

City of Salinas

FY 2015 – FY 2019 Consolidated Plan

(July 1, 2015 through June 30, 2020)

City of Salinas
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Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

Salinas is a compact urban community within a unique agricultural setting. Unlike the vaguely defined boundaries and sprawl that characterize so much of urban California, the highly-productive agricultural lands surrounding Salinas create a distinct urban-agricultural edge that serves as a reminder of the source of the area's economic well-being. The City lies at the north end of the Salinas Valley, known as "The Salad Bowl of the World," and is the processing and shipping point for lettuce, broccoli, mushrooms, and strawberries, along with numerous other crops. With its mild climate and fertile soil, Salinas has become the processing and shipping point for one of the world's largest agricultural centers. Although agriculture forms its economic base, the economy has diversified substantially over the last 20 years.

This Fiscal Year (FY) 2015-2019 Consolidated Plan serves as the official application to HUD for Community Development Block Grant (CDBG), HOME Investment Partnership Act (HOME), and Emergency Solutions Grant (ESG) funds for the City of Salinas. The CP identifies the housing and community development needs in the City and sets forth a strategic plan for addressing the identified needs within the context of these three programs. It also satisfies the minimum statutory requirements of the CDBG, HOME, and ESG programs. The Consolidated Plan covers the planning period of July 1, 2015, through June 30, 2020.

This Consolidated Plan was prepared using the eCon Planning Suite system developed and mandated by HUD. The system prescribes the structure and contents of this document, following the Federal Consolidated Planning regulations. Two companion documents to this Consolidated Plan is the Analysis of Impediments (AI) to Fair Housing Choice and the Alisal Neighborhood Revitalization Strategy Area (NRSA). The AI contains detailed data and analyses regarding the demographic and housing market conditions in the City and is separately bound. The Alisal NRSA is included as an appendix to this Plan and includes specific demographic and housing market conditions within the Alisal neighborhood.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

This Consolidated Plan (CP) incorporates outcome measures for activities in accordance with the Federal Register Notice dated March 7, 2006, which require the following Performance Measure Objectives/Outcomes to be associated with each activity funded:

General Objective Categories- Activities will meet one of the following:

- Decent Housing (DH)
- A Suitable Living Environment (SL)
- Economic Opportunity (EO) General

Outcome Categories- Activities will meet one of the following:

- Availability/Accessibility (1)

- Affordability (2)
- Sustainability (3)

The strategies in this Plan are intended to coordinate with and build upon other established City policies, particularly those set forth in the Salinas General Plan. Strategies also reflect input from residents, service providers, community stakeholders, and City officials and staff. Ranking of needs is based upon multiple factors, including:

- Findings from the assessment of demographic and housing market conditions (detailed analyses contained in the AI);
- Previously identified City Council priorities;
- Current and projected staffing resources, both for the City and for relevant providers;
- The severity of need among the identified groups and subgroups, including relative needs between income groups;
- Input received from the community via Community Workshops, Stakeholder Interviews, Needs Survey, and outreach activities conducted by COPA (Communities Organized for Relational Power in Action);
- 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 two priority levels: High or Low, for the purpose of using CDBG, HOME, and ESG funds. 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 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 also the availability of other funding and the priorities established by other entities such as the Housing Authority of the County of Monterey (HACM) and the State of California. The City's priorities for the FY 2015-2019 Consolidated Plan are identified below and grouped and grouped under High and Low priority:

High Priority

- Affordable housing for lower and moderate income households and those with special needs, including seniors, persons with disabilities, large households, and farmworkers, through new construction, rehabilitation, and acquisition/rehabilitation.
- Energy conservation opportunities in housing.
- Homeless services that complement the Regional Continuum of Care, promoting coordination of services.
- Programs and services focused on the prevention of homelessness, and on the rapid rehousing of those recently homeless or in imminent risk of becoming homeless.
- Emergency shelters and other homeless facilities, as well as transitional housing for the formerly homeless, including runaway and emancipated youth.

- Public services for low and moderate income persons and those with special needs, such as recreational programs focusing on youth and children, particularly gang diversion activities.
- Infrastructure improvements in underserved neighborhoods necessary to provide basic levels of safety and habitability.
- Public Facilities, including parks and recreation facilities and community and neighborhood centers, particularly in underserved areas.
- Economic development activities to facilitate job creation and retention, and job training programs.
- Planning and administration of housing and community development programs.

Low Priority

- Increased homeownership opportunities for low and moderate income households.
- Preservation of affordable housing that is at risk of converting to market rate.

3. Evaluation of past performance

During the previous Consolidated Plan period, the City of Salinas undertook a range of housing and community development activities to benefit primarily the low and moderate income residents. This section only highlights some of the key accomplishments. For more detailed information, please refer to the Consolidated Annual Performance and Evaluation Reports (CAPERs) available at City Hall and on City website.

