



## City of Salinas CONSOLIDATED PLAN 2010-2015

May 2010

Dennis Donohue, Mayor  
Sergio Sanchez, Councilmember, District 1  
Tony Barrera, Councilmember, District 2  
Janet Barnes, Councilmember, District 3  
Gloria De La Rosa, Councilmember, District 4  
Steven Villegas, Councilmember, District 5  
Jyl Lutes, Councilmember, District 6

CITY OF SALINAS FIVE YEAR CONSOLIDATED PLAN

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# PART 1

## EXECUTIVE SUMMARY

### A. INTRODUCTION

This plan was prepared via a collaborative process with a goal of coordinating community development actions of the City of Salinas over the coming five year period. The structure of this plan is arranged pursuant to direction received from the US Department of Housing and Urban Development (HUD), the source of several annual revenue-sharing grants that are critical to Salinas's efforts to address its housing and community development needs.

Each year of this plan's timeframe, it is amplified by the preparation and adoption of an Annual Plan providing more specific information particular to the fiscal year. The Consolidated Plan consists, therefore, of this document plus each year's Annual Plan as adopted annually in May.

The City of Salinas is the lead agency responsible for developing this Consolidated Plan. The City of Salinas is responsible for administering programs covered by this Consolidated Plan.

### B. DATA

Primary data sources include the 1990 and 2000 US Census, the California Department of Finance (DOF) and the Association of Monterey Bay Area Governments (AMBAG). These data sources are the most reliable for assessing existing conditions and provide a basis for consistent comparison with historical data and the basis for forecasts. Also included is data from the 2006 American Community Survey (ACS). ACS provides an opportunity to employ updated information for the timeframe between the decennial censuses. While not as statistically accurate as the decennial census, the Census Bureau's American Community Survey provides estimates to illustrate demographic trends in the community. Where relevant, data generated by the federal Department of Housing and Urban Development (HUD) specifically to assist with the development of CONSOLIDATED PLANS and other local planning efforts is employed.

Community input during this planning process was solicited at two public hearings held by the Salinas City Council (May 4, 2010 and June 1, 2010) as well as an additional public hearing hosted by City staff on April 26, 2010. City staff also sent a 12 page written survey to community providers of housing and community development services (copy of survey attached as an appendix).

### C. SUMMARY

Housing and community development strategies and goals are defined following a comprehensive analysis of the community's needs. The City has identified the following goals for meeting urgent needs and creating positive changes in the livability of neighborhoods.

#### Creation of Affordable Housing Units

Renters and homeowners alike benefit from the creation of more affordable units, whether through the construction of new affordable units or the conversion of existing market-rate units through acquisition or long term affordability controls. Financial assistance for first-time

purchasers, while not constructing additional units, also serves to increase affordable housing options.

#### Assistance to Special Needs Groups

The allocation of direct assistance to the providers of housing for special needs groups such as the homeless, persons with disabilities, seniors, and farmworkers is a vital component of a community's housing strategy. These groups are often considered to have more significant housing needs than other members of the community.

#### Conservation/Rehabilitation of Existing Housing

Existing units are an important asset to a community. New units are expensive and time consuming to build, so it becomes critical to preserve the existing housing stock. In fact, older housing units are typically the more affordable units in a community's housing stock, and are therefore particularly valuable.

#### Neighborhood Conservation and Community Development

The improvement of physical and social conditions in underserved and lower-income neighborhoods is a key component of efforts to create livable communities. Resources and assistance are to be consolidated and targeted to specific neighborhoods in a coordinated, mutually reinforcing manner. Examples of such resources include additional public services programs or funding, improved park and recreation facilities, other public improvements, and housing rehabilitation. City is also looking to improve accessibility to public buildings.

#### Economic Development

The coordination of economic development efforts, and the allocation of financial resources to efforts to retain and to attract employers, both large and small, is critical during these difficult economic times.

### **D. ORGANIZATION**

In addition to this summary, the Consolidated Plan includes sections devoted to a housing needs assessment, a housing market analysis, the strategic plan, and a section discussing process and procedures. As noted above, it also includes an Annual Plan adopted for each fiscal year during the overall five year timeframe.

Three items are appended: the Discharge Policy; the Community Survey; and a summary of the Housing Element's Housing Policy Program.

## PART 2 HOUSING AND HOMELESS NEEDS ASSESSMENT

### A. INTRODUCTION

This chapter 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. Housing needs are identified according to income, tenure and special needs groups.

Primary data sources include the 1990 and 2000 U.S. Census, the California Department of Finance (DOF) and the Association of Monterey Bay Area Governments (AMBAG). These data sources are the most reliable for assessing existing conditions and provide a basis for consistent comparison with historical data and the basis for forecasts. This section also includes data from the 2006 American Community Survey (ACS). ACS provides an opportunity to employ updated information for the timeframe between the decennial censuses. While not as statistically accurate as the decennial census, the Census Bureau’s American Community Survey provides estimates to illustrate demographic trends in the community.

### B. COMMUNITY PROFILE

#### 1. Population Trends and Characteristics

Housing needs are generally 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.

##### a. Historical, Existing and Forecast Growth

The City of Salinas is one of 12 cities within the County of Monterey. The DOF estimates Monterey County’s population was 428,549 in 2008. 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 13.0 percent. Table 2-1: Regional Population Trends, 1990-2008 lists the counties in Central California and their respective populations.

County	1990	2000	2008 <sup>1</sup>
<b>Monterey County</b>	<b>355,660</b>	<b>401,762</b>	<b>428,549</b>
San Benito County	36,697	53,234	57,784
Santa Cruz County	229,734	255,602	266,519

Notes:  
<sup>1</sup> California Department of Finance, January 2008  
 Source: U.S. Census 2000 SF 1, 1990 STF 1, and the California Department of Finance, E4

According to the U.S. Census and DOF, Salinas experienced a 32.3 percent population increase between 1990 and 2000 and a 4.8 percent increase between 2000 and 2008. Thus while Salinas’s

population increased more than twice as fast as the overall County during 1990-2000, that growth slowed during the last 8 years. In 2008, the population of Salinas accounted for 35 percent of the County total. As indicated in Figure 2-1, AMBAG forecasts a leveling population growth rate over the next 20 years with a forecast population of approximately 170,913 in 2030.

Table 2-2  
Population Growth, 1990-2008

Jurisdiction	1990	2000	2008 <sup>1</sup>	1990-2000 Growth		2000-2008 <sup>1</sup> Growth	
				Number	%	Number	%
Salinas	108,777	143,920 <sup>2</sup>	150,898	35,143	32.3%	6,978	4.8%
Monterey County	355,660	401,762	428,549	46,102	13.0%	26,787	6.7%

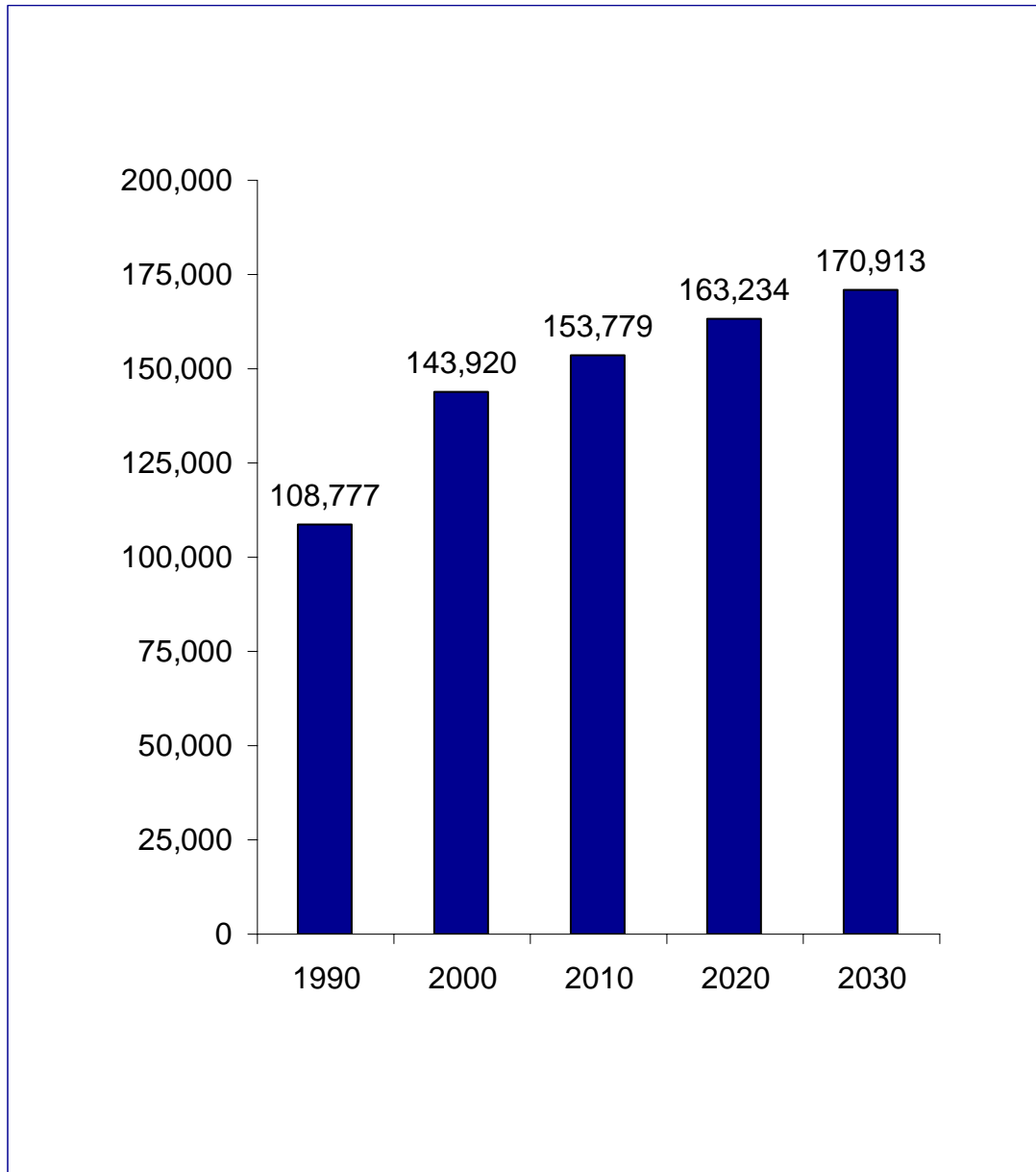
Note:

<sup>1</sup> California Department of Finance, January 2008

<sup>2</sup> Adjusted to account for the incorrect enumeration of the Salinas Valley state Prison inmate population as part of the City's total population count in the 2000 Census.

Source: U.S. Census 1990 STF3 P001, U.S. Census 2000 SF3 P1 and California Department of Finance E4

Figure 2-1  
City of Salinas  
Population Growth Forecast  
1990-2030



Note: Adjusted to account for the incorrect enumeration of the Salinas Valley state Prison inmate population as part of the City's total population count in the 2000 Census.  
Source: U.S. Census 2000 SF3, P1 and AMBAG

b. Age Composition

Between 1990 and 2000, Salinas experienced growth in all age groups. The “prime working” population (25-54 years) remains the largest age group in the City.

According to estimates from the 2006 ACS, the percentage of “retirement age” and “senior citizens” in Salinas has increased, while the remaining groups decreased since 2000. The “retirement” age group is estimated to be 6.8 percent of the City’s total population. The “senior citizen” age group is estimated to be 7.6 percent of the City’s total population.

Table 2-3  
Age Distribution, 1990-2006

Age Group	1990		2000		2006 <sup>1</sup>	
	Number	% of Population <sup>2</sup>	Number	% of Population <sup>2</sup>	Number	% of Population <sup>2</sup>
Preschool and School (<18 years)	23,708	21.8%	48,111	33.4%	46,576	33.0%
Young Adult (18-24 years)	13,030	12.0%	16,922	11.8%	14,945	10.6%
Prime Working (25-54 years)	45,317	41.7%	60,768	42.2%	59,312	42.0%
Retirement (55-64 years)	6,702	6.2%	7,635	5.3%	9,613	6.8%
Senior Citizen (65+ years)	8,930	8.2%	10,484	7.3%	10,666	7.6%
<b>Total</b>	<b>108,777</b>	<b>100%</b>	<b>143,920</b>	<b>100%</b>	<b>141,112</b>	<b>100%</b>

Notes:

<sup>1</sup>Estimated data from 2006 American Community Survey for illustrative purposes only.

<sup>2</sup>Percentages may not add up to 100% due to rounding.

<sup>3</sup>Discrepancy in 2000 SF3 total population data due to sampling error.

Source: U.S. Census 1990 STF3, P013, U.S. Census 2000 SF3, P8, 2006 ACS B01001

### c. Race and Ethnicity

The residents of Salinas are predominantly comprised of two ethnic groups, Hispanic and White (or Anglo). [During the latter part of the 20<sup>th</sup> Century, federal definitions of racial and ethnic categories changed several times. This trend continued with the demographic categories found in the 2010 CENSUS, (the results of which will not be available for several years, so the 2000 figures are the most recent for this Consolidated Plan). The changing definitions reflect changes in how American society views race, ethnicity, and historical & geographic origins. Because the most comprehensive data available comes from the 2000 CENSUS, this Plan generally uses its categories of race and ethnicity. The City acknowledges, however, that there has been confusion in the community regarding how individuals should complete CENSUS and other forms, and that some sectors strongly dislike the CENSUS terms employed.] As of 2000, 65 percent of Salinas residents were of Hispanic origin and 24 percent were White. Between 1990 and 2000, the White population declined by 15 percent, while persons of Hispanic origin increased by 14 percent. The Asian population was the third largest ethnic group in the City, comprising six percent of the population in 2000. This represented a one percent decrease in the Asian population’s share of the total between 1990 and 2000.

From 2000 to 2006, the growth in the Hispanic group continued while all other racial/ethnic groups experienced population decline. The 2006 ACS estimates 71.3 percent of Salinas' population are of Hispanic origin. The Asian population is estimated to be 5.7 percent of the total population and the Anglo population is estimated to be 20 percent of the total population.

Table 2-4  
Racial and Ethnic Composition, 1990-2006<sup>1</sup>

Racial/Ethnic Group	1990		2000		2006 <sup>1</sup>		2000-2006 % Change
	Number	%	Number	%	Number	%	
White/Anglo	42,152	39%	34,519	24%	28,282	20.0%	-4.0%
Hispanic/Latino	55,084	51%	93,777	65%	100,648	71.3%	6.3%
Asian	7,759	7%	9,025	6%	8,079	5.7%	-0.3%
African American	2,857	3%	3,008	2%	2,218	1.6%	-0.4%
Other	925	1%	792	1%	830	0.6%	-0.4%
Two or more races <sup>2</sup>	n.a.	--	2,799	2%	1,055	0.7%	-1.3%
<b>Total</b>	<b>108,777</b>	<b>100%</b>	<b>143,920</b>	<b>100%</b>	<b>141,112</b>	<b>100.0%</b>	<b>---</b>

Notes:

<sup>1</sup>Estimated data from 2006 American Community Survey for illustrative purposes only.

<sup>2</sup>The "Population of two or more races" category has been added in 2000 U.S. Census. Data may not be comparable.

Source: U.S. Census 1990 STF 1, P010, U.S. Census 2000 SF1, P8 and 2006 ACS B03002

## 2. Employment Trends

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

As shown in Table 2-5: Employment by Industry, in 2000, over 16 percent of Salinas residents were employed in educational, health and social services. Fifteen percent were employed in agriculture, forestry, fishing and hunting, and mining; 11 percent were employed in retail trade; 8.7 percent were employed in wholesale trade; and 7.8 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 2-5  
Employment by Industry<sup>1</sup>, 2000

Industry	Salinas		Monterey County	
	Employees	%	Employees	%
Agriculture, forestry, fishing and hunting, and mining	8,370	15.2%	20,298	12.4%
Construction	3,648	6.6%	10,443	6.4%
Manufacturing	3,629	6.6%	9,284	5.7%
Wholesale trade	4,771	8.7%	9,781	6.0%
Retail trade	6,077	11.1%	18,395	11.2%
Transportation and warehousing, and utilities	2,014	3.7%	5,341	3.3%

Information	793	1.4%	3,743	2.3%
Finance, insurance, real estate, and rental and leasing	2,508	4.6%	8,116	4.9%
Professional, scientific, management, administrative, and waste management services	4,122	7.5%	14,674	8.9%
Educational, health and social services	8,904	16.2%	29,891	18.2%
Arts, entertainment, recreation, accommodation and food services	4,266	7.8%	16,965	10.3%
Other services (except public administration)	2,545	4.6%	8,058	4.9%
Public Administration	3,255	5.9%	8,998	5.5%
<b>Total</b>	<b>54,902</b>	<b>100.0%</b>	<b>163,987</b>	<b>100.0%</b>

Notes:

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

Source: U.S. Census 2000 SF3, P49

Table 2-6: Largest Employers in Monterey County, 2009 lists the 10 companies located within Monterey County with the most employees.

Company	Number of Employees
Monterey County Administrative Office	4,587
Pebble Beach Company	1,500
Salinas Valley Healthcare System	1,450
Monterey County Office of Education	1,250
HSBC-North America	1,200
Tanimura & Antle	1,200
Salinas Union High School District	1,098
Natividad Medical Center	845
Salinas City Elementary School District	698
Monterey County Department of Social Services	690

Source: Salinas Valley Chamber of Commerce 2009.

As shown in Table 2-7: Labor Force Trends, 2000-2007, Salinas' labor force increased from 69,400 in 2000 to 71,400 in 2007. According to the California Employment Development Department, the unemployment rate in Salinas for 2007 was 10.3 percent. The unemployment rate for Salinas was higher than the County's unemployment rate of 7.2 percent in 2007.

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

Source: State of California Employment Development Department (EDD), 2007

### 3. Household Characteristics

This section describes Salinas' household characteristics. The U.S. 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. The Census Bureau defines a family as related persons living within a single housing unit.

#### a. Household Formation and Composition

In 2000, the Census Bureau reported 38,227 households in Salinas, a 14 percent increase from 1990 (see Table 2-8: Total Households, 1990-2007). In comparison, total households in Monterey County increased by seven percent between 1990 and 2000 and total households in California increased by 10.6 percent. The State Department of Finance (DOF) provides data on occupied housing units, which correspond to total households. DOF estimates show the number of households in Salinas continues to grow at a faster pace than the County and at a slower rate than the State. The DOF reports 40,816 occupied housing units in Salinas in 2008, a 6.8 percent increase since 2000.

Table 2-8  
Total Households, 1990-2007

Area	1990	2000	2008 <sup>1</sup>	Percent Increase 1990-2000	Percent Increase 2000-2008
Salinas	33,518	38,227	40,816	14.0%	6.8%
Monterey County	113,340	121,236	129,271	7.0%	6.6%
California	10,399,700	11,502,870	12,653,634	10.6%	10.0%

Notes:

<sup>1</sup>Occupied Housing Units reported by California Department of Finance

Source: U.S. Census 1990 STF3, P005, U.S. Census 2000 SF3, H16, Department of Finance Table 2-E-5, 2008

The average number of persons per household in Salinas was 3.66 in 2000. DOF estimates that by 2008 persons per household decreased slightly to 3.64. As shown in Table 2-9: Average Persons per Households, 2000-2008, the number of persons per household in Salinas continues to be higher than the County average. Looking at 2000, the average number per household in Salinas was 41 percent higher than the national average of 2.59 persons per household.

Jurisdiction	2000 <sup>1</sup>	2008 <sup>2</sup>
Salinas	3.66	3.64
Monterey County	3.14	3.15

Source: <sup>1</sup>U.S. Census 2000 SF1, <sup>2</sup>Department of Finance Table 2- E-5, 2008

As shown in Table 2-10: Households Size Distribution, 2000 and Table 2-11: Estimated Households Size Distribution, 2006, households of three to four persons made up the largest segments of both owner- and renter-occupied households in 2000 and 2006. Three to four person owner-households had the greatest relative increase between 2000 and 2006 and owner-households comprised of five or more persons had the greatest decrease.

Household Size	Total Households <sup>1</sup>	% of Total	Renter Households	% of Total <sup>2</sup>	Owner Households	% of Total <sup>2</sup>
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%
<b>Total</b>	<b>38,227</b>	<b>100%</b>	<b>19,073</b>	<b>49.9%</b>	<b>19,154</b>	<b>50.1%</b>

Notes: <sup>1</sup>Represents Total Households  
<sup>2</sup>Percent of Total Households

Source: U.S. Census 2000 SF3 H17

Household Size	Total Households <sup>2</sup>	% of Total	Renter Households	% of Total <sup>3</sup>	Owner Households	% of Total <sup>3</sup>
1 Person	8,399	21.4%	4,956	12.6%	3,443	8.8%
2 Persons	8,989	22.9%	3,914	10.0%	5,075	12.9%
3-4 Persons	13,529	34.5%	6,392	16.3%	7,137	18.2%
5+ Persons	8,288	21.1%	4,570	11.7%	3,718	9.5%
<b>Total</b>	<b>39,205</b>	<b>100.0%</b>	<b>19,832</b>	<b>50.6%</b>	<b>19,373</b>	<b>49.4%</b>

Notes: <sup>1</sup>Estimated data from 2006 American Community Survey for illustrative purposes only.  
<sup>2</sup>Represents Total Households  
<sup>3</sup>Percent of Total Households

Source: 2006 ACS B25009

b. Household Income

As shown in Table 2-12: Median Household Income by Tenure, 2000-2006, median household income for the City in 2000 was \$43,280, approximately \$5,000 less than the median income for the County. Within Salinas, median income for owner-occupied households (\$57,400) was higher than median income for renter-occupied households (\$32,485).

