1940s, which were not appropriate for permanent occupation by large families. In their place new affordable units are built for farm workers, some of which are “sweat equity” homes. With a sweat equity arrangement, the sale price of the home is significantly reduced because the homeowners themselves provide much of the labor to build them. CCA is a nonprofit organization whose mission is to improve housing conditions as well as provide outreach, health services, and educational programs to farm workers and other low-income families. CCA’s overarching goal is to help farm workers help themselves. CCA conducts outreach at labor camps to educate farm workers about their basic rights.

The Tresor Apartments for farmworkers were developed by the City with funding from the Redevelopment Agency, City HOME allocation and the USDA Rural Development program.

The Housing Authority of Monterey County (HACM) maintains a number of Migrant and Permanent Farm Labor housing units. A total of 215 housing units are available for this targeted population. The Migrant Center is located in King City and is open for six months each year. The permanent Farm Labor Complexes maintained by HACM are located in Salinas, Chualar, and Castroville. The United Farm Workers (UFW) Union also maintains an office in Salinas.

The 2010-2011 Consolidated Annual Performance and Evaluation Report (CAPER) states “It should be noted that, unlike other types of ‘special need’ housing, units suitable for occupancy by farmworker households are not physically different from those suitable for other households of similar size. Therefore, activities designed to create and preserve affordable housing in general will benefit households primarily dependent upon agriculture for their income.”

3.6 Alisal Neighborhood Revitalization Strategy Area (NRSA)

The Alisal NRSA covers approximately 2.6 square miles, or about 11 percent of the whole City. 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 residents. The NRSA faces challenges such as inadequate public infrastructure, high levels of unemployment, high levels of poverty, and violent criminal activity. Specifically, 19 of the 22 complexes administered by the Housing Authority of the County of Monterey are in the Alisal NRSA. Table 39 provides a comparison of demographic and household characteristics between the Alisal NRSA and the City as a whole.¹¹ Focused efforts to address the housing and supportive service needs in the Alisal area are warranted.

Table 39: Alisal NRSA vs. City of Salinas

	Alisal NRSA	Salinas	California
Population Characteristics			
Population Growth (2000-2010)	-8.8%	+5.4%	10.0%
% Children (under age of 18)	35.8%	31.4%	25.00%
% Seniors (65 years and older)	4.5%	7.5%	11.40%
% Hispanics	95.1%	75.0%	37.60%
% Living below Poverty Status	33.3%	21.0%	15.90%
% With Less Than High School Education (of population 25 years and older)	65.0%	39.4%	18.5%
Employment and Income Characteristics			
% Employed by Agriculture/Forestry	41.5%	21.1%	2.3%
% Unemployed	14.8%	11.6%	11.5%
% Lower Income (≤80% AMI)	72.6%	53.2%	43.6%
% Households Earning Less Than \$25,000 Annually	27.9%	22.8%	20.5%
Household Characteristics			
% Families with Children	69.7%	46.0%	33.00%
% Female-Headed Families with Children	14.2%	10.1%	6.80%
% Large Households (5+ members)	52.3%	30.4%	16.40%
% Households Overcrowded ¹	36.6%	17.5%	8.2%
% Renters Overcrowded	44.8%	23.5%	13.3%
% Owners Overcrowded	17.9%	9.6%	4.1%
% Households with Cost Burden ²	30.0%	28.4%	23.3%
% Households with Severe Cost Burden ³	26.6%	23.7%	21.8%

¹¹ A separate document that details the neighborhood conditions in the Alisal area and strategies for improvements is incorporated as part of the City's FY 2015 – FY 2019 Consolidated Plan.

Table 39: Alisal NRSA vs. City of Salinas

	Alisal NRSA	Salinas	California
Housing Characteristics			
% Housing Growth (2000-2010)	-0.5%	7.5%	12.0%
% Multi-Family Units	42.3%	34.4%	22.9%
% Renter-Occupied	67.6%	54.9%	44.7%
% Owner-Occupied	32.4%	45.1%	55.3%

Notes:

1. 1+ occupants per room
2. 30 to 50 % of income spent on housing costs
3. >50% of income spent on housing costs

Sources: Bureau of the Census, 2000 and 2010 Census; American Community Surveys 2009-13, HUD Comprehensive Housing Affordability Strategy (CHAS), 2007-2011.

3.7 Publicly Assisted Housing

The availability and location of public and assisted housing may be a fair housing concern. If such housing is concentrated in one area of a community or of a region, a household seeking affordable housing is limited to choices within the area. In addition, public/assisted housing and Housing Choice Voucher (Section 8) assistance should be accessible to qualified households regardless of race/ethnicity, disability, or other protected class status.

3.7.1 Public Housing

The Housing Authority of the County of Monterey (HACM) owns and administers 22 public housing complexes (372 units) in Salinas. Specifically, 19 of the complexes are in the Alisal area. Eligible residents must be senior citizens, a disabled individual, or a low income family. The household's annual gross income must be at or below 80 percent of the Area Median Income (AMI). As of January 2015, 1,135 Salinas residents were living in public housing units managed by the HACM. Hispanic residents make up 91 percent and Black residents make up 3 percent of all of public housing residents living in Salinas. As of January 2015, there were 4,235 households on the waiting list for public housing and most (close to 84 percent) were Hispanic.

3.7.2 Housing Choice Vouchers Program

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. As of January 2015, there were 293 households on the waiting list for the HCV program.

As an extension of the HCV program, HACM provides assistance to eligible families who purchase a home by applying their existing HCV towards a monthly mortgage payment. Eligible families may qualify for a maximum period of 10 or 15 years (depending on the mortgage terms).

3.7.3 Other Affordable Housing Projects

Housing developments utilizing federal, state, and/or local programs, including state and local bond programs, Low-Income Housing Tax Credits (LIHTC), density bonus, or direct assistance programs, are often restricted for use as low income housing and provide another source of affordable housing for a jurisdiction. A number of developments in Salinas have been identified where some or all of the units are affordable for low to moderate income households. Together these projects provide 2,003 units of affordable housing.

Table 40: Non-Public Housing Affordable Units

Property Name	Property Address	Funding Source	Total Affordable Units	Total Project Units
California House	436 California Street	HOME, SRA; MHSA	8	8
Catalyst Apartments	235 Martella Street	HUD Assisted	12	12
Creekbridge Apartments	1701 Independence Blvd	Inclusionary	12	220
Forester Building	369 Main Street	SRA	10	10
Foster Care Housing	7 Spoleto Circle	HOME, SRA	1	1
Gabilan Hills Townhomes	1051 Paseo Grande	LIHTC	99	100
Gabilan Plaza Apts	730 Williams Road	HUD Assisted	20	20
Gabilan Plaza II	736 Williams Road	HUD Assisted	20	100
Gateway Apartments (Senior)	25 Lincoln Avenue	HOME, SRA, Inclusionary	51	52
Haciendas Phase I	233 Calle Cebu	HOME, SRA, Inclusionary	52	52
Haciendas Phase II	241 Calle Cebu	HOME, Inclusionary	46	46
Harden Ranch Apartments	1923-1995 Dartmouth Way	LIHTC	98	100
Jardines Del Monte	1253 Del Monte Avenue	HOME, SRA, Inclusionary	11	15
La Gloria Apartments (Senior)	539 E. Market Street	HOME, SRA, Inclusionary, Density Bonus	23	23
Las Casas de Madera	510 East Market Street	CDBG, Salinas HTF	75	75
Loma El Paraiso	541 Roosevelt Street	CDBG	43	43
Los Abuelitos Senior Apartments (Senior)	259 East Market Street	SRA, LIHTC	25	25
Lupine Gardens	306 Soledad Street	CDBG, HOME, SRA, Inclusionary, MHSA	20	20
Mariposa Apartments	300 Casentini Street	HUD Assisted	20	20
Montecito Senior Apartments (Senior)	1598 Mesquite Drive	HOME, Inclusionary	132	132
Mountain View Townhomes	1568 Falcon Dr.	Inclusionary	68	68
Nantucket Bay Apartments	950 Nantucket Blvd.	LIHTC	158	160
Pajaro Triplex	139 Pajaro Street	SRA	3	3
Plaza Club Apartments	100 Harden Parkway	LIHTC	42	208
Plaza Grande	50 East Market	SRA	72	92
Regency Court (Senior)	472 Regency Circle	HUD Assisted, LIHTC	119	120
Roosevelt Street Townhomes II	504 Roosevelt Street	LIHTC	21	22
Roosevelt Townhomes	522 Roosevelt Street	LIHTC	21	22
Salinas Bay Apartments	920 Larkin Street	LIHTC	92	95
Salinas Point (aka Los Padres) Apartments	1260 John Street	HOME, SRA	164	219
Sherwood Village (Senior)	808 N. Main Street	CDBG, HOME, Inclusionary	124	124
Soledad House	439 Soledad Street	HOME, SRA	8	8
Steinbeck Commons Apartments (Senior)	10 Lincoln Avenue	HUD Assisted, LIHTC	99	100
Sun Street Apartments	34 Sun Street	Inclusionary	2	17

Table 40: Non-Public Housing Affordable Units

Property Name	Property Address	Funding Source	Total Affordable Units	Total Project Units
Sunflower Gardens	29 Sun Street	CDBG, SRA, Inclusionary; MHSAs	23	23
Tresor Apartments	1041 Buckhorn Drive	HOME, SRA, Inclusionary	80	81
Tynan Village	323 Front Street	HOME, SRA, Inclusionary, Density	83	171
Vista del la Terraza	165-177 Carr Avenue	CDBG	40	40
Wesley Oaks	138 Carr Ave	HOME, Salinas HTF, Inclusionary	6	10

Abbreviations: HOME: HOME Investment Partnerships Program (HUD); CDBG: Community Development Block Grant (HUD); SRA: Salinas Redevelopment Agency; LIHTC: Low Income Housing Tax Credit; HTF: Housing Trust Fund; MHSAs: Mental Health Services Act
 Source: City of Salinas, 2015; Association of Monterey Bay Area Governments, 2015.

3.7.4 Units at Risk of Converting to Market-Rate Housing

With the next ten years (2015-2025), the following projects are identified by AMBAG (using data maintained by the California Housing Partnership) as potentially at risk of converting to market-rate housing:

- Gabilan Plaza I & II – 100-unit project with 20 units receiving rent subsidies that are eligible for expiration as of 3/1/2015
- Mariposa Apartments – 20 units – Project Rental Assistance Contract (PRAC)/811 – expiration (current and overall) 4/30/2015
- Lupine Gardens – 20 units – PRAC/811 – expiration (current and overall) 6/30/2015; however, the Board of Directors of the owner, Interim Inc., is committed to the provision of permanent supportive housing for people with psychiatric disabilities, so it is unlikely this would ever become market rate units.
- Steinbeck Commons – 100 units – Sec 8 – expiration 1/31/16 (overall expiration 1/31/2030)
- Catalyst Apartments – 12 units – Sec 202/8 NC –current expiration 1/31/16 (overall expiration 1/31/2025)
- Las Casas de Madera – 75 units – Sec 8 – current expiration 8/31/2015(overall expiration 8/31/2023)

Overall, 247 units are considered at risk of converting to market-rate housing due to potential expiration of rent subsidies. The remaining affordable housing projects were assisted with redevelopment housing set-aside funds, LIHTC, and Salinas Affordable Housing Trust Funds that require long-term affordability controls. These projects are not considered at risk during the next ten years.

A. Preservation and Replacement Options

To preserve the existing affordable housing stock, the City must either preserve the existing assisted units or facilitate the development of new units. Depending on the circumstances of the at-risk projects, different options may be used to preserve or replace the units. Preservation options typically include: 1) transfer of project to non-profit ownership; 2) provision of rental assistance to tenants; and 3) purchase

of affordability covenants. For example, CDBG and HOME funds may be used to acquire and rehabilitate the affordable units in exchange for an extended affordability covenant on the assisted units. In terms of replacement, the most direct option is the development of new assisted multi-family housing units. These options are described below.

(1) Transfer of Ownership

Transferring ownership of an at-risk project to a non-profit housing provider is generally one of the least costly ways to ensure that the at-risk units remain affordable for the long term. Transferring property ownership to a non-profit organization would secure low income restrictions and the project would become potentially eligible for a greater range of governmental assistance. However, this option is applicable to the 20 units at Gabilan Plaza and 100-unit Steinbeck Commons, which are owned by for-profit entities. Currently, a 38-unit apartment complex in East Salinas is listed for sale at \$4.94 million or an average of \$130,000 per unit. The cost to transfer ownership of these projects to nonprofit housing providers is generally estimated at \$15.6 million. This is how the City is currently assisting the Vista de La Terraza project with HUD funds, after ownership transferred to CHISPA.

(2) Rental Assistance

Rental subsidies can be used to maintain affordability of the 247 at-risk affordable units, consisting of 20 studios, 143 one-bedroom units, 28 two-bedroom units, 31 three-bedroom units, and 25 four-bedroom units. These rent subsidies could be structured to mirror the federal Housing Choice Voucher (Section 8) program. Under Housing Choice Voucher (Section 8), HUD pays the difference between what tenants can pay (defined as 30 percent of household income) and what HUD estimates as the fair market rent (FMR) on the unit. As indicated in Table 41, the total cost of subsidizing the rents of all 247 at-risk units is estimated at \$151,601 per month or \$1,819,212 annually. Providing this level of subsidies for at least 55 years would require over \$210 million.¹²

Table 41: Rental Subsidies Required

Unit Size	Total Units	Fair Market Rent ¹	Household Size	Very Low Income (50% AMI) ²	Affordable Cost – Utilities ³	Monthly per Unit Subsidy	Total Monthly Subsidy
Studio	20	879	1	\$25,200	\$512	\$367	\$7,340
1-Bedroom	143	987	2	\$28,800	\$573	\$414	\$59,202
2-Bedroom	28	1244	3	\$32,400	\$628	\$616	\$17,248
3-Bedroom	31	1814	4	\$35,950	\$683	\$1,131	\$35,061
4-Bedroom	25	2029	5	\$38,850	\$719	\$1,310	\$32,750
Total	247						\$151,601

Notes:

1. Fair Market Rent (FMR) is determined by HUD, 2015.
2. Monterey County 2014 Area Median Household Income (AMI) limits set by the California Department of Housing and Community Development (HCD) – see Table 25.
3. Affordable cost = 30% of the AMI, minus utilities for rentals– see Table 25.

¹² Estimated based on an annual inflation rate of 2.5 percent over 55 years.

The feasibility of this alternative is highly dependent upon the availability of reliable funding sources necessary to make rent subsidies and the willingness of property owners to participate in the program. Furthermore, funding available for this type of assistance is limited. CDBG funds cannot be used for long-term rental assistance and HOME funds for rental assistance are subject to stringent requirements.

(3) Purchase of Affordability Covenants

Another option to preserve the affordability of the at-risk project is to provide an incentive package to the owner to maintain the project as affordable housing. Incentives could include writing down the interest rate on the remaining loan balance, providing a lump-sum payment, and/or supplementing the rents to market levels. The feasibility of this option depends on whether the complex is too highly leveraged. By providing lump sum financial incentives or ongoing subsidies in rents or reduced mortgage interest rates to the owner, the City can ensure that some or all of the units remain affordable. Funding available for purchase of affordability covenants is also limited. Typically, HUD funds cannot be used for this purpose.

(4) Construction of Replacement Units

The construction of new low income housing units is a means of replacing the at-risk units should they be converted to market-rate units and is eligible for HUD funds. The cost of developing housing depends upon a variety of factors, including density, size of the units (i.e. square footage and number of bedrooms), location, land costs, and type of construction. Assuming an average construction cost of approximately \$150,000 per unit, it would cost over \$37 million (excluding land costs) to construct 247 new assisted units. Including land costs, the total cost to develop replacement units would be higher.

(5) Cost Comparisons

The above analysis attempts to estimate the cost of preserving the at-risk units under various options. These costs estimates are general estimates and are intended to demonstrate only the relative magnitude of funding required. Actual costs of preservation would depend on the individual circumstances of the at-risk property and market conditions at the time.

The transferring of ownership of the at-risk units to a non-profit housing organization is only an option to two of the projects. The annual costs of providing rental subsidies to preserve the 247 assisted units are relatively low (\$151,601); however, long-term provision of rental subsidies for at least 55 years would cost over \$210 million. New construction of 247 replacement units has highest upfront costs (\$37 million, excluding land costs) but the City can safeguard the quality and long-term affordability of these units. In evaluating the various options, the City must consider the available funding sources and the willingness of property owners to participate in preservation, among other factors.

4. Housing Constraints

4.1 Governmental Constraints

Governmental constraints are policies, standards, requirements and actions imposed by the government which affect the development and provision of housing. These constraints may include building codes, land use controls, growth management measures, development fees, processing and permit procedures, and site improvement costs. State and federal agencies play a role in the imposition of governmental constraints; however these agencies are beyond the influence of local government and are therefore not addressed in this analysis.

4.1.1 Land Use Element

The Land Use Element of a General Plan designates the general distribution, location, and extent of uses for land planned for housing, business, industry, open space, and public or community facilities. As it applies to housing, the Land Use Element establishes a range of residential land use categories, specifies densities (typically expressed as dwelling units per acre [du/ac]), and suggests the types of housing appropriate in a community. Residential development is implemented through the zoning districts, use classifications, development regulations, and design standards specified in the jurisdiction's zoning code. The City's Land Use Element designated over 6,200 acres of land for residential uses. In addition, mixed use and residential uses are also allowed in the Commercial, Office, New Urbanism and Mixed Use zoning districts.

A. Residential Densities

A number of factors, governmental and non-governmental, affect the supply and cost of housing in a local housing market. The governmental factor that most directly influences these market conditions is the allowable density range of residentially designated land. In general, higher densities allow developers to take advantage of economies of scale, reduce the per-unit cost of land and improvements, and reduce developments costs associated with new housing construction. Reasonable density standards ensure the opportunity for higher-density residential uses to be developed within a community, increasing the feasibility of producing affordable housing, and offer a variety of housing options that meet the needs of the community. Minimum required densities in multi-family zones (which include the Residential Medium Density and Residential High Density districts) ensure that land zoned for multi-family use, the supply of which is often limited, will be developed as efficiently as possible.

Table 42 summarizes the land use designations within the City that allow residential uses, as well as their permitted net densities (without density bonus). The City of Salinas provides a range of densities for single-family (6-8 du/ac without density bonus) and multi-family (9-24 du/ac without density bonus) housing development to accommodate a range of housing options. The Salinas General Plan land use designation also requires minimum densities to be provided as referenced in Table 42. In 2013, the City also amended its MX zoning district and Focused Growth Overlay district regulations to allow residential multi-family projects by-right that have a minimum net density of 30 du/ac to a maximum net density of 40 du/ac (without density bonus) for parcels 1 acre in size or larger in order to ensure adequate site for higher density residential uses. It also included an amendment to allow developments on certain MX zoned lots located within 2,500 feet of the Intermodal Center to have up to a minimum net density of 80 units per acre (without density bonus) subject to the approval of a Conditional Use Permit. Higher densities of up to 80 dwelling units per acre are also allowed in the Central City Overlay district (Downtown Core Area) as indicated in Table 42.

Table 42: General Plan Residential Land Use Designations

Designation	Description	Existing Acreage ¹	Permitted Density ²	
			Minimum	Maximum
Residential Low Density	Single-family detached units, which may include small-lot, single-family developments.	3,992	6.0 du/ac	8.0 du//ac
Residential Medium Density	Small-lot, single-family homes, town homes, row houses, duplexes, most mobile home parks, and multifamily units such as condominiums.	1,414	9.0 du/ac	15.0 du/ac
Residential High Density	Apartments, condominiums, row houses, senior housing, and multifamily clusters.	827	16.0 du/ac	24.00 du/ac (without density bonus)
Mixed Use	Mixture of retail, office, and residential uses in the same building, on the same parcel, or in the same area to promote pedestrian oriented uses and activity centers.	231	N/A	Mixed Use: 1.25 FAR ⁴ (1.0 FAR + 10 du/ac) Residential developments: max 24 du/acre without density bonus ³
Mixed Use (Central City)		62	N/A	6.0 FAR (4.0 FAR + 80 du/ac) 3.0 FAR if office only use 60 du/ac if residential only use ⁴
Arterial Frontage	Residential, commercial, small-scale non- nuisance industry. Highly mixed use land patterns. This designation is intended for existing developed areas.	62	N/A	0.30 FAR Dwelling units determined per detailed plan

Source: City of Salinas General Plan, 2002.

du = dwelling units; ac = acre; FAR = floor area ratio

Notes:

1. These acreages do not include the annexation of the North of Boronda Future Growth Area in 2008.
2. Permitted density per net acre.
3. A minimum density of 30 units per acre is allowed in the Focused Growth (FG) Overlay Areas.
4. FAR of 8.0 may be allowed for receiving properties in the core of the downtown commercial area under a transfer of development rights program that may be adopted by the City.

Note: New Urbanism zones are cited in the Zoning Code for use in the Future Growth Areas. Since no Specific Plans have been adopted, there is no land currently zoned New Urbanism in the City.

4.1.2 Zoning Code

The Zoning Code is the primary tool for implementing the General Plan Land Use Element. It is designed to protect and promote public health, safety and welfare, as well as to promote quality design and quality of life. The City of Salinas’ residential zoning districts control both the use and development standards of each residential lot or parcel, thereby influencing the development of housing.

Table 43 summarizes the permitted residential uses in the Residential and Mixed Use districts. Residential zoning districts include five designations: R-L-5.5, R-M-3.6, R-M-2.9, R-H-2.1, and R-H-1.8. Single-family, detached units are allowed by right in all of the single-family residential zoning districts, except for R-H-2.1 and R-H-1.8 where a Conditional Use Permit is required.

The multi-family residential zoning districts are R-M-2.9, R-H-2.1, and R-H-1.8. Multi-family dwellings are permitted with a Site Plan Review in all of the multi-family residential districts. A Site Plan Review provides a streamlined review process for verifying a project’s compliance with the Zoning Code’s development regulations, design standards, and use classifications. This process also serves as assurance to landowners, business owners, and developers that proposed uses, structures, and site improvements comply with the provisions of the Zoning Code, before preparation of plans for a building permit.

To initiate the Site Plan Review Process, the applicant files a Development Review Application with the Community Development Department. Once the application is deemed complete, the City Planner determines whether the project is exempt from California Environmental Quality Act (CEQA). If further CEQA review is not required, the City planner can take action to approve the application as is, approve with modifications, or deny it.

Single-family attached dwellings are permitted with a Site Plan Review in the R-M-2.9, R-H-2.1, and R-H-1.8 zoning districts and require a Conditional Use Permit in the R-M-3.6 district.

The City of Salinas has established two mixed use zoning districts: the Mixed Arterial Frontage (MAF) zoning district and the Mixed Use (MX) zoning district. Single-family detached housing units are not permitted in MAF or MX zoning districts. Attached single-family residential units are permitted with a Site Plan Review in the MX zoning district and with a Conditional Use Permit in the MAF zoning district. Multiple family units are permitted with a Site Plan Review in the MX zoning district and with a Conditional Use Permit in the MAF zoning district.

Table 43: Primary Uses- Residential Zoning Districts

Zone	Single Family Detached	Single Family Attached	Multiple Family
R-L-5.5	P	NP	NP
R-M-3.6	P	C	NP
R-M-2.9	P	S	S
R-H-2.1	C	S	S
R-H-1.8	C	S	S
MAF	NP	C	C
MX	NP	S	S

P=Permitted by Right; C= Conditional Use Permit Required;
 NP=Not Permitted; “—”=Not listed for the zone
 S=Site Plan Review Required

Source: City of Salinas Zoning Code, 2015

A. Variety of Housing Opportunity

The Zoning Code provides for a range of housing types, including single-family, multi-family, second dwelling units, mobile homes, licensed community care facilities, employee housing for seasonal or migrant workers as necessary, assisted living facilities, emergency shelters, supportive housing, transitional housing, and single room occupancy (SRO) units. Table 44 provides a summary of Salinas’ Zoning Code as it relates to ensuring a variety of housing opportunities.

Table 44: Permitted Uses

Zoning District	SF Det'd	SF Att'd	Multiple Family	Multiple Det'd	Duplex	Residential Care Facilities		Conva-lescent & Rest Homes	Interim Housing	Resid. Service Fac.	Employee Housing		SRO	Second Units	Mobile Home Parks
						Large	Small				Medium	Small			
R-L-5.5	P	NP	NP	NP	NP	CUP	P	CUP	NP	NP	---	P	---	P	CUP
R-M-3.6	P ^{2,3}	CUP ³	NP	NP	NP	CUP	P	CUP	NP	NP	---	SPR	---	P	CUP
R-M-2.9	P ^{2,3}	SPR ³	SPR	SPR	P ⁵	CUP	P	CUP	CUP ¹	CUP	---	SPR	---	P	CUP
R-H-2.1	CUP ^{4,5}	SPR ⁵	SPR	SPR	SPR ⁵	CUP	P	CUP	CUP	CUP	---	---	---	P	CUP
R-H-1.8	CUP ^{4,5}	SPR ⁵	SPR	SPR	SPR ⁵	CUP	P	CUP	CUP	CUP	---	---	---	P	CUP
CO/R	P	SPR	SPR	SPR	SPR	CUP	7	CUP	CUP ⁶	CUP	---	P	CUP	SPR	---
CO	CUP	SPR	SPR	SPR	SPR	CUP	7	CUP	CUP ⁶	CUP	---	NP	CUP	NP	---
CR	CUP	CUP	CUP	CUP	CUP	CUP	7	CUP	CUP ⁶	CUP	---	NP	CUP	NP	---
MAF	NP	CUP	CUP	CUP	CUP	CUP	9	CUP	CUP ⁸	CUP ⁸	NP	CUP	CUP	NP	---
MX	NP	SPR	SPR	CUP	CUP	CUP	9	CUP	CUP ⁸	CUP ⁸	NP	SPR	CUP	NP	---
NE ¹⁷	P	CUP ¹²	NP	NP	NP	CUP	P	CUP	NP	NP	P	---	NP	P	NP
NG-1 ¹⁷	P	SPR	SPR	SPR	SPR	CUP	P	CUP	NP	NP	---	P	NP	P	CUP
NG-2 ¹⁷	P	SPR	SPR	SPR	SPR	CUP	P	CUP	CUP	CUP	---	P	CUP	P	CUP
VC	NP	SPR	SPR	CUP	CUP	CUP	CUP ¹¹	CUP	CUP ¹⁰	CUP	---	NP	CUP	NP	NP
A	P	NP	NP	NP	NP	CUP	P	---	CUP	CUP	P ¹³	P ¹³	---	SPR	---
Focus Growth (FG) Overlay District	Does not permit single-family detached dwellings in CO, CO/R, CR, and R-M-2.9. This Overlay district does not specify restrictions for other uses.														
Central City (CC) Downtown Core (DC) Area	Does not permit residential uses on the ground floor fronting Main Street regardless of the underlying base zoning district designation.														
Central City (CC) Downtown Neighborhood(DN) Area	Properties in the DN area are subject to the development regulations of the underlying base zoning district, except that buildings shall be a maximum of 50 feet in height and the density and FAR limitations for DC area also apply to properties zoned CO, CR, and MX in the DN area.														
East Romie Lane Corridor (ERL) Overlay District	The maximum FAR is 1.0 + 10 du/ac for mixed office and residential uses up to a maximum of 20 du/ac for residential projects without office uses. Where a conflict occurs with base district, the ERL Overlay district regulations prevail.														

Table 44: Permitted Uses

<p>P=Permitted by Right; CUP= Conditional Use Permit Required; NP=Not Permitted; “---“=Not listed for the zone; SPR=Site Plan Review Required</p> <p>Notes: R-M- 3.6,2.9 (R-M 3.6, R-M 2.9= Residential Medium Density) 1. Interim housing shall be limited to facilities serving six or fewer people. Such housing shall be designed to accommodate a group living environment. Labor camps shall not be allowed. 2. Single-family detached dwellings in the R-M-2.9 zoning district shall comply with the R-M-3.6 zoning district regulations. 3. Must meet the minimum density requirements of the applicable district except as otherwise provided in the section.</p> <p>R-H-2.1, 1.8 (R-H 2.1, R-H 1.8= Residential High Density) 4. Single-family detached dwelling in the R-H zoning district shall be subjected to the R-M- 3.6 zoning district regulations. 5. Must meet the minimum density requirements of the applicable zone except as otherwise provided in this section.</p> <p>CO/R, CO, CR (CO/R= Commercial Office/Residential; CO= Commercial Office; CR= Commercial Retail) 6. Interim housing serving six or fewer people allowed with a Site Plan Review. 7. Small residential care facilities are permitted uses when the principal use is a residential dwelling unit.</p> <p>MAF, MX (MAF= Mixed Arterial Frontage; MX= Mixed Use) 8. Residential services facilities and interim housing serving six or fewer people are allowed with Site Plan Review. Such facilities shall be designed to accommodate a group living environment. 9. Small residential care facilities are a permitted use when the principal use is a residential dwelling.</p> <p>NE, NG-1, NG-2, VC (NE= Neighborhood Edge/Low Density Residential; NG-1= Neighborhood General 1/Medium Density Residential; NG-2= Neighborhood General 2/High Density Residential; VC= Village Center) 10. In the VC zoning district, residential service facilities and interim housing serving six or fewer people are allowed with a Site Plan Review. Such facilities shall be designed to accommodate a group living environment. 11. In the VC zoning district, small residential care facilities are permitted use when the principal use is a residential dwelling unit. 12. Single-family attached dwelling units may be considered subject to the approval of a Conditional Use Permit in the NE zoning district to promote neighborhood diversity and to achieve minimum density requirements 13. A, MU, PS, and all other zoning districts that permit housing. 14. In addition to Small Project Employee Housing and Medium Project Employee Housing, which are permitted by right in the A zoning district, Employee Housing (not restricted by number of beds or dwelling units) is allowed subject to the approval of a Conditional Use Permit in the zoning district. 15. Emergency Shelter Type A, is permitted by right in the MU and PS zoning districts; Emergency Shelter, Type B, which is not subject to the applicable development regulations for Type A, is allowed subject to the approval of a Conditional Use Permit in the MU and PS zoning districts. 16. Supportive Housing and Transitional Housing are both considered residential uses of property subject only to the development regulations that apply to other residential dwellings of the same type in the same zoning district. 17. Specific Plans for the FGA may adopt alternative Zoning Designations and use classifications to those listed</p>
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Source: City of Salinas Zoning Code, 2015

(1) Single- and Multi-Family Uses

Single- and multi-family housing types include detached and attached single-family homes, duplexes, townhomes, condominiums, and multi-family rental apartments. Zoning codes or ordinances should specify the zones in which each of these uses would be permitted by right.