Affordable Housing

In terms of affordable housing, significant progress was made in the construction of key rental projects funded with HOME:

- Haciendas Phase I, a 53-unit multi-family rental housing project, held a grand opening on December 18, 2012.
- Haciendas Phase II (11 very low and low income inclusionary units) held a groundbreaking ceremony on May 13, 2013 and the project was completed on March 9, 2014.
- Certificate of Occupancy was issued for the Gateway Senior Apartments (51 affordable units – 6 units at 30 percent AMI, 24 units at 50 percent AMI, 14 units at 80 percent AMI, and 7 units at 120 percent AMI) on December 17, 2013.
- Wesley Oaks Subdivision (one low and two very low income inclusionary units) was completed on November 17, 2011.

On October 22, 2013, CDBG funding in the amount of $1,100,000 was awarded to CHISPA's Loma El Paraiso Housing Rehabilitation Project, a 43-unit multi-family complex in need of extensive rehabilitation. This project was completed in May 2014.

The City's Rehabilitation Loan and Lead Based Paint Program and Housing Accessibility Assistance Grant Program rehabilitated a combined five housing units per year.

However, due to significant reductions in HOME funds and steep increase in home prices, the City has suspended its First-Time Homebuyer Assistance program in 2014.

Public Services

The City utilized CDBG funds to provide a range of supportive services for residents throughout the City. Specifically, the City assisted approximately 7,000 Salinas youth, 1,500 seniors, 150 persons with HIV/AIDS, 5,000 homeless persons, and 1,900 low and moderate income persons with supportive services annually.

Public Facility and Infrastructure Improvements

During the previous Consolidated Plan period, Phase I of the East Market Street Improvements Project was completed in March 2014. This project involved roadway reconstruction, island reconstruction, sidewalk repairs, driveway repairs, cross gutter repairs, construction of new ADA-compliant access ramps, new landscaping, and construction of traffic signal upgrades at the Market-Madeira Street and Market-Kern Street intersections.

The City also completed the East Salinas Area Street Lights Phase XII project. This project involved the installation of a total of 40 new streetlights with LED (Light Emitting Diode) luminaries at the following residential streets: North Madeira, Carr, North Hebbron, Terrace and Fremont. In addition, improvements were completed at Cesar Chavez Park, Sherwood Hall, and Interim Inc.'s Mental Health Wellness Center. A Monterey-Salinas Transit Bus Shelter was also installed in front of the Breadbox Recreation Center located at 745 N. Sanborn Road—in Low/Moderate Income Census Tract 5.

The City also began the Industrial Waste Water Conveyance (IWWC) System Improvements Project in 2014. The NEPA and CEQA environmental reviews have been completed, and Phase I of the project is expected to be completed in 2015 as part of the Section 108 loan program.

Economic Development

On July 10, 2012, the City entered into an agreement with the National Development Council (NDC) to implement a program called "Grow Salinas Funds (GSF)." The GSF provides debt financing assistance to small businesses in Salinas. NDC leveraged the City's initial CDBG investment of $400,000 to $1,200,000. Two loans are expected to be provided by the end of FY 2015.

4. Summary of citizen participation process and consultation process

Citizen participation is one of the most important components of the Consolidated Plan process. To solicit public input during the development of this Plan, the City held a total of five community workshops and nine stakeholder interviews with local service providers and agencies. A Housing and Community Development Needs Survey was also administered. Participants could fill out the survey on paper or online and in Spanish or English. A detailed summary of the outreach activities is provided as an appendix to this Consolidated Plan.

The City had an interactive booth with fact sheet about the Consolidated Plan and its process at the "Ciclovía" community event (streets closed to vehicular traffic) in East Salinas on November 1, 2014.

Community Workshops: The community workshops were held on the following days:

- Community Workshop #1 (Outreach/Kick Off): Thursday, January 15, 2015, Salinas Community Center/ Sherwood Hall, Santa Lucia Room, 940 North Main Street, 6:00 PM

- Community Workshop #2 (Alisal Needs Assessment): Thursday, January 29, 2015, Maria J. Torres-Gil Community Center, 245 Calle Cebu, 6:00 PM
- Community Workshop #3 (Housing Policies and Needs): Wednesday, February 11, 2015, Northminster Presbyterian Church, 315 E. Alvin Drive, 6:00 PM
- Community Workshop #4 (Housing Policies and Needs): Thursday, February 26, 2015, National Steinbeck Center, 1 Main Street, 6:00 PM
- Community Workshop #5 (Citywide Needs Assessment): Thursday, March 12, 2015, Salinas Community Center /Sherwood Hall, Santa Lucia Room, 940 North Main Street, 6:00 PM

Stakeholder Interviews: Stakeholder interviews were conducted on February 4 and 5, 2015: Interviews were conducted with 18 stakeholders representing a variety of interests, including developers, realtors, land use organizations, advocacy groups, and service providers working in the City of Salinas. An additional interview was conducted via telephone later.