Estimates from the ACS show the median income in 2006 for Salinas was \$46,419. In 2006, the median income for owner-occupied households continued to be higher than for renter-occupied households. In 2006, the estimated median income for Salinas was approximately \$8,500 less than for Monterey County.

Jurisdiction	2000 Median Income	2006 Estimated Median Income <sup>1</sup>
City of Salinas	43,280	46,419
Owner-Occupied Households	57,400	65,395
Renter-Occupied Households	32,485	35,740
Monterey County	48,165	55,045

Notes: <sup>1</sup>Estimated data from 2006 American Community Survey for illustrative purposes only.  
Source: U.S. Census 2000 SF3 HCT 12 and 2006 ACS B25119

The United States Department of Housing and Urban Development (HUD) calculates an annual median family income (MFI) for the purpose of determining program eligibility. The State of California uses five income categories to determine housing affordability based on the MFI. Table 2-13: Income Range by Affordability Category shows the income ranges for each income category based on the 2009 HUD MFI for Monterey County.

Affordability Category	Percent of County Median <sup>1</sup>	Income Range (\$) <sup>2</sup>
Extremely Low Income	≤ 30%	≤ \$20,190
Very-Low Income	31%-50%	\$20,191 - \$33,650
Low Income	51%-80%	\$33,651 - \$53,840
Moderate Income	81%-120%	\$53,841 - \$80,760
Above-moderate Income	>120%	> \$80,760

Notes: 1 Based on HCD income categories.  
2 Based on 2009 HUD MFI of \$67,300 for Monterey County.

The HUD median family income (for an assumed family of four persons) for Monterey County was \$50,300 in 2000. Based on 2000 U.S. Census information shown in Table 2-14: Household Income by Tenure, 1999, approximately 54 percent of renter-occupied households and over 24 percent of owner-occupied households in Salinas were within the very-low and low income categories. Approximately 13 percent of the households were within the extremely-low income category. Analysis of Census tract data provided by HUD for 2000 reveals that 51 percent (a majority) of Salinas Households had incomes below 80 percent of the County median income. Thus, the entire jurisdiction is classified as a “low and moderate income” community pursuant to Community Development Block Grant definitions.

	Owner-Occupied		Renter- Occupied		Total Occupied Housing Units	
	Number	% <sup>1</sup>	Number	% <sup>1</sup>	Number	% <sup>1</sup>
Less than \$5,000	330	1.7%	766	4.0%	1,096	2.9%
\$5,000 to \$9,999	365	1.9%	1,283	6.7%	1,648	4.3%
\$10,000 to \$14,999	697	3.6%	1,438	7.5%	2,135	5.6%
\$15,000 to \$19,999	784	4.1%	1,487	7.8%	2,271	5.9%
\$20,000 to \$24,999	703	3.7%	1,878	9.8%	2,581	6.8%
\$25,000 to \$34,999	1,791	9.4%	3,360	17.6%	5,151	13.5%
\$35,000 to \$49,999	3,163	16.5%	3,955	20.7%	7,118	18.6%
\$50,000 to \$74,999	5,016	26.2%	3,153	16.5%	8,169	21.4%
\$75,000 to \$99,999	3,189	16.6%	1,088	5.7%	4,277	11.2%
\$100,000 to \$149,000	2,409	12.6%	510	2.7%	2,919	7.6%
\$150,000 or more	707	3.7%	155	0.8%	862	2.3%
<b>Total</b>	<b>19,154</b>	<b>100%</b>	<b>19,073</b>	<b>100%</b>	<b>38,227</b>	<b>100%</b>

Notes: <sup>1</sup> Percentages may not equal 100% due to rounding

Source: U.S. Census 2000 SF3 HCT11

The median family income in 2006 was \$62,200. As indicated in Table 2-15: Estimated Household Income by Tenure, 2006 (based on 2006 ACS data), 37.5 percent of owner-occupied households and 70 percent of renter-occupied households in Salinas were estimated to be in the very-low and low income categories. Sixteen percent of Salinas' households were estimated to be in the extremely-low income category in 2006.

	Owner-Occupied		Renter- Occupied		Total Occupied Housing Units	
	Number	% <sup>2</sup>	Number	% <sup>2</sup>	Number	% <sup>2</sup>
Less than \$5,000	50	0.3%	469	2.4%	519	1.3%
\$5,000 to \$9,999	210	1.1%	825	4.2%	1,035	2.6%
\$10,000 to \$14,999	730	3.8%	1,562	7.9%	2,292	5.8%
\$15,000 to \$19,999	613	3.2%	1,853	9.3%	2,466	6.3%
\$20,000 to \$24,999	547	2.8%	1,588	8.0%	2,135	5.4%
\$25,000 to \$34,999	2,170	11.2%	3,311	16.7%	5,481	14.0%
\$35,000 to \$49,999	2,923	15.1%	4,212	21.2%	7,135	18.2%
\$50,000 to \$74,999	3,819	19.7%	3,182	16.0%	7,001	17.9%
\$75,000 to \$99,999	3,402	17.6%	2,237	11.3%	5,639	14.4%
\$100,000 to \$149,000	2,833	14.6%	593	3.0%	3,426	8.7%
\$150,000 or more	2,076	10.7%	0	0.0%	2,076	5.3%
<b>Total</b>	<b>19,373</b>	<b>100%</b>	<b>19,832</b>	<b>100%</b>	<b>39,205</b>	<b>100%</b>

Notes: <sup>1</sup> Estimated data from 2006 American Community Survey for illustrative purposes only  
<sup>2</sup> Percentages may not equal 100% due to rounding

Source: 2006 ACS B25118

#### 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.

##### a. Housing Stock Profile

According to the Census and the DOF, over 28 percent of Monterey County’s housing units were located in Salinas in 1990; and 30 percent of Monterey County’s housing units were in Salinas in 2000 and 2008 (see Table 2-16: Number of Housing Units Salinas and Monterey, 1990-2008). In 1990, Salinas had 34,577 housing units. By 2000, the city had experienced a 14 percent increase in housing units. In 2008, the Department of Finance reported 42,268 housing units in the City.

Year	Salinas	Monterey County	Salinas as % of total Monterey County units
1990	34,577	121,224	28.5%
2000	39,659	131,708	30.1%
2008 <sup>1</sup>	42,268	140,296	30.1%

Notes: <sup>1</sup> Department of Finance  
Source: U.S. Census 1990 STF3 H001, U.S. Census 2000 SF1 H1 and Department of Finance Table 2 E-5, 2008

##### i. Unit Size

In 2000, some 53 percent of renter-occupied units were studio or 1-bedroom units. The second largest group of renter-occupied units had two bedrooms (31.8 percent). Nearly 42 percent of owner-occupied units had three bedrooms and 21 percent had four or more bedrooms.

	Owner-Occupied		Renter- Occupied		Total Occupied Housing Units	
	Units	% <sup>1</sup>	Units	% <sup>1</sup>	Units	% <sup>1</sup>
Studio/1 bedroom	3,111	16.2%	10,098	52.9%	13,209	34.5%
2 bedrooms	3,984	20.8%	6,065	31.8%	10,049	26.3%
3 bedrooms	8,025	41.8%	2,406	12.6%	10,431	27.3%
4 bedrooms	3,380	17.6%	457	2.4%	3,837	10.0%
5 or more bedrooms	690	3.6%	47	0.2%	737	1.9%
<b>Total</b>	<b>19,190</b>	<b>100%</b>	<b>19,073</b>	<b>100%</b>	<b>38,263</b>	<b>100%</b>

Notes: <sup>1</sup> Percentages may not equal 100% due to rounding  
Source: U.S. Census 2000 SF3 H42

##### ii. Unit Type

Census 2000 showed single-family detached units and multi-family units were the largest housing types in Salinas. From 1990 to 2000, the number of units for all housing types increased, except for mobile homes and those falling into the “other” category.

Housing Type	1990	% of Total	2000	% of Total	2007 <sup>1</sup>	% of Total
Single family, detached	17,152	49.6%	20,966	52.9%	22,848	54.1%
Single family, attached	2,662	7.7%	3,435	8.7%	3,594	8.5%
Multi-family	13,146	38.0%	13,946	35.2%	14,540	34.4%
Mobile homes	1,285	3.7%	1,248	3.2%	1,286	3.0%
Other (Boats, RV, etc.)	332	1.0%	17	0.0%	---	---
<b>Total Housing Units</b>	<b>34,577</b>	<b>100%</b>	<b>39,612</b>	<b>100%</b>	<b>42,268</b>	<b>100%</b>

Note: <sup>1</sup> California Department of Finance  
Source: U.S. Census 1990 STF3 H020, U.S. Census 2000 SF3 H30 and California Department of Finance Table 2 E-5, 2007

Owner-occupied housing was predominately single-family detached houses, comprising 82.6 percent of all owner-occupied units. The majority (54.7%) of renter-occupied units were in larger multi-family complexes (5 or more units), with other renters occupying a mix of single family and smaller multi-family units.

	Owner-Occupied		Renter- Occupied		Total Occupied Housing Units	
	Units	% <sup>1</sup>	Units	% <sup>1</sup>	Units	% <sup>1</sup>
Single family, detached	15,813	82.6%	4,675	22.0%	20,488	50.7%
Single family, attached	1,569	8.2%	1,824	8.6%	3,393	8.4%
Multi-family (2-4 units)	428	2.2%	2,939	13.8%	3,367	8.3%
Multi-family (5+ units)	282	1.5%	11,620	54.7%	11,902	29.5%
Mobile Homes	1,045	5.5%	170	0.8%	1,215	3.0%
Other (Boats, RV, etc.)	17	0.1%	0	0.0%	17	0.0%
<b>Total</b>	<b>19,154</b>	<b>100%</b>	<b>21,228</b>	<b>100%</b>	<b>40,382</b>	<b>100%</b>

Notes: <sup>1</sup> Percentages may not equal 100% due to rounding.  
Source: U.S. Census 2000 SF3 H32

b. Tenure

Approximately half the City's housing units were owner-occupied and half were renter-occupied in 2000. As shown in Table 2-20: Occupied Units by Tenure, 2000, the percentage of owner-occupied units in Salinas was less than for Monterey County and the State.

	Owner-Occupied		Renter- Occupied		Total	
	Number	% <sup>1</sup>	Number	% <sup>1</sup>	Number	% <sup>1</sup>
Salinas	19,154	50.1%	19,073	49.9%	38,227	100%
Monterey County	66,266	54.7%	54,970	45.3%	121,236	100%
California	6,546,237	56.9%	4,956,633	43.1%	11,502,870	100%

Notes: <sup>1</sup> Percentages may not equal 100% due to rounding.  
Source: U.S. Census 2000 SF3 H7

c. Vacancy Rates

Vacancy rates are an indicator of housing supply and housing demand. Low vacancy rates indicate greater upward price pressures. A higher vacancy rate indicates downward price pressure. Traditionally, vacancy rate of four to five percent is considered “healthy” for housing markets. In 2000, the vacancy rate in Salinas was 3.5 percent. The vacancy rate reported by the DOF for 2008 was 3.4 percent.

Occupancy Status	2000	Percent	2008 <sup>1</sup>	Percent
Occupied Housing Units	38,227	96.5%	40,816	96.6%
Vacant Housing Units	1,385	3.5%	1,452	3.4%
<b>Total Housing Units</b>	<b>39,612</b>	<b>100%</b>	<b>42,268</b>	<b>100%</b>

Notes: <sup>1</sup> California Department of Finance.  
Source: U.S. Census 2000 SF3, H6 and California Department of Finance Table 2 E-5, 2008

d. Age of Housing Stock

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

The U.S. Census provides data on the age of housing stock by tenure. Sixty six percent of owner-occupied units in the City were built before 1980 and of those 37½ percent were built before 1960. Of the renter-occupied units, 68 percent were built before 1980 and 23.3 percent were built before 1960. See Table 2-22: Tenure by Age of Housing Stock (Occupied Units) for a summary of the age of housing stock by tenure in the Salinas.

Year Built	Owner-Occupied		Renter- Occupied		Total Occupied Housing Units	
	Units	% <sup>1</sup>	Units	% <sup>1</sup>	Units	% <sup>1</sup>
1999 - March 2000	939	4.9%	134	0.7%	1,073	2.8%
1990 - 1998	3,322	17.3%	1,922	10.1%	5,244	13.7%
1980 - 1989	2,271	11.9%	4,027	21.1%	6,298	16.5%
1970 - 1979	3,638	19.0%	5,153	27.0%	8,791	23.0%
1960 - 1969	3,535	18.5%	3,390	17.8%	6,925	18.1%
1950 - 1959	2,826	14.8%	2,079	10.9%	4,905	12.8%
1940 - 1949	1,539	8.0%	1,216	6.4%	2,755	7.2%
1939 or earlier	1,084	5.7%	1,152	6.0%	2,236	5.8%
<b>Total</b>	<b>19,154</b>	<b>100%</b>	<b>19,073</b>	<b>100%</b>	<b>38,227</b>	<b>100%</b>

Notes: <sup>1</sup> Percentages may not equal 100% due to rounding  
Source: U.S. Census 2000 SF3 H36

e. 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 can serve as an indicator for substandard conditions. According to the 2000 U.S. Census, 266 occupied units in Salinas lacked complete plumbing facilities. Seventy-four of the units were owner-occupied and 192 of the units were renter occupied. Two hundred thirty-nine of the occupied units lacked complete kitchen facilities. Of those lacking complete kitchen facilities, 83 percent were renter occupied units. (There may be some overlap in the number of substandard housing units, as some units may lack both complete plumbing and kitchen facilities.) In addition, given the relatively small percentage of units constructed prior to World War II, these two measures are becoming increasingly obsolete for predicting unsafe or uninhabitable housing, at least in this region. Rather than absence of facilities, the more accurate measure would be failure of building systems resulting from lack of maintenance, from water and pest damage, and from poor construction practices - information not readily available.

Units counted in 2000	Owner Occupied	Renter Occupied	Total
Lacking plumbing facilities	74	192	266
Lacking complete kitchen facilities	41	198	239

Source: U.S. Census 2000 SF3 H48, H51

In reviewing the above table, it is important to note that the Census may undercount makeshift housing units. 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 more subtle housing problems, such as inadequate wiring, leaks, or inadequate heating. Given the serious reduction in City resources resulting first from State take-backs of funding, and more recently from the recession, Salinas has been unable to conduct even the most basic level of housing condition surveys since prior to the previous Consolidated Plan cycle.

From 2002 thru 2007, there were 242 code enforcement cases of substandard housing opened by City Code Compliance staff. Seventy-five of the cases were resolved and closed during that same time frame.

f. **Housing Costs and Rents**

This section evaluates housing cost trends in Salinas.

i. **Affordability Gap Analysis**

The costs of home ownership and of renting can be compared to a household’s ability to pay for housing. Traditionally, housing affordability is defined as paying no more than 30 percent of the household income on housing expenses. Table 2-24: Affordable Rent and Purchase Price by Income Category, 2009, summarizes affordable rents and purchase prices by income categories based on the 2009 HUD median household income of \$67,300 for Monterey County. Affordable purchase price assumes: a 5.25 percent interest rate; a 30-year fully amortized mortgage; and a down payment of ten percent. (Note that to qualify for loans with ten percent down, households today will either need excellent credit ratings or access to governmentally-assisted mortgage money.)

Table 2-24  
Affordable Rent and Purchase Price By Income Category, 2009

Income Category	% of MFI <sup>1</sup>	Annual Income Range	Affordable Rent Payment <sup>2</sup>	Estimated Affordable Purchase Price <sup>3</sup>
Extremely-low income	≤30% MFI <sup>4</sup>	≤ \$20,190	≤\$505	\$76,595
Very-low income	31% - 50% MFI	\$20,191 - \$33,650	\$506 - \$841	\$76,596-\$118,465
Low income	51% - 80% MFI	\$33,651 - \$53,840	\$842 - \$1,346	\$118,466-\$188,805
Moderate income	81% - 120% MFI	\$53,841 - \$80,760	\$1,347 - \$2,019	\$188,806-\$283,195
Above-moderate income	>120% MFI	> \$80,760	>\$2,019	>\$283,195

Notes: 1 Percent of Median Family Income  
2 Based on 30% of income. Does not include utilities.  
3 Assumes 5.25% interest rate, 30 year fixed-rate mortgage. 1% property tax rate, 0.5% homeowner’s insurance rate and 0.5% principal mortgage insurance (PMI) rate  
4 MFI= 2009 HUD Median Family Income for Monterey County (\$67,300 ) for an assumed family of four persons

ii. **Existing and New Home Price Trends**

In 2000, the median value for all owner-occupied units in Salinas was \$195,700. As shown in Table 2-25: Value of Owner-Occupied Housing Units, 2000, 8.3 percent of the owner-occupied housing units were valued below \$100,000. Forty-eight percent were valued between \$100,000 and \$199,999. Thirty-three percent were valued between \$200,000 and \$299,999. Almost 10 percent were valued at \$300,000 or more.

Price Range	Number of Units	Percent of Total
\$49,999 or less	894	4.7%
\$50,000 to \$99,999	684	3.6%
\$100,000 to \$149,999	2,810	14.7%
\$150,000 to \$199,999	6,484	33.9%
\$200,000 to \$249,999	3,843	20.1%
\$250,000 to \$299,999	2,594	13.5%
\$300,000 to \$399,999	1,553	8.1%
\$400,000 to \$499,999	167	0.9%
\$500,000 or more	125	0.7%
<b>Total</b>	<b>19,154</b>	<b>100%</b>

Source: U.S. Census 2000 SF3, H84

As shown in Table 2-26: Median Sales Price, the median sales price for new and resale home in Salinas was \$180,000 as of March 2009. This represents a 54.43 percent decrease from the median sale price in March 2008. The median sale price in Salinas is less than the median sale price for the County as a whole.

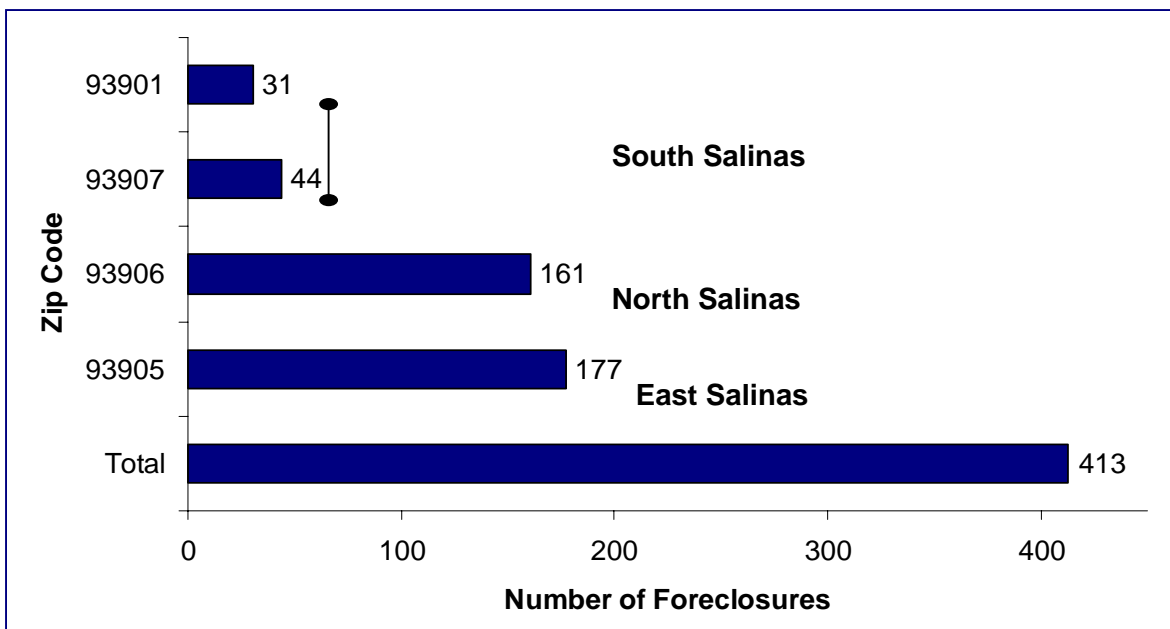
Jurisdiction	March 2009	March 2008	% Change
Salinas	\$180,000	\$395,000	-54.43%
Greenfield	\$152,500	\$249,000	-38.76%
Marina	\$317,750	\$430,000	-26.10%
Monterey	\$494,500	\$588,750	-16.01%
Seaside	\$265,000	\$339,000	-21.83%
Monterey County	\$207,500	\$427,000	-51.41%

Source: Data Quick, dqnews.com, accessed May 27, 2009

As is the case for many cities in the region, Salinas has experienced a decrease in the median sale price for new and resale homes. New home construction has slowed and is not expected to pick up until surplus inventory is sold. Some builders have elected to stop construction altogether, while others are putting units originally intended for sale on the rental market.