As previously indicated, single-family, detached units are permitted by right in all of the single-family residential zoning districts, except for R-H-2.1 and R-H-1.8 where such uses are subject to the approval of a Conditional Use Permit.

Zoning codes should also avoid “pyramid or cumulative zoning” (e.g. permitting lower-density single-family uses in zones intended for higher density multi-family uses). Pyramid or cumulative zoning schemes could limit the amount of lower-cost multi-family residential uses in a community and be a potential impediment to fair housing choice. Allowing or requiring a lower density use in a zone that can accommodate higher density uses is regulated by State law (SB 2292, also known as the Dutra Bill). A local government is required to make a finding that an action that results in a density reduction, rezoning, or downzoning is consistent with its Housing Element, particularly in relation to the jurisdiction’s ability to accommodate its share of regional housing needs. The Salinas Zoning Code does not include pyramid zoning. It also requires minimum densities in all residential zoning districts as indicated in Table 42 except in limited circumstances.

(2) Second Dwelling Units

Second dwelling units are attached or detached dwelling units that provide complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, cooking and sanitation. Second dwelling units may be an alternative source of affordable housing for lower income households and seniors. These units typically rent for less than apartments of comparable size.

California law requires local jurisdictions to adopt ordinances that establish the conditions under which second dwelling units are permitted (Government Code, Section 65852.2). A jurisdiction cannot adopt an ordinance that totally precludes the development of second dwelling units unless the ordinance contains findings acknowledging that allowing second dwelling units may limit housing opportunities of the region and result in adverse impacts on public health, safety, and welfare. An amendment to the State’s second unit law in 2003 requires local governments to use a ministerial, rather than discretionary process for approving second dwelling units and allows jurisdictions to count second dwelling units towards meeting their regional housing needs goals. A ministerial process is intended to reduce permit processing time frames and development costs because proposed second dwelling units that are in compliance with local zoning regulations and standards can be approved without a public hearing.

The Salinas Zoning Code defines second dwelling units as “a subordinate dwelling unit that has separate living, sleeping, eating, cooking, and sanitation facilities attached to or detached from an existing single family detached dwelling.” Second dwelling units are not intended for separate sale, but may be rented. The City of Salinas permits second dwelling units in the Residential Low Density (R-L), Residential Medium Density (R-M), Residential High Density (R-H), Commercial Office/Residential (CO/R), Neighborhood Edge/ Low Density Residential (NE); Neighborhood General 1/Medium Density Residential (NG-1), and Neighborhood General 2/High Density Residential (NG-2) zoning districts. With the exception of the CO/R zoning district, second dwelling units are permitted by right, provided

certain requirements are met. Second dwelling units in CO/R zoning districts are permitted with a Site Plan Review, which as previously indicated is a non-discretionary administrative process.

(3) Manufactured Housing

State law requires local governments to permit manufactured or mobile homes meeting federal safety and construction standards on a permanent foundation in all single-family residential zoning districts (Section 65852.3 of the California Government Code). In Salinas, a manufactured/factory built house is considered to be a single-family detached dwelling unit and is treated as such.

(4) Licensed Residential Care Facilities

The Lanterman Developmental Disabilities Services Act (Sections 5115 and 5116) of the California Welfare and Institutions Code declares that mentally and physically disabled persons are entitled to live in normal residential surroundings. The use of property for the care of six or fewer mentally disordered or otherwise handicapped persons is required by law. A State-authorized, certified or authorized family care home, foster home, or group home serving six or fewer persons with disabilities or dependent and neglected children on a 24-hour-a-day basis is considered a residential use to be permitted in all residential zones. No local agency can impose stricter zoning or building and safety standards on these homes (commonly referred to as “group” homes) of six or fewer persons with disabilities than are required of the other permitted residential uses in the zone.

The City of Salinas allows, by-right, residential care facilities for six or fewer persons in any residential zoning district and in the NE, NG-1, NG-2, and A zoning districts. Group care facilities for seven or more persons are permitted, subject to a Conditional Use Permit, in the Residential, Mixed Use, and New Urbanism zoning districts, in Commercial zoning districts, as well as the Agricultural zoning districts.

The Lanterman Act covers only licensed residential care facilities. California Housing Element law also addresses the provision of transitional and supportive housing, which covers also non-licensed housing facilities for persons with disabilities.

(5) Emergency Shelters

An emergency shelter is a facility that provides temporary shelter and feeding of indigents or disaster victims, operated by a public or non-profit agency. State law requires jurisdictions to identify adequate sites for housing which will be made available through appropriate zoning and development standards to facilitate and encourage the development of a variety of housing types for all income levels, including emergency shelters and transitional housing (Section 65583(c)(1) of the Government Code). Recent changes in State law (SB 2) require that local jurisdictions make provisions in the Zoning Code to permit emergency shelters by right in at least one zoning district where adequate capacity is available to accommodate at least one year-round shelter. Local jurisdictions may, however, establish standards to regulate the development of emergency shelters.

The City amended the Public/Semipublic (PS) zoning district and the Mixed Arterial Frontage (MAF) zoning district in 2012 to permit emergency shelters by-right without discretionary action. Emergency Shelters, as defined by State law, are defined in the City’s Zoning Code as Emergency Shelters, Type A. They are distinguished from Emergency Shelters, Type B, which are not subject to the same development regulations (e.g., number of beds, proximity to other emergency shelters) but do require a Conditional Use Permit.

(6) Transitional and Supportive Housing

State law (AB 2634 and SB 2) requires local jurisdictions to address the provisions for transitional and supportive housing. Under Housing Element law, transitional housing means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance (California Government Code Section 65582(h)).

Supportive housing means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Target population means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people (California Government Code Sections 65582(f) and (g)).

Accordingly, State law establishes transitional and supportive housing as a residential use and therefore local governments cannot treat it differently from other similar types of residential uses (e.g., requiring a use permit when other residential uses of similar function do not require a use permit). The City of Salinas considers transitional and supportive housing as residential uses of property subject only to the development regulations that apply to other residential dwellings of the same type in the same zoning district.

(7) Single-Room Occupancy (SRO)

AB 2634 also mandates that local jurisdictions address the provision of housing options for extremely low income households, including Single Room Occupancy units (SRO). SRO units are one room units intended for occupancy by a single individual. It is distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or the other.

The City of Salinas Zoning Code defines an SRO as “a residential facility with individual secure rooms, of a smaller size than normally found in multifamily dwellings, which may have kitchen, and bathroom facilities, and which are rented to a one- or two-person household on a long-term basis.” SRO developments may be located in the Commercial Office/Residential (CO/R) zoning district, Commercial Office (CO) zoning district, Commercial Retail (CR) zoning district, Mixed Arterial Frontage (MAF) zoning district, and Mixed Use (MX) zoning district. SRO’s are subject to a Conditional Use Permit. Each project is reviewed and the Conditional Use Permit is granted by the Planning Commission. The process is not intended to deter the use of SRO’s, but to ensure development of high quality projects located in appropriate areas with services and facilities to assist the SRO development residents.

(8) Farmworker and Employee Housing

The California Employee Housing Act requires that housing for six or fewer employees be treated as a regular residential use. The Employee Housing Act further defines housing for agricultural workers consisting of 36 beds or 12 units be treated as an agricultural use and permitted where agricultural uses are permitted.

As amended in January 2012, the Salinas Zoning Code distinguishes 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. Finally, 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.

B. Development Requirements – An Overview

Table 45 summarizes the residential zoning districts and their requirements. Table 46 summarizes the commercial zoning districts and their requirements and Table 47 summarizes the requirements for the mixed use zoning districts.

The maximum number of units allowed in a multi-family residential development is determined primarily by the minimum lot area required per dwelling unit, the maximum allowable site coverage and the maximum permitted building height. Of these three regulations, the minimum lot area required per dwelling unit is the most important in determining the number of units that can be developed on a site. This regulation accounts for the minimum size of the unit based on bedroom count and the necessary parking and recreational space for each unit. Based on the numerous constructed and approved multi-family projects in Salinas that have been developed while adhering to these regulations, the City has not found that the development regulations adversely impact the cost and supply of the housing or the ability to achieve maximum densities.

The regulations established for residential development have been determined to be the minimum necessary to carry out the purpose of each zoning district and create healthy living environments for the City's residents. As densities increase and the City moves toward a more metropolitan urban form and features a higher degree of transit oriented development, the development regulations that were considered appropriate in a neighborhood context may not be appropriate in the Central City or adjacent transit corridors where parking and open space may be able to be met in consolidated locations off-site.

While the City's development regulations have not been an impediment to providing housing, economics have a significant impact on the development of new housing, especially new multi-family housing. It is noteworthy to point out that the multi-family housing constructed in Salinas over recent years has been developed primarily by non-profit housing providers, such as CHISPA, Interim Inc., and the Housing Authority of the County of Monterey (HACM). The City's HUD funds are usually essential to jumpstart projects (by funding predevelopment costs) or finalizing the financing by fulfilling local match requirements. Recent projects by non-profit developers include the 46-unit Haciendas Phase II project for lower-income families, completed by the Housing Authority of Monterey County Development Corporation (HAMCDC) in 2014 with financial assistance from Salinas redevelopment

set-aside funds among other sources, These non-profit housing providers have been able to successfully develop projects due to their ability to leverage a number of different funding sources and to receive subsidies that are targeted to address the affordable housing needs of their clients.

The HACM's 171-unit Tynan Village project is a classic example of this unique financing structure as follows:

City Redevelopment Funds	\$2,000,000
Tax Exempt Bonds:	\$21,873,674
MHP Loan:	\$4,700,982
US Bank Loan:	\$750,000
Deferred Developer Fee:	\$2,500,000
HOME:	\$2,600,000
HOME-Deferred Payments:	\$45,500
Joe Serna Farmworker Funds:	\$1,500,000
Housing Authority Resources:	\$4,074,452
<u>Equity Investor:</u>	<u>\$13,760,253</u>
Total:	\$53,804,861

Without the multiple layers of public subsidies, an affordable housing project cannot be achieved in the marketplace by for-profit developers, because market rents would not come close to covering the debt service on the project financing much less provide a reasonable profit for the developer. In addition, dissolution of the Redevelopment Agency and reduced funding under State and federal programs now impede development even by non-profit developers.

Economic conditions will have a significant impact on the development of all new housing for the immediate future. The Tynan project was constructed for just over \$300,000 per dwelling unit. Forty-five condominium and townhouse units in Salinas that were sold from September 2014 through February 2015 had an average sale price of approximately \$191,500. Until the cost to construct and the cost to purchase are much closer, the only developers for larger multi-family projects will continue to be the non-profit housing providers, even with reductions in public program funding.

Table 45: Summary of Residential Zoning Requirements

Zoning District	Minimum Lot Area (sq. ft.)	Minimum Lot			Maximum Building Height (ft)	Minimum Front Yard (ft)	Minimum Interior Side Yard (ft.)	Minimum Corner Side Yard (ft.)	Minimum Rear Yard (ft.)
		Width (ft)	Depth (ft)	Frontage (ft)					
R-L-5.5	5,500 ^{1, 2, 5}	50 ⁵	75 ⁵	35 ⁵	30 ⁵	20 ^{3, 4, 5}	5 ⁵	15 ^{3, 4, 5}	10 ⁵
R-M-3.6	3,600 ^{7, 8, 9, 15}	40 ^{15, 16}	70 ^{15, 16}	35 ^{15, 17}	30 ¹⁵	15 ^{10, 14, 15}	5 ^{11, 12, 15}	15 ^{10, 14, 15}	10 ^{12, 13, 15}
R-M-2.9	5,800 ^{7, 8, 9, 15}	60 ^{15, 16}	90 ^{15, 16}	35 ^{15, 17}	35 ¹⁵	15 ^{10, 14, 15}	10 ^{11, 12, 15}	15 ^{10, 14, 15}	10 ^{12, 13, 15}
R-H-2.1	7,200 ^{18, 19, 23, 24}	75 ^{23, 25}	100 ^{23, 25}	35 ^{23, 26}	45 ²³	15 ^{20, 21, 23}	10 ^{22, 23}	15 ^{20, 21, 23}	10 ^{22, 23}
R-H-1.8	7,200 ^{18, 19, 23, 24}	75 ^{23, 25}	100 ^{23, 25}	35 ^{23, 26}	45 ²³	15 ^{20, 21, 23}	10 ^{22, 23}	15 ^{20, 21, 23}	10 ^{22, 23}

Notes:

R-L-5.5

- 1) The minimum density shall be no less than six dwelling units per net acre in accordance with the General Plan except that parcel which are less than one acre in size and are located within the city's boundaries as indicated in Figure I-1 (Planning Area) of the General Plan shall not be subjected to the minimum density requirements.
- 2) Minimum lot size may be reduced when the exclusive use of such lots is intended for utility substations, pumping stations, and similar facilities.
- 3) Where adjoining lots on the same block face in an R zoning district are improved with residential dwellings, the required minimum front and corner side yards for new structures, as applicable, shall be the average of the front or corner side yard depths for the dwellings located in the adjoining lots. For residential additions, the existing front or corner side yard may be maintained if less than the average. The average shall not include the yards provided for detached garages or carports located on the adjoining lots.
- 4) Unenclosed porches and architectural entry features may encroach a maximum of five feet into required front and corner side yards.
- 5) Inclusionary dwelling units may be developed in accordance with the R-M-3.6 zoning district development regulations.

R-M-3.6, 2.9

- 7) The minimum density shall be more than eight dwelling units per net acre in accordance with the General Plan except for existing lots of record that are seven thousand two hundred square feet or less in size.
- 8) Minimum lot size may be reduced when the exclusive use of such lots is intended for utility substations, pumping stations, and other similar facilities.
- 9) In the R-M-2.9 zoning district, the minimum lot size for a lot with a single-family attached (rowhouse) dwelling may be reduced to the minimum lot area per dwelling unit.
- 10) Where adjoining lots on the same block face in an R zoning district are improved with residential dwellings, the required minimum front and corner side yards for new structures, as applicable, shall be the average of the front or corner side yard depths for the dwellings located on the adjoining lots. For residential additions, the existing front or corner side yard may be maintained if less than the average, the average shall not include the yards provided for detached garages or carports located in the adjoining lots.
- 11)
 - a. For detached single-family dwelling in the R-M-3.6 zoning district, one interior side yard may be eliminated if the opposite side yard is at least ten feet. A five-foot-wide easement on the lot adjacent to the eliminated interior side yard shall be required for building overhang, encroachments, and access for building maintenance. Such easements shall be recorded prior to issuance of any building permit. Otherwise, both interior side yards shall be a minimum of five feet. In no case shall any structure be closer than ten feet from a structure on an adjoining property.
 - b. The required minimum interior side yard setback may be eliminated on lots that have abutting single-family attached (rowhouse) dwellings. This shall only apply to the interior side yard where the single-family attached (rowhouse) dwelling unit abuts another single-family attached dwelling unit.
- 12) In the R-M-2.9 zoning district, the minimum interior side and rear yard setbacks shall be increased to ten feet per story (except for single-family detached and attached dwellings) to a maximum of twenty feet when an interior side or rear yard of a lot abuts an R-L-5.5 or R-L-3.6 zoning district.
- 13) In the R-M-3.6 zoning district. The rear yard may be reduced to five feet for a length not to exceed one-third of the width of the parcel, provided a fifteen-foot rear yard is provided along a minimum of one-third of the mean property width.
- 14) Unenclosed porches and architectural entry features may encroach a maximum of five feet into required front or corner side yards.
- 15)
 - a. Single-family detached dwellings in the R-M-2.9 zoning district shall be subject to the R-M-3.6 zoning district regulations.
 - b. The subdivision of an existing lot of record in the R-M-2.9 zoning district with existing single-family detached dwellings may deviate from the minimum lot depth, frontage, and width

Table 45: Summary of Residential Zoning Requirements

requirements of the district by not more than ten percent provided all remaining development standards can be met or maintained.

16) The minimum lot width requirements may be reduced to twenty feet and the minimum lot depth may be reduced to fifty feet for a lot with single-family attached (rowhouse) dwelling only.

17) The minimum lot frontage requirement for single-family attached dwelling shall be twenty feet except that the minimum lot frontage requirements may be waived for single-family attached (rowhouse) dwellings located on lots, which do not front a street.

R-H-2.1, 1.8

18) The minimum density shall be more than fifteen dwelling units per net acre in accordance with the General Plan except for existing lots of record that are seven thousand two hundred square feet or less in size.

19) Minimum lot sizes may be reduced when the exclusive use of such lots is intended for utility substations, pumping stations, and other similar facilities.

20) Unenclosed porches and architectural entry features may encroach a maximum of five feet into front or corner side yards.

21) Where adjoining lots on the same block face in an R zoning district are improved with residential dwellings, the required minimum front and corner side yards for new structures, as applicable, shall be the average of the front or corner side yard depths for the dwellings located on the adjoining lots. For residential additions, the existing front or corner side yard may be maintained if less than the average. The average shall not include the yards provided for detached garages or carports located on the adjoining lots.

22)

a. The minimum interior side and rear yard setbacks shall be increased to ten feet per story (except for single-family detached dwellings) to a maximum of thirty feet when an interior side or rear yard of a lot abuts an R-L-5.5 or R-M-3.6 zoning district.

b. The required minimum interior side yard setback may be eliminated on lots that have abutting single-family attached (rowhouse) dwellings. This shall apply only to the interior side yard where the single-family attached (rowhouse) dwelling unit abuts another single-family attached (rowhouse) dwelling unit.

23) Single-family detached dwellings shall be subjected to the R-M-3.6 zoning district regulations.

24) In the R-H-1.9 zoning district and the R-H-2.1 zoning district, the minimum lot size for a lot with a single-family attached (rowhouse) dwelling may be reduced to the minimum lot area per dwelling unit specified for the applicable zoning district.

25) The minimum lot width requirements may be reduced to twenty feet and the minimum lot depth may be reduced to fifty feet for a lot with a single-family attached (rowhouse) dwelling only.

a. The minimum lot frontage requirements for single-family attached dwellings shall be twenty feet except that the minimum lot frontage requirements may be waived for single-family attached (rowhouse) dwellings located on lots, which do not front a street.

Source: City of Salinas Zoning Code, 2015

Table 46: Summary of Commercial Zoning Requirements

Zoning District	Minimum Lot Area (sq. ft.)	Minimum Lot			Maximum Building Height (ft)	Minimum Front Yard (ft)	Minimum Interior Side Yard (ft.)	Minimum Corner Side Yard (ft.)	Minimum Rear Yard (ft.)
		Width (ft)	Depth (ft)	Frontage (ft)					
CO/R	7,500 ⁴	75	100	50	30 ²	15 ^{1,3}	0	10 ³	10
CO	7,500 ⁴	75	100	50	30 ²	10 ^{1,3}	0	10 ³	10
CR	7,500 ⁴	75	100	50	No Height Limit	0 ^{1,3}	0	0 ³	0
CT	7,500 ⁴	100	100	50	No Height Limit	0 ^{1,3}	0	0 ³	0

Notes:

- 1) Front yards may be reduced to the average distance of existing buildings from their front property line on the two abutting lots adjoining the front property line.
- 2) Structures shall not intercept a forty-five-degree incline plane inward from a height of ten feet above existing grade at an R zoning district boundary line. Single story structures and ground level parking may encroach a maximum of five feet into required side and rear yards.
- 3) Any area between the front and corner side property line and the building, exclusive of driveways, shall be landscaped.
- 4) Minimum lot sizes may be reduced when the exclusive use of such lots is intended for utility substations, pumping stations, and other similar facilities, or in conjunction with shopping centers and office complexes where two or more separate lots would be created and be subject to a reciprocal agreement utilizing shared parking, landscaping, and related facilities when it can be demonstrated that the purpose of the district can be achieved and that the public health, safety, and general welfare will be maintained.

Source: City of Salinas Zoning Code, 2015

Table 47: Summary of Mixed Use Zoning Requirements

Zone	Minimum Lot Area (sq. ft.)	Minimum Lot			Maximum Building Height (ft)	Minimum Front Yard (ft)	Minimum Interior Side Yard (ft.)	Minimum Corner Side Yard (ft.)	Minimum Rear Yard (ft.)
		Width (ft)	Depth (ft)	Frontage (ft)					
MAF	7,500 ⁵	50	100	50	65 ^{3, 4, 6}	0 ^{1, 2}	0 ⁶	0 ^{1, 2}	5 ⁶
MX	No Minimum	50	100	50	65 ^{3, 4, 6}	0 ^{1, 2}	0 ⁶	0 ^{1, 2}	5 ⁶

Notes:

- 1) Nonresidential and mixed use buildings shall have a build-to line of 0 feet except that the front or corner side street facades of such buildings may be set back to accommodate pedestrian oriented outdoor uses and amenities which the city planner determines are appropriate to an urban setting, such as outdoor patio dining areas, plazas and courtyards, fountains, public art, entry forecourts, and landscaping.
- 2) Structures and buildings with ground floor residential uses shall have a front and corner side yards of at least five feet, but no greater than ten feet. Stairs, landings, patios, unenclosed porches and architectural entry features, landscaping and similar features may occupy such yards.
- 3) Additional building height may be considered for mixed use buildings and developments subjects to the approval.
- 4) Except as permitted in *Section 37-50.080: Exceptions to height limits and Section 37-30.280 (j): Roof Treatments*.
- 5) Minimum lot sizes may be reduced when the exclusive use of such lots is intended for utility substations, pumping stations, and other similar facilities or in conjunction with shopping centers and office complexes where two or more separate lots would be created and be subjected to a reciprocal agreement utilizing shared parking, landscaping, and related facilities when it can be demonstrated that the purpose of the district can be achieved and that the public health, safety, and general welfare will be maintained.
- 6) Structures shall not intercept a forty-five degree incline plane inward from a height of ten feet above existing grade at an R zoning district boundary line. Single story structures and ground level parking may encroach a maximum of five feet into required side and rear yards.

Source: City of Salinas Zoning Code, 2015

C. New Urbanism

The Salinas General Plan has integrated principles of New Urbanism into the development goals and policies for the City's long-term growth. Two base districts and two overlay districts have been established to allow a mixture of land uses and a higher density and intensity of development standards than typically described for other zoning districts in the City. These districts are as follows:

(1) New Urbanism (NU) Zoning Districts

The NU zoning districts consist of five districts: Neighborhood Edge/Low Density Residential (NE), Neighborhood General 1/Medium Density Residential (NG-1), Neighborhood General 2/High Density Residential (NG-2), Village Center (VC), and New Urbanism Interim (NI). The New Urbanism Districts promote the principles of New Urbanism and the creation of distinct identifiable neighborhoods that have Traditional Neighborhood Development (TND) characteristics as expressed in the Salinas General Plan. The New Urbanism districts are intended to guide the development of the City's Future Growth Area (FGA) once these areas are annexed into the City. However, the FGA is also subject to a Specific Plan Overlay District. The Overlay requires that a Specific Plan be approved by the City prior to the development of any land located in the FGA. As such, the approved Specific Plan will ultimately regulate the development in the FGA. The New Urbanism districts are as follows:

- **Neighborhood Edge/Low Density Residential (NE)** – The purpose of the NE zoning district is to provide areas for predominately detached single-family dwellings, together with other dwelling types at the minimum average density to be not less than six dwelling units per net residential acre and the maximum average density is not more than eight dwelling units per net residential acre without a density bonus.
- **Neighborhood General 1/Medium Density Residential (NG-1)** – The purpose of the NG-1 zoning district is to provide areas for a diverse range of low, medium, and high density dwellings such as detached single-family dwelling units on large and small lots, row houses, green courts, duplexes, cottages, and attached multi-family dwelling units where the minimum average density within this district is not less than nine dwelling units per net residential acre and the maximum average density is not more than fifteen dwelling units per net residential acre without a density bonus.
- **Neighborhood General 2/High Density Residential (NG-2)** – The purpose of the NG-2 zoning district is to provide areas for medium and high density dwellings such as lane homes, green courts, cottages, row houses, and multi-family dwelling units where the minimum average density is not less than sixteen dwelling units per net residential acre and the maximum average density is not more than twenty-four dwelling units per net residential acre without density bonus.
- **Village Center (VC)** – The purpose of the VC zoning district is to provide areas for mixed use, stand-alone retail and office uses, flex use, high density residential, and public and semipublic facilities generally sited along a “Main Street” or around a village square where the maximum dwelling units per acre is ten dwelling units per acre and the maximum floor area ratio is 1.0. General Plan provisions allow for a conversion of allowable commercial floor area to residential units at a ratio of one unit per 1,000 square feet of floor area.
- **New Urbanism Interim (NI)** – The purpose of the NI zoning district is to provide a transitional zone for the future growth areas of the City located north of East Boronda Road

that are annexed into the City and are subject to the preparation of specific plans and subsequent subdivision maps.

(2) Mixed Use Districts

The zoning districts, consisting of the Mixed Use (MX) and Mixed Arterial Frontage (MAF) zoning districts, are applied to areas that the Salinas General Plan has identified as appropriate for a mixture of commercial, office, institutional, and business uses emphasizing retail, entertainment, and service activities in addition to medium and high density residential uses. Specific use classifications, development regulations, and design standards are applied to these properties to minimize conflicts between uses and facilitate pedestrian-oriented activity centers.

Mixed Use Districts provide the highest level of flexibility for the development of housing. As shown in Table 48, existing development regulations include minimum and maximum set back requirements to ensure the utilization of the largest development pad possible. Additionally, FAR and dwelling unit regulations are exceptionally high in comparison to adjacent jurisdictions. This flexibility in development regulations, and the housing policies for the Downtown Core area, will provide significant opportunities for the provision of housing in the Downtown and other areas.

- **Mixed Use (MX)** – The MX zoning district provides opportunities for mixed-use, office, public and semipublic uses, and commercial uses that emphasize retail, entertainment, and service activities. Medium and high density residential uses are encouraged within the MX zoning district to facilitate pedestrian-oriented activity centers.
- **Mixed Arterial Frontage (MAF)** – The MAF zoning district provides a combination of mixed use, commercial, and small-scale non-nuisance industry along certain areas of North Main Street, East and West Market Streets, and other arterials that have highly mixed land use patterns of existing development. Stand-alone residential uses within the MAF zoning district are generally not encouraged, unless on a vacant site or as part of a comprehensive revitalization of the property subject to the approval of a Conditional Use Permit. Residential uses in mixed-use buildings may only be combined with office, retail, restaurants, and service commercial uses, and not with industrial, maintenance, vehicle repair and restoration, or storage activities.

(3) Focused Growth (FG) Overlay District

The Focused Growth (FG) Overlay district is applied to existing urbanized areas that the Salinas General Plan has identified for additional growth and revitalization. The purpose of the FG Overlay district regulations is to focus growth at high potential, under-utilized sites within the City of Salinas by providing standards that will enhance the City and its neighborhoods and create incentives for mixed-use neighborhoods that are active, pedestrian-friendly, safe, and welcoming. Properties located in a FG Overlay district are subject to the more specific use classifications and development regulations identified in Article IV, Division 4: Focused Growth (FG) Overlay district.

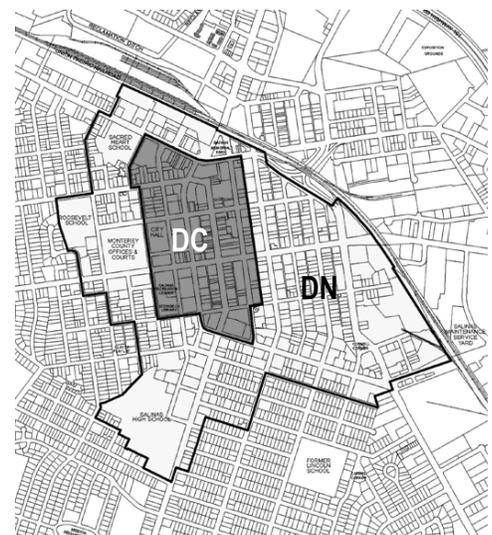
- **Focused Growth Overlay Area 1 (Laurel Drive at North Main Street)** – Focused Growth Overlay Area 1 is located north of downtown Salinas and adjacent to the Sherwood Park and Salinas sports complex. This highly visible and well-traveled commercial district benefits from strong residential neighborhoods both to the east and the west. FG 1 has the capacity for 47 units at densities of 15 to 24 units/acre and 379 units at 30 to 40 units/acre on underutilized sites at least one-half acre in size.