Public Review of Draft Documents: A 30-day public review was held from April 9, 2015 through May 9, 2015. Copies of the Draft Consolidated Plan were made available for the public at the following locations, in conformance with the CDBG Citizen Participation Plan of 2014:

- City website
- Salinas City Hall
- Salinas Department of Community and Economic Development
- All three City libraries

The final CP, amendments, annual Action Plans and performance reports will be available for five years at Salinas City Hall.

Public Hearing: The City Council conducted a public hearing on May 12, 2015 for the adoption of the Consolidated Plan. Also, the City Council's CDBG Subcommittee and Housing Subcommittee each held a meeting to collect comments on the draft Consolidated Plan on April 6, 2015.

5. Summary of public comments

A summary of the public comments received is provided in Appendix A.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments were received.

7. Summary

The City has undertaken diligent and good faith efforts in outreaching to all segments of the community that may benefit from the City's CDBG, HOME, and ESG programs.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	SALINAS	Community and Economic Development Department
CDBG Administrator	SALINAS	Community and Economic Development Department
HOME Administrator	SALINAS	Community and Economic Development Department
ESG Administrator	SALINAS	Community and Economic Development Department

Table 1 – Responsible Agencies

Narrative

The City's CDBG, HOME, and ESG programs are administered by the City of Salinas Community and Economic Development Department.

Consolidated Plan Public Contact Information

For matters concerning the City of Salinas' CDBG, HOME and ESG programs, please contact: Anastacia Wyatt, Planning Manager, City of Salinas Community and Economic Development Department, 65 W. Alisal Street, 2nd Floor, Salinas, CA 93901, (831) 758-7334.

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

As part of the development of this CP, the City undertook an extensive outreach program to consult and coordinate with non-profit agencies, affordable housing providers, and government agencies regarding the needs of the low and moderate income community. The outreach program has been summarized in the Executive Summary and Citizen Participation sections of this Plan and provided in detail as Appendix A to this Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

To outreach to various agencies and organizations, the City compiled an outreach list consisting of 258 agencies, including:

- Non-profit service providers that cater to the needs of low and moderate income households and persons with special needs;
- Local churches and religious groups;
- Schools;
- Affordable housing providers;
- Housing advocates;
- Housing professionals;
- Public agencies (such as school districts, health services, public works);
- Economic development and employment organizations; and
- Community and neighborhood groups.

Small group interviews were also conducted with 18 stakeholders representing a variety of interests, including developers, realtors, land use organizations, advocacy groups, and service providers working in the City.

The complete outreach list is included in Appendix A. These agencies were contacted and notified of the plan development process and community workshops. Specific agencies were also contacted to obtain data in preparation of this Plan. For example, the State Developmental Services Department and State Social Services Department were contacted to obtain data and housing resources for persons with disabilities. The Housing Authority of the County of Monterey (HACM) was also contacted to obtain information on public housing and Housing Choice Vouchers.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The outreach list includes member agencies and partners of the Coalition of Homeless Service Providers, the County's designated Continuum of Care (CoC) Coordinator. Lead Me Home, the 10 Year Plan to End Homelessness in Monterey and San Benito Counties, was also consulted to provide information on homelessness and resources available. Several agencies that provide housing

and supportive services for the homeless and those at-risk of becoming homeless also attended the Community Workshops and Stakeholder Interviews.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Salinas is aware of the need for addressing and coordinating services aimed to end homelessness through the integration of homeless services with the Continuum of Care (CoC), and actively participates in the planning and development of the CoC. This Consolidated Plan identifies services and facilities that complement the CoC as one of the High Priority uses of ESG funds.

Incorporated as a Monterey County nonprofit in 1994, the Coalition of Homeless Services Providers (CHSP) is a group of private nonprofit and public organizations working together to address the complex issue of homelessness. The CHSP now consists of eleven Member Agencies, three Associate Members and seven Community Advisors. The City of Salinas is a community advisor. CHSP's Executive Officer is the local designated CoC Coordinator. In 2011, Monterey and San Benito Counties merged into one CoC in order to create an integrated, regional approach to addressing homelessness.

In 2009, federal legislation enacted by Congress called the HEARTH (Homeless Assistance, Rapid Transition to Housing) Act, built upon the former McKinney-Vento legislation, but with a renewed focus on prevention and a system-wide (at all levels-Federal, State & Local) approach to addressing and ending homelessness. In response, in Monterey and San Benito Counties, a new, HEARTH Act-compliant 10-Year Plan to End Homelessness called Lead Me Home, was developed and adopted in 2012 with representative input and guidance from local Counties' departments of Social Services, Behavioral Health, Public Health, Public Housing, Business and Civic Community, Law Enforcement, Justice, Community-Based Service Providers and Affordable Housing Developers, Targeted Population Government Services (veterans, seniors, schools, youth) and local Elected Officials.