The rise in number of foreclosures in the City and in surrounding communities has also impacted the sale price of homes. RealtyTrac, a foreclosure tracking company, provides counts based on total number of properties that were in the process of a foreclosure filing – default notice, foreclosure auction notice, or bank repossession. Figure 2-2: City of Salinas Foreclosure Filing provides a breakdown of foreclosure filings per zip code during February 2009. As illustrated in Figure 2-2, East and North Salinas have the highest numbers in foreclosure filings.

Figure 2-2  
Foreclosure Filings in Salinas, February 2009



Note: The counts are based on total number of properties that received a foreclosure filing (i.e., default notice, foreclosure auction notice, or bank repossession) in February 2009.  
Source: RealtyTrac.com, accessed March 2009.

*iii. Ownership Affordability*

The median sale price for new and resale housing units in Salinas is affordable to moderate, and above-moderate income households, and to some households in the upper range of the low income category. Extremely low- and very low-income households will have difficulty finding housing they can afford to purchase, particularly in light of increasingly restrictive underwriting.

*iv. Rental Prices*

Based on a survey of apartment complexes in Salinas in February 2009, the average monthly rent for a studio apartment within the City is \$531. The average rent for a one bedroom apartment is \$895. Two bedroom (1-bath) and two bedroom (2-bath) apartments average \$1,134 and \$1,241 respectively. Three bedroom (1-bath) and 3 bedroom (2-bath) apartments average \$1,468 and \$1,629 pr month respectively.

Unit Size	Average Monthly Rent
Studio	\$531
1 bedroom, 1 bath	\$895
2 bedrooms, 1 bath	\$1,134
2 bedrooms, 2 baths	\$1,241
3 bedrooms, 1 bath	\$1,468
3 bedrooms, 2 baths	\$1,629
<b>All</b>	<b>\$1,150</b>

Source: www.move.com, accessed February 18, 2009

According to the 2000 U.S. Census, 40 percent of renter households in Salinas spent 30 percent or more of their household income on rent in 1999. Nearly 18 percent spent 50 percent or more on rent. For 2006, the Census Bureau's ACS estimates that 53.7 percent spent 30 percent or more on rent and 19.6 percent spent 50 percent or more on rent. Table 2-28: Gross Rent as a Percentage of Household Income, 1999 and 2006, below, shows the number of households by percentage of household income spent on rent in 1999 and 2006.

Table 2-28  
Gross Rent as a Percentage of Household Income, 1999 and 2006

Percent of Household Income	1999		2006	
	Number of Households	Percent of Households	Number of Households	Percent of Households
Less than 10 percent	737	3.9%	361	1.8%
10 to 14 percent	2,068	10.8%	879	4.4%
15 to 19 percent	2,688	14.1%	2,062	10.4%
20 to 24 percent	2,884	15.1%	2,399	12.1%
25 to 29 percent	2,430	12.7%	2,698	13.6%
30 to 34 percent	1,599	8.4%	2,371	11.9%
35 to 39 percent	1,120	5.9%	2,168	11.0%
40 to 49 percent	1,502	7.9%	2,226	11.2%
50 percent or more	3,397	17.8%	3,870	19.6%
Not computed	643	3.4%	798	4.0%
<b>Total</b>	<b>19,068</b>	<b>100%</b>	<b>19,832</b>	<b>100%</b>

Source: U.S. Census SF3, H69, 2006 ACS B25070

#### v. *Rental Affordability*

Based on the 'affordable rent' payments of Table 2-24: Affordable Rent and Purchase Price by Income Category, 2009, extremely low-income households would not be able to afford an apartment in Salinas. Very low income households can afford the average rent for a studio apartment. Low-income households can afford the average rent for only a one or two bedroom apartment. Moderate and above moderate income households can afford up to the average three bedroom (2-bath) apartment.

### C. HOUSING NEEDS

One of key goals of the various HUD programs is the promotion of decent housing, particularly for low and moderate income households. This section provides an overview of existing housing needs in Salinas. It focuses on four categories:

- Housing need resulting from households overpaying for housing;
- Housing need resulting from overcrowding;
- Housing need resulting from population growth and demolition of the existing housing stock;
- Housing need resulting from lead-based hazards, particularly lead paint; and,
- Housing needs of special needs groups such as elderly persons, large households, persons with disabilities, female-headed households, homeless persons, and farmworkers.

## 1. Households Overpaying for Housing

Overpayment 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 2000 Comprehensive Housing Affordability Strategy (CHAS) published by HUD. The CHAS provides information related to households with housing problems, including overpayment, overcrowding and/or without complete kitchen facilities and plumbing systems. The CHAS data is based on the 2000 U.S. Census data files 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 2-29: Housing Problems – Overpayment, 2000, a significant portion of households were experiencing overpayment or had a cost burdened 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 38 percent of households paid more than 30 percent of income towards housing costs. Seventeen percent of renters paid more than 50 percent of their income towards housing costs. Overpayment rates were also high among Salinas homeowners. Almost 30 percent of owner households paid more than 30 percent of income towards housing costs, and 11 percent paid more than 50 percent of household income towards housing costs.

*continues after following table*

Table 2-29  
Housing Problems – Overpayment, 2000

	Renters	Owners
<b>Household Income ≤ 30% MFI</b>	<b>3,197</b>	<b>950</b>
% with any Housing Problems <sup>1</sup>	86.4	74.2
% Cost Burden <sup>2</sup> > 30%	81	70.1
% Cost Burden > 50%	63.7	57.2
<b>Household Income &gt; 30% to ≤ 50% MFI</b>	<b>3,435</b>	<b>1,529</b>
% with any Housing Problems	90.7	71.3
% Cost Burden > 30%	70.8	63.5
% Cost Burden > 50%	25.5	43.5
<b>Household Income &gt; 50% to ≤ 80% MFI</b>	<b>4,689</b>	<b>2,976</b>
% with any Housing Problems	77.3	67.2
% Cost Burden > 30%	35.6	46.4
% Cost Burden > 50%	5.7	18.1
<b>Household Income &gt; 80% MFI</b>	<b>7,704</b>	<b>13,665</b>
% with any Housing Problems	36.4	35.8
% Cost Burden > 30%	6.8	19.2
% Cost Burden > 50%	1	2.3
<b>Total Households</b>	<b>19,025</b>	<b>19,120</b>
% with any Housing Problems	64.7	45.5
% Cost Burden > 30%	37.9	29.5
% Cost Burden > 50%	17.1	10.8

Notes:

<sup>1</sup>“Housing Problems” defined as any occupied housing units lacking a complete kitchen, complete plumbing facilities, having 1.01 persons or more per room (overcrowded), or costing more than 30 percent of the occupant household’s income.

<sup>2</sup>Percentage of household income spent on housing costs

Source: 2000 HUD CHAS data

## 2. Overcrowding

An overcrowded housing unit is defined by the U.S. Census Bureau as a housing unit occupied by more than one person per room (excluding bathrooms, kitchen, hallways and closet space). A household is defined as “severely overcrowded” when it contains over 1.5 persons per habitable room. Overcrowding can affect public facilities and services, reduce the quality of the physical environment and create conditions that contribute to deterioration.

The Census’ definition of overcrowding is useful because it is broadly accepted and therefore allows comparison of conditions among jurisdictions and across the country. Its simplicity, however, can work against its usefulness as a measure. For example, according to the definition if two parents and two children live in a two bedroom apartment they are likely to be considered “overcrowded”. Similarly, a five-person household living in a three bedroom house could also be defined as overcrowded. In other situations (two persons in a studio or three people in a one bedroom) it likely meshes with the public perception of “overcrowding”.

Table 2-30: Overcrowding in Salinas and Monterey County, 2000, compares the average number of people per room in Salinas and Monterey County. Approximately one third (32.7 percent) of Salinas’ households live in overcrowded conditions. In contrast, only 21 percent pf Monterey County households are overcrowded. Over 23 percent of Salinas’ households live in severely overcrowded units, compared to 13 percent of Monterey County households. The 2000 U.S. Census also indicates that overcrowding is particularly pronounced among renters. Almost 43 percent of renter households reside in overcrowded conditions, compared to 22 percent of owners.

Persons per Room <sup>1</sup>	Percent of Households	
	City of Salinas	Monterey County
0.50 or less	38.0%	50.6%
0.51 to 1.00	29.3%	28.9%
1.01 to 1.50	9.6%	7.2%
1.51 to 2.00	9.6%	6.2%
2.01 or more	13.5%	7.2%
<b>Total</b>	<b>100%</b>	<b>100%</b>

Notes:  
<sup>1</sup> Rooms exclude bathrooms, kitchens, hallways, and closets.  
Source: 2000 Census, SF3.

## 3. 2007-2014 Growth Needs

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 “fair 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 2-31: Fair Share Housing Needs Allocation, 2007-2014, shows the Regional Housing Needs Allocation for the City of Salinas as determined by AMBAG. Many State programs available to cities and counties take into consideration a locality's efforts to meet the 'fair share' goals established by their regional Council of Governments (e.g., AMBAG).

Table 2-31  
Fair Share Housing Needs Allocation,  
2007-2014

	Total Construction Need <sup>2</sup>	Extremely-low Income <sup>1,2</sup>	Very-low Income	Low Income	Moderate Income	Above-moderate Income
Number of Housing Units	4,076	456	911	686	773	1,706

Notes:

<sup>1</sup> Regional share of extremely-low income units is assumed to be 50 percent of the very-low income units.

<sup>2</sup> The extremely-low income allocation is a subset of the very-low allocation and is not added to the total construction need.

Source: Regional Housing Needs Allocation, AMBAG 2008

#### 4. Lead Hazards in Housing

Major sources of lead poisoning in the United States include past emissions of leaded gasoline, lead-based paint in older housing, and soil contaminated with paint containing lead. The threat of lead poisoning is most severe among young children due to their greater degree of hand-to-mouth contact. The health risks from contact with sources of lead are numerous; among children these risks include arrested development, mental retardation, learning disabilities, and even death.

Lead paint on surfaces in good condition is not considered a significant hazard due to the difficulty inherent in ingesting lead paint that is properly adhered to the building surface. While the absolute ban of the use of lead-based paint in residential structures dates to 1978, actually manufacturers began to reduce the amount of lead used in residential paints prior to the Second World War. HUD has found that up to one quarter of homes built between 1960 and 1977 may have used lead paint. This compares to a figure of over 85% estimated to contain lead paint if built prior to 1940 [10-31-02 HUD Final Report: National Survey of Lead and Allergens in Housing]. Pre-World War II housing, therefore, generally has the highest level of lead paint hazards due to the concentration of lead in paints used during that period, plus the increased likelihood that paint has deteriorated due to age. Areas with a greater concentration of newer housing stock (e.g., Western and Southern states) have fewer units with lead paint hazards than areas with older housing.

In the absence of other means to determine the level of lead paint hazards in the City's stock of housing, the potential number of units with lead paint hazards are estimated by examining the age of the housing stock. Per the 2000 CENSUS, there were 39,659 housing units in Salinas; of

these 26,135 (66 percent) were built prior to 1980 - the closest date to the 1978 lead paint ban. These units represent the total universe of housing that **may** contain lead-based paint. As noted above, newer units are much less likely to contain lead paint. Moreover, the number of units with deteriorated lead paint is presumed to be less due to the lower proportion of the oldest units in the range.

In Monterey County, and hence in Salinas, the risks to children, adolescents, and even adults are considered the highest among members of the Hispanic population due to the import and use of products containing lead from Mexico and from other Central American locales. These products - such as candy, folk medicines, and pottery used for cooking and eating - have been found to contain much higher levels of lead than those otherwise used in this country. In recent years there has also been considerable publicity concerning products from China designed for children that contain elevated levels of lead.

According to the Monterey County Department of Health (Division of Environmental Health), very few of the incidents of elevated blood levels in this county are attributed to lead paint or lead paint dust. Health Department inspectors employ equipment to test paint, dust, soil and other household products; their findings are that certain cultural habits and cuisine - such as consumption of grasshoppers with elevated levels of lead - are more likely causes of elevated blood levels in area children.

## 5. Special Needs Groups

Certain segments of the population have more difficulty in finding decent, affordable housing due to special needs. This section identifies the needs for elderly persons, large households, female-headed households, persons with disabilities, homeless persons, extremely-low income households and farmworkers.

### a. Elderly Persons

Elderly persons are considered a special needs group because they are more likely to have fixed incomes. Elderly persons are defined by the HUD as persons age 62 years and older. Elderly persons often have special needs related to housing location and construction. Because of limited mobility, elderly persons typically need access to public facilities (i.e. medical and shopping) and public transit. In terms of housing construction, elderly persons may need ramps, handrails, elevators, lower cabinets and counters and special security devices to allow for greater self-protection.

According to the 2000 U.S. Census, seven percent of Salinas' residents were elderly. As shown in Table 2-32: Householders by Tenure and Age, 2001 and 2006, approximately 23 percent of Salinas' households had an elderly householder in 2000 and an estimated 17 percent of households had an elderly householder in 2006.

Householder Age	2001		2006 <sup>1</sup>	
	Units	%	Units	%
15-24 years	167	0.9%	1,230	3.1%
25-34 years	2,660	13.9%	9,703	24.7%
35-64 years	11,965	62.5%	21,473	54.8%
65-74 years	2,299	12.0%	3,029	7.7%
75 plus years	2,063	10.8%	3,770	9.6%
<b>Total</b>	<b>19,154</b>	<b>100%</b>	<b>39,205</b>	<b>100%</b>

Notes: <sup>1</sup>Estimated data from 2006 American Community Survey for illustrative purposes only.  
Source: U.S. Census 2000 SF3 H14 and 2006 ACS B25007

As indicated in Table 2-33: Senior Citizen Median Household Income 2000 and 2006, the median household income for households with a householder age 65 to 74 years was \$37,917 in 2000. In the same year, the median household income for households with a householder age 75 years or older was \$25,737. In 2006, the ACS estimates that the median household income for households with a householder age 65 years or older was \$30,185.

Householder Age	2000	2006 <sup>1,2</sup>
65-74 years	37,917	30,185
75+ years	25,737	

Notes: <sup>1</sup>Estimated data from 2006 American Community Survey for illustrative purposes only.  
<sup>2</sup>The ACS reports median income for households with a householder age 65+ years  
Source: U.S. Census 2000 SF3 P56 and 2006 ACS B19049

The HUD median family income for Monterey County was \$50,300 in 2000. Based on 2000 U.S. Census data shown in Table 2-34: Senior Citizen Median Household Income, 2000, 40.8 percent of senior citizen households earned less than \$25,000, falling within the extremely-low and very-low income categories.

Income	Householder Age 65+ Years	
	Number	%
<\$25,000	2,497	40.8%
\$25,000- \$34,999	771	12.6%
\$35,000- \$49,999	957	15.6%
\$50,000- \$74,999	1,072	17.5%
\$75,000- \$99,999	462	7.5%
\$100,000- \$149,999	223	3.6%
\$150,000- \$199,999	54	0.9%
>\$200,000	88	1.4%
<b>Total</b>	<b>6,124</b>	<b>100.0%</b>

Source: U.S. Census 2000 SF3 P55

The U.S. Census Bureau provides information on the number of persons with disabilities of varying types and degrees. The types of disabilities included in the Census are:

- ◆ Sensory: Blindness, deafness, or a severe vision or hearing impairment
- ◆ Physical: A condition that substantially limits one or more basic physical activities, such as walking, climbing stairs, reaching, lifting, or carrying.
- ◆ Mental: A condition lasting 6 months or more that made it difficult to perform certain activities including learning, remembering, or concentrating.
- ◆ Self-care: A condition lasting 6 months or more that made it difficult to perform certain activities including dressing, bathing, or getting around inside the home.
- ◆ Go-outside-home: Only asked for population 16 and older of a condition lasting 6 months or more that made it difficult to perform certain activities including going outside the home alone to shop or visit a doctor's office.
- ◆ Employment: Only asked for the population 16 and older of a condition lasting 6 months or more that made it difficult to perform certain activities including working at a job or business.

Twenty percent of the elderly population had one type of disability in 2000. Twenty-six percent had two or more types of disability.

According to Census Bureau (2006 ACS) estimates, 17 percent of Salinas' elderly population had at least one disability and about one third had two or more disabilities.

Disability Status	2000		2006 <sup>1</sup>	
	Total	% of People 65+	Total	% of People 65+
With one type of disability	2,115	20.5%	1,754	17.2%
With two or more types of disability	2,707	26.2%	3,339	32.7%
<b>Total with a Disability</b>	<b>4,822</b>	<b>46.7%</b>	<b>5,093</b>	<b>49.8%</b>

Notes: <sup>1</sup> Estimated data from 2006 American Community Survey for illustrative purposes only.  
Source: U.S. Census 2000 SF3 PCT 26, 2006 ACS B18001

According to the 2000 CHAS data, 48.5 percent of elderly renter-occupied households and 21.8 percent of elderly owner-occupied households experience overpayment.

	Renters	Owners
<b>Elderly Households- Household Income ≤ 30% MFI</b>	<b>548</b>	<b>403</b>
% with any Housing Problems <sup>1</sup>	62.6	60.3
% Cost Burden <sup>2</sup> > 30%	61.9	60.3
% Cost Burden > 50%	48.2	42.9
<b>Elderly Households- Household Income &gt; 30% to ≤ 50% MFI</b>	<b>372</b>	<b>713</b>
% with any Housing Problems	73.4	46
% Cost Burden > 30%	69.4	46
% Cost Burden > 50%	45.7	21.7
<b>Elderly Households- Household Income &gt; 50% to ≤ 80% MFI</b>	<b>365</b>	<b>834</b>
% with any Housing Problems	54.8	17.9
% Cost Burden > 30%	52.1	16.7
% Cost Burden > 50%	26	5.9
<b>Elderly Households- Household Income &gt; 80% MFI</b>	<b>585</b>	<b>2,243</b>
% with any Housing Problems	20.5	9.7
% Cost Burden > 30%	20.5	9.1
% Cost Burden > 50%	7.7	2.1
<b>Total Elderly Households</b>	<b>1,870</b>	<b>4,193</b>
% with any Housing Problems	50.1	22.4
% Cost Burden > 30%	48.5	21.8
% Cost Burden > 50%	30.7	10.1

Notes: <sup>1</sup>“Housing Problems” defined as any occupied housing units lacking a complete kitchen, complete plumbing facilities, having 1.01 persons or more per room (overcrowded), or costing more than 30 percent of the occupant household’s income.  
<sup>2</sup>Percentage of household income spent on housing costs

Source: 2000 HUD CHAS data

b. Large Households

Large households are defined by State as households having five or more persons living within the same household. Large households are considered a special needs group because they require larger bedroom counts. In 2000, 28.99 percent of the total households in the City had at least five persons. Of the large households, 29.51 percent were renter-occupied and 28.47 percent were owner-occupied.

Number of Persons in Unit	Owner Occupied	Renter Occupied	Total
Five	2,093	2,244	4,337
Six	1,247	1,371	2,618
Seven or more	2,114	2,013	4,127
<b>Total</b>	<b>5,454</b>	<b>5,628</b>	<b>11,082</b>
<b>Percent of Total Households</b>	<b>28.47%</b>	<b>29.51%</b>	<b>28.99%</b>

Source: U.S. Census 2000 SF3 H17

According to the 2000 CHAS data, 32 percent of large renter-occupied households and 29.8 percent of large owner-occupied households experience overpayment. Only 0.2 percent of the City’s rental housing stock has five or more bedrooms (refer to Table 2-17: Unit Size by Tenure, 2000) resulting in a high percentage of lower income large-family households that are forced to live in overcrowded situations. Thus, while the figures show there are 2,900 rental units with 3 or more bedrooms, there were 5,600 renter households comprised of 5 or more persons. Table 2-38: Housing Problems for Large Households, 2000, provides a summary of housing problems experienced by large households in the City of Salinas.

Table 2-38  
Housing Problems for Large Households, 2000

	Renters	Owners
<b>Large Households- Household Income ≤ 30% MFI</b>	<b>812</b>	<b>188</b>
% with any Housing Problems <sup>1</sup>	95.7	94.7
% Cost Burden <sup>2</sup> > 30%	85.8	81.4
% Cost Burden > 50%	66.4	77.1
<b>Large Households- Household Income &gt; 30% to ≤ 50% MFI</b>	<b>1,320</b>	<b>399</b>
% with any Housing Problems	97	95.2
% Cost Burden > 30%	61	68.9
% Cost Burden > 50%	11.4	51.4
<b>Large Households- Household Income &gt; 50% to ≤ 80% MFI</b>	<b>1,689</b>	<b>1,093</b>
% with any Housing Problems	93.5	96.3
% Cost Burden > 30%	14.2	51.1
% Cost Burden > 50%	0.8	13.6
<b>Large Households- Household Income &gt; 80% MFI</b>	<b>1,719</b>	<b>3,735</b>
% with any Housing Problems	78.2	68.1
% Cost Burden > 30%	2	16.7
% Cost Burden > 50%	0	0.7
<b>Total Large Households</b>	<b>5,540</b>	<b>5,415</b>
% with any Housing Problems	89.9	76.7
% Cost Burden > 30%	32	29.8
% Cost Burden > 50%	12.7	9.7

Notes:

<sup>1</sup>“Housing Problems” defined as any occupied housing units lacking a complete kitchen, complete plumbing facilities, having 1.01 or more persons per room (overcrowded), or costing more than 30 percent of the occupant household’s income.

<sup>2</sup>Percentage of household income spent on housing costs.