- **Focused Growth Overlay Area 2 (North Main Street/Soledad Street)** – Focused Growth Overlay Area 2 is centered around the intersection of North Main Street and West Rossi Streets. This area receives high traffic volume and visibility with its immediate proximity to both the US 101 Highway and the downtown core. FG 2 has the capacity for 72 units at densities of 15 to 24 units/acre and 296 units at 30 to 40 units/acre on underutilized sites of at least one-half acre in size.
- **Focused Growth Overlay Area 3 (South Main Street)** – Focused Growth Overlay Area 3 stretches from Geil Street on the north to Blanco Road on the south and contains existing commercial buildings that transition into the surrounding residential neighborhoods. FG 3 has the capacity for 48 units at densities of 15 to 24 units/acre and 463 units at 30 to 40 units/acre on underutilized sites of at least one-half acre in size.
- **Focused Growth Overlay Area 4 (Abbott Street)** – Focused Growth Overlay Area 4 stretches from John Street in the north to East Romie Lane in the south, and is in proximity to the Salinas Valley Memorial Hospital. FG 4 has the capacity for 100 units at densities of 15 to 24 units/acre and 379 units at 30 to 40 units/acre on underutilized sites of at least one-half acre in size.
- **Focused Growth Overlay Area 5 (East Alisal Street/East Market Street)** – Focused Growth Overlay Area 5 includes properties fronting Alisal and Market Streets from Sanborn Road to Kern Street. Cesar Chavez Community Park is located to the north of this area. FG 5 has the capacity for 45 units at densities of 15 to 24 units/acre and 71 units at 30 to 40 units/acre on underutilized sites of at least one-half acre in size.

(4) Central City (CC) Overlay District

The Central City (CC) Overlay district consists of two areas, the Downtown Core (DC) and the Downtown Neighborhood (DN), which are applied to the existing urbanized areas of the City's downtown. The purpose of the CC Overlay district is to provide development regulations and design standards to encourage and accommodate development of mixed use, commercial, retail, and office uses within the Central City, increase opportunities for infill housing and innovative retail, and improve transportation corridors into pedestrian-oriented civic boulevards with mixed-use projects. Properties located within the CC Overlay district are subject to the more specific development regulations and design standards identified in Article IV, Division 5: Central City (CC) Overlay District.

Figure 7: Central City Overlay



- **Downtown Core (DC) Area** – The use classifications for properties located in the DC area are those of the underlying base district, with several exceptions. One of the exceptions restricts residential uses on the ground floor fronting Main Street regardless of the underlying base district designation.
- **Downtown Neighborhood (DN) Area** – Properties in the DN area are subject to the use classifications and development regulations of the underlying base district, except buildings shall be a maximum of 50 feet in height and the density and FAR limitations for the DC area shall also apply to properties zoned CO, CR, PS, and MX in the DN area.

Table 48: Downtown Core Area Zoning Requirements

Standard	Requirement
Lot Size-Minimum	7,500 sq. ft. ^{1,2}
Lot Depth- Minimum	100 ft. ^{1,3}
Lot Width- Minimum	50 ft. ^{1,3}
Lot Frontage- Minimum	40 ft. ^{1,3}
Front Yard- Minimum/Maximum	0 ft./ 10 ft.
Side Yard	0 ft.
Interior Yard- Minimum/Maximum	0 ft./ 10 ft.
Corner Side Yard- Minimum/Maximum	0 ft./ 10 ft.
Rear Yard- Minimum	0 ft.
Height- Maximum	40'-160' according to Figure 37-40.110 in the Zoning Code ⁴
FAR/Residential Density- Maximum	4.0 FAR + 80 d.u. per net acre without density bonus ⁵

Notes

- 1) No minimum lot size, depth, or width will be required to accommodate viable renovation and use of existing historic or architecturally significant buildings, as determined by the City Planner.
- 2) The minimum lot size for lots with a single-family attached dwelling may be reduced to one thousand square feet.
- 3) For lots with a single-family attached dwelling, the minimum lot width requirements may be reduced to a minimum of twenty feet and the lot depth may be reduced to fifty feet. The minimum lot frontage requirement for single-family attached dwellings shall be twenty feet except that the minimum lot frontage requirement may be waived for single-family attached (rowhouse) dwellings located on lots, which do not front a street.
- 4) Structures shall not intercept a forty-five degree inclined plane inward from a height of ten feet above existing grade at an R-district boundary line. Single-story structures and ground level parking may encroach a maximum of five feet into required side and rear yards.
- 5) The method of relating floor area ratio and dwelling units per acre equates forty dwelling units per acre to a 1.0 floor area ratio. Any combination of this ratio may be used to determine appropriate residential density on a site, such as 0.25 FAR=10 dwelling units per acre and 0.5 FAR=20 dwelling units per acre.

Source: City of Salinas Zoning Code, 2015

(5) Downtown Vibrancy Plan

In 2013-2015, 28 meetings of the Downtown Stakeholder Team (18 to 24 members) and three community meetings were held to develop the “Downtown Vibrancy Plan (DVP).” On March 17, 2015, the City Council accepted the DVP as a strategic document and directed staff to proceed with seeking funding for capital improvements, policy changes, and operating budgets beginning in FY 2015-16 and subsequent years. The DVP recommends expanding the area of the Central City Overlay district and rezoning key catalyst sites such as surface parking lots from the Public/Semipublic zoning district to Mixed Use zoning district or Mixed Arterial Frontage zoning district.

(6) East Romie Lane Corridor (ERL) Overlay District

The purpose of the East Romie Lane Corridor (ERL) Overlay district is to ensure that adequate and sufficient off-street parking is provided in the vicinity of Salinas Valley Memorial Hospital for office uses and to encourage the provision and location of office and multi-family residential uses in the East Romie Lane Corridor in accordance with the General Plan. The ERL Overlay district may be combined with any underlying base zoning district. The maximum FAR in the ERL Overlay district is 1.0 + 10 du/ac for mixed office and residential uses up to a maximum of 20 du/ac for residential projects without office uses. Where a conflict occurs with the base district, the ERL Overlay district regulations prevail.

D. Parking Requirements

Table 49 and Table 50 summarize residential parking requirements in Salinas. Parking requirements do not constrain the development of housing directly. However, parking requirements may reduce the amount of available lot areas for residential development. The City determines the required number of parking spaces based on the type and size of the residential unit and has found the required parking spaces to be necessary to accommodate the number of vehicles typically associated with each residence. The City also provides a reduced parking requirement for mixed use residential buildings to encourage the development of such uses.

Table 49: Residential Parking Requirements

Type of Residential Development	Required Parking Spaces (off street)
Single-family Dwellings (Detached and Attached Units) Duplex Dwellings, Green Court Dwellings, Multiple Detached Dwellings	4 bedrooms or less: 2 per dwelling unit (2 garaged*) 5+ bedrooms: 3 per dwelling unit (2 garaged*), 3rd space may be tandem.
Multifamily Dwellings (except for condominiums)	Studio: 1 per unit. 1- bedroom: 1.5 per dwelling unit. 2- or 3- bedrooms: 2.0 per dwelling unit. 4+ bedrooms: 3.0 per dwelling unit.
Condominiums	4 bedrooms or less: 2 per dwelling unit (2 covered). 5+ bedrooms: 3 per dwelling unit (2 covered), 3rd space may be tandem.
Mobile home Parks	2 per dwelling unit, (1 covered); plus 1 space per 8 dwelling units, which must be designated for guest parking; tandem parking is permitted.
Second Dwelling Units	Studio: 1 per second dwelling unit. 1- or 2- bedrooms: 1 per bedroom. 2nd space may be tandem.
Senior Housing	1.0 per dwelling unit. 0.5 per dwelling unit for congregate housing.
Single Room Occupancy Housing	0.25 per dwelling unit.
Large Residential Care and Residential Service Facilities	1 per 3 licensed beds.
Interim Housing	1 per private sleeping room; plus 1 per 100 sq. ft. used for common sleeping areas.

Source: City of Salinas Zoning Code Section-50.360 et. seq., 2015

* Single-family attached dwelling unit parking spaces may be tandem.

Table 50: Mixed Use Parking Requirements

Type of Residential Development	Required Parking Spaces (off street)
Mixed Use Buildings: Central City (Downtown Core Area) and Focused Growth Overlay Districts and the MX, MAF, and NU (VC) Districts only. (**)	Studios, 1- bedroom and 2- bedrooms: 1 per dwelling unit; plus Nonresidential Uses: 1 per 400 sq. ft. of nonresidential floor area.
	Loading requirement only applicable to buildings with 30,000 sq. ft. of gross floor area or more.
	For mixed use buildings that have dwelling units with more than 2- bedrooms, the mixed use development parking and loading standard shall apply.
C Districts	Residential Dwelling Units (applicable to mixed use buildings with a max. of 3 dwelling units only):
	Studios, 1- bedroom and 2- bedrooms: 1 per dwelling unit; plus Nonresidential Uses: 1 per 400 sq. ft. of nonresidential floor area.
	For mixed use buildings with more than 3 dwelling units or with dwelling units with more than 2- bedrooms, the mixed use development parking and loading standard shall apply.
Mixed Use Developments	The number of off-street parking and loading spaces to be provided shall be equal to the sum of the requirements prescribed for each residential and nonresidential use.

Source: City of Salinas Zoning Code Section 37- 50.360 et. seq., 2015.

** On-street parking may be used to satisfy the off-street parking requirements in accordance with the provisions of Section 37-30.280(q) (3): On-street Parking.

(7) Barriers to Infill Developments

The DVP proposes to reallocate downtown’s parking resources and repurpose underutilized surface parking lots into structured parking and redevelopment sites. Rather than control the amount of parking required per parcel, the DVP recommends consolidating various existing and development driven demands onto single parcels in “stacked” parking arrangements. Since a shortage of on-site parking could become a common issue with future downtown development, a district-wide approach to providing parking is recommended.

In addition to on-site parking requirements, on-site open space requirements may not be practical on small infill lots. The DVP suggests relief from on-site open space requirements when parks and plazas are nearby.

E. Density Bonus Ordinance

(1) State Density Bonus

California Government Code Section 65915 provides that a local government shall grant a density bonus of at least 20 percent (five percent for condominiums) and an additional incentive, or financially equivalent incentive(s), to a developer of a housing development agreeing to provide at least:

- Ten percent of the units for lower income households;
- Five percent of the units for very low income households;
- Ten percent of the condominium units for moderate income households;
- A senior citizen housing development; or
- Qualified donations of land, condominium conversions, and child care facilities.

The density bonus law also applies to senior housing projects and projects which include a child care facility. In addition to the density bonus stated above, the statute includes a sliding scale that requires:

- An additional 2.5 percent density bonus for each additional increase of one percent Very Low income units above the initial five percent threshold;
- A density increase of 1.5 percent for each additional one percent increase in Low income units above the initial 10 percent threshold; and
- A one percent density increase for each one percent increase in Moderate income units above the initial 10 percent threshold.

These bonuses reach a maximum density bonus of 35 percent when a project provides either 11 percent very low income units, 20 percent low income units, or 40 percent moderate income units. In addition to a density bonus, developers may also be eligible for one of the following concessions or incentives:

- Reductions in site development standards and modifications of zoning and architectural design requirements, including reduced setbacks and parking standards;
- Mixed used zoning that will reduce the cost of the housing, if the non-residential uses are compatible with the housing development and other development in the area; and
- Other regulatory incentives or concessions that result in "identifiable, financially sufficient, and actual cost reductions."

Jurisdictions also may not enforce any development standard that would preclude the construction of a project with the density bonus and the incentives or concessions to which the developer is entitled. To ensure compliance with the State density bonus law, jurisdictions must reevaluate their development standards in relation to the maximum achievable densities for multi-family housing.

In accordance with Chapter 4.3 Section 65915 *et. seq.* of the California Government Code, the City of Salinas has adopted a Density Bonus Ordinance (Chapter 37-50.060 of the Zoning Code). Upon request from the applicant, the City grants a density bonus based on the percentage of affordable units, senior housing units or transfer of land to the City for development of very low income housing units or the provision of child care facilities, consistent with State law. Projects qualifying for the density bonus also receive reduced parking requirements, concessions and other development incentives. If a waiver or modification is requested, the developer must show that the waiver or modification is necessary to make the housing units economically feasible and also that the development standard(s) will have the effect of precluding construction at the density or with the concession(s) that are permitted under the density bonus section of the Zoning Code. The applicant must submit appropriate financial analysis and documentation.

(2) Senior Housing Density Bonus

In response to the growing need for senior housing, the City also offers a second type of density bonus that is far more generous than the bonus mandated by the State of California. This density bonus applies to Senior Housing Type 2 developments of five dwelling units or more that are designed for residency by qualifying residents in accordance with California Civil Code Section 51.3 and in which a minimum of 50 percent of the dwelling units are provided at an affordable housing cost.

A minimum of 60 percent of affordable housing units must be available at an affordable rent or affordable ownership cost to very low income senior households, and 40 percent of affordable housing units must be available at an affordable rent or affordable ownership cost to lower income senior households. However, a greater percentage of very low income senior housing units may be provided in lieu of some or all of the lower income senior housing units on a one-to-one ratio. The density bonus is equal to the percentage of affordable housing units in the Senior Housing Type 2 development.

4.1.3 Building Codes and Enforcement

Building and safety codes are adopted to preserve public health and safety, and ensure the construction of safe and decent housing. These codes and standards also have the potential to increase the cost of housing construction or maintenance.

The City of Salinas has adopted the 2013 California Building Standards Code. Other codes commonly adopted by reference within the region include the California Mechanical Code, California Plumbing Code, California or National Electric Code, Uniform Housing Code, and California Fire Code. Less common are the California Uniform Code for the Abatement of Dangerous Buildings, the Urban-Wildland Interface Code, and the Uniform Code for Building Conservation. Adopted amendments to the 2013 California Building Code address the following: moisture protection of concrete floors, use of plain concrete in structures that are assigned to certain Seismic Design Categories, and wall construction in structures assigned to certain Seismic Design Categories. In addition, the City amended provisions in the appendix concerning fence heights, permit and plan review fees, and fees for re-inspection.

Based on its analysis, the City finds the Building Code, local amendments and code enforcement activities to not be constraints to the development, maintenance or preservation of housing.

4.1.4 Housing for Persons with Disabilities

A. Land Use Controls

The City of Salinas allows, by-right, residential care facilities for six or fewer persons in any residential zoning district and in the NE, NG-1, NG-2 and A zoning districts. Group care facilities for seven or more persons are permitted subject to a Conditional Use Permit in any residential, mixed-use and New Urbanism zoning districts, in commercial zoning districts, as well as agricultural zoning districts.

B. Reasonable Accommodation

Building and development standards may constrain the ability of persons with disabilities to live in housing units that are suited to their needs. Currently, the City considers requests for reasonable accommodation when requests are made, without a formal application and approval process. The City is in the process of developing a formal reasonable accommodation ordinance. Adoption of this ordinance is anticipated by September 1, 2015.

C. Definition of Family

The City's Zoning Code defines family as "any group of individuals living together based on personal relationships. Excludes larger institutional group living situations such as dormitories, fraternities, sororities, monasteries, and nunneries, and also excludes such commercial group living arrangements as

congregate housing, boardinghouses, lodging-houses, and farm labor camps.” This definition is consistent with State law.

D. Building Code

As indicated above, the City of Salinas has adopted the 2013 California Building Standards Code and routinely adopts updates as they become available. The City has not adopted any special amendments to this Code that would impede housing for persons with disabilities.

4.1.5 Planning and Development Fees

Housing construction imposes certain short- and long-term costs upon local government, such as the cost of providing planning services and inspections. As a result, the City of Salinas relies upon various planning and development fees to recoup costs and ensure that essential services and infrastructure are available when needed. Planning fees for Salinas are summarized in Table 51.

Until 1978, property taxes were the primary revenue source for financing the construction of infrastructure and improvements required to support new residential development. The passage of Proposition 13 in 1978 has limited a local jurisdiction’s ability to raise property taxes and significantly lowered the ad valorem tax rate, increasing reliance on other funding sources to provide infrastructure, public improvements, and public services. An alternative funding source widely used among local governments in California is the development impact fee, which is collected for a variety of improvements including water and sewer facilities, parks, and transportation improvements.

To enact an impact fee, State law requires that the local jurisdiction demonstrate the “nexus” between the type of development in question and the impact being mitigated by the proposed fee. Also, the amount of the fee must be roughly proportional to the impact caused by the development. Nevertheless, development impact fees today have become a significant cost factor in housing development.

The City of Salinas collects development impact fees for construction of housing units, as well as commercial and industrial development and schools. These fees are used to offset impact costs associated with traffic, sanitary sewer, storm drain, street trees and parks. In addition, other local agencies collect development impact fees associated with sanitary sewer (in addition to City fees), regional traffic impacts, school districts, and floodplain or wetlands management.

Table 52 summarizes the development impact fees required by the City and other relevant agencies for residential development. Given current economic conditions, these fees constitute a significant economic challenge to providing affordable housing in Salinas, as has been experienced in communities throughout the region. Based on current conditions, planning and development impact fees are in the order of \$37,000 for a market-rate single-family home and \$24,000 for a market-rate multi-family apartment unit.

Table 51: Planning Fees¹

Application	Fee
General Plan Amendment	\$6,673.80
Conditional Use Permit	\$5,310.90
Variance	\$3,321.15
Site Plan Review	\$667.80 - \$5,566.05
Tentative Map	\$3,934.35
Parcel Map	\$2,224.45
Zone Change	\$3,235.05

Note 1: A comprehensive fee study is underway.
Source: City of Salinas, July, 1 2014.

The contribution of fees to home prices varies temporally as well as spatially. When times are good, housing production tends to lag behind demand, especially in coastal markets. Housing prices during such periods are chiefly affected by the balance between supply and demand and are much less affected by construction and development costs. When economic times are bad, as they are today in most parts of California, and demand is weak, housing prices are more sharply affected by the prices of construction inputs, including fees. The strength of the economy and housing market also determines the degree of fee shifting and who ultimately pays fees. During strong economic times, it is the final homebuyer or renter who ends up paying housing development fees; the builder or developer is mostly an intermediary. During recessionary periods, the burden of paying of fees may be shifted backward to the landowner.

Table 52: Residential Planning and Development Fees (April 2015)¹

City of Salinas	Type	Cost Basis	Single Family ²	Multi-Family ³
Sanitary Sewer Trunk Line Fee	Bedroom	\$487	\$1,461	\$974
Traffic Impact Fee:				
Existing City Limits (excluding the FGA)	Daily Trips	\$347 ⁴	\$347	\$347
Future Growth Area (FGA)	Daily Trips	\$503	\$503	\$503
Storm Sewer Trunk Fee	Bedroom	\$522	\$1,566	\$1,044
Park Fee	Bedroom	\$895	\$2,685	\$1,791
Street Tree Fee	Per 60 ft. of frontage	\$315	\$315	\$315
Fire Impact Fee	Dwelling Unit	---	\$282	\$275
Police Impact Fee	Dwelling Unit	\$1,552	\$1,552	\$1,552
Library Impact Fee	Dwelling Unit	\$1,105	\$1,105	\$1,105
Recreation Impact Fee	Dwelling Unit	\$614	\$614	\$614
City Total			\$22,599⁶	\$17,901⁶
Local Agencies				
Transportation Agency of Monterey County				
Market-Rate Units	Dwelling Unit	---	\$3,044	\$2,137
Inclusionary Units – Moderate	Dwelling Unit	---	\$2,376	\$1,668
Inclusionary Units – Low, Very Low	Dwelling Unit	---	\$1,756	\$1,233
Monterey Regional Water Pollution Control Agency	Dwelling Unit	\$3,337	\$3,337	\$3,337
Monterey County Traffic Fee ⁴	Dwelling Unit	---	\$2,159	\$1,509
School Fees⁵				
Alisal Union	Per Residential SF	\$3.80	\$7,600	\$3,040
Salinas Union High	Per Residential SF	\$1.83	\$3,660	\$1,464
Salinas Elementary	Per Residential SF	\$1.42	\$2,840	\$1,136
Santa Rita Union	Per Residential SF	\$3.50	\$7,000	\$2,800
Notes:				
1. City fees adjust on July 1 st of each year. The above fees have been adopted and will become effective July 1, 2015.				
2. Assumes a 2,000 square feet / 3-bedroom household.				
3. Assumes an 800 square feet / 2-bedroom unit.				
4. Proposed Fee – not yet approved by the County.				
5. Sample school fees for a typical project only. Actual fees depend on the school districts involved for the specific location of the project.				
6. Units in the FGA are subject to a higher Traffic Impact Fee rate and therefore, the overall total will be higher for these units.				
Source: City of Salinas, 2015				

4.1.6 Local Processing and Permit Procedures

Considerable holding costs are associated with delays in processing development applications and plans. At times, these holding costs are passed through to renters and homeowners in the price/rent of housing, thus affecting the affordability. The City of Salinas' development review process is designed to accommodate housing development applications of various levels of complexity and requiring different entitlements. Processing times vary with the complexity of the project. Single-family dwelling unit applications typically take two to four weeks through the building permit process. Multi-family development applications take four to eight weeks through the building permit process and site plan review. The City's permit procedures do not unduly constrain housing development. The following discussion describes in greater detail the City's administrative development review procedures (such as Site Plan Review) as well as discretionary review and approval processes.

A. Site Plan Review

As previously indicated, the City of Salinas requires all multi-family residential projects to undergo a ministerial Site Plan Review. The Site Plan Review process enables City staff (from the Community Development, Public Works, Police, and Fire Departments) to review development proposals prior to the building permit process. The plans are reviewed for consistency with City design standards and development regulations. The fees are minimal for this review. The Site Plan Review process does not serve as a constraint to housing production and often saves the applicant considerable time and resources. The time for processing a Site Plan Review varies with the complexity of the proposal. However, the review process can usually be accomplished within 90 to 120 days.

B. Conditional Use Permits

Conditional use permits (CUP) are required for certain land uses with unusual site development features or operating characteristics so that they may be designed, located, or operated in a compatible manner with uses on adjoining properties and in the surrounding area.

Most residential projects are permitted by right within the City's residential zoning districts. Single-family detached units are permitted by-right in all residential zones, except for the R-H-2.1 and R-H-1.8 zoning districts which are Residential High Density zones that permit multi-family development by-right. A Conditional Use Permit is required for a detached single family residence in the Residential High Density districts as the City's General Plan policies strive to maximize the development potential within each of the zoning districts, efficiently utilize the investment in infrastructure, and minimize the need to prematurely convert prime agricultural land to residential use.

A CUP is required for residential development in non-residential districts (e.g. a retail or commercial zoning district). In these cases, the project must be reviewed by the Planning Commission except that in certain cases an Administrative CUP can be approved by the City Planner as further discussed below. A CUP is granted when: 1) the proposed location of the use is in accord with the objectives of the zoning district and the General Plan; 2) the proposed use and the conditions under which it would be operated or maintained are consistent with the General Plan; 3) the proposed use would not be detrimental to the health, safety, and welfare of persons in the adjacent neighborhood nor detrimental to properties or improvements (e.g. negatively impact the provision of infrastructure and public services); and 4) the proposed use complies with the Zoning Code and any site-specific standards.

The City's CUP process typically allows the Planning Commission to consider conditional uses within approximately 90 to 120 days. Moreover, the Zoning Code authorizes the City Planner to administratively approve projects without a public hearing if the project has a statutory or legislative exemption from CEQA and no negative response is received from public noticing.

C. Planned Unit Development (PUD) Permits

In certain cases, developers will propose projects which require alternative development standards. In these cases, the City allows developers to apply for a PUD. The PUD is designed to: a) reduce or eliminate design rigidity; b) ensure orderly and thorough planning; c) encourage variety and allow greater freedom in selecting the means to provide access, light, open space, and other amenities; d) encourage the assembly of properties that might otherwise be developed in unrelated increments; and e) allow freedom of design equaling or surpassing the quality required by zoning regulations. In the PUD approval process, the Planning Commission is advisory to and makes a recommendation to the City Council. The processing time for a PUD depends on the scale and complexity of the proposal. However, review may typically be accomplished within three to four months.

D. Specific Plan (SP) Overlay District

The Specific Plan (SP) Overlay district applies to eight existing (approved) Specific Plan areas located within the City as shown on the Salinas Zoning Map. The Specific Plan Overlay district also applies to the Future Growth Area (FGA) of the City. A Specific Plan must be approved by the City, prior to the development of any land located in the Specific Plan Overlay district. In conjunction with the annexation of lands into the City limits, a Pre-zone action is required. The City makes extensive use of the Specific Plan Overlay district to demonstrate consistency with General Plan policies and provides additional flexibility in zoning regulations and design standards to recognize the unique characteristics of the neighborhood area. Although the Specific Planning process can be lengthy and usually necessitates the preparation of an environmental impact report, the Specific Plan is advantageous in that once it approved, development can generally be approved administratively, rather than undergo separate review.

4.1.7 On- and Off-Site Improvements

Site improvements required to develop specific sites vary depending on location and existing infrastructure, as well as the size of the subdivision. A subdivision of four or fewer lots is limited to the dedication of rights-of-way, easements, and the construction of reasonable off-site and on-site improvements for the parcels being created. As a condition of approval for a tract or parcel map, the subdivider must dedicate all parcels within the subdivision that are needed for streets, alleys, including access rights and abutters' rights, drainage, easements, public utility easements and other public easements. The subdivider agrees to improve all streets, alleys, drainage easements, public utility easements and other public and private easements. For subdivisions of five or more parcels, all utilities within the subdivision and along peripheral streets must be placed underground except those facilities exempted by the Public Utilities Commission regulations. Undergrounding is required for overhead lines on either side of the peripheral street. For subdivisions of four or less parcels, the subdivider is not required to underground overhead utility lines along peripheral streets, unless undergrounding of such utilities is likely to occur within the ten-year period following approval of the parcel map. In such cases, the subdivider is required to pay in-lieu fees of undergrounding such utilities. Requiring site improvements ensures that the necessary infrastructure is available for new development and is necessary to protect the health, safety and welfare of the City's residents.

The City has established standard street cross sections related to public facilities such as roadways and infrastructure facilities. Table 53 summarizes the street design standards based on the City’s subdivision requirements for both City-wide streets and streets in the proposed Future Growth Area. The standard street cross section and design standards shall be in conformance with Chapter 31 of the Salinas Municipal Code as the same may be amended or renumbered from time to time, or with the Specific Plans adopted for the Future Growth Area, as applicable.

Table 53: Street Design Standards

Street Type	R.O.W. Width (ft)	Pavement Width Including Shoulder (ft)	Traffic Index (T.I.)	Number of Lanes at Full Development	Sidewalk (ft)
Collector Streets					
Residential					
<i>Type I</i>	64	44	8	2	10
<i>Type II</i>	60	40	7	2	10
Commercial & industrial	64	44	9	2	10
Bus route	64	44	8	2	10
Local streets					
Standard residential	60	36	6	2	12
Commercial & industrial	64	44	8	2	10
Bus route	60	40	8	2	10
Alley residential	24	24	4	2	none
Alley commercial	30	30	8	2	none
Cul-de-sac: maximum length= 400 feet; turnaround right-of-way diameter= 100 feet min.	56	36	5	2	10
Turnaround pavement diameter= 80 feet min.	100 (dia.)	80 (dia.)	5	2	10
Frontage road					
Residential road	42	30	5.5	2	10 (one side only)
Commercial road	50	36	8.5	2	10 (one side only)
Private road					
Subject to approval of the Planning Commission, Director of Community Development, and City Engineer.					

Table 53: Street Design Standards

Proposed Future Growth Area (May be modified by the adopted Specific Plan)				
	Curb to Curb (ft)	Park Lanes (ft)	Travel Lanes (ft)	Recommended Maximum ADT
Local Residential Street 1	32	7	9	1,000
Local Residential Street 2	34	7	10	1,500
Local Residential Street 3	36	7	11	2,000
Local Residential Street 4	28	7	10.5	2,000
Collector Street w/out Bike Lanes	38	8	11	3,000+

Source: City of Salinas Municipal Code Section 31-804.5, 2015

4.1.8 Inclusionary Housing Program

Inclusionary housing describes a local government requirement that a specified percentage of new housing units be reserved for, and affordable to, lower and moderate income households. The goal of inclusionary housing programs is to increase the supply of affordable housing commensurate with new market-rate development in a jurisdiction. This can result in improved regional jobs-housing balances and foster greater economic and racial integration within a community. The policy is most effective in areas experiencing rapid growth and a strong demand for housing.

A. Requirements

As rental and owner-occupied housing prices in Salinas became increasingly more expensive, the City introduced an Inclusionary Housing Ordinance in 1992. According to the ordinance, which is incorporated into Article 3, Chapter 17 of the City’s Municipal Code, all new developments of 10 to 19 units are required to provide two lower income households inclusionary units. For developments with 20 and more units, the City has three options for inclusionary housing, which are summarized in Table 54.

Table 54: Salinas Inclusionary Housing Requirements

Option	Very Low Income	Low Income	Moderate Income	Workforce Housing	Total Minimum Inclusionary Units	In-Lieu Fee Option
10 to 19 Units *		2 units			2 units	No
20 or more units						
Option One	4%	8%	4%	4%	20%	No
Option Two	5%	10%	5%	5%	25%	No
Option Three	7%	12%	8%	8%	35%	Yes, subject to City Council approval

Source: City of Salinas Municipal Code Section 17-6, 2015.

* Developments consisting of 10-19 units can choose to provide two low income units or any of the three options described in the table.