Lead Me Home's standing committees are: 1) Housing Pipeline, 2) Services and Employment/ Income, 3) Prevention & Rapid-Rehousing, 4) Discharge Planning (e.g. Foster Care, Corrections, & Health/Mental Health) and, 5) Administration & Implementation (e.g. staff support, assessment/evaluation, Homeless Management Info. System (HMIS), funding, etc.). CHSP and the Monterey County Department of Social Services provide staff support to Lead Me Home's Leadership Council and its standing committees. The CoC regularly convenes various standing committees and the Leadership Council. In addition, two community-wide meetings were held in 2013. One of these community meetings was a Public Hearing conducted on December 4, 2013 at the Harden Ranch Bunkhouse in Salinas. More than 250 community members attended the meetings, and approximately 15 percent were homeless or formerly homeless.

CHSP has been the local lead HMIS agency since 2004. In Spring 2013, CHSP successfully upgraded to a Version 5 of the underlying software, Service Point, which has streamlined intake and assessment, and now has an excellent automatic Eligibility Module that provides case managers with real-time, web-based access to all local, state and federal benefits for which their client might be eligible – access, enrollment and application assistance can now happen in one meeting with follow up tracked for subsequent client sessions. In addition, CHSP organizes and coordinates a series of ongoing, highly-targeted, HMIS related meetings and trainings designed to enhance data quality, refine policy and streamline activities at an agency and CoC level.

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Agencies and organizations attended the Community Workshops and/or participated in the Stakeholder Interviews include:

- Agricultural Land Trust
- Alliance on Aging
- Buddhist Temple of Solano
- California Rural Legal Assistance
- Center for Community Advocacy
- Central Coast Center for Independent Living
- Central Coast HIV/AIDS Services
- CHISPA Inc.
- Ciclovía Salinas
- City Youth Advisory Commission
- Coalition of Homeless Services Providers
- Communities Organized for Power in Action
- Community Alliance for Safety and Peace
- East Salinas Building Healthy Communities
- Employment Development Department
- First 5 California
- Franciscan Workers of Junipero Serra
- Gloria Moore Realtors
- Housing Authority of Monterey County
- Housing Resource Center of Monterey County
- Interim Inc.
- Legal Services for Seniors
- Loaves, Fishes, and Computers
- Mid Pen Housing Corporation
- Military Order of the Purple Heart
- Monterey Bay Central Labor Council
- Monterey County Association of Realtors
- Monterey County Department of Social Services
- Monterey County Department of Social Services - Child Protective Services
- Monterey County Health Department
- Monterey County Health Department - Enlace
- Monterey County City Public Works Department
- Neighborhood Housing Services Silicon Valley
- Peacock Acres
- Project Sentinel
- Salinas Downtown Community Board
- Salinas Senior Center

- Santa Rita and Bolsa Knolls Watershed Group
- Salinas United Business Association
- Shelter Outreach Plus

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

The City contacted 258 agencies as part of the outreach process for this CP. All applicable agencies and agency types were consulted.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Coalition of Homeless Service Providers	Potential funding allocations to address homeless needs will complement the CoC Strategy.
Lead Me Home	Coalition of Homeless Service Providers	Potential funding allocations to address homeless needs will be consistent with the 10-Year Strategy to End Homelessness
Draft Economic Development Element (EDE) of General Plan	City of Salinas	Five Year Implementation Plan supports youth job training and Alisal economic development
Urban Greening Plan	City of Salinas Environmental Resources Program	Eastside/Alisal is one of three neighborhoods studied for techniques to improve the quality of life for residents at the neighborhood level through enhanced public places and improved open spaces—to connect people with nature and with each other.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City of Salinas will continue to promote and participate in regional efforts to address housing, community development, and employment issues, and to enhance coordination between public and private agencies, social service and housing agencies, and the development community, including:

Monterey County CDBG Program—City Housing Division staff began meeting with County staff administering the CDBG program to explore collaboration. The County decided to engage City Data Systems (CDS), the online grant management system, which the City has been using since 2012. The City and County worked with CDS to design a joint online application so that nonprofit agencies applying for CDBG public services funds to both the City and the County could do so with one application incorporating a few separate columns with City/County numbers.

Coalition of Homeless Services Providers—CHSP is the lead agency for the Continuum of Care (CoC) network and HMIS coordinator. Part of the Coalition's role within the CoC is to assess gaps in service and develop programs, creating a web of services that leaves no local need unmet. The Coalition has demonstrated critical leadership in developing collaborative programs serving the homeless. The City of Salinas is a community advisor to CHSP.

Transportation Agency for Monterey County (TAMC)—TAMC exists to provide regional planning and coordination of transportation issues and funding. The City of Salinas actively participates in the oversight of TAMC activities and coordinates its own transportation improvement program with that of this regional agency.