Source: 2000 HUD CHAS data

### c. Female-Headed Households

Female-headed households are a special needs group due to comparatively low rates of homeownership, lower incomes and high poverty rates. According to the 2000 U.S. Census, there were 3,345 female-headed households with children and 2,106 female-headed households without children in Salinas. Of the total female-headed households in the City, 32.5 percent owned their homes and 67.5 percent rented.

Household Type	Number Owner Occupied	% of Total Owner Occupied <sup>1</sup>	Number Renter Occupied	% of Total Renter Occupied <sup>2</sup>	Total
Female householder, no husband present, with own children under 18	690	3.6%	2,655	13.9%	3,345
Female householder, no husband present, without own children	1,079	5.6%	1,027	5.4%	2,106
<b>Total</b>	<b>1,769</b>	<b>9.2%</b>	<b>3,682</b>	<b>19.3%</b>	<b>5,451</b>

Notes: 1 Represents the percentage of total owner-occupied households in the City.  
2 Represents the percentage of total renter-occupied households in the City.

Source: U.S. Census 2000 SF3 HCT1

In 2000, 26.4 percent of the female-headed households in Salinas were below poverty level. Of those below poverty level, 91.1 percent had children under age 18. By comparison, just under 13 percent of all households had incomes below the poverty level.

Household Type	Number Below Poverty Level	% Below Poverty Level	Number Above Poverty Level	Percent Above Poverty Level
Female householder, no husband present, with own children under 18	1,264	33.1%	2,524	9.7%
Female householder, no husband present, without own children	123	3.2%	1,350	5.2%
<b>Total</b>	<b>1,387</b>	<b>26.4%</b>	<b>3,874</b>	<b>73.6%</b>

Source: U.S. Census 2000 SF3 P90

#### d. Persons with Disabilities

Access and affordability are the two major housing needs for persons with disabilities. Access, both within the home and to/from the home site, is important for the persons with physical disabilities; this often requires specially designed dwelling units. For others in this group, supportive services are critical, either to allow for independent living, to help battle addictions, or to allow individuals to find housing where they can be accommodated that does not rise to the intensive level of a convalescent hospital. Additionally, housing locations near public facilities and public transit are typically important for those in this group.

The U.S. Census Bureau provides information on the number of persons with disabilities of varying types and degrees. Table 2-41: Persons Reporting Disabilities, 2000, shows the number of Salinas residents in 2000 with disabilities over the age of 5. According to the U.S. Census, 11.6 percent of Salinas residents reported having one type of disability and 11 percent had two or more types of disability in 2000.

Table 2-42: Persons Reporting Disabilities, 2006, shows the number of residents estimated to have a disability by the 2006 ACS. Six percent of residents were estimated to have one type of disability and 7.9 percent were estimated to have two or more types of disability.

Table 2-41  
Persons Reporting Disabilities, 2000

Age Group	With one type of disability	% of Age Group <sup>1</sup>	With two or more types of disability	% of Age Group <sup>1</sup>	Total with Disabilities	% of Age Group <sup>1</sup>
5-15 yrs.	1,036	3.5%	293	1.0%	1,329	4.5%
16-20 yrs.	1,415	11.6%	937	7.7%	2,352	19.2%
21-64 yrs.	10,423	13.4%	10,313	13.3%	20,736	26.7%
65+ yrs.	2,115	20.5%	2,707	26.2%	4,822	46.7%
<b>Total 5+ yrs.</b>	<b>14,989</b>	<b>11.6%</b>	<b>14,250</b>	<b>11.0%</b>	<b>29,239</b>	<b>22.6%</b>

Note:  
<sup>1</sup>Total 5-15 year olds: 29,394 16-20 year olds: 12,237; 21-64 year olds: 77,526; 65+ year olds: 10,329.  
Source: U.S. Census 2000 SF3 PCT 26

Table 2-42  
Persons Reporting Disabilities, 2006<sup>1</sup>

Age Group	With one type of disability	% of Age Group <sup>2</sup>	With two or more types of disability	% of Age Group <sup>2</sup>	Total with Disabilities	% of Age Group <sup>2</sup>
5-16 yrs.	993	3.6%	169	0.6%	1,162	4.2%
16-20 yrs.	748	6.6%	298	2.6%	1,046	9.2%
21-64 yrs.	4,147	5.5%	6,051	8.0%	10,198	13.5%
65+ yrs.	1,754	17.2%	3,339	32.7%	5,093	49.8%
<b>Total 5+ yrs.</b>	<b>7,642</b>	<b>6.1%</b>	<b>9,857</b>	<b>7.9%</b>	<b>17,499</b>	<b>14.0%</b>

Note:  
<sup>1</sup> Estimated data from 2006 American Community Survey for illustrative purposes only.  
<sup>2</sup> Total 5-15 year olds: 27,454; 16-20 year olds: 11,373; 21-64 year olds: 75,800; 65+ year olds: 10,220  
Source: 2006 ACS, B18001

Table 2-43: Housing Problems for Households with Mobility and Self-Care Limitation, 2000, provides a summary of housing problems experienced by households with mobility and self-care limitation in the City of Salinas. According to the 2000 CHAS data, 56.5 percent of the total number of households with mobility and self-care limitations experiences some sort of housing problem. As previously stated, these problems include overpayment, overcrowding and/or lack of complete kitchen facilities and plumbing systems.

Table 2-43

## Housing Problems for Households with Mobility and Self-Care Limitation, 2000

	Renters				Owners				Total Households
	Extra Elderly <sup>1</sup>	Elderly <sup>2</sup>	All Other House holds	Total Renters	Extra Elderly <sup>1</sup>	Elderly <sup>2</sup>	All Other House holds	Total Owners	
<b>Household Income ≤ 30% MFI</b>	115	135	535	785	90	55	150	295	1,080
% with any Housing Problems <sup>3</sup>	65.2	55.6	91.6	81.5	61.1	72.7	83.3	74.6	79.6
<b>Household Income &gt; 30% to ≤ 50% MFI</b>	75	100	545	720	180	125	199	504	1,224
% with any Housing Problems	73.3	70	92.7	87.5	44.4	24	84.9	55.4	74.3
<b>Household Income &gt; 50% to ≤ 80% MFI</b>	95	24	670	789	184	160	435	779	1,568
% with any Housing Problems	68.4	16.7	84.3	80.4	7.6	15.6	78.2	48.7	64.6
<b>Household Income &gt; 80% MFI</b>	119	50	925	1,094	405	314	1,659	2,378	3,472
% with any Housing Problems	49.6	50	50.8	50.6	9.9	3.2	45.8	34.1	39.3
<b>Total Households</b>	404	309	2,675	3,388	859	654	2,443	3,956	7,344
% with any Housing Problems	62.9	56.3	75.9	72.6	22	16.1	57.1	42.7	56.5

Notes: <sup>1</sup>Extra Elderly: 1 or 2 persons with either person 75 years or over

<sup>2</sup>Elderly: 1 or 2 persons with either person 62 to 74 years

<sup>3</sup>"Housing Problem" is defined as any occupied housing unit lacking a complete kitchen, or complete plumbing, or having 1.01 or more persons per room (overcrowded), or costing more than 30 percent of household's income.

Source: 2000 HUD CHAS data

There is a wide range of persons that fall into this group, some with permanent disabilities, others have temporary, albeit just as serious, conditions. Just as every person is unique, so too are those with disabilities - or differing abilities. While the general goal is to broaden access to decent, suitable housing, it is important to remember that people find themselves at different places along a continuum of disability. Therefore, the services or accommodations necessary to facilitate securing or retaining housing will vary from person to person, even among those with nominally the same condition.

Substance abuse is one condition where the necessary supportive services can sometimes best be provided in a residential setting. Within Salinas are a variety of organizations that provide substance abuse treatment in residential facilities. These include Door to Hope and Sun Street Centers, both agencies which have previously received financial support from the City of Salinas. Other residential and transitional housing facilities may not focus upon substance abuse recovery, but have tenants who are going through off-site programs.

In Salinas, residents seeking housing with supportive services may be developmentally disabled, may have psychiatric disabilities, or have physical conditions that require either ongoing or intermittent support services. And, as noted above, other persons may only need one-time modifications to their housing units in order to live independently.

As the City of Salinas is not primarily a provider of social services, financial assistance is typically focused more upon physical improvements, such as retro-fitting housing to accommodate residents or assisting with development financing for special needs housing that will include supportive services. In this regard the City has provided financial support to facilities such as those developed and operated by Interim, Inc, whose clients are primarily facing psychiatric disabilities and to Door To Hope residential facilities, a non-profit agency that focuses upon assisting women and children to address substance abuse problems. It is anticipated that additional such facilities will receive City assistance during the time span of this Consolidated Plan.

#### e. Homeless Population

An accurate assessment of the homeless population is difficult because of the transient nature of the population, and because many individuals are not visibly homeless because they frequently move and spend short periods of time in a variety of temporary living conditions. In 2007, the Monterey County Homeless Census and Needs Assessment Survey was conducted to document the needs of the County's homeless population. This survey used two methods for data collection: a point-in-time count and a series of independent homeless peer interviews, as recommended by HUD. The first component of the survey was conducted on January 24<sup>th</sup>. The second component, one-on-one interviews with 403 homeless residents of Monterey County were conducted from early to late February 2007. The 2007 Monterey County Homeless Census and Survey counted 893 homeless people on streets within the 110 tracts, and counted an additional 509 homeless people in emergency shelters, transitional housing, and domestic violence shelters. Rehabilitation facilities reported having 76 homeless people, while numbers for County jails and hospitals were unavailable. The final result of the 2007 Monterey County Homeless Census and Survey estimate is 1,402 persons, which excludes the rehabilitation, jails, and hospital figures.

The 2009 Monterey County Homeless Census and Survey employed the same methodology as the 2007 Survey. The point-in time- count of homeless included a count of homeless persons served in shelters and an observational count of homeless persons not in shelters. The sheltered count took place on the night of January 27 after shelters and housing programs closed for the night. The unsheltered count took place on January 28, from 4 to 9 am. These early hours helped avoid potential duplication of individuals captured as part of the sheltered count.

According to HUD definitions, the number of unsheltered and sheltered persons counted in the 2009 survey was 2,407. The groups excluded from the HUD definition included 111 homeless people in county jail, 8 in county hospitals, 96 individuals in permanent supportive housing, and 78 in residential and rehabilitation facilities. Other categories of uncounted "homeless" include: those temporarily living with others, those living out-of-sight in accommodations not considered housing (such as those sleeping in vehicles or sheds); and those living outdoors in areas not known to those counting persons for the census. The point-in-time count visually identified 1,628 unsheltered homeless individuals, representing 68 percent of the total homeless census count. There were 732 sheltered homeless people reported by emergency shelters, transitional housing, and domestic violence shelters. The sheltered homeless population represents 30

percent of the 2009 homeless population. The annual homeless population for Monterey County is estimated at 3,056 persons.

As shown in Table 2-44: Homeless Population in Salinas and Monterey County, 2007 and 2009 the 2007 Monterey County Homeless Census and Survey counted 432 unsheltered and 112 sheltered homeless persons, for a total of 544 homeless persons in Salinas. The 2009 the Monterey County Homeless Census and Survey counted 495 unsheltered and 395 sheltered homeless persons, for a total of 890 homeless persons in Salinas.

Table 2-44  
Homeless Population in Salinas  
And Monterey County, 2007 and 2009

Jurisdiction	Unsheltered	Sheltered	Total
<b>Salinas 2009</b>	<b>495</b>	<b>395</b>	<b>890</b>
Salinas 2007	432	112	544
<b>Monterey County 2009</b>	<b>1,628</b>	<b>1,072</b>	<b>2,700<sup>1</sup></b>
Monterey County 2007	893	509	1,402

Notes:

<sup>1</sup> This total includes the 111 homeless people in county jail, 8 in county hospitals, 96 individuals in permanent supportive housing, and 78 in residential and rehabilitation facilities, which are not part of the HUD definition of homeless persons.

Source: 2007 and 2009 Monterey County Homeless Census and Survey.

On May 8, 2007, the City of Salinas adopted a Discharge Coordination Policy pertaining to the discharge of persons from publicly funded institutions and systems of care (copy in appendix). As the City neither owns nor operates any such facilities, thus far the impact of this policy is largely symbolic. The Coalition of Homeless Services Providers, together with the Monterey County LHAC, has been working for several years to obtain copies of the discharge policies employed by area hospitals, with little success. More recently, Coalition staff has been in contact with personnel from the County Jail and indications are that their staff will be cooperative with regard to discharge planning.

f. Farm Workers

The Salinas Valley is known for fertile soils and a microclimate favorable to agriculture. This has resulted in a booming agricultural industry. According to the Monterey County Agricultural Commissioner, in 2007 total crop production was valued at \$3,823,287,000. Monterey County continues to experience growth in organic farming and vineyards that bring additional acreage into farmland production. The size of the agricultural industry in Monterey County is reflected in a sizable farm labor force.

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a year-round basis. When workloads increase during harvest periods, the labor force is supplemented by seasonal labor, often supplied by a labor contractor.

For some crops, farms may hire migrant workers, defined as those whose travel prevents them from returning to their primary residence every evening.

In addressing the housing needs of farm workers, it is important to determine the size of the workforce as well as their characteristics (e.g., income, household characteristics, mobility, education etc). However, governmental agencies who estimate employment characteristics for the agricultural sector often use different definitions for terms and conditions:

- ◆ Farm labor (e.g., field work, processing plants, transportation, etc.)
- ◆ Seasonality of agricultural work (e.g., permanent, seasonal and migrant workers)
- ◆ Place of work (e.g., location of the business versus the actual field)
- ◆ Significant under-reported employment, particularly among illegal immigrants
- ◆ Multiple locations of employment throughout the County

Differences in methodologies result in significantly disparate estimates of the number of farmworkers. According to the U.S. Employment Department, 41,900 farmworkers worked in Monterey County in 2004. In contrast, estimates provided by 2007 Census of Agriculture report 26,181 hired farmworkers in Monterey County in 2007. In the Salinas Valley over the last four to five decades, the proportion of migrant farmworkers compared to permanent farmworker households has been declining. This is a result of both changes in agricultural practices and in the increasing tendency of farmworker families to settle in the greater Salinas area, even if some adult members of the family leave the area during off-peak periods to work elsewhere.

The 2000 Census reported that only 20,298 residents of Monterey County and 8,370 residents of Salinas were employed in farming, fishing and forestry occupations. According to the ACS, 10,356 persons were employed in farming, fishing, and forestry occupations in 2006. As noted earlier, there are other categories that also include agricultural workers, such as transportation, warehousing, and manufacturing.

Farmworker 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.

Another component that affects the housing needs of farmworkers is the nature of work. For instance, farmworkers employed year round or on a seasonal basis often need permanent affordable housing much like other persons who are employed in low paying occupations. However, the large size of farmworker households means that the housing must be adequately sized. Migrant labor presents different issues because they work on a temporary basis in various locations throughout the County. Migrant farm laborers typically require affordable group housing settings where they can stay on a seasonal or temporary basis.

The 2001 Farmworker Housing and Health Assessment Study for the Salinas and Pajaro Valleys conducted a survey of local farmworkers on housing, employment, and health. This study, based on interviews with 780 workers in Santa Cruz and Monterey Counties, offers a more detailed view on housing conditions among a subsection of the Salinas population. This study found that 89 percent of farmworkers rent their home from someone other than an employer, and 10 percent own their home. Farmworkers are also over-represented in occupancy of less expensive housing

such as multi-family residences (apartments, duplexes, triplexes, or condominiums) and mobile homes.

The study concluded that most of the respondents' homes met several HUD guidelines for basic amenities. Over 99 percent of respondents reported they had a refrigerator, 99 percent reported having a kitchen, 98 percent reported having a stove or oven, 97 percent reported having a flush toilet, 96 percent had electricity, 94 percent had a bathtub/shower, and 91 percent reported having a sink with hot and cold running water.

However, a number of respondents reported conditions that would not pass a HUD inspection for livability. One-fourth of farmworkers reported appliances that did not work, eight percent of respondents lacked opening windows, 12 percent did not have a telephone, 20 percent lacked a heating unit, and 34 percent did not have a fire alarm or smoke detector. Other problems included electrical and heating issues. Fifty-six percent of respondents also reported poor water quality perceived as unsafe to drink. Moreover, 17 percent reported having no plumbing facilities; 34 percent had leaking faucets, 33 percent had cracking, peeling, or chipped paint, 20 percent had holes in the wall or floor, 18 percent had mice, 48 percent had roaches, and 15 percent had a leaking ceiling.

A portion of the farmworker sub-population is undocumented. Undocumented immigrants encounter challenges when trying to meet their basic housing needs. In order to secure housing on the open market or through housing agencies, individuals must have proper identification and documentation. Furthermore, most federally funded housing programs, including Section 8 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.

An acknowledgement of the particular housing needs of permanent and migrant farm workers is the long history of City efforts targeting this population. Over time these efforts have included both ownership and rental housing. The following programs are examples of how Salinas assists in meeting the needs of farmworkers:

- ◆ The Zoning Code and General Plan require that a minimum percentage of affordable units in residential developments have 3 and 4 bedrooms to serve large families.
- ◆ The City has assisted in developing affordable housing for farm worker housing through grants, loans, donation of land, down payment assistance, and other means.
- ◆ The City permits labor camps (under interim housing definitions) serving six or fewer persons in multi-family residential zones by right; and permits labor camps pursuant to a CUP in the following designated zones: A, CO/R, CO, CR, MAF, MX, NG-2, and VC. The City will include a Policy Action in this Housing Element to revise regulatory requirements and standards for employee and farmworker housing to be consistent with the Employee Housing Act, specifically Health and Safety Code Sections 17021.5 and 17021.6.
- ◆ Active involvement with various groups providing affordable farmworker housing (e.g., CHISPA, USDA, and Monterey County Housing Authority).

Several organizations have worked 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).

The CCA is a nonprofit organization whose mission is to improve housing conditions as well as provide outreach, health services, and educational programs to farmworkers and other low-income families. CCA’s overarching goal is to help farmworkers help themselves. CCA conducts outreach at labor camps to educate farmworkers about their basic rights.

CHISPA also works to rehabilitate and construct new farmworker housing in the Salinas Valley. They have been successful in demolishing the dilapidated buildings intended to serve single migrant farmworkers in the 1940s, which are not appropriate for permanent occupation by large families. In their place new affordable units are built for farmworkers, 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. In addition, sweat equity homeowners can apply for assistance from the City, County and State to help them make down payments on their new homes.

g. Extremely-Low Income Households

While previous examinations of housing need typically considered two levels of lower incomes: “low” and “very low,” in recent years an additional category has been added. As a more recent demographic distinction, long term data concerning this category is limited, and much less is known concerning successful parameters for designing programs specifically for this new classification. “Extremely-low income” households are defined as households earning 30 percent or less of the MFI. In accordance with State law [Chapter 891, Statutes of 2006 (AB 2634)], cities must quantify the existing and projected extremely-low income households and analyze their needs. In 2000, 10.8 percent of the total households in the City were extremely-low income households. The City’s RHNA allocation for the 2007-2014 Planning Period is 456 units (assumed to be 50 percent of the very-low income allocation).

Table 2-45: Extremely-low Income Households with Housing Problems, 2000, summarizes the extremely-low income households with housing problems. The majority of the extremely-low income households are renter households. Approximately 78 percent of extremely-low income households experience overpayment and 83.6 percent have at least one type of housing problem.

Housing Problem	Renters	Owners	Total Extremely-low Income Households
Percent with any housing problems	86.4%	74.2%	83.6%
Percent with cost burden >30%	81.0%	70.1%	78.5%

Percent with cost burden >50%	63.7%	57.2%	62.2%
Total extremely-low income households with housing problems	3,197	950	4,147

Source: 2000 HUD CHAS data

Housing types that may accommodate the needs of extremely-low income households include transitional and supportive housing, single room occupancy units (SRO's), multi-family rental housing, factory-built housing, and workforce housing. There are multiple factors that affect individual and household income levels. Some of the more prevalent include a lack of education or job skills, insufficient employment opportunities, inability to access the social services network, age, and a lack of physical access to transportation options.

There are many households that exhibit more than one form of special housing need: seniors, for example, can have extremely low incomes along with mobility issues. At the same time, single housing or public service programs can address the needs of more than one group identified as having a special housing need. For example, an housing development with rent levels affordable to the very low income may serve households that derive their income from agriculture, as well as households working in other economic sectors, or female-headed households.

## **PART 3: HOUSING MARKET ANALYSIS**

### **A. GOVERNMENTAL CONSTRAINTS AND RESOURCES**

Governmental constraints are policies, standards, requirements and actions imposed by various levels of government which can affect the development and provision of housing. These constraints may include building codes, land use controls, development fees, growth management ordinances, permit processing procedures, off-site infrastructure costs, and site improvement costs. State and federal agencies certainly impose constraints; however these agencies are beyond the control of local government and so discussion of their constraints is very limited here.

Governmental resources include programs that provide funds for housing-related activities, as well as incentives provided by the local jurisdiction for the provision of housing.

#### **1. Land Use Controls**

Land use controls include General Plan policies, zoning designations and regulations, permit processing requirements and development fees. Unlike some California cities, Salinas does not have a growth control ordinance or similar regulation to ration allowable growth over time.