B. Incentives

Under the City's Municipal Code, the City Council is authorized to adopt additional guidelines to assist in the implementation of the Inclusionary Housing Requirements. The City is responsible for the enforcement of the provisions of the requirement; and provides technical assistance to developers through the affordable housing plan submittal and inclusionary housing agreement process. The City also provides many incentives for selecting Options 1 through 3 for including the inclusionary units. These incentives include the following:

- In Option 1, single-family detached inclusionary units may be constructed on smaller lots than market-rate units in the same residential development.
- In Options 2 and 3:
 - Inclusionary units may be smaller in size than market-rate units in the same residential development.
 - Inclusionary units may consist of different unit types than market-rate units in the same residential development.
 - No more than 60 percent of inclusionary units are required to have three or more bedrooms regardless of the percentage of units with three or more bedrooms in the residential development.
 - Ninety percent of the market-rate units in a construction phase may be completed prior to construction of the inclusionary units within that phase.
- In Option 3, the applicant may choose to pay fees and dedicate property in lieu of constructing the very low income and lower income inclusionary units; or may contract with a non-profit corporation to construct all or part of the inclusionary units.
- Inclusionary units may have different interior finishes and features than market-rate units in the same residential development, as long as the finishes and features are durable and of good quality.

C. Ordinance Update

The City has reviewed all development to date subject to inclusionary housing requirements, and no projects have been deemed to be infeasible due to these requirements. The inclusionary housing requirements were recently waived, however, by the City Council for a rental project in 2012, in recognition of a Second District Court of Appeal decision in 2009. At the time of adoption Salinas conducted a feasibility analysis that found that the requirements would not be an impediment to growth. As such, it is the conclusion of the City that the inclusionary housing policy does not cause an undue constraint on residential development. This policy has resulted in over 900 inclusionary units being constructed to date.

In 2014, the City began the process of updating the Inclusionary Housing Ordinance to reflect market conditions and legal changes. A nexus study and an affordability gap analysis are being conducted as part of the update to the Ordinance. Adoption of the new ordinance is anticipated by early 2016.

4.2 Environmental and Infrastructure Constraints

4.2.1 Environmental Constraints

Environmental hazards affecting housing units include seismic hazards, flooding, toxic and hazardous waste, fire hazards and noise. The following hazards may impact future development of residential units in the city.

A. Seismic Hazards

Salinas lies within a region with active seismic faults, and is therefore subject to the risk of hazards associated with earthquakes. Seismic activity poses two types of hazards: primary and secondary. Primary hazards include ground rupture, ground shaking, ground displacement, and subsidence and uplift from earth movement. Primary hazards can induce secondary hazards including ground failure (lurch cracking, lateral spreading, and slope failure), liquefaction, water waves (tsunamis and seiches), movement on nearby faults (sympathetic fault movement), dam failure, and fires.

No known active fault is located in the City, and no Alquist-Priolo Earthquake Fault Zoning in the City has been identified by the State. Consequently, the potential for ground rupture is considered low. Although the potentially active King City and Gabilan Creek Faults (active within the last three million years, though not the last 11,000 years) are located within the City, they are not expected to generate seismic activity. The greatest seismic threat is related to the San Andreas and Calaveras Faults which are located outside of City limits.

Damage from earthquakes is often the result of liquefaction. Liquefaction occurs primarily in areas of recently deposited sands and silts and in areas of high groundwater levels. Especially susceptible areas include sloughs and marshes that have been filled in and covered with development. Salinas has several former wetland areas that have been “reclaimed” (drained and filled) and developed. In addition, Salinas rests on almost 1,800 feet of alluvium.

The City assesses development proposals for potential hazards pursuant to CEQA, requiring mitigation measures to mitigate all identified public safety hazards. The City also implements the most recent geologic, seismic, and structural guidelines including the most recent California Building Code, with amendments to increase seismic safety. During the review of development proposals involving grading, unstable soils, and other hazardous conditions, the City requires surveys of soils and geologic conditions, and incorporated measures into projects that minimize geologic hazards.

B. Flooding

The Salinas area topography includes creeks and lakebeds, which with the exception of the Salinas River are seasonal. All of the creeks are tributary to the Monterey County Water Resources Agency (MCWRA) Reclamation Ditch 1665, which serves as the primary drainageway for the City.

Flood-prone areas have been identified primarily in a wide band on either side of the creeks, in the vicinity of the Airport (a former historic lake), and a narrow strip along the Reclamation Ditch running northwest-southwest through the City. A series of lakebeds along the ditch are subject to flooding and are included in the floodplain as established by the Federal Emergency Management Agency (FEMA). These historic lakebeds along the ditch are subject to flooding during more intense storm events and

serve as retention basins. Thus, they hold water when the capacity of the Reclamation Ditch is reached and protect areas downstream from flooding; although, the areas adjacent to the lakes also become flooded.

The City has a Sewage and Drainage Master Plan of 2004 that addresses the necessary storm drain system needed to meet development capacity identified in the 2002 Salinas General Plan. Existing problems with the storm drain system were identified and prioritized.

Salinas also has the potential for inundation due to the failure of the Nacimiento and San Antonio Dams. According to the City's Multihazards Emergency Plan, in the event that one of these dams was to fail during a normal wet river flow, approximately two-thirds of Salinas would be flooded within 22 hours after failure. Salinas is required by Section 8589.5 of the California Government Code to have emergency procedures for the evacuation and control of populated areas within the limits of inundation below dams. In addition, real estate disclosure upon sale or transfer of property in the inundation area is required under Section 1103 of the Civil Code.

Salinas participates in the National Flood Insurance Program (NFIP), which is administered by FEMA. The NFIP program provides federal flood insurance and federally financed loans for property owners in flood prone areas.

The City also continues to control development in the floodplain and floodway through its Flood (F) Overlay District regulations and implementing Article IV, Division 1 of Chapter 37 of the Municipal Code (Sections 37-40.010 to 060). These measures help to protect the public and their property from flood hazards by limiting development within those areas subject to flooding and ensuring that allowed development occurs in a manner that does not increase the risk of flooding to the project, nor the community as a whole.

The City of Salinas has been issued several National Pollutant Discharge Elimination System (NPDES) permits by the Central Coast Regional Water Quality Control Board (CCRWQCB) during the late 1990s up until recently. The last NPDES permit was issued May 3, 2012 for a five year period. The City has no choice but to accept the conditions/requirements of the NPDES Permit once issued. The Permit requires all development to follow Low Impact Development (LID) principles which reduce sources of pollution and require all developments to approximate the pre-existing condition (before the influence of man) and mitigate any increases in storm runoff due to development and filter storm runoff before it enters streams and creeks. The impacts which trigger NPDES Permit requirements includes disturbing existing ground and creating and/or replacing impervious and/or managed turf surfaces over 2,000 square feet minimum area.

If a project is required to meet NPDES Permit requirements, storm water related development submittal process is triggered. The complexity of the submittal/review process increases as the impact increases up to the maximum requirements which are triggered at 22,500 square feet of impact. The NPDES Permit requirements add another review to the development process which requires experienced engineering design personnel to provide the required designs/calculations/submittals for City engineering staff/City engineering consultants to review and approve and can add additional design costs starting at approximately \$2,000 and varying upwards for each project submitted for compliance. The related NPDES Permit compliance submittal and review process slows down the approval process when compared with projects which do not meet the thresholds and are not required to provide the

required submittals. However, as previously related, the City has no choice but comply with the NPDES Permit requirements as the requirements are mandated by the CCRWQCB.

The current permit requires addressing these storm water standards on a parcel-by-parcel basis, in lieu of regional facilities. Thus, a 40-unit project on 3 acres would be required to install appropriate features on the 3-acre property to address the storm water development permit requirements, as opposed to paying toward a regional facility to address the water quality “impacts.”

C. Toxic and Hazardous Wastes

Many chemicals used in household cleaning, construction, dry cleaning, film processing, landscaping, and automotive maintenance and repair are considered hazardous. Within Salinas there are approximately 172 generators of hazardous wastes. (Source: EPA EnviroMapper website-<http://www.epa.gov/myem/efmap/index.html?ve=12,36.67087936401367,121.65482330322266&pT ext=Salinas,%20CA>)>. Hazardous waste generators include facilities such as automotive repair and medical office buildings. Of the 172 EPA-registered hazardous waste generators within the City, approximately ten are located in areas projected to be inundated by the 100-year flood projected by FEMA.

Both the federal government and the State of California require all businesses that handle more than a specified amount of hazardous materials or extremely hazardous materials to submit a business risk management plan to its local Certified Unified Program Agency (CUPA). In order to effectively manage hazardous materials and waste, the City also implements applicable portions of the Monterey County Hazardous Waste Management Plan and works with the Salinas Valley Solid Waste Authority to implement its Household and Small Business Hazardous Waste Programs.

D. Brownfields

GeoTracker is an online database maintained by the State Water Resources Control Board that (1) provides access to statewide environmental data and (2) tracks regulatory data for the following types of sites: Leaking Underground Storage Tanks (LUST) cleanup sites; Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites); Military sites (consisting of: Military Underground Storage Tank [UST] sites; Military Privatized sites; and Military Cleanup sites [formerly known as DoD non UST]); Land Disposal sites (Landfills); and Permitted UST facilities. Viewing the map of sites in Salinas shows a concentration in the downtown area and Market Street corridors, in part because of the age of development as well as hazardous activities that were allowable many years ago. There is no funding available for remediation, which can be an impediment to development. Mid-Peninsula Housing’s proposed affordable housing project in Chinatown is struggling with remediation costs.

E. Fire Hazards

Salinas is an urbanized community surrounded by agricultural lands. The greatest fire risk in Salinas is fire within the urban area. Structural and automobile fires are the most common fire risks for residents of Salinas. Risk of wildland fires is associated with the rangelands on the hillsides surrounding the community. As development extends out closer to these areas, the risk of wildland fires will increase.

The City currently promotes fire prevention in the following ways:

- Funds the Salinas Fire Department to implement fire hazard education and fire prevention programs, including weed abatement programs;
- Ensures coordination between Cal Water, Alco, and the Fire Department to provide adequate water pressure for fire-fighting purposes; and
- Adopted and implements the most recent Uniform Fire Code provisions and appropriate amendments to reflect the unique needs of Salinas.

The Salinas Fire Department presently has six stations with plans and land allocated for a seventh station. Salinas has a contract with Salinas Rural Fire Protection District to provide fire protection services to a portion of their Fire Protection District.

F. Salinas Municipal Airport

The Salinas Municipal Airport is a general aviation airport located in the southeastern portion of the City and provides support to the surrounding agricultural industry by allowing operation of agriculture-related equipment, such as helicopters and corporate aircraft. The type of development occurring in the airport vicinity impacts the safety of aircraft operation, as well as the number of people exposed to aircraft hazards, such as excessive noise and airplane crashes.

The Salinas Municipal Airport Master Plan, the Monterey County Airport Land Use Plan, and California Airport Land Use Planning Handbook provide guidance as to appropriate land uses in the area surrounding the airport. Development controls include limiting development within areas subject to high noise levels and limiting the intensity and height of development within aircraft hazard zones.

G. Noise

Residential land uses are generally considered to be the most sensitive to loud noises. The principal noise sources in Salinas are the transportation systems. Roadways are the primary source of transportation-generated noise. The four major sources of transportation related noise in Salinas are:

- Traffic on Highways 101, 68 and 183;
- Traffic on major arterial roadways within the City;
- Train movement on the Union Pacific Railroad and Amtrak lines; and
- Flight activity at the Salinas Municipal Airport.

Section 37-154 Performance Standards of the City's Zoning Code provides controls for excessive and annoying noise from stationary sources such as air conditioning and refrigeration units, industrial development and commercial activities, and other potentially nuisance-related noise sources. Section 37-154 of the Zoning Code establishes allowable exterior noise levels for agricultural, residential, commercial, industrial, and public and semipublic districts.

The City's Community Development Department considers noise in the project review process and works with the applicant to use site planning and other design strategies to reduce noise impacts to a level less than significant. If the impact cannot be reduced to a level less than significant or avoided with accepted noise reduction methods or other mitigation, the proposed project is determined "Clearly Unacceptable" and is not approved.

4.2.2 Infrastructure Constraints

A. Water

California Water Service Corporation (Cal Water) and Alosal Water Corporation (Alco) provide water to the City of Salinas. Alco serves approximately one-third of the City. The service area is primarily in the east and southeast portions of the City. Cal Water services the majority of the urbanized planning area including: Vista Del Oro, Las Palmas, Toro Park, Oak Hills, Bolsa Knolls, and Las Lomas.

The source of all urban and agricultural water for Salinas is groundwater. Water supplies for the City are limited to the watershed since no imported water sources are available. The City's groundwater supply is also threatened by seawater intrusion and nitrate contamination due to the substantial agricultural activity within the region.

The two water purveyors will be able to provide necessary infrastructure to serve new development, but they are limited currently to using groundwater for future water supplies. The availability of good quality groundwater may be negatively impacted by the ongoing problem related to seawater intrusion and nitrate contamination. If too much of the groundwater basin becomes contaminated, reducing available supplies, the demand for potable water generated by the development proposed in the General Plan may exceed the available supply. Extended statewide drought conditions and other considerations may limit the possibility of adding imported water sources to compensate for the potential loss of potable water in the groundwater basin.

Both water purveyors have a policy to serve new development as required within their service area boundaries. Both purveyors anticipate having capacity to serve future growth within the City. Water can be provided to new housing in growth areas, since new housing typically results in less water usage than existing agricultural uses.

B. Sewer

The Monterey Regional Water Pollution Control Agency (MRWPCA) provides regional wastewater conveyance, treatment, disposal, and recycling services to all of the sewered portions of northern Monterey County, including the entire City of Salinas. Wastewater treatment for the City is provided by MRWPCA's Regional Treatment Plant in Marina. The Regional Treatment Plant is a secondary level plant using the Trickling Filters-Solids Process (TF-SC) process. The plant is rated at 29.6 mgd and current flows are about 17.8 mgd. In 2014, MRWPCA prepared updated flow projections for the region through 2054. MRWPCA's projections indicate that the existing regional plant has adequate treatment capacity to accommodate growth through Year 2055.

4.3 Market Constraints

4.3.1 Land Prices

Land costs have a demonstrable influence on the cost and availability of affordable housing. Land prices are determined by a number of factors, most important of which are land availability and permitted development density. As land becomes less available, the price of land increases. In coastal Monterey County, undeveloped land is limited, and combined with a growing population, land prices have been increasing.

The land cost in the City of Salinas is less than some of the other Monterey Peninsula cities, especially those on the coast. Given the extended downturn in the real estate market, land price projections are difficult to make with confidence. For a period of time, development of for-sale housing dwindled, but in 2013 and 2014 applications for large development entitlements (i.e., specific plans) were submitted to the City for adoption of the North of Boronda FGA. Financial markets have been reluctant to provide construction and permanent loans due to the sluggish market. Vacant residential parcels have been priced at or above the price for constructed residential units, suggesting a zero or negative land value.

4.3.2 Construction Costs

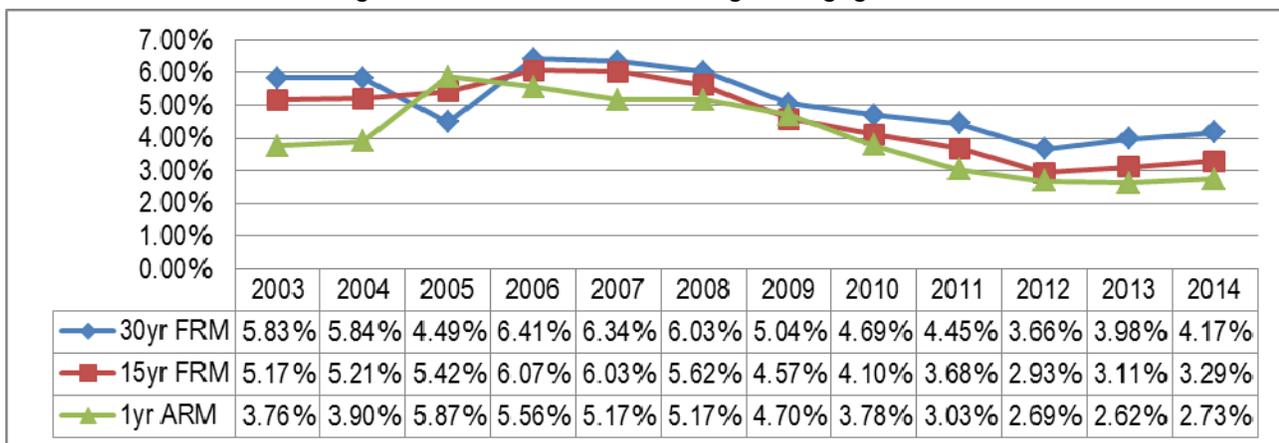
Construction costs are primarily determined by the costs of materials and labor. They are also influenced by market demands and market-based changes in the cost of materials. Construction costs depend on the type of unit being built and the quality of the product being produced. However construction costs are set by regional and national factors that rarely impede housing development in specific localities.

4.3.3 Financing

Mortgage interest rates have a large influence over the affordability of housing. Higher interest rates increase a homebuyer’s monthly payment and decrease the range of housing that a household can afford. Lower interest rates result in lower monthly payments for the homebuyer and can increase the purchasing ability.

When interest rates rise, the market typically compensates by decreasing housing prices. Similarly, when interest rates decrease, housing prices begin to rise. There is often a lag in the market, causing housing prices to remain high when interest rates rise until the market catches up. Lower income households often find it more difficult to purchase a home during this time period. Figure 8 shows the average interest rates for each year from 2003 to 2014.

Figure 8: National Annual Average Mortgage Rates



Source: Freddie Mac Primary Mortgage Market Survey, 2015

From 2003 to 2006, annual average interest rates generally increased. The annual averages began to decline in 2007 and dropped very significantly from 2008 to 2012. Interest rates are determined by national policies and economic conditions, and there is little that a local government can do to affect these rates.

As shown in Table 55, the number of loan applications increases as income increases. The percentage of persons denied for a home loan in Salinas is highest for the very low income (less than 50 percent of the AMI) category with 30.3 percent, and only 55.6 percent of the low income household applications resulted in loan origination.

During recent years, the qualifications and lending standards for home loans have changed. Nationally, beginning in 2006 there was a large increase in the number of delinquencies and foreclosures in the residential market; as a result, lenders now have more stringent qualifications for home loans. Despite lower current interest rates, lower income households may find it more difficult to qualify now than prior to 2007.

In the past, in order to extend home buying opportunities to lower income households, jurisdictions often offer down payment assistance and interest rate write-downs, primarily using federal HOME Investment Partnership Act (HOME) and local redevelopment housing set aside funds. However, with the significant reductions in federal funding since 2012 and elimination of redevelopment, most communities in California no longer can afford to operate these programs.

Table 55: Mortgage Lending Approval Rates – Salinas (2013)

Income Group	Total Applications	Loans Originated	Withdrawn or Incomplete	Approved But Not Accepted	Applications Denied
<50% MFI	277	154 (55.6%)	31 (11.2%)	8 (2.9%)	84 (30.3%)
50-79% MFI	781	455 (58.3%)	103 (13.2%)	48 (6.1%)	175 (22.4%)
80-119% MFI	1,182	733 (62.0%)	168 (14.2%)	53 (4.5%)	228 (19.3%)
≥120% MFI	1,842	1,220 (66.2%)	234 (12.7%)	111 (6.0%)	277 (15.0%)
Income Not Available	415	244 (58.8%)	77 (18.6%)	22 (5.3%)	72 (17.3%)
Total	4,497	2,801 (62.3%)	613 (13.6%)	242 (5.4%)	836(18.6%)

Source: lendingpatterns.com, 2014, HMDA Data,

4.3.4 Energy Conservation

The City of Salinas is committed to conserving energy and reducing pollution associated with the production of electricity. The City continues to require compliance with Title 24 of the California Administrative Code on the use of energy efficient appliances and insulation. Through compliance with Title 24, new residential development has produced reduced energy demands.

Pacific Gas and Electric (PG & E), which provides electrical service in Salinas, offers public information and technical assistance to developers and homeowners regarding energy conservation. PG & E also provides a number of rebate programs for energy efficient new construction and home improvements.

Section 31.804.18 of the Salinas Municipal Code, Energy Conservation in Chapter 31, Subdivisions requires that new subdivisions requiring a tentative map provide, to the extent feasible, for future

passive or natural heating or cooling opportunities in the subdivision. Examples of passive or natural heating opportunities in subdivision design include design of lot size and configuration to permit orientation of a structure to take advantage of shade or prevailing breezes.

In the Zoning Code, design standards of residential districts discuss lot orientation (passive) and encourage alternative fueling systems in garages for electric vehicle charging, among other energy conservation features.

Brochures with information about Green Building to promote energy conservation are available at the Permit Center of the Permit Services Division of the City Department of Community Development.

5. Housing Resources

5.1 Potential for Future Housing

State law requires that jurisdictions provide an adequate number of and properly zoned sites to facilitate the production of their regional share of housing. To determine whether a jurisdiction has sufficient land to accommodate its share of regional housing needs for all income groups, that jurisdiction must identify “adequate sites.” Under State law (California Government Code section 65583[c][1]), adequate sites are those with appropriate zoning designations and development regulations—with services and facilities—needed to facilitate and encourage the development of a variety of housing for all income levels. The land resources available for the development of housing in Salinas are addressed here.

5.1.1 Regional Housing Needs Allocation (RHNA)

California General Plan law requires each city and county to have land zoned to accommodate its fair share of the regional housing need. HCD allocates a numeric regional housing goal to the Association of Monterey Bay Area Governments (AMBAG). AMBAG is then mandated to distribute the housing goal among the cities and counties in the region. This share for the AMBAG region is known as the Regional Housing Needs Allocation, or RHNA. The AMBAG region, for RHNA purposes, includes Monterey and Santa Cruz Counties. The major goal of the RHNA is to assure a fair distribution of housing among cities and counties within the AMBAG region so that every community provides for a mix of housing for all economic segments. The housing allocation targets are not building requirements; rather, they are planning goals for each community to accommodate through appropriate planning policies and land use regulations. Allocation targets are intended to assure that adequate sites and zoning are made available to address anticipated housing demand during the planning period.

The current RHNA for the AMBAG region covers a 10-year planning period (January 1, 2014 to December 31, 2023)¹³ and is divided into four income categories: very low, low, moderate, and above moderate. As determined by AMBAG, the City of Salinas’ allocation is 2,229 new housing units during this planning cycle, with the units divided among the four income categories as shown in Table 56.

¹³ The Housing Element planning period differs from the RHNA planning period. The Housing Element covers the planning period of December 31, 2015 through December 31, 2023.

Table 56: RHNA 2014-2023

Income Group	Total Housing Units Allocated	Percentage of Units
Extremely/Very Low	538	24.1%
Low	350	15.7%
Moderate	406	18.2%
Above moderate	935	41.9%
Total	2,229	100%

Source: Association of Monterey Bay Area Governments

Note: Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation. Therefore, the 538 very low income units can be evenly split between 269 extremely low and 269 very low income units.

5.1.2 Progress towards the RHNA

Since the RHNA uses January 1, 2014 as the baseline for growth projections for the 2014-2023 planning period, jurisdictions may count toward the RHNA housing units developed, under construction, or approved since January 1, 2014. From January 1, 2014 to April 28, 2015, permits for 136 units were approved or issued (Table 57). Included in the credits is the Hacienda Senior Affordable Housing Development (Phase IV) consisting of 41 senior rental housing units affordable to senior families with household incomes at 30 to 60 percent of the average median County income level (AMI).

Together, the units credited towards the RHNA have the following income distribution:

- 21 very low-income units
- 20 low-income units
- 6 moderate-income units
- 89 above moderate-income units

Second dwelling unit construction is credited towards the moderate-income RHNA based on the typical housing cost for those specific types of units (studio and one-bedroom units). According to current rental rates in the City obtained through a review of advertisements during January 2015, the average rents reported were \$756 for studio apartment units and \$1,019 for one-bedroom apartments. Based on this data and the housing affordability thresholds shown in Table 25 of the Needs Assessment, second units are affordable to moderate-income (81-120 percent AMI) households.

After counting as credit the units with approved or issued permits, the remaining RHNA need for the 2014-2023 Planning Period is 2,093 units. Allocation of the remaining need by income category is shown in Table 57.

Table 57: Credits Toward the RHNA

	Extremely and Very Low Income (0-50% AMI)	Low Income (51-80% AMI)	Moderate Income (81-120% AMI)	Above Moderate Income (121%+ AMI)	Total
Permits Approved/ Issued					
Single Family Homes					
Various	--	--	--	49	49
Multi-Family Units					
Creekbridge Village Apartments	--	--	--	36	36
Hacienda Senior Phase IV (Housing Authority County of Monterey))	21	20	--	--	41
Mixed Use Units					
137 Monterey St.	--	--	--	4	4
Second Dwelling Units					
110 Oak St.	--	--	1	--	1
1106 C St. #A	--	--	1	--	1
20 Kentucky St.	--	--	1	--	1
774 Josephine St.	--	--	1	--	1
1026 Kimmel St. A	--	--	1	--	1
1320 Second Ave. A	--	--	1	--	1
Total	21	20	6	89	136
<i>2014-2023 RHNA</i>	<i>538</i>	<i>350</i>	<i>406</i>	<i>935</i>	<i>2,229</i>
Remaining RHNA	517	330	400	846	2,093

Source: City of Salinas, 2015

5.1.3 Residential Land Inventory

State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction’s share of the region’s projected growth. After calculating the permits approved or issued since January 1, 2014 in Table 57, the City has a remaining RHNA target for 2014-2023 of 2,093 units. The City has many residential development opportunities with sufficient capacity to meet and exceed the identified housing need (Figure 9). The opportunities shown in this inventory consist of vacant residential sites, vacant mixed use sites, and underutilized mixed use sites. Altogether, these sites ensure that adequate sites beyond the remaining RHNA are provided for in the planning period. There are no identified constraints on these sites that would prevent development or reuse during the Housing Element period.

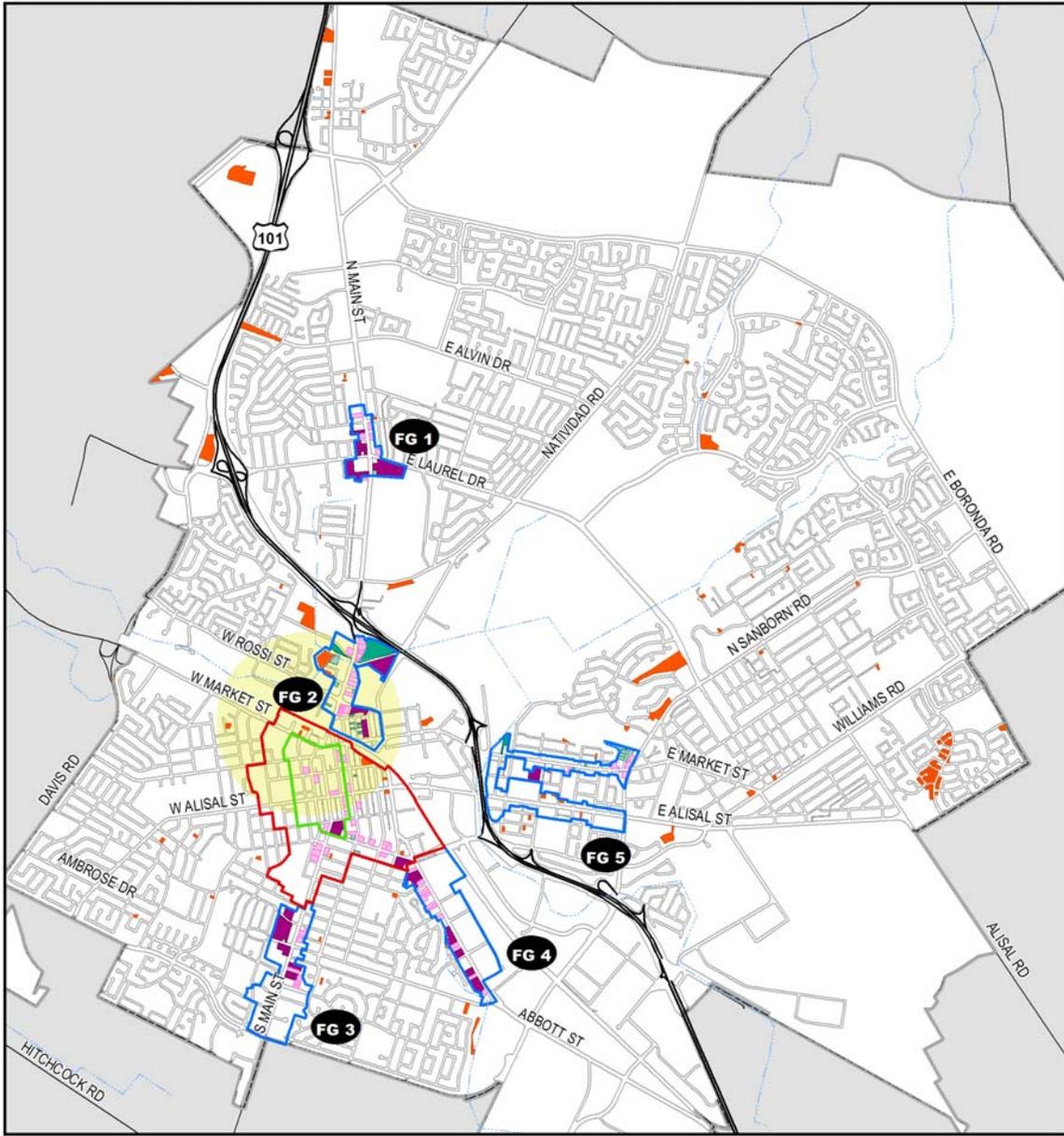
A. Land Inventory Considerations

Consistent with HCD Guidelines, methodology for determining realistic capacity on each identified site must account for land use controls and site improvements. Minimum allowed densities are used to calculate realistic capacity for the sites included in the land inventory (consistent with California Government Code 65583.2[c][1]). The Salinas General Plan and Zoning Code require minimum

densities to be provided in the Residential Low, Residential Medium, and Residential High districts. City of Salinas land use regulations provide a range of densities for single-family (6 to 8 du/ac, without density bonus) and multi-family (9 to 24 units/acre, without density bonus) housing development to accommodate a range of housing options. Minimum densities for mixed use developments are either 15 units/acre or 30 units/acre (determined by size and location).