Association of Monterey Bay Area Governments (AMBAG)—AMBAG is the federally designated Metropolitan Planning Organization (MPO) and Council of Governments (COG) organized to serve as a permanent forum for collaboration, planning and study of regional issues of mutual interest to the counties and cities in Monterey, San Benito, and Santa Cruz counties. The City of Salinas is an active participant in the governance of AMBAG and contributes dues annually for the financial support of the association. In 2013-2014, AMBAG coordinated the development of the "Monterey Bay 2035 Moving Forward" plan, a coordinated Metropolitan Transportation Plan and Sustainable Communities Strategy (SCS). In 2015-2016, AMBAG is undertaking an SCS implementation program and has selected Salinas as one of three communities for which model ordinances will be developed.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

Citizen participation is one of the most important components of the Consolidated Plan (CP) process. To solicit public input during the development of the CP, the City held a total of five community workshops and nine stakeholder interviews with local service providers and agencies. A Housing and Community Development Needs Survey was also administered. Community partners such as East Salinas Building Healthy Communities (BHC), COPA, and the Monterey County Health Department's Health in All Policies (HIAP) Initiative assisted with publicity, workshop facilitation, and survey distribution. BHC's Ciclovía interns program involved local youth in workshop facilitation and publicity. In addition, the City Council will conduct a public hearing and a public meeting with the City Council's CDBG Sub-committee prior to adopting the CP.

The City had an interactive booth with fact sheet about the CP and its process at the "Ciclovía" community event (streets closed to vehicular traffic) in East Salinas on November 1, 2014.

Community Workshops:

Refreshments, child care, and language interpretation were provided at all workshops. All informational materials/handouts were bilingual.

Stakeholder Interviews: Stakeholder interviews were conducted on February 4 and 5, 2015: 18 stakeholders representing a variety of interests, including developers, realtors, land use organizations, advocacy groups, and service providers working in the City.

Surveys: Beginning in late November, 2014, through March 12, 2015, bilingual surveys were available online and in hard copy at all three City libraries and the office of the Department of Community and Economic Development. Community partners such as Building Healthy Communities and COPA assisted with distributing surveys in underserved communities. A total of 362 surveys were returned or input online.

Publicity: Bilingual (Spanish-English) information about the workshops and surveys was distributed in: flyers and Fact Sheets (at all three libraries, City Hall, Department of Community and Economic Development and by community partners at schools and churches and by sub-recipient partners at their agencies); email blasts; press releases; Public Service Announcements to television and radio stations; announcements on City website; display advertisements in *The Californian* (English language) newspaper and *El Sol* (Spanish) newspaper; meeting notice posted in City Hall, City Council chambers, and City Permit Center; and posted on City's Facebook/Twitter pages.

Public Review of Draft Documents: A 30-day public review was held from April 9, 2015 through May 10, 2015. Copies of the Draft CP and Action Plan were made available for the public at the following locations:

- City website
- Salinas City Hall
- Salinas Department of Community and Economic Development
- All three City libraries

The final CP, amendments, annual Action Plans and performance reports will be available for five years at Salinas Community and Economic Development Department.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-Targeted/ Broad Community	A total of 74 residents and community stakeholders attended three Community Workshops for discussions on citywide issues	Comments are summarized in Appendix A	All comments were accepted	
2	Public Meeting	Minorities Non-English Speaking: Spanish	A total of 104 residents and community stakeholders attended two Community Workshops for discussions on issues specific to the Alisal neighborhood	Comments are summarized in Appendix A	All comments were accepted	
3	Other: Stakeholder Interviews	Non-Targeted/ Broad Community	A total of 18 community stakeholders participated in the interviews	Comments are summarized in Appendix A	All comments were accepted	
4	Internet Outreach	Minorities Non-English Speaking: Spanish Non-Targeted/ Broad Community	An online survey was conducted with 362 responses. Survey was available in English and Spanish, and also in hard copies. at all three City libraries and distributed by community partners.	Summary of survey results is provided in Appendix A.	All complete surveys were analyzed	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Hearing	Non-Targeted/ Broad Community	The City conducted three public hearings on the Consolidated Plan, Action Plan, Alisal Neighborhood Revitalization Strategy Area (NRSA), and the Analysis of Impediments to Fair Housing Choice. Specifically, on April 6, 2015, a public hearing was conducted before the CDBG Subcommittee and another before the Housing Subcommittee. On May 12, 2015, a public hearing was conducted before the City Council. The hearings were well attended by residents and nonprofit organizations.	Residents and nonprofit organizations spoke of the extensive needs for affordable housing and community development activities in Salinas and the importance of collaboration to enhance services and efficient use of funds.	All comments were received.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This Needs Assessment was developed with a number of data sources and input from residents, service providers, and community stakeholders.

Data Sources

The eCon Planning Suite mandated by HUD for preparation of the Consolidated Plan provides default data based on the American Community Survey (ACS) for the analysis of demographic, economic, and housing market conditions. As needed, 2010 Census data and other data sources are used to supplement the ACS data.