##### **a. General Plan**

Every city in California must have a General Plan, which establishes its land use-related goals and policies. The General Plan is the foundation of all land use controls in a jurisdiction. The Land Use Element of the General Plan identifies the location, distribution and density of the land uses within the City. Residential densities are expressed in dwelling units per acre (du/ac). The Salinas General Plan identifies three residential land use designations, two residential mixed-use designations, and one arterial frontage designation. See the following table: General Plan Residential Land Use Designations for a summary of the residential land use designations and their associated acreages and density ranges in Salinas.

Depending on land costs, certain densities are needed to make a housing project economically feasible for people at various income levels. The following densities required to accommodate construction affordable to specific income levels are generally accepted by HCD:

- Very Low- and Low Income: 30 dwelling units per acre minimum
- Moderate Income: 11-30 dwelling units per acre minimum
- Above-Moderate Income: Up to 11 dwelling units per acre

General Plan Residential Land Use Designations				
Designation	Description	Existing Acreage	Permitted Density	
			Minimum	Maximum
Low Density (rld)	Single-family detached units, which may include small-lot, single-family developments.	3,992	6.0 du/ac	8.0 du/ac
Medium Density (rmd)	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
High Density (rhd)	Apartments, condominiums, row houses, senior housing, and multifamily clusters.	827	16.0 du/ac	24.00 du/ac
Mixed-Use Citywide	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	1.25 FAR (1.0 FAR + 10 du/ac)
Mixed-Use Central City <sup>1</sup>		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
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

Notes: du = dwelling units  
ac = acre  
FAR = floor area ratio

<sup>1</sup> A 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.

Source: City of Salinas General Plan.

According to the current General Plan, a total of 58,055 dwelling units are anticipated within the City’s planning areas at build-out. As of January 2008, the DOF reports that 42,268 dwelling units exist in Salinas. This leaves a remaining capacity of 15,787 new dwelling units.

In addition to the generally accepted densities, Assembly Bill 2348 established “default” density standards. Monterey County is defined as a suburban jurisdiction with a default density of 20

dwelling units per acre. However, Salinas has a population greater than 100,000, and as such present State law considers Salinas as a “metropolitan jurisdiction” with a “default” density of minimum 30 dwelling units per acre. Such a designation is clearly not appropriate for Salinas due to its location and existing infrastructure. The City is seeking to have the designation adjusted to a more reasonable one, such as that applied to the remainder of Monterey County. Until there is a change, this default density should be considered a governmental constraint levied by the State because certain pools of State funding for housing and infrastructure cannot be accessed by the City.

b. **Zoning Code**

The Zoning Code is the primary tool for implementing the General Plan. 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 designations control both the use and development standards of each residential parcel, thereby influencing the development of housing.

The following table: Primary Uses – Residential Zoning Districts, summarizes the permitted residential uses in the residential and mixed-use zoning 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 permitted 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 the multi-family residential zoning districts. A Site Plan Review is required to provide a streamlined review process for verifying a project’s compliance with the Zoning Code’s development, design, and use standards. 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 Review Process, the applicant files a Development Review Application. The application is reviewed by City planners. Once the application is deemed complete, the City planner determines if the project is exempt from California Environmental Quality Act (CEQA). If the CEQA process 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 zoning district.

The City of Salinas has established two mixed-use zoning districts: the Mixed Arterial Frontage (MAF) district and the Mixed Use (MU) district. Single-family detached housing units are not permitted in MAF or MU 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.

Primary Uses- Residential Zoning Districts			
Zone	Single Family Detached	Single Family Attached	Multiple Family
R-L-5.5	P	N	N
R-M-3.6	P	C	N
R-M-2.9	P	S	S
R-H-2.1	C	S	S
R-H-1.8	C	S	S
MAF	N	C	C
MX	N	S	S

P = Permitted by Right; C = Conditional Use Permit Required;  
N = Prohibited; S = Site Plan Review Required

Source: City of Salinas Municipal Code Chapter 37

Pursuant to the zoning district regulations, housing types are either permitted by-right, permitted with site plan review, conditionally permitted, or prohibited. Single family detached dwelling units are defined as “a residential building containing one dwelling unit on one lot.” Within the City of Salinas, manufactured/factory built houses are considered to be single-family detached dwelling units.

Single family attached dwelling units are defined as “a dwelling unit that shares one or more common or abutting walls with one or more dwelling units.” According to the City’s Zoning Code, each dwelling unit is located on its own lot. The common or abutting wall between the units shall be at least fifty percent of the length of the units. A single-family attached dwelling can also be termed a row house, townhouse, or common wall house. Under certain conditions, “second dwelling units” are permitted on a parcel with a single family house.

Multiple family dwellings are defined as “a building that contains three or more dwelling units that share common walls or floor/ceilings.” According to the City’s Zoning Code, the land under the building or units is not divided into separate lots. The units may have separate or joint entrances, and typically have common parking and open space areas. Multifamily dwellings include garden apartments, apartment buildings, and condominiums.

The Zoning Code does not differentiate between owner-occupied and rental uses, however projects utilizing the density bonus ordinance may be entitled to additional density bonus incentives for affordable rental units.

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 standards, 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 standard 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 standards, the City has not found that the development standards adversely impact the cost and supply of the housing or the ability to achieve maximum densities.

The standards 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 more a more metropolitan urban form and features a higher degree of transit oriented development, the development standards that were considered appropriate in a neighborhood context may not be appropriate in the Center 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 standards 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 only multifamily housing constructed in Salinas over the past decade has been developed by non-profit housing providers, such as CHISPA, Interim Inc., and the Housing Authority of Monterey County. These non-profit housing providers are able to successfully develop projects as they have the ability to leverage a number of different funding sources and are able to receive subsidies that are targeted to address the affordable housing needs of their clients.

The Housing Authority of Monterey County's 171 unit Tynan Village project is an example of this unique financing structure as follows:

Tax Exempt Bonds:	\$ 21,874,000
MHP Loan:	4,701,000
US Bank Loan:	750,000
Deferred Developer Fee:	2,500,000
HOME:	2,600,000
Joe Serna Farmworker Funds:	1,500,000
Housing Authority Resources:	4,075,000
Equity Investor:	<u>13,760,000</u>
Total:	\$ 51,800,000

Such a project cannot be duplicated in the marketplace by for-profit developers because market rents would cover the debt service on the project financing, much less provide profit for the developer.

Economic conditions will have a significant impact on the development of all new housing for the immediate future. The above referenced Tynan Village development was constructed for just over \$300,000 per dwelling unit. A review of multi-family properties listed for sale reveals a unit price averaging approximately \$105,500. Until the cost to construct and the cost to purchase are much closer, the only developers will continue to be the non-profit housing providers.

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 that 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 provide standards for growth of designated areas outside the City and existing urbanized areas within the City and are as follows:

*i. 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). These districts are applied to largely undeveloped areas outside of the existing city limits that the City would like to develop with a mixture of pedestrian-friendly uses. Development in the New Urbanism zoning districts will be subject to the preparation of specific plans that incorporate the design standards and development and use regulations of the New Urbanism zoning districts.

- ◆ 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.

*ii. 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 regulations and development and design standards are applied to these properties to minimize conflicts between uses and facilitate pedestrian-oriented activity centers.

Mixed Use Districts provides the highest level of flexibility for the development of housing. As shown in Table 3-7: Downtown Core Area Zoning Requirements, existing development standards include minimum and maximum set back requirements to ensure the utilization of the largest development pad possible. Additionally, FAR and dwelling unit standards are exceptionally high in comparison to adjacent jurisdictions. This flexibility in land use standards, and the housing policies for the Downtown Core area (see Chapter 4), will provide significant opportunities for the provision of housing in the Downtown area.

- ◆ 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.

### *iii. 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/or redevelopment 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 standards identified in Article IV, Division 4: Focused Growth Overlay District.

- ◆ Focused Growth Overlay Area 1 – Laurel Drive at North Main Street. Focused Growth Area 1 is located north of downtown Salinas and adjacent to the Sherwood Park and Salinas sports complex. This highly visible and well-trafficked commercial district benefits from strong residential neighborhoods both to the east and the west.
- ◆ Focused Growth Overlay Area 2 – North Main Street/Soledad Street. Focused Growth 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. A portion of this focused growth area is located within the Central City Redevelopment Project Area.

- ◆ Focused Growth Overlay Area 3 – South Main Street. Focused Growth 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.
- ◆ Focused Growth Overlay Area 4 – Abbott Street. Focused Growth Area 4 stretches from John Street in the north to East Romie Lane in the south, and is in proximity to the Salinas Valley Hospital.
- ◆ Focused Growth Overlay Area 5 – East Alisal Street/East Market Street. Focused Growth 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. This focused growth area is located within the Sunset Avenue Redevelopment Project Area.

*iv. Central City (CC) Overlay District*

The Central City (CC) Overlay district consists of two areas, the Downtown Core (DC) Overlay and Downtown Neighborhood (DN) Overlay districts, 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 standards and design regulations identified in Article IV, Division 5: Central City Overlay District.

- ◆ Downtown Core (DC) – The use classifications for properties located in the DC Overlay district 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) – Properties in the DN Overlay district are subject to the 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 Overlay district also apply to properties zoned CO, CR, and MX in the DN Overlay district.

*v. East Romie Lane Corridor (ERL) Overlay District*

The purpose of the ERL Overlay district regulations 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.

## **c. Parking Requirements**

Residential parking requirements in Salinas 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. Based on the numerous constructed and approved projects in Salinas, the City has found that the parking requirements do not unduly impact the cost and supply of housing.

## **2. Density Bonus Ordinance**

In order to encourage the construction of affordable housing developments for very low, low and moderate income households, and 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 Municipal Code). Upon request from an 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. Projects qualifying for the density bonus also receive reduced parking requirements, concessions and other development incentives. When calculating the number of permitted density bonus units, any calculations resulting in fractional dwelling units are rounded to the next larger whole number. Density bonuses are voluntary; the decision to request a density bonus is entirely that of the property owner and developer.

Each residential development is entitled to only one density bonus, which may be selected by the applicant based on the percentage of either very-low income target units, lower income target units, moderate income ownership target units, or the project's status as either a Senior Housing Type 1 or 2 development. Density bonuses from more than one category may not be combined, except bonuses for land dedication may be combined up to a maximum of 35 percent, and an additional square footage bonus for day care centers may be granted as described below.

### **a. State Density Bonuses, Incentives, and Concessions for Construction of Affordable and Senior Housing**

#### ***i. Very Low, Low, and Moderate Income Households***

The City grants a density bonus for developments providing units affordable to and occupied by moderate, low and very-low income persons and households. A residential development is eligible for a twenty percent density bonus if it includes at least five dwelling units. The applicant seeking a density bonus must construct at least one of the following:

- Ten percent of the total dwelling units of the residential development as dwelling units affordable to lower income households; or
- Five percent of the total dwelling units of the residential development as dwelling units affordable to very-low income households.

*ii. Basic Density Bonus in Accordance with State Law (Senior Housing Type 1)*

Senior Housing Type 1 developments are eligible for a 20 percent density bonus if it includes at least thirty-five dwelling units. Senior Housing Type 1 Developments are not required to be affordable to very-low, low, or moderate income households.

“Senior Housing Type 1” is a senior citizen housing development of 35 dwelling units or more as defined in California Civil Code Section 51.3, or a mobile home park that limits residency based on age requirements for older persons pursuant to California Civil Code Section 798.76 or 799.5.

*iii. Basic Density Bonus per State Law-(Moderate Income Ownership Units)*

A residential development is eligible for a five percent density bonus if it includes at least five dwelling units, all dwelling units in the development are offered to the public for purchase, and the applicant agrees to construct 10 percent of the total dwelling units as units affordable to moderate income households.

*iv. Additional Density Bonus in Accordance with State Law*

The density bonus to which the applicant is entitled can increase if the percentage of affordable housing units exceeds the base percentage established in respective density bonuses described above, as follows:

- ◆ **Very-low Income Units.** For each one percent increase above five percent in the percentage of dwelling units affordable to very-low income households, the density bonus can be increased by 2.5 percent up to a maximum of 35 percent.
- ◆ **Lower Income Units.** For each one percent increase above 10 percent in the percentage of dwelling units affordable to lower income households, the density bonus can be increased by 1.5 percent up to a maximum of 35 percent.
- ◆ **Moderate Income Ownership Units.** For each one percent increase above 10 percent of the percentage of ownership units affordable to moderate income households, the density bonus shall be increased by one percent up to a maximum of 35 percent.
- ◆ **Senior Housing Type 1.** No additional density bonus is provided for senior-only dwelling units qualifying under this category.

The table below provides an overview of the City’s Density Bonus Ordinance.

Density Bonus Summary				
Category	Minimum Percent Target Units	Bonus Granted	Additional Bonus for each 1 Percent Increase in Target Units	Percent of Target Units Required for Maximum Bonus
Very-low income	5	20	2.5	11
Lower income	10	20	1.5	20
Moderate income (ownership units only)	10	5	1	40
Senior housing type 1	100 senior	20	---	---

Source: Salinas Housing Element Update

#### **d. Density Bonus for Transfer of Land**

This density bonus applies only when land is donated for the construction of very-low income housing. When an applicant for a residential development seeks a density bonus for the donation and transfer of land for the development of units affordable to very-low income households, the residential development can be eligible for a 15 percent density bonus above the otherwise maximum allowable residential density in accordance with state law. For each one percent increase above the minimum ten percent land donation, the maximum density bonus is increased by one percent, up to a maximum of 35 percent. This increase is in addition to any increase in density under the density bonus for affordable units up to a maximum combined density bonus of 35 percent. When calculating the number of permitted density bonus units, any calculations resulting in fractional dwelling units are rounded to the next larger whole number.

#### **e. Density Bonus for Condominium Conversion**

A density bonus, or another incentive of equivalent financial value, is granted for a condominium conversion project when the applicant agrees to provide at least 33 percent of the total ownership units to low or moderate income households or 15 percent to lower income households. The density bonus is a 25 percent increase in units over the number of units otherwise legally permitted.

A condominium conversion is not eligible for a density bonus if the apartments proposed for conversion were previously awarded a density bonus or other incentives or concessions.

#### **f. Density Bonus for Child Care Facilities**

To qualify for a childcare facilities density bonus a residential development has to include at least five dwelling units in addition to a day care center that will be located on the premises or adjacent to the residential development. Developments that qualify for childcare facilities density bonus are granted an additional density bonus equal to or greater than the amount of square feet of the child care facility. In lieu of the density bonus, an additional concession or incentive that contributes significantly to the economic feasibility of the construction of the childcare facilities can be granted.

#### **g. City Density Bonus for Affordable Senior Housing Type 2**

In response to the growing need for senior housing the City offers a second type of density bonus that is far more generous than that mandated by the State of California. This density bonus applies only to projects that consist entirely of Senior Housing Type 2 developments or where at least 50 percent of the dwelling units are affordable housing units. 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.

Senior Housing Type 2 developments of five dwelling units or more 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.

## **h. Development Incentives**

Salinas' development incentives are organized in two groups. Group one includes concessions not requiring financial pro forma from the applicant. These incentives are available to the applicant without any requirement for the applicant to demonstrate to the City that the requested concession or incentives will result in identifiable, financially sufficient, and actual cost reductions to the project. The second group includes concessions that require financial pro forma from the applicant. These requirements require the applicant to demonstrate to the City Council that the requested concessions or incentives result in identifiable, financially sufficient, and actual cost reductions to the project. One to three incentives or concessions can be requested for eligible residential developments. Projects proposing a child care facility that is granted a density bonus receive one additional incentive.

Concessions not requiring financial pro forma from the applicant include the following:

- Up to 15 percent deviation from the minimum yard requirement, with each deviation counting as one concession;
- Up to 15 percent reduction in the usable open space requirement or maximum lot coverage requirement;
- Up to 15 percent reduction in lot dimensions;
- Up to 15 percent increase in maximum building height;
- Up to 15 percent reduction in minimum distance between buildings;
- Reduction in required off-street parking
- Up to 15 percent reduction in landscaping area requirements;
- Waiver of fees for projects requesting density bonuses, incentives, and concessions;
- Approval of mixed use buildings or developments in conjunction with the residential development, if nonresidential land uses will reduce the cost of the residential development, and if the city finds that the proposed nonresidential uses are compatible with the residential development and with existing or planned development in the area where the proposed residential development will be located;
- Deferral until occupancy of development impact fees (including, but not limited to, park fees, fire fees, sanitary sewer trunk line fees, storm drain trunk line fees, street tree fees, library fees, or traffic impact fees); and
- Density bonus for Senior Housing Type 2 that is in excess of the density bonus that the project is entitled to under state density bonuses and/or density bonus for land donation.

Concessions that require financial pro forma from the applicant include the following:

- A reduction of development regulations standards or a modification of Zoning Code requirements that exceed or are in addition to those permitted concessions not requiring financial pro forma from applicant;
- Reduced parking space dimensions, driveway width, parking aisle width, garage and carport dimension, location of parking spaces within required yards, or reduced bicycle parking requirements;
- Reductions in architectural design standards;

- Other regulatory incentives or concessions that are not listed in this section that result in identifiable, financially sufficient, and actual cost reductions; and
- A density bonus exceeding that required by Government Code Section 65915 where the applicant agrees to construct more affordable units than would qualify the residential project for the maximum thirty-five percent density bonus.

**i. Parking Reduction**

As part of the development concessions not requiring financial pro forma from the applicant, the City offers parking reductions for residential developments that meet the criteria for very-low and low income units density bonus, Senior Housing Type 1 density bonus, or moderate income ownership units density bonus.

**3. Emergency Shelters and Transitional Housing and Single Room Occupancy Units**

**a. b. Single Room Occupancy Units**

Single Room Occupancy (SRO) housing provides one opportunity to meet the needs of very-low income persons & households, and to address the needs of a portion of the homeless population. 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 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.

The Zoning Code includes the following development standards for SRO's:

- Density. Single room occupancy housing that conforms to the requirements of this section shall not be considered to exceed the allowable lot area per dwelling unit for the lot upon which it is located;
- Floor Area. Minimum one hundred fifty square feet per living unit, including bathrooms. Maximum three hundred fifty square feet per living unit, including bathrooms;
- Kitchen. Each living unit shall contain kitchen facilities including a sink, cooking apparatus, and a refrigerator;
- Bathroom. Each living unit shall contain a bathroom including a toilet, sink, and shower or tub;
- Entryways. Living units shall not have separate external entryways;
- Common Area. Fifty square feet per living unit, designed and furnished for the use and comfort of all residents. No common area shall be less than five hundred square feet in

size. Common areas shall not include storage rooms, laundry facilities, common kitchens, dining rooms, or hallways;

- Maximum Occupancy. Two persons per living unit;
- Manager's Unit. An on-site manager's unit shall be provided; such unit may exceed the maximum floor area and occupancy limitations in this section;
- Laundry Facilities. Laundry facilities consisting of individual or common washer and dryer facilities shall be provided. Parking requirements. 0.25 parking spaces per dwelling unit.

#### 4. Second Dwelling Units

Second dwelling units provide additional opportunities to provide housing for people of all ages and economic levels, while preserving the integrity and character of single-family residential neighborhoods. The City of 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 units are not intended for separate sale, but may be rented. The City of Salinas permits second 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 districts are permitted with a site plan review.

Requirements for a second dwelling unit include:

- ◆ The total floor area of a detached second dwelling unit can not exceed a maximum of 750 square feet of gross floor area.
- ◆ The total floor area of an attached second dwelling unit can not exceed a maximum of 750 feet (except in the R-L-5.5 district – an attached second story second dwelling unit may not exceed a maximum of 250 square feet of gross floor area. Additional floor area may be considered for an attached second story second dwelling unit up to a maximum of 750 square feet).
- ◆ A second dwelling unit can have a maximum of two bedrooms.
- ◆ The exterior design of the second dwelling unit shall be in harmony with the principal dwelling unit. The design standards of the base zoning district apply.
- ◆ The maximum height, required yards, and distance between structures for second dwelling units should be in accordance with the development regulations established for single-family dwelling units in the applicable zoning district.
- ◆ No additional usable open space is required for second dwelling units; however, the minimum usable open space requirement for single-family dwelling units in the applicable zoning district must be provided on site.
- ◆ Occupancy of the second dwelling units is limited to no more than two persons for an efficiency, studio, or one-bedroom unit and three persons for a two-bedroom unit.
- ◆ One off-street parking space is required for each bedroom in the second dwelling unit, in addition to the parking required for the single-family dwelling units on the same site

- ◆ Parking requirements for second dwelling units are as follows:
  - Studio: 1 per second dwelling unit.
  - 1- or 2- bedrooms: 1 per bedroom.
  - The second space may be tandem. However, it can not be tandem to the off-street parking spaces required for the single-family dwelling unit.

## 5. Housing for Persons with Disabilities

The U.S. Census Bureau defines persons with disabilities as those with a long-lasting physical, mental or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.

The City of Salinas allows, by-right, residential care facilities for 6 or fewer persons in any residential zoning district and in the NE, NG-1, and NG-2 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 district, in commercial zoning districts, as well as agricultural zoning districts.

The City’s Municipal 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, nor does it include such commercial group living arrangements as congregate housing, boardinghouses, lodginghouses, and farm labor camps.” This definition is consistent with State law.