The capacity of sites that allow development densities of at least 30 units per acre are credited toward the lower income RHNA based on State law. The California Government Code states that if a local government has adopted density standards consistent with the population based criteria set by State law (at least 30 units/acre for Salinas), HCD is obligated to accept sites with those density standards (30 units/acre or higher) as appropriate for accommodating the jurisdiction's share of regional housing need for lower income households. In 2013, the City amended the MX zoning district and Focused Growth Overlay district regulations to allow for a minimum density of 30 units/acre and a maximum density of 40 units/acre (without density bonus) for parcels one acre in size or larger, in order to ensure adequate site for higher density residential uses. Also amended were the permitted uses for a select group of parcels to allow residential multi-family projects by right. The City also included an amendment to allow developments on certain MX-zoned parcels located within 2,500 feet of the Intermodal Transportation Center to have up to a maximum density of 80 units/acre (without density bonus), subject to the approval of a Conditional Use Permit. Higher densities of up to 80 units/acre are also allowed in the Central City Overlay (Downtown Core) for mixed use projects and 60 units/acre for solely residential projects. Parcels one acre in size or larger that are zoned Mixed Use (MX) and Mixed Arterial Frontage (MAF) and located in specific overlay districts are consistent with the State-established default density standard (30 units/acre) for metropolitan jurisdictions such as Salinas. Therefore, these parcels are considered appropriate to accommodate housing for lower income households consistent with Government Code Section 65583.2(c)(3)(B). Sites zoned at 15 to 24 units/acre are credited towards the moderate income RHNA.

Figure 9: Residential Land Inventory



Water Features
 Freeway
 City Limits
 Major Roads

Vacant Residential Sites
Vacant Mixed Use Sites
 <1 acre parcels
 1+ acre parcels
Underutilized Mixed Use Sites
 <1 acre parcels
 1+ acre parcels

Downtown Core Area
 Central City Overlay District
 Focused Growth Overlay District
 2500 ft. from ITC
 (Intermodal Transportation Center)

Sources: City of Salinas, 2015

Residential Land Inventory

B. Vacant Land Inventory

Identification of vacant residential and mixed use land was based on the 2007 Housing Element sites inventory, with developed and non-viable sites removed. All sites in the vacant land inventory were included in the 2007 Housing Element. (See Appendix B for detailed sites table.) The inventory of vacant residential and mixed use land in Salinas totals 82 acres. These vacant properties, identified in Table 58 and Table 59, have the potential to yield 1,144 units.

(1) Vacant Residential Land

The inventory of vacant residentially zoned land and commercial land that permits residential uses in Salinas totals 65.5 acres. The majority of these vacant parcels are designated for minimum densities ranging from six to 15 units/acre. These vacant properties, identified in Table 58, have the potential to yield 741 units at densities appropriate for moderate- or above moderate-income housing.

Furthermore, the Downtown Vibrancy Plan identified lots currently used as surface parking and zoned Public/Semi-Public that could be rezoned MX or MAF in the future.

Table 58: Vacant Residentially Zoned Land Inventory

General Plan	Zoning	# Parcels	Residential Density Range Allowed	Acres	Realistic Capacity (units) ¹	Potential Affordability Level ²
Residential Low Density	R-L-5.5	28	6-8 units/acre	12.8	79	Above Moderate
	R-M-3.6	3	8-12 units/acre	6.3	51	Above Moderate
	R-H-2.1	1	15-20 units/acre	0.1	1	Moderate
Residential Medium Density	R-L-5.5	1	6-8 units/acre	0.2	1	Above Moderate
	R-M-2.9	12	8-15 units/acre	3.5	27	Above Moderate
	R-M-3.6	73	8-12 units/acre	8.2	73	Above Moderate
	CR	2	15-24 units/acre	0.4	5	Moderate
Residential High Density	R-M-3.6	1	8-12 units/acre	0.6	5	Above Moderate
	R-H-1.8	2	15-24 units/acre	0.7	11	Moderate
	R-H-2.1	13	15-20 units/acre	7.8	114	Moderate
Office	CO	3	15-20 units/acre	3.6	54	Moderate
	CO/R	1	15-20 units/acre	0.2	2	Moderate
	CR	1	15-20 units/acre	0.4	6	Moderate
Retail	CR	19	15-20 units/acre	20.7	312	Moderate
Total		160		65.5	741	

Notes:

1. Minimum allowed densities are used to calculate realistic capacity.
2. Potential affordability level represents the level of affordability that would be considered feasible based on the density range allowed, without subsidy or with a reasonable amount of subsidy.

(2) Vacant Mixed Use Land

The inventory of vacant mixed use zoned land in Salinas totals 16.5 acres. The majority of these vacant parcels are designated for densities ranging from 15 to 24 units/acre. Three mixed use parcels (totaling just over 10 acres) allow for a minimum density of 30 units/acre, and one of these parcels allows residential uses by right (with a capacity for 226 units). These vacant mixed use properties, identified in Table 59, have the potential to yield 403 units. The overlay districts identified in Table 59 are discussed in more detail in the Underutilized Land Inventory section.

Table 59: Vacant Mixed Use Land Inventory¹

General Plan	Zoning	Overlays	# Parcels	Allowed Density Range	Acres	Realistic Capacity (units) ²	Potential Affordability Level ³
Parcels <1 Acre in Size							
Arterial Frontage	MAF	FG 2- N. Main St/ Soledad St.	4	15-24 units/acre	1.5	24	Moderate
	MAF	FG 5- E. Alisal St./ E. Market St	2	15-24 units/acre	0.2	4	Moderate
Mixed Use	MX	Central City Overlay	4	15-24 units/acre	0.7	10	Moderate
	MX	FG 1- N. Main St/W. Laurel	2	15-24 units/acre	0.4	6	Moderate
	MX	FG 2- N. Main St/ Soledad St.	12	15-24 units/acre	1.0	16	Moderate
	CO/CR/RL	FG 5- E. Alisal St./ E. Market St	8	15-24 units/acre	2.7	41	Moderate
Subtotal			32		6.5	101	
Parcels ≥1 Acre in Size							
Arterial Frontage	MAF	FG 2- N. Main St/ Soledad St.	1	30-40 units/acre	1.2	36	Very Low
	MAF	FG 5- E. Alisal St./ E. Market St	1	30-40 units/acre	1.3	40	Very Low
Mixed Use	MX ⁴	FG 2- N. Main St/ Soledad St.	1	30-40 units/acre	7.5	226	Very Low
Subtotal			3		10	302	
Total			35		16.5	403	

Notes:

1. The Future Growth Area is not included on this chart because the lands are not zoned for residential or mixed use at this time.
2. Minimum allowed densities are used to calculate realistic capacity.
3. Potential affordability level represents the level of affordability that would be considered feasible based on the density range allowed, without subsidy or with a reasonable amount of subsidy.
4. Allows residential uses by-right.

MAF= Mixed Arterial Frontage, MX= Mixed Use

Source: City of Salinas Information Systems, GIS data, February 2015.

Furthermore, the Downtown Vibrancy Plan of March 2015 identifies lots currently used as surface parking and zoned Public/Semi-Public that could be rezoned MAF or MX.

C. Underutilized Land Inventory

As vacant land has become scarce in Salinas, the use of underutilized commercial land has become a more attractive alternative for residential units. The sites included in this inventory have the highest potential for development within the planning period based on size, density, opportunities for consolidation, past market demand, and established regulatory incentives for development. All but two parcels in the underutilized land inventory for this planning period were included in the 2007 Housing Element (with developed or non-viable sites removed for this period). (See Appendix B for detailed sites table.)

(1) Mixed Use Zones

The sites included in the underutilized land inventory are zoned Mixed Use (MX) or Mixed Arterial Frontage (MAF) and are located within Focused Growth (FG) Overlay Districts (or Areas) which provides the highest level of flexibility for the development of housing. For example, development standards related to setbacks ensure the utilization of the largest development pad possible, while floor-area ratio (FAR) and density standards are considered exceptionally high in comparison to adjacent jurisdictions. This flexibility in land use standards and housing policies provides significant opportunities for the development of housing. In 2013, the City established a minimum density of 30 units/acre and a maximum density of 40 units/acre for MX parcels one acre in size or larger. Limiting this change to larger parcels is intended to promote design flexibility and minimize neighborhood compatibility issues. To ensure higher-density development would be feasible, the City also reduced parking, bedroom mix, and open space requirements. Concurrent with this amendment, the City rezoned several mixed use sites to permit residential uses as a non-discretionary permitted use at a minimum density of 30 units/acre. These sites (located in Focused Growth Overlay Districts 2 and 4) are identified in Table 60 and have a capacity for 529 units at densities appropriate to accommodate lower-income housing.

(2) Overlay Districts

In the 2002 General Plan Land Use Element and 2006 Zoning Code, the Focused Growth (FG) Overlay district was applied to existing urbanized areas that the Salinas General Plan had identified for concentrated commercial and housing growth and/or redevelopment and revitalization through intensification. The underutilized land inventory focuses on properties in and around the Central City Overlay district and the FG Overlay district (which consists of five areas) (Figure 9).

The urbanized downtown is within the Central City Overlay district which is further divided into the Downtown Core (DC) and Downtown Neighborhood (DN) areas. Both of these areas have unique historical development and relatively high development intensities. Located in these two areas are the City of Salinas and Monterey County government centers, each with hundreds of employees and built-in demand for housing. Within the Central City Overlay district, three affordable housing projects (Tynan Village, Lupine Gardens, and Plaza Grande) have provided 287 units of affordable housing. All three projects involved redevelopment of underutilized properties and consolidation of multiple parcels into larger development sites. Similar opportunities exist along the major arterials. The Downtown Core area offers numerous underutilized sites, as well as zoning regulations and incentives that promote the highest development intensities. For example, in the Downtown Core area, onsite parking for residential uses within existing buildings is not required. The City encourages reuse of existing buildings. Development in the Downtown Core area also can take advantage of well-established infrastructure and an extensive transportation network. Affordable housing developments located in this area can benefit

from funding resources (such as Low Income Housing Tax Credits) that assign high scores to sites in close proximity to transit and services.

The capacity analysis for parcels in the Downtown Neighborhood area identifies the capacity for approximately 205 units at densities of 15 to 24 units/acre and 126 units at 30 to 40 units/acre. The establishment of these overlays incentivizes development and supports the City's strategy to promote housing development as a catalyst for revitalization, most critically in the Downtown area.

The purpose of the FG Overlay district regulations is to reduce the pressure to develop agricultural lands and instead focus growth toward underutilized sites with high development potential. Properties located in FG Overlay district are eligible for regulatory and economic incentives that provide favorable conditions for future provision of housing. There are five FG Overlay areas as previously outlined in Section 4.1.2-C(3) on page 74.

Development standards provided within the FG Overlay district encourage the development of mixed use neighborhoods that are active, pedestrian-friendly, safe, and welcoming. Specific standards for the FG Overlay district are identified in Zoning Code Article IV, Division 4. Total capacity for parcels in the FG Overlay district is estimated at 379 units at densities of 15 to 24 units/acre and 1,329 units at 30 to 40 units/acre; these can be mostly accommodated on sites of at least one-half acre in size.

Table 60 shows the capacity of underutilized land in the MX and MAF zones within the urbanized downtown in the Central City Overlay district and in the five designated FG Overlay District areas. The parcels have been identified by City staff or landowners as prime for redevelopment and having the greatest potential of being developed. To focus on sites with the most development potential, the underutilized land inventory includes only parcels of at least one-half acre in size or smaller parcels located adjacent to larger parcels with the potential for lot consolidation. As shown on Figure 9, the sites are clustered and offer good opportunity for lot consolidation. Densities in the mixed use areas range from a minimum 15 units/acre for sites smaller than one acre to 30 units/acre for mixed use sites of at least one acre in size. While minimum densities are used to calculate realistic capacity (consistent with California Government Code 65583.2[c][1]), in many cases these are conservative estimates, as densities on some sites can be increased significantly. For example, MX zoned properties in the Downtown Core area and MX zoned properties within 2,500 feet of the planned Intermodal Transportation Center can be developed at up to 80 units/acre (for mixed use projects and before a density bonus).

The underutilized land inventory (see Appendix B) identifies 32 parcels located within 2,500 feet of the Intermodal Transportation Center, or ITC, that can be developed at up to 80 units/acre (with a Conditional Use Permit) and significantly higher building heights. The ITC provides Amtrak train service and is the focus of a development plan by the Transportation Agency for Monterey County (TAMC) that would add commuter rail services, bus transit service, and intercity bus service. The TAMC also plans to emphasize transit-oriented development (TOD) opportunities. Both TAMC and Caltrans recognize the importance of affordable housing development near transit services and have provided grants supporting the development of the Gateway Apartments, in addition to planning grants for the revitalization of nearby Chinatown neighborhood. Construction of the ITC is anticipated to commence in 2016. The parcels within 2,500 feet of the ITC are located within the Central City Overlay District and FG Overlay Area 2. The minimum realistic capacity calculated for these sites is 505 units (at 30 units/acre); however, these properties have the potential for significantly more intense development at 80 units/acre.

The 2007 “Chinatown Revitalization Project Plan” proposed infill development of 26 different housing projects serving a wide variety of needs and income levels scattered throughout the 29-acre neighborhood. The 2010 “Chinatown Rebound: An Implementation Strategy for the Chinatown Renewal Project Plan” identified sites that would catalyze the infill process through the development of key catalyst projects. Six catalyst project sites were chosen to be included in the Implementation Strategy, based on community input, priority ranking, and review by a project team of professionals.

Table 60: Underutilized Mixed Use Land Inventory

General Plan	Zoning	Overlays	# Parcels	Allowed Density Range	Acres	Realistic Capacity (units) ¹	Potential Affordability Level ²
Parcels 0.5 to <1 Acre in Size							
Arterial Frontage	MAF	FG 2- N. Main St/ Soledad St.	1	15-24 units/acre	0.69	10	Moderate
	MAF	FG 5- E. Alisal St./ E. Market St.	2	15-24 units/acre	1.16	17	Moderate
Mixed Use	MX	Central City Overlay	14	15-24 units/acre	9.02	135	Moderate
	MX	Downtown Core Overlay	7	15-24 units/acre	4.59	70	Moderate
	MX/CR	FG 1- N. Main St/W. Laurel	5	15-24 units/acre	3.06	47	Moderate
	MX	FG 2- N. Main St/ Soledad St.	11	15-24 units/acre	5.17	79	Moderate
	MX	FG 3 -South Main St.	8	15-24 units/acre	3.96	61	Moderate
	MX	FG 4 -Abbott St.	11	15-24 units/acre	6.68	100	Moderate
	MAF/CR	FG 5- E. Alisal St./ E. Market St.	3	15-24 units/acre	1.82	28	Moderate
	MAF	FG 2- N. Main St/ Soledad St.	6	15-24 units/acre	0.98	13	Moderate
Commercial/Retail	CR	--	1	15-24 units/acre	0.46	7	Moderate
Subtotal			69		37.59	567	
Parcels ≥ 1 Acre in Size (Mixed Use)							
Arterial Frontage	MAF	FG 1- N. Main St/W. Laurel	1	30-40 units/acre	2.54	76	Very Low
	RH	FG 5- E. Alisal St./ E. Market St.	1	30-40 units/acre	2.36	71	Very Low
Mixed Use	CR	Central City Overlay	1	30-40 units/acre	1.88	56	Very Low
	MX	Downtown Core Overlay	2	30-40 units/acre	2.34	70	Very Low
	MX	FG 1- N. Main St/W. Laurel	6	30-40 units/acre	10.08	303	Very Low
	MX	FG 3 -South Main St.	5	30-40 units/acre	10.85	326	Very Low

Table 60: Underutilized Mixed Use Land Inventory

General Plan	Zoning	Overlays	# Parcels	Allowed Density Range	Acres	Realistic Capacity (units) ¹	Potential Affordability Level ²
Commercial/Retail	CR	FG 1- N. Main St/W. Laurel	1	15-24 units/acre	1.60	24	Moderate
Subtotal			17		31.65	926	
Parcels ≥ 1 Acre in Size (Allows Residential Uses by Right)							
MX	MX	FG 2- N. Main St/ Soledad St.	3	30-40 units/acre	8.11	243	Very Low
	MX	FG 4 -Abbott St.	6	30-40 units/acre	9.51	286	Very Low
Subtotal			9		17.62	529	
Total			95		86.86	2,022	

Notes:

1. Minimum allowed densities are used to calculate realistic capacity.
2. Potential affordability level represents the level of affordability that would be considered feasible based on the density range allowed, without subsidy or with a reasonable amount of subsidy.
3. MAF= Mixed Arterial Frontage, MX= Mixed Use

Source: City of Salinas Information Systems, GIS data, February 2015.

5.1.4 Future Growth Area

In addition to the residential and mixed use sites identified in Table 58 through Table 60, future residential development will occur in the City’s North of Boronda Future Growth Area (FGA). The FGA is currently owned by a number of different owners and has agricultural, limited residential uses and other non-residential uses. Future development within the FGA will occur as larger parcels are subdivided subsequent to the adoption of specific plans by the City (required pursuant to the General Plan) and zoning for the subject area.

The North of Boronda FGA which was annexed into the City limits in 2008 consists of approximately 2,400 acres. Based on site constraints, market conditions, and other factors influencing development intensity, it is anticipated that the North of Boronda FGA will accommodate approximately 12,000 residential units. This estimate is consistent with the average levels of residential development estimated in the General Plan, though the Land Use Element may permit additional development. The North of Boronda FGA is currently zoned New Urbanism Interim (NI) which is a transitional zoning until specific plans are approved for the area. The appropriate zoning (for residential, mixed use and other land uses) and development regulations for the North of Boronda FGA (and other Future Growth Areas) will be established through the specific plans. The characteristics of the development anticipated in the North of Boronda FGA will be consistent with the New Urbanism design principles called for in the General Plan. To date, two specific plans (with residential, mixed uses and other land uses) have been submitted to and are currently being processed by the City for this area. The Specific Plans are not anticipated to be approved or developed for this area until later in the Housing Element planning period. As specific zoning and development regulations have not been approved for the subject properties, development potential in the FGA (including the North of Boronda FGA) is not used to meet the City’s RHNA.

5.1.5 Adequacy of Sites to Meet the RHNA

A. 2014-2023 RHNA

For the fifth cycle Housing Element, the City has been assigned a remaining RHNA of 2,093 units. The site inventory has identified capacity for 3,176 units, 1,733 of which are on sites suitable for development of lower income housing. Overall, the City has the ability to adequately accommodate the remaining RHNA of 2,093 units. Table 61 summarizes the RHNA status.

Table 61: Comparison of Sites Inventory and RHNA

Unit Capacity	Income Category				Total
	Extremely/ Very Low	Low	Moderate	Above Moderate	
Vacant Residential Sites	--	--	505	236	741
Vacant Mixed Use Sites					
15-24 units/acre	--	--	111	--	111
30-40 units/acre	76	--	--	--	76
30-40 units/acre (Allows residential uses by-right)	226	--	--	--	226
Underutilized Sites					
15-24 units/acre	--	--	591	--	591
30-40 units/acre	902	--	--	--	902
30-40 units/acre (Allows residential uses by-right)	529	--	--	--	529
Total	1,733	--	1,207	236	3,176
<i>Remaining 2014 RHNA (after credits)</i>	<i>517</i>	<i>330</i>	<i>400</i>	<i>846</i>	<i>2,093</i>
Redistributed Surplus/Shortfall (+/-)		+886		+197	+1,083

B. AB 1233 Analysis – Previous RHNA Obligations

AB 1233 was signed into law on October 5, 2005, and applies to housing elements due on or after January 1, 2006. Specifically, the law states that if a jurisdiction fails to provide adequate sites in the prior planning period the jurisdiction must rezone/upzone adequate sites to accommodate the shortfall. This requirement is in addition to rezoning/upzoning that may be needed to address the Regional Housing Needs Allocation (RHNA) for the new cycle.

The City's previous Housing Element (2007-2014) committed to rezoning 40.47 acres of land to permit by right single-family and multi-family, rental and ownership residential development at a density of 30 units per acre, in order to accommodate a RHNA shortfall of 1,214 lower income units. On April 23, 2013, the City Council approved the rezoning of almost 50 acres in the FG Overlay areas. The rezoning established a minimum net density of 30 units per acre and a maximum net density of 40 units per acre. Combined, the rezoned properties offer a development capacity of 1,489 units, meeting the City's commitment in the 2007-2014 Housing Element (see Table 59 and Table 60). Therefore, no RHNA shortfall from the previous period was carried over to the 2015-2023 Housing Element.

5.1.6 Availability of Services and Infrastructure

The sites inventory analysis reflects land use designations and densities established in the Zoning Code. Thus, any environmental constraints that would lower the potential yield have already been accounted for. Any additional constraints that would occur on a more detailed site review basis would be addressed as part of the individual project review process. The City's capacity to meet its regional share and individual income categories are not constrained by any environmental conditions. Full urban-level services are available throughout Salinas and specifically to each site in the inventory. Such services are more than adequate for the potential unit yield on each site. Specifically, water and sewer service are available for all the sites included in the inventory, including the capacity to accommodate its total share of the regional housing need (RHNA).

5.2 Financial Resources

The provision of affordable housing to low and moderate income households, especially those with extremely low incomes, requires significant financial investment. Below is a summary of funding sources available to the City for new construction, acquisition and/or rehabilitation, and preservation of housing, as well as providing housing assistance and supportive services.

5.2.1 Salinas Housing Trust Fund

The Salinas Housing Trust Fund (HTF) was established by the Inclusionary Housing Ordinance. All in-lieu fees, fees, promissory note repayments, shared appreciation payments, or other funds collected from the City's Inclusionary Housing Program are deposited into the HTF. Monies from this Fund are used exclusively to provide housing affordable to very low, low, moderate income, and workforce households in the City. Few developments opted for the in-lieu fee and therefore, the HTF does not maintain any substantial balance. In the past, the HTF has been used to assist projects such as Las Casas de Madera and Wesley Oaks (as shown previously in Table 40). The City is in the process of updating the Inclusionary Housing Ordinance and conducting a nexus study. The in-lieu fee option may change in the future.

5.2.2 Salinas Successor Agency Funds

On July 28, 2009, the Governor signed into law AB X4 26 modifying the now defunct Community Redevelopment Law. AB X4 26 permanently shifted approximately two billion dollars away from former redevelopment agencies to the Supplemental Educational Revenue Augmentation Fund ("SERAF") in each county. These funds were provided to K-12 school districts and county office of education. In making the required SERAF payments, local jurisdictions often borrowed from the redevelopment housing set-aside funds. With the dissolution of redevelopment, local jurisdictions must repay the monies borrowed from the housing set-aside fund. As of April 2015, the SERAF has a balance of \$940,524.84. A significant portion of this balance has been committed to two projects: acquisition and rehabilitation of Vista de la Terraza (\$500,000) by CHISPA and construction of a 90-unit affordable housing project at 21 Soledad (\$201,500) by MidPen Housing. In addition, \$202,000 has been set aside for operating expenses and staff salaries.

5.2.3 Federal Entitlement Grants

The City of Salinas is an entitlement jurisdiction, eligible to receive Community Planning and Development (CPD) grants directly from the U.S. Department of Housing and Urban Development (HUD). The entitlement grants include: Community Development Block Grants (CDBG); HOME Investment Partnership Act (HOME); and Emergency Solutions Grant (ESG). The City's FY 2015-FY 2019 Consolidated Plan (adopted on May 12, 2015) outlines the general priorities for using CDBG, HOME, and ESG funds.

A. Community Development Block Grant (CDBG)

Through the CDBG program, HUD provides funds to local governments for a range of community development activities. The eligible activities include, but are not limited to: acquisition and/or disposition of real estate or property, public facilities and improvements, rehabilitation and construction (under certain limitations) of housing, and public services. In addition, these funds can be used to acquire or subsidize at-risk units. The City of Salinas receives approximately \$2 million annually in CDBG funds.

B. HOME Investment Partnership Act (HOME)

Salinas also receives an annual entitlement under the HOME program. HOME funds can be used for activities that promote affordable rental housing and homeownership, including but not limited to: building acquisition, new construction, reconstruction, moderate or substantial rehabilitation, first-time homebuyer assistance, and tenant-based assistance. Currently, the City receives approximately \$540,000 annually in HOME funds.

C. Emergency Solutions Grant (ESG)

In addition to CDBG and HOME funds, Salinas is also entitled to receive Emergency Solutions Grant (ESG) from HUD. ESG funds are used to provide homeless prevention services and to support the operation of emergency shelters for the homeless. Annually, the City receives approximately \$178,000 in ESG funds.

5.2.4 State Community Revitalization and Investment Authority

On September 22, 2015, the Governor signed into law AB 2, which authorizes the creation of Community Revitalization and Investment Authorities and adoption of redevelopment-like plans including 25 percent tax increment revenues for affordable housing. CRIAs will have significant power to "invest in disadvantaged communities with a high crime rate, high unemployment, and deteriorated and inadequate infrastructure, commercial, and residential buildings." In part, the newly formed CRIAs will have the power to (i) issue bonds; (ii) adopt a community revitalization and investment plan; (iii) clean hazardous waste; (iv) acquire and transfer real property; and (v) incur debt.

Section 62001(d) of the Government Code establishes the criteria for a community revitalization plan within a community revitalization and investment area. Not less than 80 percent of the land calculated by census tracts, or census block groups within the area shall be characterized by both of the following conditions:

- An annual median household income that is less than 80 percent of the statewide annual median income.
- Three of the following four conditions:
 - Nonseasonal unemployment that is at least three percent higher than statewide median unemployment, as defined by the report on labor market information published by the Employment Development Department in January of the year in which the community revitalization plan is prepared.
 - Crime rates that are five percent higher than the statewide median crime rate, as defined by the most recent annual report of the Criminal Justice Statistics Center within the Department of Justice, when data is available on the California Attorney General’s Internet Web site.
 - Deteriorated or inadequate infrastructure such as streets, sidewalks, water supply, sewer treatment or processing, and parks.
 - Deteriorated commercial or residential structures.

The Community Revitalization and Investment Authority (CRIA) could potentially be an important financing tool available to the City of Salinas in addressing the disproportionate concentration of housing and community development issues in the East Salinas/Alisal area.

5.3 Partnership Resources

The City collaborates with various nonprofit housing developers to provide affordable housing for lower and moderate income households and households with special needs through new construction, acquisition/rehabilitation, and preservation of at-risk affordable housing. The following agencies have the capacity and experience to develop and manage affordable housing in Salinas:

- **Housing Authority of the County of Monterey (HACM):** HACM administers the Housing Choice Voucher program that covers also the City of Salinas. In addition, HACM actively pursues affordable housing development, especial farm labor housing, through its developer arm – Monterey County Housing Authority Development Corporation (MCHADC). The City is working with MCHADC in the construction of the 50-unit Hacienda (Phase III) and 41-unit Hacienda Seniors (Phase IV).
- **Mid-Peninsula Housing:** Mid-Pen is also an active nonprofit affordable housing developers in the Monterey Bay area. The City is working with MidPen in the construction of a 90-unit affordable SRO project in the Chinatown area. Mid-Pen is certified as a Community Housing Development Organization (CHDO) by the City of Salinas.
- **CHISPA:** CHISPA is an active nonprofit affordable housing developer in the Monterey Bay area. CHISPA recently completed the rehabilitation of the 43-unit Loma El Paraiso project using CDBG funds from the City and is currently working on the acquisition and rehabilitation of the 40-unit Vista de la Terraza. CHISPA is certified as a CHDO by the City of Salinas.
- **Interim, Inc.:** This nonprofit organization provides supportive services and affordable housing for persons with mental disabilities. It provides a range of housing options throughout the

County. The City supports various homeless outreach activities provided by Interim, Inc. Interim, Inc. also acquired and improved the Sunflower Gardens. The project involved the demolition of six units and construction of 18 new units. These units (except for the manager's unit) are targeted for low income individuals who are homeless or at risk of homelessness and are mentally disabled.

- **First Community Housing (FCH):** FCH is a nonprofit public benefit development corporation that designs, develops and manages housing for low-income people throughout the Bay Area region since 1986. Their projects are well known for sustainability and energy/resource efficiency, such as the Gateway Senior Apartments in downtown Salinas which was certified LEED Platinum.
- **Eden Housing:** Eden Housing is a nonprofit affordable housing developer founded in 1986 who now serves thirty cities in thirteen counties. In 2014, South County Housing turned over its rental properties to Eden, such as the Jardines de Boronda farmworker housing to the west of Salinas.

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.

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 Heath 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

6.3 Quantified Objectives

Table 62 below summarizes the City of Salinas’ quantified housing objectives for the 2015-2023 Housing Element planning period. Pursuant to State law, a community can establish quantified objectives that are lower than the community’s housing needs, due to limited funding capacity, market constraints, and other mitigating factors.