Survey Results

During the development of the Consolidated Plan, residents were asked to rank the relative importance of housing and community development needs in a survey. A total of 362 responses were received and the following were identified as top ranking needs in Salinas:

- Youth activities and programs
- Affordable Rental Housing
- Homeless Shelters
- Crime Prevention Programs
- Youth Center
- Job Creation
- Homeless Services
- Sidewalk Improvements
- Recreation Center
- Neighborhood Cleanup

Invest Your HUD Dollars

Workshop participants were also asked to prioritize limited HUD funds for various housing and community development activities by "spending" an amount of "HUD Bucks" in CDBG/HOME eligible activity categories. The top priority needs identified by workshop participants are:

1. Affordable Rental Housing
2. Youth Programs
3. Job Creation
4. Senior Centers
5. Job Training
6. Homeless Shelters
7. Homeless Services
8. Parks and Recreation
9. Youth Centers
10. Crime Prevention Programs

Overall, results from the survey and the "HUD Bucks" exercise are generally in line with comments received during the Community Workshops and Stakeholder Interviews. Additional needs identified at the workshops and interviews include the need for homeowner assistance such as for rehabilitation and homebuyer assistance, and code enforcement activities. A detailed summary of the outreach program can be found in Appendix A.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

As defined by HUD in the Comprehensive Housing Affordability Strategy (CHAS) data, housing problems include:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burden (including utilities) exceeding 30 percent of gross income; and
- Severe housing cost burden (including utilities) exceeding 50 percent of gross income.

Cost Burden

There is an extensive need for affordable housing in Salinas. Housing problems in the City impacted renter-households more significantly, with 64 percent of all renter-households experiencing at least one housing problem (inadequate housing, overcrowding, cost burden of 50 percent, or cost burden of 30 percent). By comparison, about 53 percent of owner-households were affected by housing problems. Of the housing problems described above, the most common was housing cost burden. About 77 percent of Salinas households with housing problems were affected by housing cost burden (Table 7 and Table 9). This was affirmed by comments received during the Community Workshops and Stakeholder interviews, where participants commented on the lack of affordable housing in the City.

Overcrowding

The extent of overcrowding in the City varies by tenure, income level, and household type. Approximately 20 percent of overcrowded households in the City were comprised of multiple, unrelated families living together in the same home (Table 11). This may indicate that multiple families need to pool their resources in order to afford housing. Workshop participants and survey respondents also commented that many had to live with extended family members in order to afford housing in the City. However, the majority of overcrowding occurred when large families were not able to afford adequately sized housing.

Housing Condition

In general, most homes begin to require major repairs or have significant rehabilitation needs at 30 or 40 years of age. Furthermore, housing units constructed prior to 1979 are more likely to contain lead-based paint. The City's housing stock is older with a majority of the housing units (61 percent) built before 1979. Specifically, more than one-third of the housing stock was built between 1960 and 1979. The median year built for all units in the City is 1975. Given the age of the housing stock, housing rehabilitation needs in the community will increase substantially in the upcoming decade.

Detailed Tables

To further dissect the housing problems, the following tables provide additional details:

- Table 7 presents the number of households with one or more housing problems (inadequate housing, overcrowding, cost burden of 50 percent, or cost burden of 30 percent) by income and tenure.
- Table 8 summarizes the number of households with more than one or more severe housing problems by income and tenure. Severe housing problems are: inadequate housing; severe overcrowding (1.51 persons or more per room); and housing cost burden of 50 percent.
- Table 9 isolates those households with housing cost burden of over 30 percent (inclusive of those with cost burden of over 50 percent) by income and tenure.
- Table 10 further isolates those households with cost burden of over 50 percent.
- Table 11 presents overcrowding by household type.
- Table 12 is intended to show overcrowding for households with children. However, the American Community Survey (ACS) provides no data for the City.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	151,060	148,780	-2%
Households	38,151	40,685	7%
Median Income	$43,720.00	$50,568.00	16%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	5,175	6,355	7,755	4,825	16,580
Small Family Households *	2,200	2,895	3,140	2,085	8,610
Large Family Households *	925	1,550	2,590	1,530	2,965
Household contains at least one person 62-74 years of age	690	785	1,085	620	2,700
Household contains at least one person age 75 or older	590	675	700	295	1,235
Households with one or more children 6 years old or younger *	1,865	2,570	3,505	1,880	2,895
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	75	40	165	35	315	0	30	0	10	40
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	415	485	380	190	1,470	10	30	160	60	260
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	555	870	930	645	3,000	55	125	365	325	870
Housing cost burden greater than 50% of income (and none of the above problems)	1,900	1,750	570	10	4,230	665	725	995	620	3,005
Housing cost burden greater than 30% of income (and none of the above problems)	405	1,250	1,605	675	3,935	75	170	430	485	1,160
Zero/negative Income (and none of the above problems)	345	0	0	0	345	105	0	0	0	105

Table 7 – Housing Problems Table

Data Source: 2007-2011 CHAS

2. Housing Problems (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,945	3,145	2,050	885	9,025	730	910	1,520	1,020	4,180
Having none of four housing problems	830	1,695	3,030	1,790	7,345	215	605	1,160	1,130	3,110
Household has negative income, but none of the other housing problems	345	0	0	0	345	105	0	0	0	105

Table 8 – Housing Problems 2

Data Source: 2007-2011 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,655	2,180	1,185	5,020	220	405	760	1,385
Large Related	645	1,025	930	2,600	155	310	825	1,290
Elderly	550	550	200	1,300	320	230	225	775
Other	350	485	520	1,355	110	105	80	295
Total need by income	3,200	4,240	2,835	10,275	805	1,050	1,890	3,745