## 6. 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.

### a. Building Codes

The City of Salinas has adopted the 2007 California Building Code, which is based on the 2006 International Building Code and establishes construction standards for all residential buildings. The Code is designed to protect the public health, safety and welfare of Salinas residents. The City amends the Code as needed to further define requirements based on the unique local conditions.

The City’s adopted amendments to the 2007 California Building Code provide for the following:

- Require that all concrete floors in all residential occupancies have to be protected from moisture penetration by a bed of at least three inches of clean rock, not less than 3/8 inch nor more than 1 inch in diameter. Dampproofing has to consist of not less than 10-mil polyethylene with joints lapped not less than 12 inches, a vapor barrier that meets or exceeds ASTM E-1745 Standards, or other approved methods or materials have to be

installed beneath the slab. Joints in the membrane have to be lapped and sealed in accordance with the manufacturer's installation instructions.

- Added amendments to the California Building Code Appendix:
  - The City Council may authorize deviations from any provision of this code upon a declaration of a federal, state or local emergency.
  - Does allow fences over 8 (eight) feet high.
  - Schedule of permit and plan review fees. On buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit and plan review has to be paid as required, in accordance with the fee schedule established by resolution of the City Council.
  - The building official is authorized to establish a reinspection fee policy.

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.

#### **b. Americans with Disabilities Act**

The Federal Fair Housing Act of 1998 (FHA) and the Americans with Disabilities Act (ADA) are federal laws intended to assist in providing safe and accessible housing. ADA provisions include requirements for a minimum percentage of units in new developments to be fully accessible for persons with physical disabilities. Compliance with these regulations may increase the cost of housing construction as well as the cost of rehabilitating older units, which may be required to comply with current codes. However, the enforcement of ADA requirements is not at the discretion of the City, but is mandated under federal law.

### **7. Planning and Development Fees**

The City of Salinas collects development impact fees for all construction requiring a building permit. These fees are used to offset impact costs associated with traffic, sanitary sewer, storm drain, street tree and parks. Some fees, specific to the Future Growth Area are also collected by the City of Salinas.

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 management.

Given current economic conditions, these fees constitute a significant economic challenge on providing affordable housing in the City of Salinas, as has been experienced in communities throughout the region. Based on current conditions, planning, development, and impacts fees are in the order of \$30,000 for a market-rate single-family home and \$22,000 for a market-rate multi-family apartment unit, (there may be an additional fee for properties located in the Future Growth Area, this will be determined when additional planning & environmental studies are completed). These fees can represent a significant cost to the overall housing market. While there has not been a comparable state-wide assessment of development fees since 1999<sup>1</sup>, it can be readily assumed that development impact fees, particularly within the greater Monterey Bay region, are generally similar to those of the City of Salinas.

## **8. 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 2 to 4 weeks through the building permit process. Multi-family development applications take 4 to 8 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.

### **Site Plan Review**

Salinas requires all multi-family residential projects to undergo a ministerial site plan review. The site plan review process enables City staff (Planning, Engineering, Permit Services, and the Police and Fire Departments) to review development proposals prior to the building permit process. The site plans are reviewed for consistency with City design guidelines and development standards. There is no additional time, and 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 the review of site plans varies with the complexity of the proposal. However, review can usually be accomplished within 90 to 120 days.

### **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 outright 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 zones 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 High Density Residential 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 district). In these cases, the project must be reviewed by the Planning Commission. 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.

### **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.

### **Specific Plan (SP) Overlay District**

Prior to the annexation of land into Salinas, the City requires developers to prepare a Specific Plan. An annexation will also be accompanied by a Pre-zone action to establish the standards under which the property may be considered for development. The City makes extensive use of the Specific Plan overlay to demonstrate consistency with General Plan policies and provide additional flexibility in residential development 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 is approved, development can generally be approved administratively, rather than undergo separate review.

## **9. Environmental and Infrastructure Constraints**

### **a. Environmental Constraints**

Environmental hazards conditions 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.

#### ***i. 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 has been established by the State in the City. Consequently, the potential for ground rupture is 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.

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 and the American Water Works Association Standard for Design of Steel Water Tanks. 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.

## **ii. 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 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 floodway 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 that addresses the necessary flood control system needed to meet development capacity identified in the 1988 Salinas General Plan. No existing problem with storm drainpipes was identified.

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 Overlay Zoning District Regulations and implementing Section 9, Article VI of the Municipal Code. 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.

### **iii. Fire Hazards**

Since Salinas is an urbanized community surrounded by agricultural lands, the greatest fire risk in Salinas are urban fires. Structural and automobile fires are the most common fire risks for residents of Salinas. Risk of wild land fires is associated with the rangelands on the hillsides surrounding the community. As development extends out closer to these areas, the risk of wild land 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;
- ◆ Coordinates with Cal Water, Alco, and the Fire Department to ensure 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.

## **b. Infrastructure Constraints**

### **i. Water**

California Water Service Corporation (Cal Water) and Alco Water Service (Alco) provide water to the City of Salinas. Alco serves approximately one-third of the City. The 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.

While the two water purveyors will be able to provide necessary infrastructure to serve new development, they are currently limited 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.

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.

## **ii. Sewer**

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 Wastewater Treatment Plant and recycling is provided by the MRWPCA's Salinas Valley Reclamation Plant. The Regional Wastewater 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 21 mgd. The Salinas Valley Reclamation Plant is also a 29.6 mgd plant and uses mixed media gravity filters, preceded by coagulation/flocculation, and followed by chlorine disinfection.

In 1997, MRWPCA prepared updated flow projections based on AMBAG's population projections for the region through 2020. MRWPCA's projections indicate that the existing regional plant has adequate treatment capacity to accommodate growth through Year 2020 without expansion. However, should any of the internal plants require expansion within the next twenty years, MRWPCA sewer fees charged to new development would cover the expansion costs.

## **10. Salinas Redevelopment Agency Housing Set-aside Funds**

The Salinas Redevelopment Agency provides the funding source for many housing-related activities in the City. Annual projections for housing set-aside fund amounts (from fiscal year 2007/2008 through fiscal year 2013/2014) range from \$680,000 to \$720,000. Such projections do not consider the possibility of further State action to take local redevelopment funds, actions that have occurred with increasing regularity over the past several budget cycles. During the period from 2007 to 2014, the housing set-aside fund is anticipated to provide nearly \$5 million to be used to increase, improve, and preserve the community's supply of affordable housing. The housing set-aside fund is derived from gross tax increment revenues of 20 percent. The Agency anticipates a 2 to 10 percent decline in revenues from fiscal year 2008/2009 to through fiscal year 2010/2011 due to current economic conditions. The projections are estimates of anticipated revenues. However, economic conditions will impact the actual revenue generated.

The Housing Fund is required to be used to increase, improve, or preserve the supply of low and moderate-income housing. The Agency must very carefully consider whether future use of the Housing Fund should concentrate on housing projects that develop or substantially rehabilitate rental units, rather than owner occupied units. Further, the Sunset Avenue Project Area and surrounding neighborhoods are already impacted by considerable high-density development, much of which can be considered substandard or deteriorated. These circumstances provide guidance for the use of Housing Set-Aside Funds. The 2004-2009 Implementation Plan outlines the following policies for the Redevelopment Agency:

- The highest priorities for the Housing Fund are investments in affordable housing within the Redevelopment Project Areas, or within other developed parts of the City close to the Project Areas:
- Opportunities for investing the Housing Fund in affordable workforce housing that is combined with commercial development (mixed use) shall be given precedence in evaluating funding priorities.
- Affordable workforce housing is a primary need within the Project Areas to meet employment needs of the numerous businesses within the Project Areas.
- Transit Oriented Development is to be encouraged within the Redevelopment Project Areas, coupling sound and sustainable means of transportation to work, with sustainable housing.
- Consideration will be given to help homeless persons find permanent housing that may include permanent supportive housing and transitional housing.
- Agency sponsored housing shall demonstrate the highest standards for innovative architecture, livability, quality, and sustainability.
- Use of the Housing Fund will be consistent with and when possible to support the implementation of other City Housing Policies, that include the Housing Element, the Inclusionary Housing Ordinance, and this Five Year Consolidated Plan.

## 11. Inclusionary Housing 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 predecessor ordinance, which is incorporated into Article 3, Chapter 17 of the City’s Municipal Code, all new developments of 10 or more 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, the options call for a range of inclusionary percentages, from 20% to 35%.

Salinas Inclusionary Housing Requirements					
Option	Very Low Income	Low Income	Moderate Income	Workforce Housing	Total Minimum Inclusionary Units
<b>10 to 19 Units</b>		2 units			2 units
<b>20 or more units</b>					
Option One	4%	8%	4%	4%	20%
Option Two	5%	10%	5%	5%	25%
Option Three	7%	12%	8%	8%	35%

Source: Housing Element Update 2010.

In case of inclusionary units offered for sale, while sale prices are not restricted, the City shares in the appreciation of the property, on a declining basis, over the initial 30 years. In the case of inclusionary units offered for rent, the affordability restrictions have a term of at least thirty years. A longer term of affordability may be required if the residential development receives a subsidy. The ordinance also provides for the City Council to approve, on a case by case basis, an alternative method for developers to comply with inclusionary requirements.

The City has reviewed development subject to inclusionary housing requirements and found no projects have been deemed to be infeasible due to these requirements. Nor has a developer stated to the City that they were not able to comply with the requirements. It has been the conclusion that the inclusionary housing policy does not cause an undo constraint on residential development.

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 of Salinas 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.

## **12. Salinas Redevelopment Agency**

The Salinas Redevelopment Agency, in cooperation with the City and in accordance with California Community Redevelopment Law, requires the production of housing based on new construction and substantial rehabilitation projects in the Sunset Avenue Project Area. These requirements are as follows:

- At least 30 percent of all new and substantially rehabilitated dwelling units developed by the Agency shall be available at affordable housing cost. At least 50 percent of the 30 percent described above (or, 15 percent) shall be available at affordable housing cost to, and occupied by, very-low income households.
- At least 15 percent of all new and substantially rehabilitated dwelling units developed within a project area by a developer other than the Agency shall be available at affordable housing cost. At least 40 percent of the 15 percent described above (or, 6 percent) shall be available at affordable housing cost to, and occupied by, very-low income households. At least 60 percent of the 15 percent described above shall be available to low and moderate-income households.

Typically, the Agency has not directly developed housing, rather the above law has been used by the Agency to leverage private developers to build affordable units. Between the years of 1987 and 2004 there were 162 units built or substantially rehabilitated in the Agency's project area.

### **13. On-site 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 less than five 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.

## B. BARRIERS TO AFFORDABLE HOUSING

### 1. Shortage of Vacant Land

The City identified a Future Growth Area adjacent to City limits as part of the 2002 General Plan update. The area designated for future growth is located to the north of Salinas, north of Boronda Road, and east, surrounding the Salinas Municipal Airport. The Future Growth Area has now been annexed into the City and is currently zoned New Urbanism Interim. These 2,700 acres have been used for decades for various agricultural purposes (including grazing, farming, and greenhouses). With annexation, the Area became available for urban development, however, it lacks the necessary infrastructure to develop. Significant master planning will need to be accomplished as the first step to the provision of infrastructure such as waste water and storm sewers, roads and utilities.

Outside of the Future Growth Area, Salinas has minimal areas of substantial vacant land. Most of the City's vacant land consists of small, sparsely located residential and mixed use lots. Vacant parcels within zones permitting 15 to 20 dwelling units per acre (du/ac) have capacity for 705 dwelling units. These units would be affordable to Moderate-Income households. Vacant parcels within zones permitting 6 to 8 du/ac have capacity for 99 units. These units would be affordable to Above-Moderate income households. Under current density standards, vacant parcels zoned for mixed use (i.e., for a combination of commercial and residential uses) would provide 460 dwelling units affordable to moderate and above moderate income households.

### 2. Land Price

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 urbanized 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 Monterey Peninsula cities. Given the current downturn in the real estate market, land price projections are difficult to track accurately. Development of for-sale housing has all but stopped, as the financial markets are reluctant to provide construction and permanent loans due to the sluggish market. In addition, due to an over-saturation in the housing market, vacant residential parcels are priced at or above the price for constructed residential units, suggesting a zero or negative land value.

### 3. Construction Cost

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. The Construction Cost Estimates table below summarizes the estimated construction costs based on type of development in Salinas. Participation in some governmental (State and federal) programs can trigger the payment of specified "prevailing wages" for construction work; it is typically estimated that, in Monterey County, such wage levels can increase the costs by up to 20%.

Construction Cost Estimates	
Development Type	Cost per Square Foot
Single-Family Residential	\$100-125
Townhomes/Condominiums	\$150-180
Multi-family- garden style apartments	\$200
Multi-family- stacked flats with structured parking	\$250

Source: RBF Consulting

#### 4. Financing

Mortgage interest rates have a large influence over the affordability of ownership 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.

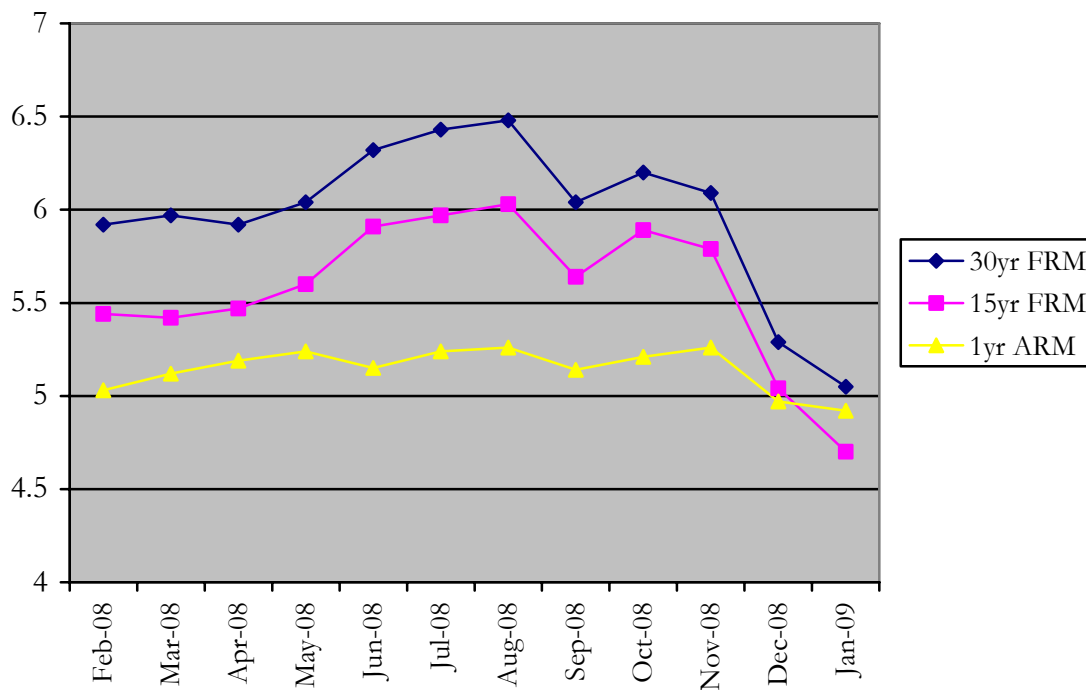
As evidenced in the following table, the number of loan applications increases as income increases. The percentage of persons denied for a home loan in the Salinas MSA is highest for the very-low income (less than 50 percent of the MFI) category with 52.2 percent.

Mortgage Lending Rates - Salinas MSA, 2007				
Income Group	Total Applications	Loans Originated	Applications Denied	Percentage Denied
<50% MFI	46	14	24	52.2%
50-79% MFI	139	60	55	39.6%
80-99% MFI	162	70	65	40.1%
110-119% MFI	279	135	96	34.4%
≥120% MFI	4,586	2,282	1,226	26.7%
<b>Total</b>	<b>5,212</b>	<b>25,61</b>	<b>1,466</b>	<b>28.1%</b>

Source: Federal Financial Institutions Examination Council, HMDA Data, 2007

The graph below shows the average interest rates between February 2008 through January 2009. From February to August 2008, interest rates generally increased. Interest rates began to decline after August and were below 5.1 percent in January 2009. Interest rates are determined by national policies and economic conditions and there is little that a local government can do to affect these rates. However, in order to extend home buying opportunities to lower income households, given sufficient resources jurisdictions can offer financial assistance, such as with downpayments. Additionally, government-insured loan programs may be available to reduce mortgage down payment requirements or otherwise facilitate borrowing by lower income households.

Mortgage Rates Graph  
February 2008- January 2009



Source: Freddie Mac Primary Mortgage Market Survey

There have been recent changes in the qualifications and lending standards for home loans. The large increase in the number of delinquencies and foreclosures in the residential market; coupled with restrictions on funds available to lenders, has resulted in lenders (and secondary markets) setting more stringent qualifications for home loans, consequently lower income households are finding it more difficult to qualify.

Rent levels are also affected by interest rates, as the current scarcity of capital available to potential developers of multi-family rental properties is a factor contributing to the lack of new construction activity. Thus, while the population continues to increase, the stock of market-rate multifamily rental properties remains level. So, with increasing demand and limited supplies, there is upward pressure on rent levels.

## 5. Addressing Energy Issues

The City of Salinas is committed to conserving energy and to reducing pollution associated with the production of electricity. Salinas continues to require compliance with Title 24 of the California Administrative Code regarding 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 and natural gas 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.

The Salinas Municipal Code also 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 structures in an east-west street alignment for southern exposure of major living areas. Examples of passive or natural cooling 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.

There are a variety of factors influencing the economics of energy conservation, factors that are evolving rapidly as national policy seeks to encourage greater levels of conservation. Regulations and other measures requiring or encouraging conservation practices can have the effect of increasing up-front costs associated with developing or operating housing. Thus, while society may benefit from reduced demand on fossil fuels and consequent reduction in pollution levels, individuals with limited resources may face increased constraints to accessing decent housing if these measures increase the initial cost of housing.

## PART 4 STRATEGIC PLAN

This section of the Consolidated Plan serves as a blueprint for addressing the needs identified in the Housing and Homeless Needs Assessment and other relevant sections of the Consolidated Plan. The Strategic Plan provides strategies and objectives to guide the allocation of federal grant funds and the implementation of HUD programs over the five year time span. Each year's Annual Plan will further define activities and specify funding allocations for the fiscal year in question.

### Priorities

The strategies in this Plan are intended to coordinate with and build upon other established City policy, particularly the Salinas General Plan and its Housing Element. Strategies also reflect input from service providers, community stakeholders, annual Community Assessments received from HUD's San Francisco Office, and City staff.

Priority ranking of needs is based upon multiple factors, including:

- findings from the Housing & Homeless Needs Assessment;
- City's current housing stock;
- priorities established in the 2002 Housing Element, as refined by the 2010 Housing Element;
- previously identified City Council priorities;
- current and projected housing market conditions;
- current and projected staffing resources, both for the City and for relevant providers;
- the severity of need among the identified groups and sub-groups, including relative needs between income groups;
- input received from the community via public hearings, correspondence, attendance at stakeholder meetings, the Consolidated Plan Community Survey, and feedback from five years of administration of the previous Consolidated Plan; and
- likely availability of funds over the coming five years for various housing and community development activities, combined with consideration for the most effective use of the limited funds that fall under the purview of the City's Consolidated Plan.

Based upon these factors, needs are assigned one of three priority levels: High, Medium, Low. The assigned priority represents a relative description of the amount of resources that the city expects to dedicate to the various needs. Assignment of a Medium or Low priority does not preclude the City from providing funding or support for activities addressing a particular need, as such decisions need to also consider not only the Consolidated Plan priorities, but, the availability of other funding and the priorities established by other entities such as HUD and the State of California.

Priorities are grouped into several categories: General Housing Needs; Special Housing Needs; Needs pertaining to Homelessness; and Community Development Needs. Following the listing of priority needs are sections setting out strategies relating to each category.

### General Housing Needs (GH)

Item #	Priority	Need
GH1	High	Affordable rental housing for households with incomes below 80% of median.
GH2	High	Affordable rental housing for individuals with incomes below 50% of median.
GH3	Medium	Increased homeownership opportunities for moderate and low income households.
GH4	Medium	Multifamily housing opportunities in downtown Salinas, and in other areas with services and infrastructure suitable for higher density development.
GH5	Medium	Federally-subsidized affordable housing, particularly for larger households.
GH6	Medium	Development of larger rental housing units in order to reduce overcrowding.
GH7	Medium	Educational outreach regarding energy conservation opportunities in housing, and increased energy conservation options for lower income households.
GH8	Low	Programs and financial resources to prevent the loss of affordable housing due to expiration of federal subsidies and other forms of long term restrictions.
GH9	Low	Community education and outreach concerning the dangers of lead poisoning, particularly that caused by lead-based paint.

### Special Housing Needs

Item #	Priority	Need
SH1	High	Affordable rental housing for seniors, including congregate living facilities.
SH2	High	Affordable, accessible housing for disabled persons, both individuals and families.
SH3	Medium	Affordable, accessible housing for disabled persons, with supportive services.
SH4	Low	Affordable housing for farmworker households.

### Needs pertaining to Homelessness (HN)

Item #	Priority	Need
HN1	High	Integration of homeless services through a HUD-approved Continuum of Care or similar framework that promotes coordination of services and reduces service overlaps and gaps.
HN2	High	Programs and services focused upon the prevention of homelessness, and on the rapid re-housing of those recently homeless or in imminent risk of same.
HN3	High	Homeless shelter and transitional housing for single women.
HN4	Medium	Homeless shelter and transitional housing for families with children.
HN5	Medium	Transitional housing for homeless youth, including transitioning from foster care.
HN6	Medium	Homeless shelter and transitional housing for single men.