Table 62: Summary of Quantified Objectives (2015-2023)

Objectives	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction	50	100	150	400	700	1,400
Rehabilitation						
HRP			40	0	0	40
HAA			24	0	0	24
Energy Conservation			80	0	0	24
Conservation			247	0	0	247

Appendix A: Past Accomplishments

The City adopted the 2007-2014 Housing Element on March 29, 2011. The City’s accomplishments in implementing the 2007-2014 Housing Element are summarized in Table A-1. Table A-2 summarizes the City’s progress in meeting the Regional Housing Needs Allocation (RHNA). In assessing the appropriateness of continuing these “Policy Actions” in the 2015-2023 Housing Element, special consideration is made to clarify between housing policies and housing programs/actions.

Table A-1: Review of Past Accomplishments

Program	Objectives	Progress
<i>Goal H-1: Provide a range of housing types and a variety of affordability levels address existing and projected housing construction need in Salinas.</i>		
Policy Action H-1.1: Provision of Adequate Sites – MX and MAF Zones (Required- AB 2348)	<ul style="list-style-type: none"> Rezone a minimum of 40.47 acres to permit a minimum density of 30 du/ac; Implement housing overlay zone. 	<p>In order to address the housing goals determined for Salinas through the 2008 Regional Housing Needs Allocation (RHNA) process, this policy calls for revising zoning regulations to permit “by-right” development of new housing at a minimum net density of 30 units to the acre. Due to its location surrounded by prime agricultural lands, the City has promoted infill development and discouraged sprawl for more than forty years, agreeing to annex only the least productive farmland, and only when scarcity of undeveloped sites within City limits was such that development was discouraged. As evidenced by the programs and policies described in the Housing Element, Salinas has long promoted affordable housing, both through regulation and financial assistance. Nevertheless, to this point density levels exceeding 30 du/acre had been considered here to be better suited to metropolitan areas so the selection of appropriate areas required careful consideration to avoid negatively impacting existing neighborhoods.</p> <p>After researching zoning standards in other California cities, a draft ordinance was prepared and made available to interested stakeholders. Included in this group were housing developers, business groups and non-profit housing providers. By focusing on larger sites within previously identified Focused Growth Areas, the intent of the policy was met while the acreage receiving new, higher density zoning exceeds the minimums of the policy. On March 20, 2013, the Planning Commission recommended adoption of the ordinance increasing minimum base densities, adjusting related development standards, and providing for yet higher density in two overlay districts. The City Council adopted the ordinance on April 23, 2013, with an effective date of May 23, 2013 (Ord. No 2537 n.c.s.).</p>

Table A-1: Review of Past Accomplishments

Program	Objectives	Progress
		<p><i>Continued Appropriateness:</i> This program has therefore been fully implemented. The City will continue to provide adequate sites for its RHNA. However, no rezoning would be required. This program is modified and included in the 2015-2023 Housing Element.</p>
Policy Action H-1.2	<ul style="list-style-type: none"> • Policy Action H-1.2 has been deleted. 	N/A
Policy Action H-1.3: Monitoring of Development Fees	<ul style="list-style-type: none"> • Review development fees. 	<p>The City has been meeting on a regular and on-going basis with a Business Development committee composed of members of the public and the Chamber of Commerce to review and to advise the City’s development review procedures, including existing development-related fees. As part of this process, it was determined that an RFP would be issued to solicit proposals from financial consultants to prepare a formal fee study. The City entered into an agreement with Willdan Financial Services in April, 2013 to perform a comprehensive fee study. The new fees would become effective in July 1, 2015.</p> <p><i>Continued Appropriateness:</i> This program continues to be appropriate and is included in the 2015-2023 Housing Element.</p>
Policy Action H-1.4: Mixed-Use Development (continuing program)	<ul style="list-style-type: none"> • Encourage higher density mixed-use development. 	<p>As part of the City’s 2006 revisions to the Zoning Code, mixed-use districts were created to facilitate the development of mixed uses both throughout the City as a whole and particularly within designated areas (i.e., Focused Growth Areas and Central City Overlay district) deemed especially appropriate due to proximity to services and transit corridors. The City’s regulations permit both mixed-use buildings (residential and commercial in the same building) and mixed uses on the same site. The Gateway Seniors development was completed in 2013; located in the Downtown Core Overlay District, this mixed-use project contains 52 units of income-restricted senior housing over a ground floor containing commercial space and parking. At 90 units to the acre, this high density development was among the first to make use of the ‘mixed-use incentives’ now built into the Code. The Tynan Village project of 2008 is high density residential over ground floor commercial</p> <p>The Zoning Code was also revised to allow up to a maximum of 3 residential units in conjunction with any commercial use (mixed-use building) on an upper story subject to a non-discretionary review process and reduced parking and open space requirements to further encourage the provisions to promote and provide another</p>

Table A-1: Review of Past Accomplishments

Program	Objectives	Progress
		<p>type of housing opportunity where residents can work in the home in which they reside. Mixed use buildings with more than 3 dwelling units and/or units with more than two bedrooms are allowed, subject to the requirements of the applicable R-H district.</p> <p><i>Continued Appropriateness:</i> This program continues to be appropriate and is included in the 2015-2023 Housing Element as a housing policy.</p>
<p>Policy Action H-1.5: Density Bonus Program (continuing program)</p>	<ul style="list-style-type: none"> Encourage use of density bonus program. 	<p>The City's Zoning Code is reviewed on an ongoing basis to ensure it adequately addresses any applicable changes in State Law or other issues which may arise from time to time. All developments containing 5 or more residential units may take advantage of the density bonus program and incentives as provided pursuant to City Ordinance and State Law. The City of Salinas has in place an additional density bonus program to encourage the provision of affordable senior housing (beyond the density bonus required pursuant to State Law). The City's program offers a density bonus equal to the percentage of affordable housing units provided for lower income and very-low income households. The program is provided to further encourage the provision of needed housing. For example, the La Gloria Senior apartments has 21 density bonus units and Tynan Village has 14.</p> <p><i>Continued Appropriateness:</i> This program continues to be appropriate and is included in the 2015-2023 Housing Element.</p>
<p>Policy Action H-1.6: Compatibility with Surrounding Neighborhoods (continuing policy)</p>	<ul style="list-style-type: none"> Compatibility with surrounding neighborhoods. 	<p>The 2006 Zoning Code Update included many new development standards to promote compatibility with surrounding neighborhoods. Prior to that time, "guidelines" were in place instead of standards. The adoption of standards in lieu of "guidelines" worked to strengthen the ability of the City to ensure and promote neighborhood compatibility.</p> <p>The City also adopted an Infill Residential Development Ordinance applicable to the R-L Districts (Low Density Residential). This ordinance established standards and a review process to ensure that all new single-family residential dwellings and second floor additions were compatible and reflected the scale and character of existing residential neighborhoods. The application of these standards and of the infill ordinance is ongoing.</p> <p><i>Continued Appropriateness:</i> This is included in the 2015-2023 Housing Element as</p>

Table A-1: Review of Past Accomplishments

Program	Objectives	Progress
<p>Policy Action H-1.7: Encourage Energy Conservation in Residential Development (continuing policy)</p>	<ul style="list-style-type: none"> Increased energy efficiency. 	<p>a housing policy.</p> <p>As part of the permitting process, the City's Building Division reviews construction documents for compliance with California Title 24 Green Building Code and with California Energy Efficiency Standards. Green building code brochures are provided at the City's Permit Center counter for members of the public. The City prepared and adopted a Water Efficient Landscape Ordinance which is applicable to all new development (less irrigation results in less energy use). In July 2013 the City adopted an ordinance that strengthened stormwater and water quality performance standards, as well as landscaping and irrigation regulations, to ensure compliance with National Pollution Discharge Elimination requirements. The City's housing rehabilitation assistance programs to low-income homeowners and rental property owners incorporate energy efficient upgrades. In 2014-15, the City allocated CDBG funding for installation of solar energy systems for low income homeowners. Ongoing program. Ongoing program.</p> <p><i>Continued Appropriateness:</i> Compliance with Title 24 is a requirement and is not included in the 2015-2023 Housing Element as a housing program. This program is modified in the Housing Element to reflect specific efforts related to energy conservation in housing.</p>
<p>Policy Action H-1.8: Inclusionary Housing Ordinance</p>	<ul style="list-style-type: none"> Implement inclusionary housing ordinance. 	<p>Program remains in operation. Due to the housing crisis and subsequent recession, housing production has decreased which translates to decreased inclusionary units. Seven projects containing inclusionary units were completed this period: Gateway Senior Apartments, 10 inclusionary units; La Gloria Senior Apartments, 2 inclusionary units; Sunflower Gardens apartments, 5 inclusionary units; Sherwood Village senior apartments, 25 inclusionary units; Tynan Village apartments, 21 inclusionary units; Tresor Apartments, 16 inclusionary units; and the Wesley Oaks project which produced three inclusionary units. Under construction this year is Phase II of the Haciendas which will yield 9 inclusionary units upon completion.</p> <p>The decisions of the 2nd District Court of Appeals in <u>Palmer/6th St. Properties LP v. City of Los Angeles</u> has served to restrict the ability of local governments to control the development of needed housing within their borders. Staff is monitoring the California Supreme Court's potential consideration of inclusionary housing requirements. This City is in the process of updating its Inclusionary Housing Ordinance and is also conducting a nexus study to assess the appropriate level of</p>

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Program	Objectives	Progress
		<p>the in-lieu fee.</p> <p><i>Continued Appropriateness:</i> This program continues to be appropriate and is included in the 2015-2023 Housing Element.</p>
<p>Policy Action H-1.9: Range of Housing Types (continuing policy)</p>	<ul style="list-style-type: none"> Development of range of housing types. 	<p>The Zoning Code permits a wide array of housing types including single family detached, attached single family (rowhouses), duplexes and triplexes, green court dwellings, multi-family, mixed use (residential and commercial) buildings, second dwelling units, and live-work units, as well as a variety of group living facilities (e.g., shelters, dormitories, halfway houses, and residential care facilities). In the Future Growth Area of the City, it is anticipated that additional housing types will be authorized as part of the approval of the Specific Plans prepared for that area. In this regard, two specific plans were submitted in July of 2013 (for the North of Boronda Future Growth Area); these Plans are currently undergoing review by the City. As part of this process, the City will be ensuring a variety of housing sizes and types are provided throughout the area.</p> <p>Additionally, the City will continue to consider other housing types, as the housing industry evolves, to ensure as many housing options as possible are made available within the community.</p> <p><i>Continued Appropriateness:</i> This program continues to be appropriate and is included in the 2015-2023 Housing Element as a housing policy.</p>
<p>Policy Action H-1.10: Mixed-use development in future growth areas (continuing policy)</p>	<ul style="list-style-type: none"> Mixed use development in future growth areas. 	<p>New development in the Future Growth Area (FGA) is required to provide for a mixture of residential and commercial uses in accordance with the New Urbanist Design Principles envisioned for that area under the General Plan. In 2013, applications for two specific plans (the West Area and Central Area) were submitted to the City for the North of Boronda Future Growth Area. The City is currently processing these documents. Mixed-use development is currently proposed in each of these specific plan areas.</p> <p><i>Continued Appropriateness:</i> This program continues to be appropriate and is included in the 2015-2023 Housing Element as a policy.</p>
<p>Policy Action H-1.11: Connectivity to Transportation, Employment and Services</p>	<ul style="list-style-type: none"> Increase connectivity and reduce auto-dependency. 	<p>As part of the Zoning Code Update in 2006, the City adopted Focused Growth Overlays (for various in-fill locations in the City), to "...increase pedestrian activity by creating neighborhood centers that are conveniently accessed by public transit..."</p>

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Program	Objectives	Progress
		<p>and "...reduce vehicle trips and traffic by encouraging a mixture of uses and activities in one location..." In the new regulations, incentives were provided to encourage the redevelopment of these areas, promote transit use, and reduce auto-dependency. These incentives include –but are not limited to- reduced parking requirements and lessened development standards.</p> <p>In 2013, applications for two specific plans (the West Area and the Central Area) were submitted to the City for consideration for the North of Boronda Future Growth Area (FGA). Consistent with the General Plan, these areas are proposed to be developed in a pedestrian-oriented fashion which focuses on connectivity to transportation, employment centers and services. Village centers (mixed use areas) or "main streets" will link to community trails and transit routes to facilitate the ability of pedestrians to get to and from their homes without their personal motor vehicles. For example, an off-street bicycle and pedestrian path is currently proposed to extend along the entire length of the North Boronda FGA allowing pedestrians to walk or ride a bicycle to parks, village centers and other destinations. Bicycle lanes will also be provided throughout this area.</p> <p>On March 17, 2015, the City Council adopted a resolution accepting the Downtown Vibrancy Plan (DVP) as a strategic planning document. The DVP strives to improve pedestrian, bicycle and vehicular circulation in the downtown area of the City including access to the intermodal Transit Center. As part of this study –and others currently being contemplated- the City will explore incentives and other means to facilitate connectivity to various transportation modes, to employment opportunities and to services. Also, the Zoning Code was revised in 2013 to significantly increase the maximum residential densities permitted within 2,500 feet of the previously-designated Intermodal Transit Center (located downtown at 7 Station Place) and in other subsequently –designated areas with similar access to transit facilities (Salinas Ordinance No. 2537 n.c.s.).</p> <p><i>Continued Appropriateness:</i> This program continues to be appropriate and is included in the 2015-2023 Housing Element as a policy.</p>
Policy Action H-1.12: Support Community Housing Development Organizations (CHDO's)(continuing	<ul style="list-style-type: none"> • CHDO support. 	Three affordable housing developers have CHDO designation in Salinas: CHISPA, Inc., MCHI, Inc., and Mid-Peninsula Housing. City of Salinas HOME and redevelopment funds were provided to CHISPA for the acquisition and development

Table A-1: Review of Past Accomplishments

Program	Objectives	Progress
program)		<p>of the 23-unit La Gloria Apartments. The project was completed in 2011, providing 22 affordable senior units and one manager’s unit.</p> <p>HOME funding was also provided to CHISPA for development of the 9-unit Wesley Oaks infill subdivision (construction of which was completed October 2013). It has been several years since MCHI has applied to the City for assistance.</p> <p><i>Continued Appropriateness:</i> This program continues to be appropriate and is included in the 2015-2023 Housing Element as part of the overall affordable housing development program.</p>
Policy Action H-1.13: Universal Design (new)	<ul style="list-style-type: none"> • Encourage universal design. 	<p>Research on universal design programs and options commenced in 2011, however, given current economic conditions, a program that is both appropriate and feasible has not yet been identified. Looking forward, staff intends to monitor progress achieved in this area by other California communities. Staff continues to receive training on accessibility requirements.</p> <p><i>Continued Appropriateness:</i> This program continues to be appropriate and is modified and included in the 2015-2023 Housing Element.</p>
<i>Goal H-2: Maintain and improve existing neighborhoods and housing units.</i>		
Policy Action H-2.1: Code Enforcement (continuing program)	<ul style="list-style-type: none"> • Code enforcement activities. 	<p>In order to curb blight in the City, Code Enforcement staff continues to track foreclosed residential properties to make sure lenders/owners are maintaining their properties. Code Enforcement staff closely works with law enforcement and provides educational outreach to other governmental and Realtor groups to assist with community outreach efforts regarding foreclosures and distressed properties. Code Enforcement has coordinated with neighborhoods and watch groups to encourage community dialogue and feedback. In addition, Code Enforcement continues to work with the City Attorney with regard to legal action and recordation of violations with the County Recorder, as well as forfeiture of certain tax benefits for substandard residential properties.</p> <p><i>Continued Appropriateness:</i> This program continues to be appropriate and is modified and included in the 2015-2023 Housing Element.</p>
Policy Action H-2.2: Housing Service Program (continuing program)	<ul style="list-style-type: none"> • 10 loans annually for single family units, 1 loan annually 	<p>Rehabilitation program is ongoing. One of the effects of the housing crisis and recession (e.g., many mortgages in Salinas remain “under-water”) has been the reluctance of homeowners to take on a rehabilitation loan as additional debt not</p>

Table A-1: Review of Past Accomplishments

Program	Objectives	Progress
	for multi-family units.	<p>knowing where the real estate market is heading. Between the rehabilitation loans and Housing Accessibility Assistance grants, about five households were assisted annually. Furthermore, the City has assisted many nonprofit developers in acquiring and/or rehabilitation multi-family housing units. These include Vista de la Terraza and Loma El Paraiso by CHISPA.</p> <p><i>Continued Appropriateness:</i> This program continues to be appropriate and is modified and included in the 2015-2023 Housing Element.</p>
Policy Action H-2.3: Historic Resources (continuing policy)	<ul style="list-style-type: none"> • Preserve historic resources. 	<p>In 2010 the City Council adopted an Historic Preservation Ordinance (No. 2505 n.c.s.) and appointed a seven member Historic Resources Board, directing the Board to: “participate in, promote, and conduct public information and educational programs pertaining to all types of historic resources and to render advice and guidance upon the request of the property owner or occupant on the restoration, alteration, demolition, decoration, landscaping or maintenance of any historic resource.” In 2012, the City received Certified Local Government Program status thus becoming eligible for up to \$25,000 annually in historic preservation grant funds to carry out historic preservation activities.</p> <p>In 2013 the City developed an application and review process for structures to be designated as a Local Historic Resource. Such designation allows the use of State Historic Building Code and helps prevent inappropriate alteration or demolition of historic structures. Two Salinas properties received Local Historic Resource designation during this period: 201 Main St. (originally The Monterey County Bank Building), and 300 Main St. (formerly The Dick Bruhn Clothing Building).</p> <p>During this period the Historic Resources Board also established the following working committees: 1) Art Moderne/Art Deco-Jazz Committee, 2) Heritage Tourism Committee, and 3) Education Committee, the latter of which participated in 3 webinars. Working with staff, the Board explored the applicability of The Mills Act and began a process to develop materials to be included in an Historic Resources Board Handbook. The Board also started building a relationship with County Historic Resources Board.</p> <p><i>Continued Appropriateness:</i> This is not a housing program and is included in the 2015-2023 Housing Element as a policy.</p>

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Program	Objectives	Progress
<p>Policy Action H-2.4: Redevelopment Project Areas (continuing program)</p>	<ul style="list-style-type: none"> Implement redevelopment plans. 	<p>Prior to 2012, SRA funding contributed to housing developments such as Tynan Village, Tresor Apartments, La Gloria Senior Apartments and Sunflower Gardens.</p> <p>On January 10, 2012, the City Council adopted Resolution 20142 electing to become the Successor Housing Agency to the former Salinas Redevelopment Agency. In April 2012, the appointed Oversight Board transferred the housing-related responsibilities of the Salinas Redevelopment Agency to the City. Without property tax increment funding, the ability to implement plans and policies of the previous redevelopment agency remains extremely limited and focuses primarily on the real property assets that remain, in addition to the ongoing monitoring and reporting required for existing housing projects that were assisted by the former agency.</p> <p>As reported previously, the first phase of the Agency-supported Haciendas multi-family rental complex developed by the County Housing Authority was completed. Building permits for the second phase (46 units) were issued in April, 2013.</p> <p>The Successor Housing Agency owns several parcels on Soledad Street and is working with the Mid-Peninsula Housing Corporation on a Negotiating Rights Agreement for a mixed-use affordable housing development for that site. Construction is scheduled to commence in 2017. Properties on Division Street owned by the Successor Housing Agency will likely be sold in 2016, generating funds for allocation to affordable housing projects within the City.</p> <p><i>Continued Appropriateness:</i> With the dissolution of redevelopment in 2012, this program has become obsolete. Available Successor Agency funds are incorporated into the City's affordable housing development program(s).</p>
<p>Policy Action H-2.5: Jazz-Up Program (continuing program)</p>	<ul style="list-style-type: none"> 7 projects annually (5 residential and 2 neighborhood cleanups). 	<p>With the dissolution of the Salinas Redevelopment Agency on February 1, 2012 (per State Law AB X126), the Jazz-Up Program was terminated. No other revenues have been identified to fund this program.</p> <p><i>Continued Appropriateness:</i> This program is removed from the 2015-2023 Housing Element.</p>
<p>Policy Action H-2.6: Alisal Homeownership and Neighborhood Revitalization Strategy Area</p>	<ul style="list-style-type: none"> Continue efforts in NRSA. 	<p>Substandard living conditions in the target area continue to be addressed through the provision of low-interest rehabilitation loans, and City (CDBG and HOME funding for multi-family housing projects and for capital improvement projects (CIP). The Wesley</p>

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Program	Objectives	Progress
(continuing program)		<p>Oaks Subdivision is located in the NRSA target area, this new construction project is now finished. The Notice of Completion was issued on November 13, 2013. Wesley Oaks provides nine single family units that were constructed to qualify for – and received- Energy Star certification. The La Gloria Senior Apartments with 22 units for low income seniors on E. Market Street was completed in 2011. Also in the NRSA are four 2014-15 CIPs: East Salinas Streetlights-Phase 12; East Market Street ADA Compliant Access Ramps – Phase II; La Paz Park Stage Area Reconstruction; and the Cesar Chavez Park Improvements. One residential property in the area was rehabilitated and two properties were provided housing accessibility grants via the City’s Housing Services Program in 2014.</p> <p>As part of the City’s Consolidated Plan update of 2015, the City sought renewal of the Alisal NRSA, with an updated strategy.</p> <p><i>Continued Appropriateness:</i> This program continues to be appropriate and is modified and included in the 2015-2023 Housing Element.</p>
Policy Action H-2.7: Foreclosed Homes and Neighborhood Preservation (new program)	<ul style="list-style-type: none"> Address impacts of foreclosures on neighborhoods. 	<p>Program implemented in 2010 using federal Neighborhood Stabilization Program (NSP) funds. During this period: four additional foreclosed residential properties were acquired and rehabilitation was completed. Six previously acquired units were resold following rehabilitation. To date, a total of 19 houses have been purchased and rehabbed through NSP thereby allowing low/mod income households to purchase a home while assisting in stabilizing neighborhoods one house at a time. However, the NSP program has expired with no new funding appropriation anticipated.</p> <p>In order to curb blight in the City, the Code Enforcement staff tracks foreclosed houses to make sure lenders/owners are maintaining their properties. Code Enforcement staff also provides educational outreach to other governmental groups to assist in our community outreach efforts regarding foreclosed and distressed properties. Code Enforcement has coordinated with neighborhoods and watch groups to encourage community dialogue and feedback. Code Enforcement also worked with the City Attorney on legal proceedings and recordation of violations with the County Recorder and as well as on forfeiture of certain tax benefits for substandard residential properties. In addition, City housing staff refers public inquiries regarding foreclosure issues to a local non-profit agency: Housing Resource Center. During this period the City allocated both ESG and CDBG funding to the</p>

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Program	Objectives	Progress
		<p>Center.</p> <p><i>Continued Appropriateness:</i> This program continues to be appropriate and is included in the 2015-2023 Housing Element.</p>
<p><i>Goal H-3: Ensure that all segments of the community have access to safe and decent housing that meets their diverse needs.</i></p>		
<p>Policy Action H-3.1: Housing for Local Workforce (continuing policy)</p>	<ul style="list-style-type: none"> • Encourage housing for local workforce. 	<p>City's Inclusionary Program is ongoing and provides developer incentives for the creation of housing units available for the local workforce including farmworkers.</p> <ul style="list-style-type: none"> ▪ Tresor Apartments include 81 units for extremely low, very and low and low income households (including 16 inclusionary units). Of these, 40 units are set aside for farmworker households. HOME and redevelopment funds were used to help gap finance this project. ▪ Wesley Oaks includes ten single family detached (including three inclusionary units). Originally the project was intended as ownership units but was determined to be financially infeasible. The project now operates as affordable rental housing, primarily for farmworker households. ▪ Phase I of the Haciendas development was completed and occupied in 2013, providing 52 rental units for lower income households, plus one manager's units. ▪ Phase II of the Haciendas (funded with HOME, Redevelopment, and tax credits) was issued building permits; upon completion this phase will provide 46 rental housing units for lower-income families (9 of the 46 are required inclusionary units.) <p>The City has engaged in outreach to large employers through individual and/or group meetings as staffing resources permit. Also see accomplishments described below for Policy H-3.14.</p> <p><i>Continued Appropriateness:</i> This program continues to be appropriate and will be included in the 2015-2023 Housing Element as a housing policy.</p>
<p>Policy Action H-3.2: Housing for Larger Families</p>	<ul style="list-style-type: none"> • Encourage housing for large families. 	<p>The R-H (Residential High Density) and R-M (Residential Medium Density) zoning districts require that a minimum of 20% of dwellings in any new development be three bedroom units and 10% of the dwelling units have four bedrooms to ensure sufficient housing opportunities are provided for large families. All residential projects in these districts are subject to this requirement. Due to market forces, single family units</p>

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Program	Objectives	Progress
		<p>constructed in the Low Density Residential District typically have 3 or more bedrooms, providing additional housing opportunities for large families. As such, all City's residential districts provide housing opportunities for large families. Thus the called-for review of Zoning Code was completed for 2011, with a determination that no modifications were necessary.</p> <p><i>Continued Appropriateness:</i> This program continues to be appropriate and is included in the 2015-2023 Housing Element as a housing policy.</p>
<p>Policy Action H-3.3: Senior Housing (continuing policy)</p>	<ul style="list-style-type: none"> Senior housing development. 	<p>Sherwood Village was completed in 2008. This 124-unit project includes 25 inclusionary units. The project was funded with CDBG and HOME. Target population is lower income seniors.</p> <p>HOME and redevelopment funds were provided to CHISPA for the acquisition and development of the 23-unit La Gloria Apartments. The project was completed in 2011, providing 22 affordable senior units and one manager's unit.</p> <p>The Gateway Apartments (52 units – with \$2,490,000 in City and Salinas Redevelopment Agency financial support) was originally approved for development in 2008 to provide housing for the disabled. The project was revised in 2011 changing the targeted population to seniors. This change made it eligible for TCAC funding (awarded in the fall of 2011); the project broke ground in 2012 and was completed the fall of 2013.</p> <p>Upon completion of the Gateway project, the City (acting as Successor Housing Agency to the former Salinas Redevelopment Agency) will suspend financial support for this program due to the State-mandated termination of the Redevelopment Agency on February 1, 2012.</p> <p><i>Continued Appropriateness:</i> This program continues to be appropriate and is included in the 2015-2023 Housing Element. This program is incorporated as part of the City's affordable housing development program(s) and senior density bonus program.</p>
<p>Policy Action H-3.4: Compliance with SB 2 (new policy)</p>	<ul style="list-style-type: none"> Compliance with SB 2. 	<p>Following research into how other communities had addressed this issue, staff met with local housing advocates and homeless services providers to explore options best suited to our community. An ordinance providing for by-right development of</p>

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Program	Objectives	Progress
		<p>emergency shelters in specified zones, as well as addressing other facets of Senate Bill 2, was prepared for consideration by the Salinas Planning Commission. On October 3, 2012, the Commission considered the amendments and recommended adoption by the City Council. On October 23rd, the City Council then considered Zoning Code Amendment 2012-001. The ordinance was introduced that same day and unanimously adopted on November 13, 2012. This policy has therefore been fully implemented.</p> <p><i>Continued Appropriateness:</i> This program is removed from the 2015-2023 Housing Element. A new program that outlines the City’s homeless strategy is included instead.</p>
<p>Policy Action H-3.5: Fair Housing Services (continuing program)</p>	<ul style="list-style-type: none"> • Fair housing. 	<p>During previous reporting periods, the City referred fair housing inquiries to the State Department of Fair Employment and to the Conflict Resolution and Mediation Center of Monterey County (CRMC); CRMC was provided funding under the CDBG public services category to provide fair housing services. However, in February 2013, CRMC closed its doors. In FY 2013-14, the City allocated ESG funds to the Housing Resource Center for emergency homeless prevention and rental assistance which included eviction prevention to help households avoid homelessness; tenant education; and fair housing counseling. Beginning in FY 2014, the City is utilizing two service providers to provide fair housing services in Salinas – Project Sentinel and Legal Services for Seniors.</p> <p><i>Continued Appropriateness:</i> This program continues to be appropriate and is included in the 2015-2023 Housing Element.</p>
<p>Policy Action H-3.6: Rental Assistance (continuing program)</p>	<ul style="list-style-type: none"> • Support housing choice voucher. 	<p>Referral program is ongoing for the Housing Authority of the County of Monterey’s Housing Choice Voucher Program.</p> <p><i>Continued Appropriateness:</i> This program continues to be appropriate and is included in the 2015-2023 Housing Element.</p>
<p>Policy Action H-3.7: Housing for Elderly Low-Income Households (new program)</p>	<ul style="list-style-type: none"> • 456 units affordable to extremely low-income households. 	<p>Via the City’s Inclusionary Ordinance and through the use of Redevelopment, HOME, and tax credit funding, the Gateway development produced a total of 52 affordable rental units, 6 of which are restricted for extremely low-income households (see H-3.3 above). CHISPA completed the La Gloria apartments, 22 units for low-income seniors, in 2011 and Sherwood Village for very low income seniors. The City continues to work collaboratively with housing developers on an ongoing basis to</p>