Table 9 – Cost Burden > 30%

Data Source: 2007-2011 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,435	930	165	2,530	200	355	560	1,115
Large Related	540	460	260	1,260	120	275	520	915
Elderly	390	420	45	855	275	130	140	545
Other	275	300	190	765	110	105	80	295
Total need by income	2,640	2,110	660	5,410	705	865	1,300	2,870

Table 10 – Cost Burden > 50%

Data Source: 2007-2011 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	935	1,185	875	725	3,720	65	155	285	290	795
Multiple, unrelated family households	50	170	440	125	785	0	15	240	110	365
Other, non-family households	10	0	70	20	100	0	0	0	0	0
Total need by income	995	1,355	1,385	870	4,605	65	170	525	400	1,160

Table 11 – Crowding Information – 1/2

Data Source: 2007-2011 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	NA	NA	NA	NA	NA	NA	NA	NA

Table 12 – Crowding Information – 2/2

Describe the number and type of single person households in need of housing assistance.

According to the 2007-2011 ACS, approximately 17 percent of households in the City were single-person households. The majority of single-person households were renters (59 percent), while 41 percent were owners. A significant proportion of single-person renter-households were also seniors (29 percent). ACS data indicates that approximately 10 percent of Salinas residents living alone had incomes below the poverty level.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Persons with Disabilities: According to the 2008-2012 ACS, approximately seven percent of Salinas residents were affected by one or more disabilities. Among persons living with disabilities, ambulatory difficulties were the most prevalent (27 percent), followed by cognitive (19 percent) and independent living difficulties (17 percent). According to the State Department of Developmental Services, as of September 2014, approximately 1,386 Salinas residents with developmental disabilities were being assisted by the San Andreas Regional Center. The majority of these individuals were residing in a private home with their parent or guardian. Over half of all Salinas residents with developmental disabilities (54 percent or 770 persons) were under the age of 18. According to the Monterey County 2013 Homeless Point-in-Time Census & Survey, 16 percent of homeless persons in the County reported having a physical disability, approximately three percent reported having a developmental disability, and 28 percent reported a psychiatric disability i.e. mental illness including bipolar or schizophrenia..

Victims of Domestic Violence: Between 2005 and 2011, there has been a decline in domestic violence calls made to Monterey County law enforcement organizations, according to the Monterey County Rape Crisis Center. However, the rate of local calls per 10,000 people in the County consistently exceeds the statewide rate. According to The Lives of Women and Girls in Monterey County 2011 Status Report, prepared by Women's Fund of Monterey County, one in every 5.4 adult women in Monterey County has at some time experienced physical or sexual violence by an intimate partner since the age of 18. The Salinas Police Department maintains statistics on domestic violence calls. In 2004, calls from Salinas represented 38 percent (561) of all domestic violence calls made in Monterey County. While in 2013, a total of 877 calls were made in Salinas - 33 percent of all calls made in the County. Although the percentage of County calls from Salinas has dropped, the annual number of calls today compared with twenty years ago has increased 36 percent, perhaps a reflection of the corresponding population increase.

What are the most common housing problems?

As mentioned previously, within the City, the most common housing problem is housing cost burden. About 77 percent of Salinas households with housing problems were affected by housing cost burden (Table 7and Table 9).

Are any populations/household types more affected than others by these problems?

In the City, renter-households were slightly more impacted by housing cost burden than owner-households. Housing cost burden affected 79 percent of renter-households and 70 percent of owner-households experiencing at least one housing problem (Table 7 and Table 9). Large households (households with more than five persons) were also more likely than other household types to experience a housing cost burden. Approximately 41 percent of large households in Salinas were overpaying for housing (Table 6 and Table 9).

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

Rapid re-housing helps families and individuals who are not chronically homeless obtain permanent housing immediately and to stabilize themselves as soon as possible. These households have lived independently in permanent housing in the past and are in need of temporary assistance for several months—not years. While receiving assistance, these households are able to become increasingly self-sufficient through public assistance and/or employment. They may need long-term non-monetary assistance to prevent the loss of their housing such as free or low cost clothing, food, health care, household supplies, and transportation.