### Community Development Needs (CN)

Item #	Priority	Need
CN1	High	Recreational programs focusing upon children and adolescents, particularly with a view to providing alternatives to gang activity and other violent behaviors.
CN2	High	Infrastructure improvements in underserved neighborhoods necessary to provide basic levels of safety and habitability, such as upgrading storm-water and sewer facilities, installation of street lighting and traffic signals, and biking facilities.
CN3	High	Physical recreation facilities such as parks, athletic fields, and community centers, particularly those serving more densely developed areas.
CN4	Medium	Resources to attract and retain jobs, or to otherwise stimulate the local economy, particularly with regard to the retail corridors of Main/South Main and East Alisal Streets.
CN5	Medium	Services for the senior population of Salinas, such as those addressing recreation, nutrition, health, and housing needs.
CN6	Medium	Accessibility improvements to City buildings and infrastructure.
CN7	Low	Community public services activities that support other Strategic Plan priorities.

## **Housing Strategies**

Continue to support the efforts of housing developers providing affordable housing opportunities in Salinas, particularly rental and multi-family housing.

Continue to provide housing rehabilitation programs targeting lower income homeowners, and units serving lower income renter households.

Continue to support homeownership counseling and financial literacy training in the community, particularly when focused upon lower income households and individuals.

Continue to support programs to increase homeownership opportunities, such as downpayment assistance programs.

Explore options available to local jurisdictions to address the issue of expiring requirements to maintain affordability of existing housing (e.g., tax credit projects; federally-assisted housing).

Continue to support education and outreach concerning the dangers of lead poisoning, particularly that arising from exposure to lead-based paint. Continue to offer financial assistance to lower income homeowners for lead paint abatement in conjunction with housing rehabilitation efforts. Consider expanding education efforts to other residential hazards, such as asbestos or mold.

## **Special Need Housing Strategies**

Continue to provide assistance to lower income homeowners in need of housing modifications to improve accessibility and foster continuing independent living.

Continue to support the efforts of housing developers seeking to provide housing options for those with disabilities, including housing with supportive services.

Continue to support actions to develop, and to increase the affordability, of housing for seniors. Continue to support senior-related services, particularly those that relate to fair housing issues, to enabling seniors to remain in their own homes, and to addressing basic needs.

Support community organizations providing services to the disabled community (and to those living with HIV-AIDS), particularly those that assist with securing and maintaining decent, appropriate housing. Support increased community education regarding those with disabilities, both general and with regard to housing needs.

Evaluate options for increasing the supply of affordable housing suitable for agricultural workers. Continue to facilitate the development of farmworker housing through appropriate land use policy. To the extent feasible, continue to support affordable housing developers and advocacy groups in their efforts to provide both permanent and interim housing for local agricultural workers.

Consider the feasibility of modifying the Municipal Code to require that new residential development meet a minimum level of accessibility to promote community integration and reduce barriers to future occupancy by those using wheelchairs or otherwise limited as to mobility. Consider requiring such minimum levels as a condition of the provision of public funding for new development.

### **Strategies pertaining to Homelessness and Homeless Prevention**

Support the efforts of the Coalition of Homeless Services Providers and the County of Monterey to coordinate planning and programs to provide services to the homeless, and homeless prevention services. Support the County Continuum of Care for homeless services.

Continue to support homeless service providers in Salinas and the larger community. Continue to support the development of transitional housing, emergency shelters, and supportive services designed to address the needs of the homeless and near-homeless. Consider providing financial support for services and housing to meet the needs of single, homeless women.

Actively support organizations working to prevent homelessness, and to rapidly re-house those recently homeless due to economic and other conditions.

Continue to engage with the community regarding possible geographic consolidations of homeless services in specific neighborhoods. In the Soledad Street area, continue to support the work of the Downtown Community Board, property & business owners, governmental agencies, educational institutions and area homeless providers & advocates to revitalize the neighborhood in balance with other community needs.

Review City land use regulations to determine if adequate land is zoned for facilities designed to address the needs of the homeless, such as emergency shelters, transitional housing, and single room occupancy housing. Evaluate current standards for single room occupancy (SRO) housing in City regulations to determine if they remain appropriate.

### **Community Development Strategies**

Continue to support City and community programs and activities focused upon the recreational and educational needs of Salinas' youth. Seek greater coordination and cooperation between programs and service providers, particularly with regard to gang awareness, gang prevention, and activities designed to promote a peaceful community.

Continue to plan for, and provide financial support for, improvement of City infrastructure in underserved, lower income neighborhoods, particularly those designed to increase public safety (e.g., street lighting, traffic signals, sewer upgrades) and improve transportation options.

Continue actions to improve and expand recreational facilities and to increase options for organized sports activities. Ensure that new development includes adequate open space and developed parks.

Support activities designed to retain and expand the existing employment base. Support activities designed to attract new industries and new employers to the community. Consider implementing programs to assist local retailers, particularly in areas such as the East Alisal Street corridor, Old Town Salinas, and the South Main Street corridor.

Support improved access to affordable childcare and early childhood education, particularly in lower income areas presently underserved.

Seek additional funding for, and otherwise plan and implement, accessibility improvements to City buildings and infrastructure.

Continue to support community improvement activities that advance the goals of the Consolidated Plan. Consider methods to achieve more focused results through the allocation of CDBG public services funding.

Seek to increase coordination between housing and community development activities sponsored by the Salinas Redevelopment Agency and those directly sponsored by the City.

Review City policy and regulation pertaining to mixed-use development with a view to encouraging more dense development where appropriate. Review City inclusionary housing policy and guidelines for possible conflicts or issues pertaining to the provision of inclusionary units in mixed-use development.

Review the progress and achievements of the Redevelopment Agency JAZZ-UP Program and evaluate the need for program adjustment/refinement/continuation.

Review progress and ongoing programs within the Alisal Homeownership and Neighborhood Revitalization Strategy Area (AHNRSA). Consider possible change to Area boundaries to better conform to Salinas Redevelopment Agency project areas. Reconsider overall strategy in light of changing resources and progress achieved.

## **Summary of Specific Housing and Community Development Objectives**

This section of the Consolidated Plan contains a summary of the Consolidated Plan Objectives for the time span of the Plan (and serves as Table 2C pursuant to HUD guidance). Each year the City adopts an Annual Plan implementing the more general Consolidated Plan. The Annual Plan provides specific funding allocations for activities to take place during the fiscal year, including eligibility and performance measurement information.

Priority Need Category: GENERAL HOUSING NEEDS

- Support the development of 200 affordable housing units over the next five years
- Provide, or finance, assistance to 75 first-time homebuyers over the next five years
- Provide rehabilitation assistance to 60 lower income households over the next five years
- Review the City inclusionary housing ordinance & guidelines in light of changing housing market conditions and recent legislative and judicial actions, and amend as necessary
- Provide 10 lead-based paint abatement grants to lower income households

- Publicize City zoning provisions that allow for the creation of ‘second dwelling units’

Priority Need Category: SPECIAL HOUSING NEEDS

- Support the development of 100 affordable multifamily, or group housing, units meeting special needs
- Provide accessibility assistance grants to 35 lower income homeowners
- Allocate HUD funding to fair housing services and senior services providers

Priority Need Category: NEEDS PERTAINING TO HOMELESSNESS

- Support the development of 40 units of housing for the homeless, or formerly homeless, including permanent housing with supportive services and transitional housing
- By July 1, 2011, complete review of City land use regulations to determine if sufficient land is zoned for residential facilities to address homeless needs
- Allocate HUD funding to public services addressing homeless needs (including prevention)

Priority Need Category: COMMUNITY DEVELOPMENT NEEDS

- Allocate HUD funding to recreational/educational services for youth
- Allocate HUD funding to City capital improvements in underserved neighborhoods
- Allocate HUD funding to planning & providing accessibility improvements at City facilities
- Develop program for attracting and retaining both large- and smaller-scale employers
- As HUD and other funds are available, develop economic development programs for specified retail corridors
- By July 1, 2013, evaluate JAZZ-UP program and consider revisions as appropriate
- By December 31, 2013, review and evaluate Alisal Homeownership and Neighborhood Revitalization Strategy
- Allocate HUD funding to targeted public services activities, both City and non-City

## PART 5: PROCESS AND PROCEDURES

The City of Salinas is the lead agency responsible for developing this Consolidated Plan. The City of Salinas is responsible for administering programs covered by this Consolidated Plan. The City enters into Funding Agreements with other entities that carry out those programs and activities not directly administered by the City. These entities are typically non-profit housing developers and non-profit service providers, but, from time to time include for-profit housing developers or other for-profit firms. As CDBG funding for economic development activities increases over the time span of this Plan, private industry (e.g., retailers, manufacturers) are expected to play an increasing role in carrying out strategies incorporated herein.

Each year of this plan's timeframe, the Consolidated Plan is revised by the preparation and adoption of an Annual Plan providing more specific information particular to the fiscal year. The Consolidated Plan consists, therefore, of this document plus each year's Annual Plan as adopted each May.

### Coordination and Consultation

As discussed in earlier portions of this Plan, the City consults with the larger community when developing and implementing the Annual Plans, and when updating the five-year Consolidated Plan. Each year the City Council hosts two public meetings to solicit public input regarding the use of the HUD funds governed by this planning document. While only one meeting is noticed as a formal public hearing (in both English and Spanish), both meetings are forums for public input. Indeed, due to the timing of the meetings, there is typically a greater amount of public comment during the regular meeting, as compared to the public hearing. City staff also conduct two subrecipient training sessions each year: one to assist potential recipients with the proposal process, and one to explain the requirements to entities selected to receive funding. At each of these sessions, input is also solicited on the entire City administrative process for HUD funds.

The City also maintains a public website: [www.ci.salinas.ca.us](http://www.ci.salinas.ca.us), which contains information regarding community development activities, including current versions of the Consolidated Plan and the relevant Action Plan, the CAPER for the most recent two program years, and at least two years' Annual Community Assessment reports as provided by the regional HUD office. Also posted are the *Alisal Homeownership and Neighborhood Revitalization Strategy Area* plan and the annual *Request for Proposals* for the use of HUD funds received by the City.

The City of Salinas regularly participates in Monterey County's Local Homeless Advisory Committee (LHAC), the designated Continuum of Care organization for this county. LHAC is staffed by the non-profit Coalition of Homeless Services Providers (Homeless Coalition) under contract to the County Department of Social and Employment Services. For the last two years, a City staff-person has served as Co-Chair of LHAC. Note that the geography of the Continuum of Care is the entire County of Monterey, whereas the Consolidated Plan covers the City of Salinas, one of twelve cities within the County. The City is also a regular participant on the Downtown Community Board, the community group working to see that the revitalization of the Soledad Street area is undertaken in a way that balances homeless needs with those of property owners and other area stakeholders. Through these venues, as well as through working with various homeless services providers (e.g., Housing Resource Center, Shelter Outreach Plus,

Interim, Central Coast Center for HIV-AIDS Services), staff was able to determine homeless needs and the level of resources available to address homelessness in this area.

As the majority of the Consolidated Plan relates to housing needs and housing programs, it is important to note that this year's process to update the Consolidated Plan for the next five years was anchored by the City's concurrent process to update the Housing Element portion of the City General Plan. Thus, in addition to outreach performed specifically for the Con Plan, considerable research, outreach, and solicitation of community input was performed for the Housing Element process by City staff and by **RBF Consulting**, the Housing Element consultant. A great deal of this Plan's coverage of housing needs and the housing market comes from the Housing Element Update. The draft Update went through several iterations, with each version posted on the City website -for review and comment- and publicly presented to the Planning Commission.

In addition to the ongoing cooperative interactions described above, each of the mentioned organizations, as well as every public services provider that has applied for, or received, CDBG and ESG funding, was formally requested to provide input via the Community Survey (copy attached) sent out as the Plan was being developed.

City staff held a public hearing (noticed in both the Salinas *Californian* and in the Spanish language *El Sol* newspapers) on April 26, 2010 to solicit public input concerning housing and community development needs. The City Council also holds a similarly noticed public hearing on the Consolidated Plan. Notices for such public hearings are published at least 14 days in advance, however, on occasion the Spanish notice is published later as *El Sol* has reduced its publication dates to only once per week.

As an incorporated "island" surrounded by unincorporated portions of Monterey County, there are no adjacent cities with which to consult during the preparation of this Plan. City staff regularly work with staff from Monterey County, particularly the County office for redevelopment and housing, as well as the County's housing authority. [Salinas does not have its own housing authority, the Housing Authority of the County of Monterey serves as housing authority for all jurisdictions within the County, except the City of Soledad.] Each year the City consults with Housing Authority staff during the preparation of their annual plan. The City consulted with the County's Environmental Health staff regarding lead poisoning and lead paint hazards in our community.

## Monitoring

The City will maintain accurate records (both program and financial) pertaining to its housing activities. Salinas staff will continue to monitor the Housing Services Program's portfolio of rehabilitation loans. The City has developed a system for monitoring HOME-assisted rental properties which was implemented at the start of FY2004-05. Fund disbursements to CDBG public services subrecipients and to ESG subrecipients are predicated upon receipt of beneficiary demographics and related programmatic statistics. On-site monitoring of public services activities is scheduled and on-going.

The City will review its housing activities, on a regular basis, to determine whether they are being carried out in accordance with the Strategic Plan (as contained in Section 5 of the Consolidated Plan). The results of such review will be used to:

- Determine suggested revisions to the Consolidated Plan and to the City policies and procedures related to the provision of affordable housing;
- Confirm compliance with statutory and regulatory requirements of applicable provisions of the National Affordable Housing Act; and
- Prepare such performance reports as the City is required to make to the U.S. Department of Housing and Urban Development, as well as to develop new performance measures pursuant to the most recent monitoring process: "Outcome Measurement System," as promulgated in the HUD Notice found at Federal Register Volume 71, Number 44 dated March 7, 2006.

The Housing Division of the City's Community Development Department, together with the City Finance Department, will undertake monitoring of the use of all HUD funds received or administered by the City, including reviewing information submitted to existing HUD "cash and management" systems for accuracy. As is the case each year, an outside audit will also be performed by a qualified accounting firm.

# APPENDIX 1



## EMERGENCY SHELTER GRANT DISCHARGE POLICY City of Salinas

Pursuant to the United States Department of Housing and Urban Development's (HUD) Consolidated Plan Requirements (as enumerated in 24 CFR Parts 91 and 570), specifically Section 91.225 CERTIFICATIONS pertaining to the Emergency Shelter Grant (ESG) program (Catalog of Domestic Assistance No. 14-231), the City has established the following statement of policy with regard to the discharge of persons from publicly funded care and correctional institutions.

City policy with regard to the discharge of persons from publicly funded institutions or systems of care (e.g., hospitals, juvenile detention halls, jails, prisons):

1. Homelessness is not a desirable condition for any person or family in our community; persons with limited resources are particularly vulnerable to homelessness.
2. Publicly funded care systems and care institutions should make every effort to ensure that persons discharged from their facilities have secured a place of shelter in advance of discharge. To that end when needed by their clients, such institutions should provide advance referrals to appropriate social and housing services providers and should provide a means of access to such providers (e.g., access to telephone, access to e-mail, or on-site meetings).
3. Publicly funded care systems and care institutions should plan to develop and adopt formal discharge planning procedures in order to reduce the incidence of client discharge occurring without assurance that the client has a place to live upon release.

May 8, 2007

## APPENDIX 2

# HOUSING ELEMENT POLICY PROGRAM

The Policy Program set forth in the General Plan Housing Element describes City goals and policy actions addressing the maintenance, improvement, preservation and development of housing. In developing the Policy Program, the City assessed its current and projected housing needs, evaluated performance in implementing existing policies and programs, analyzed current constraints and resources and considered input from residents and stakeholders.

The goals and policy actions address:

1. Housing production, diversity and opportunities;
2. Maintenance and preservation of housing and neighborhoods; and
3. Housing assistance and special needs.

Housing policy actions include current City efforts and new actions to address the City's current and projected housing needs. The following is a summary of the Housing Element Policy Program.

### A. GOALS AND POLICY ACTIONS

#### 1. Housing Production, Diversity and Opportunities

The City strives to ensure an adequate supply of housing to meet the diverse existing and future housing needs of all segments of the community is made available. 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.

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

##### Policy Action H-1.1: Provision of Adequate Sites - MX and MAF Zones

Pursuant to AB2348 requirements, to address the shortfall in sites available to meet the City's remaining lower-income growth need of 1,214 units, the City shall rezone a minimum of 40 acres to permit by-right single and multi-family, rental and ownership residential development at a minimum net density of 30 du/ac. The lower-income need shall be accommodated on sites with densities and development standards that permit at least 16 units per site.

To accommodate least 50 percent of the remaining RHNA need for lower income households on sites zoned for exclusive residential development, the revised Zoning Ordinance will establish a housing overlay zone that will allow residential development as the sole, non-discretionary permitted use. The housing overlay zone will encompass a minimum of 13.85 acres of the 40.47 acres of land rezoned within the MX and MAF zones. Any applications for non-residential uses or mixed-use with a residential component within the housing overlay

zone shall be required to obtain administrative site plan approval with specific findings that will ensure 100 percent of the City's remaining regional share of lower-income need can be met on remaining sites within the overlay zone. Prior to any discretionary approvals for non-residential development projects within the overlay zone, specific findings shall be made by the City of Salinas, demonstrating sufficient capacity within the residential overlay zone to accommodate 100 percent of the remaining regional housing need for lower-income households.

To ensure the continued availability of residential sites within the housing overlay zone, the City of Salinas shall implement a RHNA Housing Sites Monitoring System to ensure the capacity of sites is at a minimum equivalent to the remaining RHNA need. The monitoring system will adjust the site acreage requirements based upon the City's remaining need for lower-income households on a project-by-project basis. The monitoring system shall be updated on a project-by-project basis and an annual monitoring report shall be provided to the City Council.

#### Policy Action H-1.3: 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.

#### Policy Action H-1.4: Mixed-Use Development

To encourage higher density housing development on underutilized land, the City will continue to implement the adopted Mixed-Use 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 on the City's webpage and identifying and targeting specific financial resources.

#### Policy Action H-1.5: Density Bonus Program

The City will continue to implement the density bonus program consistent with State law to facilitate and encourage affordable housing development. The City will continue to provide informational materials on the density bonus program to property owners and developers in the early stages of the development application process.

#### Policy Action H-1.6: Compatibility with Surrounding Neighborhoods

To ensure new residential development and reuse/revitalization projects are compatible in size, scale, design and appearance with surrounding neighborhoods, the City will continue to require that new developments comply with City design guidelines.

#### Policy Action H-1.7: Encourage Residential Energy Conservation

The City shall encourage housing developers to maximize energy conservation through various ways which may include distribution of information on energy audits and available energy conservation programs through utility companies, and technical assistance on green

building techniques and materials. . The City shall encourage the development community to exceed the provisions of Title 24 of the California Building Code and review the potential of offering incentives to further encourage energy conservation.

#### Policy Action H-1.8: Inclusionary Housing Ordinance

To ensure new development provides housing affordable to a range of income levels, the City will continue to implement the Inclusionary Housing Ordinance. The City will review the effectiveness of the Inclusionary Housing Ordinance and implement revisions as found appropriate.

#### Policy Action H-1.9: Range of Housing Types

The City shall continue to encourage development of a range of housing types throughout the City to meet the diverse needs of current and future residents. To ensure a range of housing types in Future Growth Areas, the City will continue to require that large scale new residential development includes a mix of low density, medium density, and high density units.

#### Policy Action H-1.10: Mixed-use Development in Future Growth Areas

The City will promote mixed-use development in Future Growth Areas to increase housing opportunities by requiring commercial and professional office development to incorporate housing opportunities on-site; or, if found inappropriate, require equivalent housing to be constructed at an off-site location. Existing commercial and professional office development shall be encouraged to redevelop and reconfigure uses to incorporate new housing opportunities.

#### Policy Action H-1.11: Connectivity to Transportation, Jobs and Services

The City shall encourage development of neighborhoods or sub-communities that are designed to encourage pedestrian and transit use and decrease auto-dependency, by seeking to locate housing, transportation, employment and services within close proximity. The City shall investigate developing an incentive program to encourage connectivity between housing and other uses. The program may include incentives such as reduced parking requirements, modified development standards and priority processing.

#### Policy Action H-1.12: Support Community Housing Developers

The City shall continue to provide funding for qualified housing developers (including City-designated CHDOs) to develop affordable housing, consistent with requirements of the various fund sources (e.g., HOME, CDBG) and the Consolidated Plan. The City may issue RFQs or RFPs seeking qualified organizations for acquisition, construction and rehabilitation of affordable housing. Funds will be made available annually, contingent upon funding availability.

#### Policy Action H-1.13: Universal Design

Recognizing that people have varying abilities and that many people will encounter temporary or permanent changes in ability to conduct tasks necessary for daily living, the

City will explore programs and incentives to encourage provision of Universal Design features in housing . Universal Design features create housing suited for people regardless of abilities and can allow people to stay in their homes over their lifetime.

## 2. Preservation of Housing and Neighborhoods

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.