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Program	Objectives	Progress
		<p>provide affordable housing opportunities including housing for extremely low-income households to the extent feasible.</p> <p>The elimination of Redevelopment Agency housing funds has reduced opportunities to create additional units for this income group, however, limited CDBG and HOME funds can continue to support new projects.</p> <p><i>Continued Appropriateness:</i> This program is incorporated as part of the City's affordable housing development program(s).</p>
<p>Policy Action H-3.8: Preserve At-Risk Units (continuing program)</p>	<ul style="list-style-type: none"> • Preserve 250 "at-risk" units. 	<p>Owners of Gabilan Plaza I and II, which are at-risk developments, secured bond funding in 2013 to rehabilitated the 200-unit affordable apartment complex. Permitting process began in February 2014.</p> <p>Staff has been working with CHISPA to use City HUD funds to rehabilitate the 41-unit Vista de la Terraza, a project currently receiving State RHCP assistance that could have converted to market-rate in 2014.</p> <p>Various resources that have been identified for preservation of affordable units have been on the decline (CalHFA, CDBG and HOME) or have ceased altogether (Redevelopment). While the Low Income Housing Tax Credit (LIHTC) program remains a viable source, demand for these funds is extremely competitive.</p> <p><i>Continued Appropriateness:</i> This program continues to be appropriate and is updated and included in the 2015-2023 Housing Element.</p>
<p>Policy Action H-3.9: Adopt Reasonable Accommodation Procedures (continuing program)</p>	<ul style="list-style-type: none"> • Adopt reasonable accommodation procedures. 	<p>ADA ramps and crosswalks have been surveyed City-wide to determine where ramps are needed and which existing ramps do not meet current ADA standards. The five year ADA transition plan for City buildings and facilities is still in the early stages; an Advisory Committee will be created in 2015 to advise on the transition plan and implementation. In the interim, CDBG funding was provided this year to construct ADA-compliant sidewalk access ramps along East Market Street (between Sherwood Drive and Merced Street).</p> <p>City has developed and posted on City web page an "on-line request" for sidewalk and curb and gutter repairs. This on-line request provides two options: a quick "do-it-yourself" procedure to repair damaged concrete sidewalk/curb/gutter if property</p>

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Program	Objectives	Progress
		<p>owner wishes to do it themselves, taking advantage of the City's 50/50 program (where the City pays 50 percent of the repair cost up to \$2,500); or the property owner has the option to do an "on-line repair request" that will be added to the data base that is currently being kept by Maintenance Services.</p> <p>However, the City will adopt a reasonable accommodation ordinance by September 1, 2015.</p> <p><i>Continued Appropriateness:</i> This program continues to be appropriate and is included in the 2015-2023 Housing Element.</p>
<i>Goal F: Farmworker Housing</i>		
<p>Policy Action H-3.10: Housing Accessibility Assistance Grants (continuing program)</p>	<ul style="list-style-type: none"> • Eight grants annually. 	<p>Program remains an effective tool to assist low-income homeowners with eligible disabilities to modify their residences (including mobile home units) for improved access (e.g., exterior wheelchair ramps or lifts, bathroom modifications). Funding continues to be provided via the federal Community Development Block Grant. Between the rehabilitation loans and Housing Accessibility Assistance grants, about five households were assisted annually.</p> <p><i>Continued Appropriateness:</i> This program continues to be appropriate and is included in the 2015-2023 Housing Element.</p>
<p>Policy Action H-3.11: Homeless Prevention and Rapid Re-Housing Program (continuing program)</p>	<ul style="list-style-type: none"> • Assist 45 households and individuals per year. 	<p>The three-year program, which ended in August of 2012, provided homelessness prevention and rapid re-housing assistance to 269 households and 106 individuals through the Housing Resource Center. The City continues to receive Emergency Solutions Grant (ESG) from HUD funds focused upon rapid re-housing.</p> <p>In the fall of 2014, the Housing Resource Center of Monterey County received a Veterans Administration "Supportive Services for Veteran Families Grant" (SSVF) to provide emergency housing assistance and supportive services to veterans who are homeless or in danger of losing their current home. The City publicizes the availability of the SSVF program.</p> <p><i>Continued Appropriateness:</i> This ESG and SSVF funding programs continue to be appropriate and are included in the 2015-2023 Housing Element.</p>
<p>Policy Action H-3.12: First-time Homebuyer Program (new program)</p>	<ul style="list-style-type: none"> • First-time homebuyer 	<p>Program was restarted in 2010 with an allocation of Salinas' CDBG and HOME funds to a non-profit agency: Neighborhood Housing Services of Silicon Valley (NHSSV),</p>

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Program	Objectives	Progress
	<p>program.</p>	<p>so that it could operate the City’s FTHB program. City took back operation of the FTHB program in December 2011 after the one-year pilot program with NHSSV was less successful than planned; NHSSV eventually closed its Salinas office in 2011. One FTHB loan received assistance under the program.</p> <p>The Housing Resource Center, a non-profit HUD approved Counseling Agency continues to assist with the initial application process and provides the FTHB applicant workshops. Completing purchases of units has been slow due to scarcity of for-sale housing units in the right price range and tighter lending criteria. The former was a result of lending institutions holding on to foreclosed properties due to the low housing market as well as units that coming onto the market being quickly acquired by “cash” investors buying single family units to be held as rentals. The City had tried vigorously to work with the National Community Stabilization Trust to develop a program where first-time homebuyers could purchase homes directly from the Trust, through their “First Look Program” but, unfortunately NCST did not proceed with Salinas as their model did not prove successful on the East Coast.</p> <p>Through the Neighborhood Stabilization Program (NSP) in 2008 to 2013, the City assisted nineteen first time homebuyers to buy homes.</p> <p>The City administered its own FTHB program between 2012 and 2014 using HOME funds. Two households were assisted. However, due to the increasing home prices and HUD regulations, it has become increasingly difficult to qualify households under the HOME program. In November 2014, the City suspended the FTHB program but it is included as a priority within the 2015-2010 Consolidated Plan, when feasible</p> <p><i>Continued Appropriateness:</i> Homeownership was identified an important need in Salinas during the outreach process. Homeownership programs are included in the 2015-2023 Housing Element.</p>
<p>Policy Action H-3.13A: Special Needs Housing(continuing program)</p>	<ul style="list-style-type: none"> • Special needs housing. 	<p>The City continues to support affordable, accessible housing for disabled persons, both individuals and families and developments that provide supportive services including healthcare, nutrition, and transportation.</p> <p>Tyanan Village was completed in 2008. This 171-unit mixed use project (with ground floor retail) includes 21 inclusionary units. The project received a density bonus of 14</p>

Table A-1: Review of Past Accomplishments

Program	Objectives	Progress
		<p>units. HOME and Redevelopment funds were used to support this project. A portion of the units are specifically designed for people with disabilities.</p> <p>The La Gloria Apartments (HOME and Redevelopment-funded) project provides 22 affordable senior housing units. The 52-unit Gateway Senior Apartments project completed in 2013 (HOME and Redevelopment-funded) features special design elements including an elevator, signage, appropriate door openings, and lower counter-top heights for bathrooms and kitchens.</p> <p>The City also assisted in the acquisition and improvement of Sunflower Gardens (formerly known as the Casas del Sol) by Interim Inc. The project included the demolition of six units and construction of 18 units. Specifically, 17 of the new units are for low income individuals who are homeless or at risk of homelessness and are mentally disabled.</p> <p>The Housing Accessibility Assistance program is ongoing (CDBG-funded). Central Coast Center for Independent Living (CCCIL), Interim Inc., and Central Coast HIV/AIDS Services –agencies that provide a spectrum of services for the disabled population- were funded by either CDBG or ESG funding by the City.</p> <p>Due to lack of staff resources the City has not yet been able to complete research into the feasibility of a “visitability” ordinance mandating features in new housing designed to facilitate access by those in wheelchairs or with otherwise limited mobility.</p> <p><i>Continued Appropriateness:</i> This program continues to be appropriate and is included in the 2015-2023 Housing Element.</p>
<p>Policy Action H-3.13B: Housing Resources and Education (continuing program)</p>	<ul style="list-style-type: none"> Housing Resources and Education 	<p>The Housing Resource Center (HRC) continues to promote a first-time homebuyer education program and foreclosure prevention counseling. They also assist in homeless prevention. The City has provided CDBG funds to support the homeownership assistance center’s ongoing activities. Also, the City has Emergency Solutions Grant (ESG) funding for their ongoing emergency rent and security deposit program.</p> <p><i>Continued Appropriateness:</i> This program continues to be appropriate and is</p>

Table A-1: Review of Past Accomplishments

Program	Objectives	Progress
<p>Policy Action H-3.14: Zoning for Employee and Farmworker Housing</p>	<ul style="list-style-type: none"> Zoning for farmworker housing. 	<p>included in the 2015-2023 Housing Element.</p> <p>The City has long been proactive in efforts to promote and provide farmworker housing, in fact, encouraging the provision of such housing is a General Plan priority. While the City of Salinas already did not restrict the development of farmworker housing in any zone that permits residential development of this type, staff undertook a review of the relevant zoning regulations to determine if revision to regulations would provide additional clarity to both housing developers and the community as a whole. As part of this review, staff also reviewed the Code for consistency with current State Health & Safety Code wording, particularly Section 17021.5 and 17021.6.</p> <p>On October 3, 2012, following consultation with non-profit housing providers and other stakeholders, staff presented a Zoning Code amendment to the Planning Commission. After considering public comment, the Commission recommended the ordinance be forwarded to the City Council with one minor revision. On October 23, 2013, after holding a public hearing on the proposed amendment, the City Council introduced the ordinance, which was subsequently adopted on November 13, 2012. In addition to clarifying provisions regarding employee housing for those employed in agriculture, the Code amendment added language pertaining to both Small Project and Medium Project Employee Housing.</p> <p><i>Continued Appropriateness:</i> Thus, this policy has been implemented and is not included in the 2015-2023 Housing Element. However, the City will continue to facilitate the development of affordable housing for farmworkers as part of its affordable housing programs.</p>

Table A-2: Summary of Quantified Objectives and Accomplishments (2007-2014)

Objectives	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction	456	911	686	773	1706	4076
Rehabilitation			100			100
Conservation			250			250
Accomplishments	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction		318	173	29	331	851
Rehabilitation	11	38	20	53		122
Conservation			250			250

Appendix B: Detailed Sites Inventory

Table B-1: Vacant Residential Land Inventory

APN	Address	Zone	General Plan	Density (du/ac)	Acres	Realistic Capacity (units)	Affordability Level	Included in 2007 Housing Element?	Constraints
002721033000	740 E Romie Ln	CO	CO	15-20	0.60	9	Moderate	Yes	No
004601058000	930 Circle Dr	CO	CO	15-20	0.27	4	Moderate	Yes	No
004601062000	561 N Sanborn Rd	CO	CO	15-20	2.76	41	Moderate	Yes	No
002394023000	15 Harvest St	CO/R	CO	15-20	0.15	2	Moderate	Yes	No
253081004000	2217 N Main St	CR	CR	15-20	0.65	10	Moderate	Yes	No
253012066000	2357 N Main St	CR	CR	15-20	1.97	30	Moderate	Yes	No
253081014000	2205 N Main St and 1 other(s)	CR	CR	15-20	0.87	13	Moderate	Yes	No
253077016000	2101 N Main St	CR	CR	15-20	0.18	3	Moderate	Yes	No
253077002000	2111 N Main St	CR	CR	15-20	0.09	1	Moderate	Yes	No
261145042000	1200 N Davis Rd	CR	CR	15-20	4.42	66	Moderate	Yes	No
261146010000	1161 Westridge Pky and 9 other(s)	CR	CR	15-20	1.19	18	Moderate	Yes	No
261146009000	1149 Westridge Pky and 4 other(s)	CR	CR	15-20	0.46	7	Moderate	Yes	No
253332035000	1970 N Davis Rd	CR	CR	15-20	5.99	90	Moderate	Yes	No
153221002000	1535 Constitution Blvd	CR	CR	15-20	3.04	46	Moderate	Yes	No
004042026000	16 N Wood St	CR	CO	15-20	0.42	6	Moderate	Yes	No
004042012000	27 N Pearl St	CR	RM	15-20	0.28	4	Moderate	Yes	No
004042013000	17 N Pearl St	CR	RM	15-20	0.08	1	Moderate	Yes	No
004074043000	12 N Pearl St	CR	CR	15-20	0.13	2	Moderate	Yes	No
004274021000	245 Williams Rd	CR	CR	15-20	0.10	1	Moderate	Yes	No
004274011000	243 Williams Rd	CR	CR	15-20	0.10	2	Moderate	Yes	No
004205044000	163 Williams Rd and 2 other(s)	CR	CR	15-20	0.53	8	Moderate	Yes	No
004063030000	710 E Alisal St	CR	CR	15-20	0.16	2	Moderate	Yes	No

Table B-1: Vacant Residential Land Inventory

APN	Address	Zone	General Plan	Density (du/ac)	Acres	Realistic Capacity (units)	Affordability Level	Included in 2007 Housing Element?	Constraints
002362008000	245 John St	CR	CR	15-20	0.19	3	Moderate	Yes	No
002213032000	206 E Alisal St and 1 other(s)	CR	CR	15-20	0.24	4	Moderate	Yes	No
002171011000	52 W Market St and 1 other(s)	CR	CR	15-20	0.14	2	Moderate	Yes	No
002171008000	19 Station Pl and 3 other(s)	CR	CR	15-20	0.28	4	Moderate	Yes	No
002192018000	139 E Gabilan St	R-H-1.8	RH	15-20	0.08	1	Moderate	Yes	No
002192019000	121 E Gabilan St and 2 other(s)	R-H-1.8	RH	15-20	0.65	10	Moderate	Yes	No
261296001000	45 Navajo Dr	R-H-2.1	RH	15-20	0.02	0	Moderate	Yes	No
261296002000	47 Navajo Dr	R-H-2.1	RH	15-20	0.02	0	Moderate	Yes	No
261296003000	49 Navajo Dr	R-H-2.1	RH	15-20	0.02	0	Moderate	Yes	No
261296004000	51 Navajo Dr	R-H-2.1	RH	15-20	0.02	0	Moderate	Yes	No
261296008000	59 Navajo Dr	R-H-2.1	RH	15-20	0.02	0	Moderate	Yes	No
261296007000	57 Navajo Dr	R-H-2.1	RH	15-20	0.02	0	Moderate	Yes	No
261296006000	55 Navajo Dr	R-H-2.1	RH	15-20	0.02	0	Moderate	Yes	No
261296005000	53 Navajo Dr	R-H-2.1	RH	15-20	0.02	0	Moderate	Yes	No
003161030000	200 Casentini St	R-H-2.1	RH	15-20	4.78	72	Moderate	Yes	No
003101033000	31 Sun St #A1 and 59 other(s)	R-H-2.1	RH	15-20	0.87	13	Moderate	Yes	No
004341027000	1059 Rider Ave	R-H-2.1	RL	15-20	0.06	1	Moderate	Yes	No
003901022000	1182 E Alisal St	R-H-2.1	RH	15-20	1.66	25	Moderate	Yes	No
002894021000	916 Iverson St #A and 2 other(s)	R-H-2.1	RH	15-20	0.15	2	Moderate	Yes	No
004081015000	643 Terrace St	R-H-2.1	RH	15-20	0.15	2	Moderate	Yes	No
253092014000	2002 Santa Rita St	R-L-5.5	RL	6-8	0.12	1	Above Moderate	Yes	No
253192015000	13448 Garfield Cir	R-L-5.5	RL	6-8	0.05	0	Above Moderate	Yes	No
003801010000	909 Heather Cir	R-L-5.5	RL	6-8	0.06	0	Above Moderate	Yes	No
003392012000	15 E Curtis St	R-L-5.5	RL	6-8	0.14	1	Above Moderate	Yes	No
261312006000	1724 Cambrian Dr	R-L-5.5	RL	6-8	0.13	1	Above Moderate	Yes	No

Table B-1: Vacant Residential Land Inventory

APN	Address	Zone	General Plan	Density (du/ac)	Acres	Realistic Capacity (units)	Affordability Level	Included in 2007 Housing Element?	Constraints
153232043000	1699 Independence Blvd #C/A and 2 other(s)	R-L-5.5	RL	6-8	0.30	2	Above Moderate	Yes	No
004353014000	1117 Rancho Dr	R-L-5.5	RL	6-8	0.28	2	Above Moderate	Yes	No
004353027000	1117 Rancho Dr	R-L-5.5	RL	6-8	0.25	2	Above Moderate	Yes	No
004353025000	1117 Rancho Dr	R-L-5.5	RL	6-8	0.25	1	Above Moderate	Yes	No
004093057000	731 Meyers Ct #A	R-L-5.5	RL	6-8	0.03	0	Above Moderate	Yes	No
004093050000	738 Meyers Ct	R-L-5.5	RL	6-8	0.03	0	Above Moderate	Yes	No
004651057000	1208 Rider Ave	R-L-5.5	RL	6-8	0.14	1	Above Moderate	Yes	No
004651067000	801 Del Monte Ave #1/2	R-L-5.5	RL	6-8	0.03	0	Above Moderate	Yes	No
004461001000	738 Burke St	R-L-5.5	RL	6-8	0.17	1	Above Moderate	Yes	No
004301006000	1009 Alma Ave	R-L-5.5	RL	6-8	0.14	1	Above Moderate	Yes	No
002652023000	L/L Pajaro St	R-L-5.5	RM	6-8	0.21	1	Above Moderate	Yes	No
016231020000	850 Abbott St	R-L-5.5	RL	6-8	1.10	7	Above Moderate	Yes	No
002461028000	250 Maple St #AT&T and 1 other(s)	R-L-5.5	RL	6-8	0.28	2	Above Moderate	Yes	No
002535013000	47 Hawthorne St	R-L-5.5	RL	6-8	0.14	1	Above Moderate	Yes	No
002901015000	49 Sierra Dr and 1 other(s)	R-L-5.5	RL	6-8	0.14	1	Above Moderate	Yes	No
002901014000	55 Sierra Dr	R-L-5.5	RL	6-8	0.15	1	Above Moderate	Yes	No
002921012000	538 Santa Paula Dr	R-L-5.5	RL	6-8	0.27	2	Above Moderate	Yes	No
002293012000	314 Bruce Ave	R-L-5.5	RL	6-8	0.17	1	Above Moderate	Yes	No
207193037000	PAR-C N Davis Rd	R-L-5.5	RL	6-8	0.02	0	Above Moderate	Yes	No
153712047000	1316 Padova Dr and 1 other(s)	R-L-5.5	RL	6-8	0.46	3	Above Moderate	Yes	No
016291028000	578 San Felipe St	R-L-5.5	RL	6-8	0.16	1	Above Moderate	Yes	No
004601050000	R/W E Laurel Dr	R-L-5.5	RL	6-8	0.17	1	Above Moderate	Yes	No
004601067000	11 Hill Cir #ROW	R-L-5.5	RL	6-8	0.28	2	Above Moderate	Yes	No
004601066000	11 Hill Cir	R-L-5.5	RL	6-8	7.32	44	Above Moderate	Yes	No
003211018000	46 E Bernal Dr	R-M-2.9	RM	8-15	1.67	13	Above Moderate	Yes	No
153613037000	1897 Bradbury Street	R-M-2.9	RM	8-15	0.11	1	Above Moderate	Yes	No

Table B-1: Vacant Residential Land Inventory

APN	Address	Zone	General Plan	Density (du/ac)	Acres	Realistic Capacity (units)	Affordability Level	Included in 2007 Housing Element?	Constraints
004032031000	79 Ragsdale Ct	R-M-2.9	RM	8-15	0.03	0	Above Moderate	Yes	No
153102020000	809 Kilbreth Ave	R-M-2.9	RM	8-15	0.15	1	Above Moderate	Yes	No
003022013000	546 Santa Maria St and 1 other(s)	R-M-2.9	RM	8-15	0.15	1	Above Moderate	Yes	No
004053003000	556 San Benito St	R-M-2.9	RM	8-15	0.16	1	Above Moderate	Yes	No
002214029000	220 Front St	R-M-2.9	RM	8-15	0.14	1	Above Moderate	Yes	No
002041012000	19 Anne St	R-M-2.9	RM	8-15	0.35	3	Above Moderate	Yes	No
002411048000	520 Riker St #L/L	R-M-2.9	RM	8-15	0.20	2	Above Moderate	Yes	No
004711002000	910 Acosta Plz	R-M-2.9	RM	8-15	0.18	1	Above Moderate	Yes	No
003021019000	501 James St and 2 other(s)	R-M-2.9	RM	8-15	0.18	1	Above Moderate	Yes	No
004332001000	709 Gee St	R-M-2.9	RM	8-15	0.21	2	Above Moderate	Yes	No
261411039000	1499 Cherokee Dr	R-M-3.6	RL	8-12	3.21	26	Above Moderate	Yes	No
003161008000	1 Preston St	R-M-3.6	RL	8-12	2.97	24	Above Moderate	Yes	No
003151036000	303 Martella St	R-M-3.6	RH	8-12	0.60	5	Above Moderate	Yes	No
153721013000	1690 Piazza Dr	R-M-3.6	RM	8-12	0.10	1	Above Moderate	Yes	No
153721014000	1692 Piazza Dr	R-M-3.6	RM	8-12	0.10	1	Above Moderate	Yes	No
153721015000	1694 Piazza Dr	R-M-3.6	RM	8-12	0.10	1	Above Moderate	Yes	No
153721016000	1696 Piazza Dr	R-M-3.6	RM	8-12	0.10	1	Above Moderate	Yes	No
153722001000	1700 Piazza Dr	R-M-3.6	RM	8-12	0.14	1	Above Moderate	Yes	No
153722002000	1702 Piazza Dr	R-M-3.6	RM	8-12	0.12	1	Above Moderate	Yes	No
153722003000	1812 Monte Bella Blvd	R-M-3.6	RM	8-12	0.12	1	Above Moderate	Yes	No
153722004000	1814 Monte Bella Blvd	R-M-3.6	RM	8-12	0.11	1	Above Moderate	Yes	No
153722005000	1816 Monte Bella Blvd	R-M-3.6	RM	8-12	0.11	1	Above Moderate	Yes	No
153722006000	1818 Monte Bella Blvd	R-M-3.6	RM	8-12	0.11	1	Above Moderate	Yes	No
153722007000	1820 Monte Bella Blvd	R-M-3.6	RM	8-12	0.11	1	Above Moderate	Yes	No
153722008000	1824 Monte Bella Blvd	R-M-3.6	RM	8-12	0.10	1	Above Moderate	Yes	No
153722009000	1826 Monte Bella Blvd	R-M-3.6	RM	8-12	0.10	1	Above Moderate	Yes	No
153721138000	1123 Genoa Wy	R-M-3.6	RM	8-12	0.10	1	Above Moderate	Yes	No

Table B-1: Vacant Residential Land Inventory

APN	Address	Zone	General Plan	Density (du/ac)	Acres	Realistic Capacity (units)	Affordability Level	Included in 2007 Housing Element?	Constraints
153721139000	1125 Genoa Wy	R-M-3.6	RM	8-12	0.11	1	Above Moderate	Yes	No
153721140000	3 Genoa Cir	R-M-3.6	RM	8-12	0.10	1	Above Moderate	Yes	No
153721141000	5 Genoa Cir	R-M-3.6	RM	8-12	0.10	1	Above Moderate	Yes	No
153721142000	7 Genoa Cir	R-M-3.6	RM	8-12	0.10	1	Above Moderate	Yes	No
153721143000	9 Genoa Cir	R-M-3.6	RM	8-12	0.11	1	Above Moderate	Yes	No
153721147000	6 Genoa Cir	R-M-3.6	RM	8-12	0.11	1	Above Moderate	Yes	No
153721148000	4 Genoa Cir	R-M-3.6	RM	8-12	0.10	1	Above Moderate	Yes	No
153721144000	1131 Genoa Wy	R-M-3.6	RM	8-12	0.12	1	Above Moderate	Yes	No
153721145000	1135 Genoa Wy	R-M-3.6	RM	8-12	0.11	1	Above Moderate	Yes	No
153721146000	1137 Genoa Wy	R-M-3.6	RM	8-12	0.11	1	Above Moderate	Yes	No
153721096000	1061 Sardina Dr	R-M-3.6	RM	8-12	0.10	1	Above Moderate	Yes	No
153721095000	1059 Sardina Dr	R-M-3.6	RM	8-12	0.10	1	Above Moderate	Yes	No
153721094000	1057 Sardina Dr	R-M-3.6	RM	8-12	0.10	1	Above Moderate	Yes	No
153721093000	1055 Sardina Dr	R-M-3.6	RM	8-12	0.10	1	Above Moderate	Yes	No
153721092000	1053 Sardina Dr	R-M-3.6	RM	8-12	0.10	1	Above Moderate	Yes	No
153721091000	1051 Sardina Dr	R-M-3.6	RM	8-12	0.11	1	Above Moderate	Yes	No
153721090000	1026 Capri Wy	R-M-3.6	RM	8-12	0.12	1	Above Moderate	Yes	No
153721102000	1052 Sardina Dr	R-M-3.6	RM	8-12	0.10	1	Above Moderate	Yes	No
153721101000	1054 Sardina Dr	R-M-3.6	RM	8-12	0.09	1	Above Moderate	Yes	No
153721100000	1056 Sardina Dr	R-M-3.6	RM	8-12	0.11	1	Above Moderate	Yes	No
153722028000	1806 Monte Bella Blvd	R-M-3.6	RM	8-12	0.14	1	Above Moderate	Yes	No
153722027000	1707 Piazza Dr	R-M-3.6	RM	8-12	0.13	1	Above Moderate	Yes	No
153722026000	1705 Piazza Dr	R-M-3.6	RM	8-12	0.15	1	Above Moderate	Yes	No
153722025000	1703 Piazza Dr	R-M-3.6	RM	8-12	0.12	1	Above Moderate	Yes	No
153722024000	1701 Piazza Dr	R-M-3.6	RM	8-12	0.13	1	Above Moderate	Yes	No
153721118000	1695 Piazza Dr	R-M-3.6	RM	8-12	0.10	1	Above Moderate	Yes	No
153721117000	1693 Piazza Dr	R-M-3.6	RM	8-12	0.13	1	Above Moderate	Yes	No
153721116000	4 Piazza Cir	R-M-3.6	RM	8-12	0.13	1	Above Moderate	Yes	No

Table B-1: Vacant Residential Land Inventory

APN	Address	Zone	General Plan	Density (du/ac)	Acres	Realistic Capacity (units)	Affordability Level	Included in 2007 Housing Element?	Constraints
153721115000	6 Piazza Cir	R-M-3.6	RM	8-12	0.16	1	Above Moderate	Yes	No
153721114000	8 Piazza Cir	R-M-3.6	RM	8-12	0.18	1	Above Moderate	Yes	No
153721113000	9 Piazza Cir	R-M-3.6	RM	8-12	0.13	1	Above Moderate	Yes	No
153721112000	7 Piazza Cir	R-M-3.6	RM	8-12	0.14	1	Above Moderate	Yes	No
153721111000	5 Piazza Cir	R-M-3.6	RM	8-12	0.11	1	Above Moderate	Yes	No
153721110000	3 Piazza Cir	R-M-3.6	RM	8-12	0.10	1	Above Moderate	Yes	No
153721109000	1 Piazza Cir	R-M-3.6	RM	8-12	0.11	1	Above Moderate	Yes	No
153721089000	1028 Capri Wy	R-M-3.6	RM	8-12	0.10	1	Above Moderate	Yes	No
153721126000	1121 Siena Wy	R-M-3.6	RM	8-12	0.10	1	Above Moderate	Yes	No
153721128000	1125 Siena Wy	R-M-3.6	RM	8-12	0.11	1	Above Moderate	Yes	No
153721129000	1127 Siena Wy	R-M-3.6	RM	8-12	0.11	1	Above Moderate	Yes	No
153721082000	1124 Siena Wy	R-M-3.6	RM	8-12	0.11	1	Above Moderate	Yes	No
153721081000	1126 Siena Wy	R-M-3.6	RM	8-12	0.10	1	Above Moderate	Yes	No
153721080000	1128 Siena Wy	R-M-3.6	RM	8-12	0.10	1	Above Moderate	Yes	No
153721127000	1123 Siena Wy	R-M-3.6	RM	8-12	0.11	1	Above Moderate	Yes	No
153721083000	1122 Siena Wy	R-M-3.6	RM	8-12	0.11	1	Above Moderate	Yes	No
153722023000	1291 Palermo Dr	R-M-3.6	RM	8-12	0.11	1	Above Moderate	Yes	No
153722029000	1813 Monte Bella Blvd	R-M-3.6	RM	8-12	0.11	1	Above Moderate	Yes	No
153722030000	1811 Monte Bella Blvd	R-M-3.6	RM	8-12	0.11	1	Above Moderate	Yes	No
153722031000	1809 Monte Bella Blvd	R-M-3.6	RM	8-12	0.11	1	Above Moderate	Yes	No
153722032000	1807 Monte Bella Blvd	R-M-3.6	RM	8-12	0.11	1	Above Moderate	Yes	No
153722033000	1805 Monte Bella Blvd	R-M-3.6	RM	8-12	0.11	1	Above Moderate	Yes	No
153722034000	1803 Monte Bella Blvd	R-M-3.6	RM	8-12	0.11	1	Above Moderate	Yes	No
153721099000	1058 Sardina Dr	R-M-3.6	RM	8-12	0.13	1	Above Moderate	Yes	No
153721098000	1060 Sardina Dr	R-M-3.6	RM	8-12	0.09	1	Above Moderate	Yes	No
153721097000	1062 Sardina Dr	R-M-3.6	RM	8-12	0.10	1	Above Moderate	Yes	No
153721119000	1804 Monte Bella Blvd	R-M-3.6	RM	8-12	0.13	1	Above Moderate	Yes	No
153721120000	1802 Monte Bella Blvd	R-M-3.6	RM	8-12	0.12	1	Above Moderate	Yes	No

Table B-1: Vacant Residential Land Inventory

APN	Address	Zone	General Plan	Density (du/ac)	Acres	Realistic Capacity (units)	Affordability Level	Included in 2007 Housing Element?	Constraints
153721137000	1124 Genoa Wy	R-M-3.6	RM	8-12	0.10	1	Above Moderate	Yes	No
153721136000	1126 Genoa Wy	R-M-3.6	RM	8-12	0.10	1	Above Moderate	Yes	No
261201005000	575 Larkin St	R-M-3.6	RL	8-12	0.14	1	Above Moderate	Yes	No
153711081000	PAR-B Modena St	R-M-3.6	RM	8-12	0.12	1	Above Moderate	Yes	No