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

### Policy Action H-2.1: 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.

### Policy Action H-2.2: Housing Service Program

The City will continue to implement the Housing Service Program (HSP), which provides financial assistance to property owners for repair, improvement and rehabilitation of housing. The City will continue advertise this program through various media, including brochures, bilingual public service announcements on radio, inclusion in service directories, the City website, and postings at City libraries and the Permit Center.

### Policy Action H-2.3: Historic Resources

The City will encourage preservation and restoration of historic or architecturally-significant residential resources. The City will provide support with the pursuit of grant and funding opportunities for preservation and rehabilitation activities.

### Policy Action H-2.4: Redevelopment Project Areas

The City shall continue to implement redevelopment plans for the Central City and the Sunset Avenue/Buena Vista Redevelopment Project Areas to eliminate blight, revitalize the commercial and industrial base, facilitate the construction and rehabilitation of housing, and improve and stabilize neighborhoods. The City will continue its obligation to allocate and expend Housing Set-Aside funds as required by State law.

### Policy Action H-2.5: Alisal Homeownership and Neighborhood Revitalization Strategy Area

The City will focus revitalization efforts in the Alisal Homeownership and Neighborhood Revitalization Strategy Area (NRSA). The NRSA covers 2.5 miles and faces challenges such as inadequate public infrastructure, high levels of unemployment, high levels of poverty, and violent criminal activity. The City shall continue activities such as targeted first-time

homebuyer assistance, housing rehabilitation loans, new affordable housing construction and code enforcement activities.

#### Policy Action H-2.6: Foreclosed Homes and Neighborhood

Preservation Salinas has experienced increased foreclosure activity in its residential neighborhoods. Available federal and State resources will be employed to evaluate the impacts of foreclosed homes on neighborhoods and on the housing stock, and to acquire foreclosed housing suitable for resale to owner-occupants. The City shall proactively enforce housing and maintenance codes to prevent foreclosed and abandoned properties from becoming a blighting influence.

### 3. Housing Assistance and Special Needs

Certain segments of the population have more difficulty finding decent, affordable housing due to special circumstances. These segments include lower-income households, the elderly, persons with disabilities, large families, single-parent households, agricultural workers 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.

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

#### Policy Action H-3.1: Housing for Local Workforce

To increase opportunities for affordable housing for persons employed in Salinas, including permanent housing for farmworkers, the City shall encourage large employers to develop housing for their employees. The City shall work to offer incentives such as density bonuses, reduced parking standards or other regulatory concessions to further encourage and facilitate employee housing.

#### Policy Action H-3.2: Housing for Large Families

The City shall encourage and support the development of rental and for-sale housing for large families. The City shall encourage developers/builders to incorporate units with three or more bedrooms in new developments through various actions such as incorporating regulatory incentives and other policies in the City Code and assisting with site identification.

#### Policy Action H-3.3: Senior Housing

The City shall encourage and support development of senior housing that offers a wide range of housing choices from independent living to assisted living on sites that offer access to a range of community services such as healthcare, nutrition, transportation and other amenities. The City shall continue to encourage senior housing development through activities such as financial assistance when feasible, and incentives and concessions in the density bonus program.

#### Policy Action H-3.4: Compliance with SB 2

The City shall analyze (and consider revising) the Zoning Code to permit emergency shelters, transitional housing, and supportive housing for homeless individuals and families in more areas. To comply with SB 2, the City will seek to:

- Establish at least one zoning district permitting emergency shelters as a matter of right without a conditional use permit. The candidate zoning district(s) shall include sites with sufficient capacity to meet the local need. The will amend the Public/Semi-Public (PS) and the Mixed Arterial Frontage (MAF) zoning districts or other suitable zones with sufficient capacity to allow emergency shelters as a matter of right. Criteria for defining the ultimate zoning district(s) will consider proximity to public transportation, mental health services, medical facilities, and commercial services. Development standards will be prepared consistent with SB 2 and in consideration of the respective underlying zoning.
- Amend the Zoning Code to ensure shelters subject to the same development and management standards for residential or commercial uses within the same zoning district.
- Amend the Zoning Code to permit transitional and supportive housing as a residential use subject to the same restrictions of residential uses in the same zoning district.

#### Policy Action H-3.5: Fair Housing Services

The City will continue to contract with qualified organizations to provide fair housing services including landlord/tenant education, mediation services, and community education activities. As appropriate, the City will continue to refer fair housing inquiries to Legal Services for Seniors, to the Conflict Resolution and Mediation Center, to other service organizations, or to the State Department of Fair Employment and Housing.

#### Policy Action H-3.6: Rental Assistance

The City will continue to support and encourage provision of rent subsidies through the Housing Choice Voucher Program administered by the Housing Authority of the County of Monterey. The City will continue to provide to interested residents and property owners referral to the Housing Authority of the County of Monterey.

#### Policy Action H-3.7: Housing for Extremely Low-Income Households

To comply with State legislation (AB 2634), the City will encourage development of housing for Extremely Low-Income households earning less than 30% of the area median family income. Specific emphasis shall be placed on the provision of family housing and non-traditional housing types such as single-room occupancy units and transitional housing. The City will encourage development of housing for extremely-low income households through a variety of activities such as outreach to housing developers, providing financial or in-kind technical assistance, identifying grant and funding opportunities, supporting applications for federal tax credits, and/or offering additional incentives beyond the density bonus provisions.

#### Policy Action H-3.8: Preserve At-Risk Units

Some 250 units have been identified that are at-risk of converting from income-restricted to market-rate housing by 2014. To preserve affordability of these units, the City shall seek to meet with the property owners to determine their long term plans. As resources permit, City

shall identify funding sources and other incentives that may be available to continue affordability. The City shall identify potential public and private organizations to purchase the property at-risk of conversion.

#### Policy Action H-3.9: Adopt Reasonable Accommodation Procedures

The City understands that building and development standards may constrain the ability of persons with disabilities to live in a housing units suited to their needs. To provide relief from building and development stands without impacting the public health, safety and welfare, the City shall work to identify procedures to provide reasonable accommodation for persons with disabilities pursuant to the provisions of California Senate Bill 520.

Information on reasonable accommodation procedures shall be provided at the City Permit Center and on the City's website.

#### Policy Action H-3.10: Housing Accessibility Assistance Grants

To assist qualifying property owners in removing architectural barriers which limit access or impede mobility, as well as to install fixtures which may reduce hazards aggravated by a disability, the City will continue to implement the Housing Accessibility Assistance Grants Program (contingent upon continued availability of federal funds). The City will advertise this program through various media, including brochures, bilingual public service announcements on radio, inclusion in service directories, and the City website.

#### Policy Action H-3.11: Homeless Prevention and Rapid Re-Housing Program

To provide temporary financial assistance, housing relocation and stabilization services to individuals and families who are homeless, or who are at-risk of being homeless, the City will implement HUD's Homeless Prevention and Rapid Re-Housing Program (HPRP). Through this program, the City will provide funding assistance to organizations focused on housing stabilization, linking participants to community resources and helping participants develop plans to prevent future housing instability. The City will advertise this program through various media, including brochures, bilingual public service announcements on radio, and the City website.

#### Policy Action H-3.12: First-Time Homebuyer Program

The City previously offered downpayment assistance to eligible low-income households. The program was discontinued when the financing gap grew too large for the program to be effective. The City shall revise the previous program to reflect market conditions and to better leverage limited funds.

#### Policy Action H-3.13: Special Needs Housing

The City will continue to encourage development of housing designed to meet the needs of persons with disabilities. The City will continue to support the efforts of service and housing providers to meet this needs.

#### Policy Action H-3.13: Housing Resources and Education

The City currently provides funding to the Housing Resources Center of Monterey County, a non-profit organization resulting from a merger of the Monterey County Housing Alliance

and the Housing Advocacy Council. HRC provides a range of housing resource and education programs. The Housing Resources Center provides homeless prevention services including rental assistance and tenant and financial literacy education. HRC also provides homeownership services including education and counseling for first-time homebuyers, households threatened with foreclosure, post-purchase non-delinquent homeowners, and victims of predatory lending. The City shall continue to provide financial assistance to the Housing Resources Center for such programs, contingent upon funding availability.

#### Policy Action H-3.14: Zoning for Employee and Farmworker Housing

To encourage and facilitate development of housing for farmworkers, the City of Salinas does not restrict the development of farmworker housing in any zone that permits residential developments of this type (i.e., multifamily or single family). To clarify and provide explicit zoning for housing for farmworkers, the City shall explore a Zoning Code amendment program to define and provide zoning for farmworker and employee housing in accordance with California Health and Safety Code Sections 17021.5 and 17021.6. Such a program could include provisions such as:

- Any employee housing providing accommodations for 6 or fewer employees shall be deemed a single-family structure. Employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term.
- No conditional use permit, zoning variance or other zoning clearance shall be required of employee housing that serves 6 or fewer employees that is not required of a family dwelling of the same type in the same zone.
- Any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be permitted by-right in any zone(s) permitting agricultural use by-right. In any zone(s) where agricultural use is permitted subject to a conditional use permit, such employee housing shall be subject to a conditional use permit.
- Permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who may or may not work on the property where the employee housing is located.

## COMMUNITY SURVEY

### Introduction

To help ensure the appropriate use of CDBG, HOME and ESG funds provided each year by HUD, the City of Salinas develops a five year plan that identifies housing & community development needs and establishes priorities for fund allocations. The next five year plan (“Consolidated Plan”) will cover the period from July 1, 2010 through June 30, 2014.

Through this survey the City hopes to obtain input from service providers (both non-profit and governmental) and from area planning agencies that will assist us as we develop the Plan. **YOUR PARTICIPATION IS IMPORTANT.** If you have any questions regarding this survey, please contact David Swanson ([david@ci.salinas.ca.us](mailto:david@ci.salinas.ca.us)) or Grace Aston ([grace@ci.salinas.ca.us](mailto:grace@ci.salinas.ca.us)).

*At the end of the survey is a listing of those receiving this questionnaire.  
If you think another agency would have relevant information, please feel free to forward them a copy of the survey, or let us know at the City (758 - 7334) and we will send one.*

### Questions:

#### A. PLAN PROGRESS/ FUTURE

1. Has the City of Salinas made progress in the following areas during the five years ending June 2010?  
*Note: when selecting boxes indicating future priority, please try to rank areas by importance, rather than marking all with one priority, such as all HIGH. And, there are 3 general categories: housing, economic opportunity and living environment.*

DECENT HOUSING	
a. Retaining the existing stock of affordable housing (including rehabilitation).	<input type="checkbox"/> <input type="checkbox"/> <b>Yes    No</b>
Comment:	
What priority should be accorded to this area over the next five years (2010-2014)? HIGH                      MEDIUM                      LOW                      NONE <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	

DECENT HOUSING	
b. Increasing the supply of supportive housing which includes the services and structural features needed by those with special needs (including HIV/AIDS).	<input type="checkbox"/> <input type="checkbox"/> <b>Yes    No</b>
Comment:	
What priority should be accorded to this area over the next five years (2010-2014)? HIGH                      MEDIUM                      LOW                      NONE <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	

<b>DECENT HOUSING</b>	
c. Assisting homeless persons to obtain affordable housing.	<input type="checkbox"/> <input type="checkbox"/> <b>Yes    No</b>
Comment:          What priority should be accorded to this area over the next five years (2010-2014)? HIGH                      MEDIUM                      LOW                      NONE <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	

<b>DECENT HOUSING</b>	
d. Assisting persons at risk of becoming homeless.	<input type="checkbox"/> <input type="checkbox"/> <b>Yes    No</b>
Comment:          What priority should be accorded to this area over the next five years (2010-2014)? HIGH                      MEDIUM                      LOW                      NONE <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	

<b>DECENT HOUSING</b>	
e. Increasing the availability of housing affordable to <u>low income</u> families, particularly to members of disadvantaged minorities.	<input type="checkbox"/> <input type="checkbox"/> <b>Yes    No</b>
Comment:          What priority should be accorded to this area over the next five years (2010-2014)? HIGH                      MEDIUM                      LOW                      NONE <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	

**COMMUNITY SURVEY**

DECENT HOUSING	
f. Increasing the availability of housing affordable to <u>moderate income</u> families, particularly to members of disadvantaged minorities.	<input type="checkbox"/> <input type="checkbox"/> <b>Yes      No</b>
<p>Comment:</p>          <p>What priority should be accorded to this area over the next five years (2010-2014)?</p> <p style="text-align: center;"> <b>HIGH</b>                      <b>MEDIUM</b>                      <b>LOW</b>                      <b>NONE</b>  <input type="checkbox"/>                      <input type="checkbox"/>                      <input type="checkbox"/>                      <input type="checkbox"/> </p>	

DECENT HOUSING	
g. Providing affordable housing that is accessible to job opportunities.	<input type="checkbox"/> <input type="checkbox"/> <b>Yes      No</b>
<p>Comment:</p>          <p>What priority should be accorded to this area over the next five years (2010-2014)?</p> <p style="text-align: center;"> <b>HIGH</b>                      <b>MEDIUM</b>                      <b>LOW</b>                      <b>NONE</b>  <input type="checkbox"/>                      <input type="checkbox"/>                      <input type="checkbox"/>                      <input type="checkbox"/> </p>	

DECENT HOUSING	
h. Should the City’s activities promoting <u>affordable</u> housing for lower income households focus on rental units, ownership units, or both?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <b>RENTAL                      OWNERSHIP                      EQUAL EMPHASIS</b>
<p>Comment:</p>          <p>What priority should be accorded to this area over the next five years (2010-2014)?</p> <p style="text-align: center;"> <b>HIGH</b>                      <b>MEDIUM</b>                      <b>LOW</b>                      <b>NONE</b>  <input type="checkbox"/>                      <input type="checkbox"/>                      <input type="checkbox"/>                      <input type="checkbox"/> </p>	



**COMMUNITY SURVEY**

EXPANDED ECONOMIC OPPORTUNITIES	
d. Promoting the availability of mortgage financing for low income households at reasonable rates and using non-discriminatory lending practices.	<input type="checkbox"/> <input type="checkbox"/> <b>Yes      No</b>
<p>Comment:</p>          <p>What priority should be accorded to this area over the next five years (2010-2014)?</p> <p> <b>HIGH</b>                      <b>MEDIUM</b>                      <b>LOW</b>                      <b>NONE</b>  <input type="checkbox"/>                      <input type="checkbox"/>                      <input type="checkbox"/>                      <input type="checkbox"/> </p>	

EXPANDED ECONOMIC OPPORTUNITIES	
e. Increasing access to capital and credit for development activities that promote long term economic and social viability of Salinas.	<input type="checkbox"/> <input type="checkbox"/> <b>Yes      No</b>
<p>Comment:</p>          <p>What priority should be accorded to this area over the next five years (2010-2014)?</p> <p> <b>HIGH</b>                      <b>MEDIUM</b>                      <b>LOW</b>                      <b>NONE</b>  <input type="checkbox"/>                      <input type="checkbox"/>                      <input type="checkbox"/>                      <input type="checkbox"/> </p>	

SUITABLE LIVING ENVIRONMENT	
a. Eliminating blighting influences and factors that promote the deterioration of property and facilities.	<input type="checkbox"/> <input type="checkbox"/> <b>Yes      No</b>
<p>Comment:</p>          <p>What priority should be accorded to this area over the next five years (2010-2014)?</p> <p> <b>HIGH</b>                      <b>MEDIUM</b>                      <b>LOW</b>                      <b>NONE</b>  <input type="checkbox"/>                      <input type="checkbox"/>                      <input type="checkbox"/>                      <input type="checkbox"/> </p>	



**COMMUNITY SURVEY**

SUITABLE LIVING ENVIRONMENT	
e. Improving the safety and 'livability' of neighborhoods.	<input type="checkbox"/> <input type="checkbox"/> <b>Yes      No</b>
<p>Comment:</p>          <p>What priority should be accorded to this area over the next five years (2010-2014)?</p> <p> <b>HIGH</b>                      <b>MEDIUM</b>                      <b>LOW</b>                      <b>NONE</b>  <input type="checkbox"/>                      <input type="checkbox"/>                      <input type="checkbox"/>                      <input type="checkbox"/> </p>	

SUITABLE LIVING ENVIRONMENT	
f. Conserving energy and promoting the use of renewable energy.	<input type="checkbox"/> <input type="checkbox"/> <b>Yes      No</b>
<p>Comment:</p>          <p>What priority should be accorded to this area over the next five years (2010-2014)?</p> <p> <b>HIGH</b>                      <b>MEDIUM</b>                      <b>LOW</b>                      <b>NONE</b>  <input type="checkbox"/>                      <input type="checkbox"/>                      <input type="checkbox"/>                      <input type="checkbox"/> </p>	

**B. CONSOLIDATED PLAN IMPLEMENTATION**

1. Has the City of Salinas complied with the standards for providing "Certifications of Consistency" (HUD2991) with the Consolidated Plan for competitive programs, or provided reasons for denial if it did not provide such certifications?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <b>Yes      No      N/A</b>
<p>Comment:</p>          	

Consolidated Plan Update - Community Survey *continued*

2. For agencies that received HUD funds through the City of Salinas during the last five years:

a. Were funds provided in a timely fashion?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
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Comment:
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b. Was appropriate training as to program requirements provided? <i>(If not, please describe training shortcomings below.)</i>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
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Comment:
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c. Was on-site monitoring of your agency performed professionally, and were subsequent monitoring reports/letters useful for program implementation?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
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Comment:
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d. Has City staff been effective in encouraging coordination between public and assisted housing providers, private and governmental health, mental health and service agencies?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Comment:
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**C. LOOKING FORWARD**

1. Please list/describe institutional barriers to the provision of affordable housing operating <u>within the City</u> organization.
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Response:
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**COMMUNITY SURVEY**

2. Of the institutional barriers to affordable housing described above (C.1), which single one should deserve the City's highest attention during the coming five years?

Response:

3. Please list/describe institutional barriers to the provision of affordable housing operating within this geographic area (barriers not under the City's control).

Response:

4. Of this area's barriers to affordable housing described above (C.3), what role should the City of Salinas take to effect their elimination or reduction over the coming five years?

Response:

5. What steps should the City take over the next five years to promote fair housing practices?

Response:

**D. LEAD-BASED PAINT HAZARDS**

a. Has the City integrated lead-based paint hazard reduction in its housing policies and programs?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know

b. Has the City taken action to evaluate and reduce lead paint hazards ?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know

**E. CONSULTATIONS**

1. Has the City of Salinas complied with the standards for providing “Certifications of Consistency” (HUD2991) with the Consolidated Plan for competitive programs, or provided reasons for denials if it did not provide such certifications?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A

2. Does the City of Salinas consult with non-profit and governmental service providers as it develops and implements plans for the use of HUD funds?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A

**COMMUNITY SURVEY**

3. What suggestions can you provide for ways the City of Salinas could improve the way it administers HUD funds, (i.e., the way it develops priorities, the RFP process for fund allocation, monitoring of HUD-funded activities, training provided to service providers, et cetera)?

*Feel free to add more sheets if you need additional room for commenting.*

PLEASE RETURN TO CITY OF SALINAS NO LATER THAN MARCH 24, 2010

e-mail ~ [esmerala@ci.salinas.ca.us](mailto:esmerala@ci.salinas.ca.us)

fax ~ (831) 758 7234

mail ~ Housing, 200 Lincoln Avenue, Salinas, CA 93908

Organization completing this survey: \_\_\_\_\_

Name of individual: \_\_\_\_\_

THANK YOU

Consolidated Plan Update - Community Survey *continued*

Initial list of recipients of this survey:

Action Council of Monterey Bay  
Alisal Center for Fine Arts  
Alliance on Aging  
American Red Cross, Monterey Chapter  
Association of Monterey Bay Area Governments  
Big Brothers - Big Sisters of Monterey County  
Blind & Visually Impaired Center  
California Rural Legal Assistance  
Central Coast Center for Independent Living  
Central Coast HIV/AIDS Services  
Children's Circle of Friends  
CHISPA, Inc  
Citizenship Project  
Community Foundation of Monterey County  
Community Human Services, JPA  
Conflict Resolution & Mediation Center  
Cyber Barangay  
Deaf & Hard of Hearing Center  
Del Mar Caregiver Resource Center  
Door to Hope  
Family Service Agency of the Central Coast  
Food Bank of Monterey County  
First Community Housing  
Food Bank for Monterey County  
Franciscan Workers of Junipero Serra  
Gabilan Plaza Apartments  
Girl Scouts of Central Coast  
Habitat for Humanity  
Housing Choices Coalition  
Housing Resource Center  
INTERIM, Inc  
Legal Services for Seniors  
Meals on Wheels for Salinas  
Monterey Bay Area Council, BSA  
Monterey County Housing Incorporated  
Monterey County Legal Services  
Neighborhood Housing Services SV  
The Pacific Companies  
Rehabilitation Services of No. CA  
Salinas Police Athletic League  
Salinas Senior Center  
Salvation Army - Salinas Corps  
Second Chance Youth Program  
Shelter Outreach Plus  
Sunrise House, JPA  
Sun Street Centers  
TRUCHA, Inc.  
United Way of Monterey County  
VNA Community Services  
YMCA

Housing Authority of the County of Monterey  
Monterey County Health Department  
- Environmental Health Division  
Monterey County Resource Management Agency  
- Housing and Redevelopment Office  
Monterey County Social and Employment Services  
Monterey-Salinas Transit District