Table B-2: Vacant Mixed Use Land Inventory

APN	Address	GP	Overlay	Zoning	Within 2,500 Feet of ITC?	Density (du/ac)	Acres	Realistic Capacity	Allows Res. Uses By-Right?	Affordability Level	Included in 2007 Housing Element?	Constraints
004091032000	113 E Lake St	Mixed Use	FG 5- E. Alisal St./E. Market St	CO	No	15-24	0.01	0	No	Moderate	Yes	No
002224023000	105 E Lake St and 2 other(s)	Mixed Use	Central City/Downtown Neighborhood Overlay	MX	Yes	15-24	0.04	1	No	Moderate	Yes	No
003131001000	101 E Lake St	Mixed Use	FG 2- N.Main St/Soledad St.	MX	Yes	15-24	0.04	1	No	Moderate	Yes	No
002224024000	12 Soledad St	Mixed Use	Central City/Downtown Neighborhood Overlay	MX	Yes	15-24	0.04	1	No	Moderate	Yes	No
004091038000	4 Bridge St	Mixed Use	FG 5- E. Alisal St./E. Market St	CO	No	15-24	0.04	1	No	Moderate	Yes	No
002191020000	13 Soledad St #1/2	Mixed Use	FG 2- N.Main St/Soledad St.	MX	Yes	15-24	0.05	1	No	Moderate	Yes	No
003241016000	15 Soledad St and 2 other(s)	Mixed Use	FG 1- N. Main St/W. Laurel	MX	No	15-24	0.05	1	No	Moderate	Yes	No
002191018000	21 Soledad St	Mixed Use	FG 2- N.Main St/Soledad St.	MX	Yes	15-24	0.05	1	No	Moderate	Yes	No
004091031000	31 Soledad St	Mixed Use	FG 5- E. Alisal St./E. Market St	CO	No	15-24	0.05	1	No	Moderate	Yes	No
002191019000	33 Soledad St	Mixed Use	FG 2- N.Main St/Soledad St.	MX	Yes	15-24	0.05	1	No	Moderate	Yes	No
003131002000	110 E Lake St	Mixed Use	FG 2- N.Main St/Soledad St.	MX	Yes	15-24	0.06	1	No	Moderate	Yes	No
003131011000	26 Soledad St	Mixed Use	FG 2- N.Main St/Soledad St.	MX	Yes	15-24	0.06	1	No	Moderate	Yes	No
002191029000	195 Sherwood Dr	Mixed Use	FG 2- N.Main St/Soledad St.	MX	Yes	15-24	0.07	1	No	Moderate	Yes	No
002191014000	230 Martella St	Mixed Use	FG 2- N.Main St/Soledad St.	MX	Yes	15-24	0.07	1	No	Moderate	Yes	No

Table B-2: Vacant Mixed Use Land Inventory

APN	Address	GP	Overlay	Zoning	Within 2,500 Feet of ITC?	Density (du/ac)	Acres	Realistic Capacity	Allows Res. Uses By-Right?	Affordability Level	Included in 2007 Housing Element?	Constraints
002194022000	32 E Menke St	Mixed Use	FG 2- N.Main St/Soledad St.	MX	Yes	15-24	0.11	2	No	Moderate	Yes	No
004074038000	320 Martella St	Arterial Frontage	FG 5- E. Alisal St./E. Market St	MAF	No	15-24	0.11	2	No	Moderate	Yes	No
003201014000	411 N Main St	Arterial Frontage	FG 2- N.Main St/Soledad St.	MAF	Yes	15-24	0.13	2	No	Moderate	Yes	No
004093020000	45 Casentini St	Arterial Frontage	FG 5- E. Alisal St./E. Market St	MAF	No	15-24	0.13	2	No	Moderate	Yes	No
002194019000	1174 N Main St	Mixed Use	FG 2- N.Main St/Soledad St.	MX	Yes	15-24	0.14	2	No	Moderate	Yes	No
002191013000	1176 N Main St	Mixed Use	FG 2- N.Main St/Soledad St.	MX	Yes	15-24	0.14	2	No	Moderate	Yes	No
003144022000	672 E Market St	Mixed Use	FG 2- N.Main St/Soledad St.	MX	Yes	15-24	0.16	2	No	Moderate	Yes	No
003141003000	711 E Market St #A-DEMO and 6 other(s)	Arterial Frontage	FG 2- N.Main St/Soledad St.	MAF	Yes	15-24	0.18	3	No	Moderate	Yes	No
003142018000	C/P E Market St	Arterial Frontage	FG 2- N.Main St/Soledad St.	MAF	Yes	15-24	0.25	4	No	Moderate	Yes	No
002352014000	111 Winham St and 2 other(s)	Mixed Use	Central City/Downtown Neighborhood Overlay	MX	No	15-24	0.28	4	No	Moderate	Yes	No
002392028000	211 Pajaro St	Mixed Use	Central City/Downtown Neighborhood Overlay	MX	No	15-24	0.29	4	No	Moderate	Yes	No
003241008000	215 Pajaro St	Mixed Use	FG 1- N. Main St/W. Laurel	MX	No	15-24	0.33	5	No	Moderate	Yes	No
004091028000	51 John St	Mixed Use	FG 5- E. Alisal St./E. Market St	CO	No	15-24	0.34	5	No	Moderate	Yes	No
004091027000	116 Martella St	Mixed Use	FG 5- E. Alisal St./E. Market St	CO	No	15-24	0.38	6	No	Moderate	Yes	No

Table B-2: Vacant Mixed Use Land Inventory

APN	Address	GP	Overlay	Zoning	Within 2,500 Feet of ITC?	Density (du/ac)	Acres	Realistic Capacity	Allows Res. Uses By-Right?	Affordability Level	Included in 2007 Housing Element?	Constraints
004091029000	L/L E Market St	Mixed Use	FG 5- E. Alisal St./E. Market St	CO	No	15-24	0.39	6	No	Moderate	Yes	No
004091030000	151 Division St	Mixed Use	FG 5- E. Alisal St./E. Market St	CO	No	15-24	0.69	10	No	Moderate	Yes	No
004131001000	C/P Division St	Mixed Use	FG 5- E. Alisal St./E. Market St	CR	No	15-24	0.78	12	No	Moderate	Yes	No
003151051000	145 Division St	Arterial Frontage	FG 2- N.Main St/Soledad St.	MAF	Yes	15-24	0.99	15	No	Moderate	Yes	No
003201011000	137 Division St	Arterial Frontage	FG 2- N.Main St/Soledad St.	MAF	Yes	30-40	1.20	36	No	Very Low	Yes	No
004011031000	123 Division St	Arterial Frontage	FG 5- E. Alisal St./E. Market St	MAF	No	30-40	1.33	40	No	Very Low	Yes	No
003211022000	130 Division St	Mixed Use	FG 2- N.Main St/Soledad St.	MX	Yes	30-40	7.54	226	Yes	Very Low	Yes	No

Table B-3: Underutilized Mixed Use Land Inventory

APN	Address	GP	Overlay	Zoning	Within 2,500 Feet of ITC?	Density (du/ac)	Acres	Realistic Capacity (Unit)	Allows Res. Uses By-Right?	Current Use	Affordability Level	Included in 2007 Housing Element?	Constraints
003202001000	420 N Main St	MX	FG 2- N.Main St/Soledad St.	MX	Yes	15-24	0.06	1	No	part vacant part sidewalk	Moderate	Yes	No
003145009000	128 N Main St	MX	FG 2- N.Main St/Soledad St.	CAF	Yes	15-24	0.14	2	No	single family residential unit (1)	Moderate	Yes	No
003202002000	422 N Main St	MX	FG 2- N.Main St/Soledad St.	MX	Yes	15-24	0.14	2	No	church in older commercial building	Moderate	Yes	No
003145005000	132 N Main St	MX	FG 2- N.Main St/Soledad St.	CAF	Yes	15-24	0.15	2	No	small corner market	Moderate	Yes	No
003145002000	116 N Main St	MX	FG 2- N.Main St/Soledad St.	CAF	Yes	15-24	0.15	2	No	single family residential unit (1)	Moderate	Yes	No
003145003000	118 N Main St	MX	FG 2- N.Main St/Soledad St.	CAF	Yes	15-24	0.16	2	No	single family residential unit (1)	Moderate	Yes	No
003145008000	122 N Main St	MX	FG 2- N.Main St/Soledad St.	CAF	Yes	15-24	0.16	2	No	single family residential unit (1)	Moderate	Yes	No
003202005000	448 N Main St	MX	FG 2- N.Main St/Soledad St.	MX	Yes	15-24	0.22	3	No	older commercial industrial building	Moderate	Yes	No
003145001000	3 E Lake St and 8 other(s)	MX	FG 2- N.Main St/Soledad St.	CAF	Yes	15-24	0.22	3	No	older sf residential and comm-residential building	Moderate	Yes	No
002651045000	49 San Miguel Ave and 3 other(s)	MX	FG 3 -South Main St	MX	No	15-24	0.25	4	No	older commercial strip buildings and parking	Moderate	Yes	No
003202006000	452 N Main St and 5 other(s)	MX	FG 2- N.Main St/Soledad St.	MX	Yes	15-24	0.26	4	No	older commercial office building	Moderate	Yes	No
002651046000	51 San Miguel Ave	MX	FG 3 -South Main St	MX	No	15-24	0.27	4	No	older commercial strip buildings and parking	Moderate	Yes	No
002651038000	47 San Miguel Ave #1 and 6 other(s)	MX	FG 3 -South Main St	MX	No	15-24	0.31	5	No	older commercial strip buildings and parking	Moderate	Yes	No
003202010000	430 N Main St	MX	FG 2- N.Main St/Soledad St.	MX	Yes	15-24	0.45	7	No	gas station	Moderate	Yes	No
003271037000	1149 N Main St	CR		CR	No	15-24	0.46	7	No	older motel, parking	Moderate	No	No

Table B-3: Underutilized Mixed Use Land Inventory

APN	Address	GP	Overlay	Zoning	Within 2,500 Feet of ITC?	Density (du/ac)	Acres	Realistic Capacity (Unit)	Allows Res. Uses By-Right?	Current Use	Affordability Level	Included in 2007 Housing Element?	Con-straints
	and 16 other(s)												
004131003000	219 N Sanborn Rd and 1 other(s)	MX	FG 5- E. Alisal St./E. Market St	CR	No	15-24	0.50	8	No	Services - Health Services	Moderate	Yes	No
003401013000	1268 N Main St and 5 other(s)	MX	FG1 - N. Main St/W. Laurel	MX	No	15-24	0.50	8	No	Services - Personal Services; Retail Trade - Home Furniture, Furnishings, and Equipment; Services - Business and Professional Services	Moderate	Yes	No
002354034000	459 Soledad St #DEMO and 41 other(s)	MX	Central City	MX	No	15-24	0.51	8	No	Services - Hotels and Motels, Camps, and Other Lodging Places	Moderate	Yes	No
002471009000	344 Abbott St and 1 other(s)	MX	FG 4- Abott St.	MX	No	15-24	0.51	8	No	Retail Trade - Motor Vehicle Sales	Moderate	Yes	No
002232008000	335 Monterey St and 8 other(s)	MX	Downtown Core	MX	Yes	15-24	0.52	8	No	Retail Trade - General Retail; Retail Trade - Food Stores: Grocery; Retail Trade - Home Furniture, Furnishings, and Equipment; Services - Health Services; Services - Business and Professional Services	Moderate	Yes	No
002651050000	1075 S Main St #A and 6 other(s)	MX	FG 3 -South Main St	MX	No	15-24	0.52	8	No	Services - Personal Services; Services - Business and Professional Services	Moderate	Yes	No
002352017000	40 E San Luis St	MX	Central City	MX	No	15-24	0.53	8	No	Public/Semi-Public - Parking	Moderate	Yes	No

Table B-3: Underutilized Mixed Use Land Inventory

APN	Address	GP	Overlay	Zoning	Within 2,500 Feet of ITC?	Density (du/ac)	Acres	Realistic Capacity (Unit)	Allows Res. Uses By-Right?	Current Use	Affordability Level	Included in 2007 Housing Element?	Con-straints
003401019000	1288 N Main St and 4 other(s)	MX	FG1 - N. Main St/W. Laurel	MX	No	15-24	0.53	8	No	Retail Trade - Food Stores: Grocery; Finance/Insurance/Real Estate	Moderate	Yes	No
002394027000	531 S Main St	MX	Central City	MX	No	15-24	0.54	8	No	Finance/Insurance/Real Estate	Moderate	Yes	No
002542012000	902 Park Row and 26 other(s)	MX	FG 3 -South Main St	MX	No	15-24	0.54	8	No	Services - Personal Services; Finance/Insurance/Real Estate; Retail Trade - General Retail; Retail Trade - Eating Establishment; Retail Trade - Apparel and Accessory Stores	Moderate	Yes	No
002472001000	15 Alameda Ave and 1 other(s)	MX	FG 4- Abbott St.	MX	No	15-24	0.54	8	No	Retail Trade - Motor Vehicle Sales	Moderate	Yes	No
002731003000	752 Abbott St	MX	FG 4- Abbott St.	MX	No	15-24	0.54	8	No	Industrial; Retail Trade - General Retail	Moderate	Yes	No
004101044000	83 N Sanborn Rd	MAF	FG 5- E. Alisal St./E. Market St	CAF	No	15-24	0.54	8	No	Services - Repair and Construction Services	Moderate	Yes	No
002381020000	214 John St and 1 other(s)	MX	Central City	MX	No	15-24	0.55	8	No	Services - Hotels and Motels, Camps, and Other Lodging Places	Moderate	Yes	No
002382064000	339 Maple St #A and 11 other(s)	MX	FG 4- Abbott St.	MX	No	15-24	0.55	8	No	Services - Personal Services	Moderate	Yes	No
002474012000	312 Abbott St #C/A	MX	FG 4- Abbott St.	MX	No	15-24	0.56	8	No	Public/Semi-Public - Parking	Moderate	Yes	No
002902048000	710 Abbott St	MX	FG 4- Abbott St.	MX	No	15-24	0.57	9	No	Services - Repair and	Moderate	Yes	No

Table B-3: Underutilized Mixed Use Land Inventory

APN	Address	GP	Overlay	Zoning	Within 2,500 Feet of ITC?	Density (du/ac)	Acres	Realistic Capacity (Unit)	Allows Res. Uses By-Right?	Current Use	Affordability Level	Included in 2007 Housing Element?	Con-straints
										Construction Services			
002363036000	219 John St #105 and 44 other(s)	MX	Central City	MX	No	15-24	0.58	9	No	Services - Hotels and Motels, Camps, and Other Lodging Places	Moderate	Yes	No
002234028000	295 Main St and 9 other(s)	MX	Downtown Core	MX	Yes	15-24	0.58	9	No	Finance/Insurance/Real Estate; Services - Business and Professional Services	Moderate	Yes	No
003144024000	220 N Main St and 1 other(s)	MX	FG 2- N.Main St/Soledad St.	MX	Yes	15-24	0.58	9	No	Retail Trade - Lumber and Other Building Materials; Services - Recreation	Moderate	Yes	No
003145010000	34 E Rossi St and 10 other(s)	MX	FG 2- N.Main St/Soledad St.	MX	Yes	15-24	0.58	9	No	Residential - Multi-Family	Moderate	Yes	No
003202008000	500 N Main St	MX	FG 2- N.Main St/Soledad St.	MX	No	15-24	0.58	9	No	Retail Trade - Home Furniture, Furnishings, and Equipment	Moderate	Yes	No
002223021000	321 Pajaro St and 1 other(s)	MX	Central City	MX	Yes	15-24	0.59	9	No	Public/Semi-Public - Religious Assembly	Moderate	Yes	No
002601024000	921 S Main St and 4 other(s)	MX	FG 3 -South Main St	MX	No	15-24	0.59	9	No	Services - Health Services	Moderate	Yes	No
002731017000	546 Abbott St and 24 other(s)	MX	FG 4- Abott St.	MX	No	15-24	0.59	9	No	Services - Repair and Construction Services; Services - Health Services	Moderate	Yes	No
003261011000	13 E Laurel Dr and 5 other(s)	MX	FG1 - N. Main St/W. Laurel	MX	No	15-24	0.59	9	No	Finance/Insurance/Real Estate; Retail Trade - Food Stores: Grocery; Services - Personal Services	Moderate	Yes	No

Table B-3: Underutilized Mixed Use Land Inventory

APN	Address	GP	Overlay	Zoning	Within 2,500 Feet of ITC?	Density (du/ac)	Acres	Realistic Capacity (Unit)	Allows Res. Uses By-Right?	Current Use	Affordability Level	Included in 2007 Housing Element?	Con-straints
002248002000	121 Lincoln Ave and 5 other(s)	MX	Downtown Core	MX	Yes	15-24	0.60	9	No	Retail Trade - Eating Establishment; Retail Trade - Home Furniture, Furnishings, and Equipment; Services - Business and Professional Services	Moderate	Yes	No
002731016000	534 Abbott St and 1 other(s)	MX	FG 4- Abott St.	MX	No	15-24	0.60	9	No	Services - Repair and Construction Services	Moderate	Yes	No
003331052000	1271 N Main St and 5 other(s)	MX	FG1 - N. Main St/W. Laurel	MX	No	15-24	0.60	9	No	Services - Business and Professional Services	Moderate	Yes	No
002182034000	140 Pajaro St	MX	Central City	MX	Yes	15-24	0.61	9	No	Public/Semi-Public - Religious Assembly; Public/Semi-Public	Moderate	Yes	No
004131004000	931 E Market St and 2 other(s)	MX	FG 5- E. Alisal St./E. Market St	CR	No	15-24	0.61	9	No	Services - Business and Professional Services	Moderate	Yes	No
004074034000	662 E Market St and 14 other(s)	MAF	FG 5- E. Alisal St./E. Market St	CAF	No	15-24	0.62	9	No	Residential - Multi-Family	Moderate	Yes	No
002353023000	109 John St #101 and 42 other(s)	MX	Central City	MX	No	15-24	0.63	9	No	Services - Hotels and Motels, Camps, and Other Lodging Places	Moderate	Yes	No
002242028000	17 W Gabilan St and 3 other(s)	MX	Downtown Core	MX	Yes	15-24	0.64	10	No	Transportation	Moderate	Yes	No
002352012000	425 Monterey St #101 and 70 other(s)	MX	Central City	MX	No	15-24	0.65	10	No	Services - Hotels and Motels, Camps, and Other Lodging Places	Moderate	Yes	No
002363056000	201 John St #A and 16 other(s)	MX	Central City	MX	No	15-24	0.66	10	No	Finance/Insurance/Real Estate; Services -	Moderate	Yes	No

Table B-3: Underutilized Mixed Use Land Inventory

APN	Address	GP	Overlay	Zoning	Within 2,500 Feet of ITC?	Density (du/ac)	Acres	Realistic Capacity (Unit)	Allows Res. Uses By-Right?	Current Use	Affordability Level	Included in 2007 Housing Element?	Con-straints
										Business and Professional Services			
002382009000	224 Abbott St #A and 9 other(s)	MX	FG 4- Abott St.	MX	No	15-24	0.66	10	No	Residential - Multi-Family	Moderate	Yes	No
002471008000	340 Abbott St	MX	FG 4- Abott St.	MX	No	15-24	0.68	10	No	Services - Repair and Construction Services	Moderate	Yes	No
003201013000	417 N Main St	MAF	FG 2- N.Main St/Soledad St.	CAF	Yes	15-24	0.69	10	No	Retail Trade - Gasoline Service Stations	Moderate	Yes	No
003143012000	326 N Main St	MX	FG 2- N.Main St/Soledad St.	MX	Yes	15-24	0.70	11	No	Finance/Insurance/Real Estate	Moderate	Yes	No
002535024000	909 S Main St	MX	FG 3 -South Main St	MX	No	15-24	0.70	11	No	Retail Trade - Eating Establishment	Moderate	Yes	No
002342011000	406 Main St and 12 other(s)	MX	Downtown Core	MX	Yes	15-24	0.71	11	No	Services - Business and Professional Services; Finance/Insurance/Real Estate; Services - Business and Professional Services	Moderate	Yes	No
004091054000	901 E Market St #A and 13 other(s)	MX	FG 5- E. Alisal St./E. Market St	CAF	No	15-24	0.71	11	No	Residential - Multi-Family	Moderate	Yes	No
003202007000	490 N Main St and 1 other(s)	MX	FG 2- N.Main St/Soledad St.	MX	Yes	15-24	0.72	11	No	Retail Trade - Home Furniture, Furnishings, and Equipment	Moderate	Yes	No
002402015000	584 S Main St	MX	Central City	MX	No	15-24	0.73	11	No	Finance/Insurance/Real Estate	Moderate	Yes	No
002231021000	41 E Alisal St	MX	Central City	MX	Yes	15-24	0.75	11	No	Services - Personal Services	Moderate	Yes	No

Table B-3: Underutilized Mixed Use Land Inventory

APN	Address	GP	Overlay	Zoning	Within 2,500 Feet of ITC?	Density (du/ac)	Acres	Realistic Capacity (Unit)	Allows Res. Uses By-Right?	Current Use	Affordability Level	Included in 2007 Housing Element?	Con-straints
002182033000	109 Monterey St and 8 other(s)	MX	Downtown Core	MX	Yes	15-24	0.76	11	No	Public/Semi-Public - Fraternal	Moderate	Yes	No
002232015000	20 E Alisal St and 6 other(s)	MX	Downtown Core	MX	Yes	15-24	0.78	12	No	Finance/Insurance/Real Estate	Moderate	Yes	No
002651047000	1045 S Main St and 2 other(s)	MX	FG 3 -South Main St	MX	No	15-24	0.79	12	No	Services - Recreation	Moderate	Yes	No
002402013000	456 S Main St	MX	Central City	MX	No	15-24	0.80	12	No	Finance/Insurance/Real Estate	Moderate	Yes	No
003381008000	1315 N Main St and 1 other(s)	MX	FG1 - N. Main St/W. Laurel	CR	No	15-24	0.84	13	No	Retail Trade - Eating Establishment	Moderate	Yes	No
003143011000	306 N Main St and 2 other(s)	MX	FG 2- N.Main St/Soledad St.	MX	Yes	15-24	0.88	13	No	Services - Repair and Construction Services	Moderate	Yes	No
002474013000	314 Abbott St	MX	FG 4- Abott St.	MX	No	15-24	0.88	13	No	Wholesale trade - Durable and Non-durable Goods	Moderate	Yes	No
002402014000	480 S Main St and 1 other(s)	MX	Central City	MX	No	15-24	0.89	13	No	Public/Semi-Public	Moderate	Yes	No
002351008000	405 Main St	MX	Downtown Core	MX	Yes	30-40	1.04	31	No	Finance/Insurance/Real Estate	Very Low	Yes	No
002901012000	558 Abbott St #A and 2 other(s)	MX	FG 4- Abott St.	MX	No	30-40	1.04	31	Yes	Services - Health Services	Very Low	Yes	No
003331054000	1283 N Main St #101 and 40 other(s)	MX	FG1 - N. Main St/W. Laurel	MX	No	30-40	1.05	32	No	Services - Health Services; Finance/Insurance/Real Estate; Retail Trade - Apparel and Accessory Stores; Retail Trade - General Retail; Retail Trade - Home Furniture,	Very Low	Yes	No

Table B-3: Underutilized Mixed Use Land Inventory

APN	Address	GP	Overlay	Zoning	Within 2,500 Feet of ITC?	Density (du/ac)	Acres	Realistic Capacity (Unit)	Allows Res. Uses By-Right?	Current Use	Affordability Level	Included in 2007 Housing Element?	Con-straints
										Furnishings, and Equipment; Services - Business and Professional Services; Services - Personal Services			
003323013000	1201 N Main St and 4 other(s)	MX	FG1 - N. Main St/W. Laurel	MX	No	30-40	1.06	32	No	Public/Semi-Public - Fraternal; Services - Health Services; Retail Trade - Gasoline Service Stations	Very Low	Yes	No
003323012000	1217 N Main St	MX	FG1 - N. Main St/W. Laurel	MX	No	30-40	1.10	33	No	Services - Hotels and Motels, Camps, and Other Lodging Places	Very Low	Yes	No
002651034000	1037 S Main St and 1 other(s)	MX	FG 3 -South Main St	MX	No	30-40	1.15	35	No	Services - Personal Services; Finance/Insurance/Real Estate	Very Low	Yes	No
002902042000	640 Abbott St	MX	FG 4- Abott St.	MX	No	30-40	1.16	35	Yes	Retail Trade - General Retail	Very Low	Yes	No
002382073000	335 Maple St #A and 18 other(s)	MX	FG 4- Abott St.	MX	No	30-40	1.19	36	Yes	Services - Business and Professional Services; Services - Repair and Construction Services; Retail Trade - General Retail; Retail Trade - Lumber and Other Building Materials	Very Low	Yes	No
002351009000	425 Main St	MX	Downtown Core	MX	Yes	30-40	1.30	39	No	Finance/Insurance/Real Estate	Very Low	Yes	No

Table B-3: Underutilized Mixed Use Land Inventory

APN	Address	GP	Overlay	Zoning	Within 2,500 Feet of ITC?	Density (du/ac)	Acres	Realistic Capacity (Unit)	Allows Res. Uses By-Right?	Current Use	Affordability Level	Included in 2007 Housing Element?	Con-straints
003131010000	64 E Rossi St and 15 other(s)	MX	FG 2- N.Main St/Soledad St.	MX	Yes	30-40	1.30	39	Yes	Residential - Multi-Family	Very Low	Yes	No
002651049000	1077 S Main St and 1 other(s)	MX	FG 3 -South Main St	MX	No	30-40	1.34	40	No	Services - Recreation	Very Low	Yes	No
002191030000	10 California St and 3 other(s)	MX	FG 2- N.Main St/Soledad St.	MX	Yes	30-40	1.37	41	Yes	Public/Semi-Public - Religious Assembly	Very Low	Yes	No
002382024000	265 Harvest St and 25 other(s)	MX	FG 4- Abott St.	MX	No	30-40	1.45	44	Yes	Residential - Multi-Family; Retail Trade - Motor Vehicle Sales; Services - Health Services	Very Low	Yes	No
002543008000	30 W Acacia St	MX	FG 3 -South Main St	MX	No	30-40	1.54	46	No	Public/Semi-Public - Parking	Very Low	Yes	No
003271038000	1161 N Main St	CR	FG1 - N. Main St/W. Laurel	CR	No	15-24	1.60	24	No	older motel, parking, vacant areas	Very Low	No	No
002541006000	1000 S Main St #102 and 74 other(s)	MX	FG 3 -South Main St	MX	No	30-40	1.60	48	No	Services - Business and Professional Services; Public/Semi-Public; Finance/Insurance/Real Estate	Very Low	Yes	No
002382072000	238 John St	MX	Central City	CR/RL	No	30-40	1.88	56	No	Communication and Utilities	Very Low	Yes	No
003241021000	110 E Laurel Dr	MX	FG1 - N. Main St/W. Laurel	MX	No	30-40	1.94	58	No	Retail Trade - General Retail	Very Low	Yes	No
003241022000	116 E Laurel Dr and 13 other(s)	MX	FG1 - N. Main St/W. Laurel	MX	No	30-40	2.08	62	No	Services - Health Services; Retail Trade - Food Stores: Grocery; Finance/Insurance/Real Estate; Retail Trade - Eating Establishment; Communication and	Very Low	Yes	No

Table B-3: Underutilized Mixed Use Land Inventory

APN	Address	GP	Overlay	Zoning	Within 2,500 Feet of ITC?	Density (du/ac)	Acres	Realistic Capacity (Unit)	Allows Res. Uses By-Right?	Current Use	Affordability Level	Included in 2007 Housing Element?	Con-straints
										Utilities; Services - Personal Services			
002902047000	718 Abbott St	MX	FG 4- Abott St.	MX	No	30-40	2.27	68	Yes	Services - Repair and Construction Services	Very Low	Yes	No
004031048000	541 Roosevelt St #A and 50 other(s)	MAF	FG 5- E. Alisal St./E. Market St	RH	No	30-40	2.36	71	No	Residential - Multi-Family	Very Low	Yes	No
002731006000	504 Abbott St and 1 other(s)	MX	FG 4- Abott St.	MX	No	30-40	2.40	72	Yes	Retail Trade - Motor Vehicle Sales	Very Low	Yes	No
003271012000	1122 Baldwin St and 3 other(s)	MAF	FG1 - N. Main St/W. Laurel	CAF	No	30-40	2.54	76	No	Utilities and Storage - Storage; Retail Trade - General Retail	Very Low	Yes	No
003241019000	102 E Laurel Dr	MX	FG1 - N. Main St/W. Laurel	MX	No	30-40	2.85	86	No	Retail Trade - General Retail	Very Low	Yes	No
002542013000	30 W Romie Ln	MX	FG 3 -South Main St	MX	No	30-40	5.22	157	No	Public/Semi-Public - Parking	Very Low	Yes	No
003211010000	185 Sherwood Dr	MX	FG 2- N.Main St/Soledad St.	MX	Yes	30-40	5.44	163	Yes	Industrial	Very Low	Yes	No

Appendix C: Public Outreach

The City's comprehensive outreach efforts for the various housing initiatives are summarized in the following pages. Detailed records of the outreach activities are available for review at City Hall.