The Housing Resource Center of Monterey County (HRC), a non-profit corporation, is a comprehensive one-stop center for homeownership, rental information and assistance, housing education and credit counseling services. HRC operated the HPRP program in Salinas until funds were fully expended in September 2012. Even though all HPRP funding has been expended, HRC continues to provide many of the services the former HPRP program allowed—all focusing upon keeping families from becoming homeless and on getting the recently homeless re-housed. The City continues to allocate ESG funds to HRC for the operation of their emergency rent and security deposit program and rapid re-housing program.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The City generally defines extremely low income households and residents living in poverty as the most at-risk of becoming homeless. These estimates are based on CHAS data provided by HUD, and on ACS data by the Census Bureau, respectively.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Extremely low income households with a severe housing cost burden are more likely to lose their homes in the event of loss of employment or other unexpected expenses. With the recent economic recession and its slow recovery, unemployment and underemployment have been the primary reasons for families losing their homes.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionate housing need refers to any group that has a housing need which is at least 10 percentage points higher than the total population. The following tables identify the extent of housing problems by income and race.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,015	950	375
White	735	220	85
Black / African American	115	15	19
Asian	150	95	70
American Indian, Alaska Native	35	0	0
Pacific Islander	0	0	0
Hispanic	2,950	615	200

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,180	1,135	0
White	560	375	0
Black / African American	100	35	0
Asian	120	110	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	4,370	615	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,860	2,300	0
White	850	555	0
Black / African American	100	50	0
Asian	240	90	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	3,625	1,570	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,705	1,745	0
White	470	625	0
Black / African American	55	40	0
Asian	225	105	0
American Indian, Alaska Native	20	4	0
Pacific Islander	0	0	0
Hispanic	1,930	890	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

Discussion

Among all households (incomes up to 100 percent AMI), Hispanic and American Indian/Alaska Native households were the most likely to experience one or more housing problems. Approximately 77 percent of Hispanic households in the City experienced a housing problem. The proportions of Black, Asian, and White households experiencing at least one housing problem (between 58 and 70 percent) were below the proportion for the jurisdiction as a whole (72 percent). At 93 percent, American Indian/Alaska Native households were the only racial/ethnic group to be disproportionately affected by housing problems; however, Salinas is home to very few households in this racial/ethnic category and the data for this group may not be as reliable.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionate housing need refers to any group that has a housing need which is at least 10 percentage points higher than the total population. The following tables identify the extent of severe housing problems by income and race. Severe housing problems include: inadequate housing; severe overcrowding (1.51 persons or more per room); and housing cost burden of 50 percent.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,655	1,315	375
White	715	245	85
Black / African American	70	60	19
Asian	150	95	70
American Indian, Alaska Native	35	0	0
Pacific Islander	0	0	0
Hispanic	2,655	915	200

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,665	2,655	0
White	440	500	0
Black / African American	65	70	0
Asian	95	135	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	3,045	1,940	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,165	3,995	0
White	380	1,025	0
Black / African American	80	75	0
Asian	190	140	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	2,505	2,695	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,575	2,875	0
White	120	980	0
Black / African American	25	70	0
Asian	135	195	0
American Indian, Alaska Native	20	4	0
Pacific Islander	0	0	0
Hispanic	1,280	1,540	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

Discussion

Hispanic and American Indian/Alaska Native households were the mostly likely to experience at least one severe housing problem. About 57 percent of Hispanic households in Salinas were affected by a severe housing problem. The proportions of White, Black, and Asian households experiencing at least one severe housing problem (between 37 percent and 47 percent) were all below the overall proportion Citywide (52 percent). At 93 percent, American Indian/Alaska Native households were the only racial/ethnic group to be disproportionately affected by severe housing problems; however,

Salinas is home to very few households in this racial/ethnic category and the data for this group may not be as reliable.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

A disproportionate housing need refers to any group that has a housing need which is at least 10 percentage points higher than the total population. The following tables identify the extent of housing cost burden by race.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	20,440	9,840	9,205	405
White	7,610	2,035	1,790	85
Black / African American	545	305	155	19
Asian	1,535	830	520	70
American Indian, Alaska Native	8	4	70	0
Pacific Islander	20	25	0	0
Hispanic	10,440	6,550	6,600	215

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

Overall, 47 percent of households in the City had a housing cost burden (spent more than 30 percent of gross household income on housing) (Table 6 and Table 21). About 23 percent of households experienced a severe housing cost burden (spent more than 50 percent of gross household income on housing). American Indian/Alaska Native households were the mostly likely to overpay for housing and the vast majority of American Indian/Alaska Native households (85 percent) experienced a severe housing cost burden. However, as a racial/ethnic group, American Indian/Alaska Natives represent only a small proportion of all households—making this data less reliable. Similarly, over one-half of Salinas' Pacific Islander households experienced a housing cost burden (56 percent); however, the Pacific Islander population in Salinas is even smaller, comprised of fewer than 50 households. White households (33 percent) were the least likely to be affected by a housing cost burden, while Black (45 percent), and Asian (46 percent) households were moderately affected. The majority of Hispanic households (55 percent) in Salinas had housing cost burden issues.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Please see discussions provided under specific needs by income group presented earlier.

If they have needs not identified above, what are those needs?

Housing needs of low and moderate income minority households have been previously identified.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Figure 1 identifies the Low and Moderate Income Areas in Salinas. As shown in the map, low and moderate income areas are located generally in the center of the city (including the entire Alisal neighborhood), the Downtown areas, and in parts of North Salinas. Most of the low and moderate income areas were also identified as minority concentration areas (see Figure 2), an indication that certain parts of the City have a disproportionate number of lower income minority residents.

Figure 1: Low and Moderate Income Areas

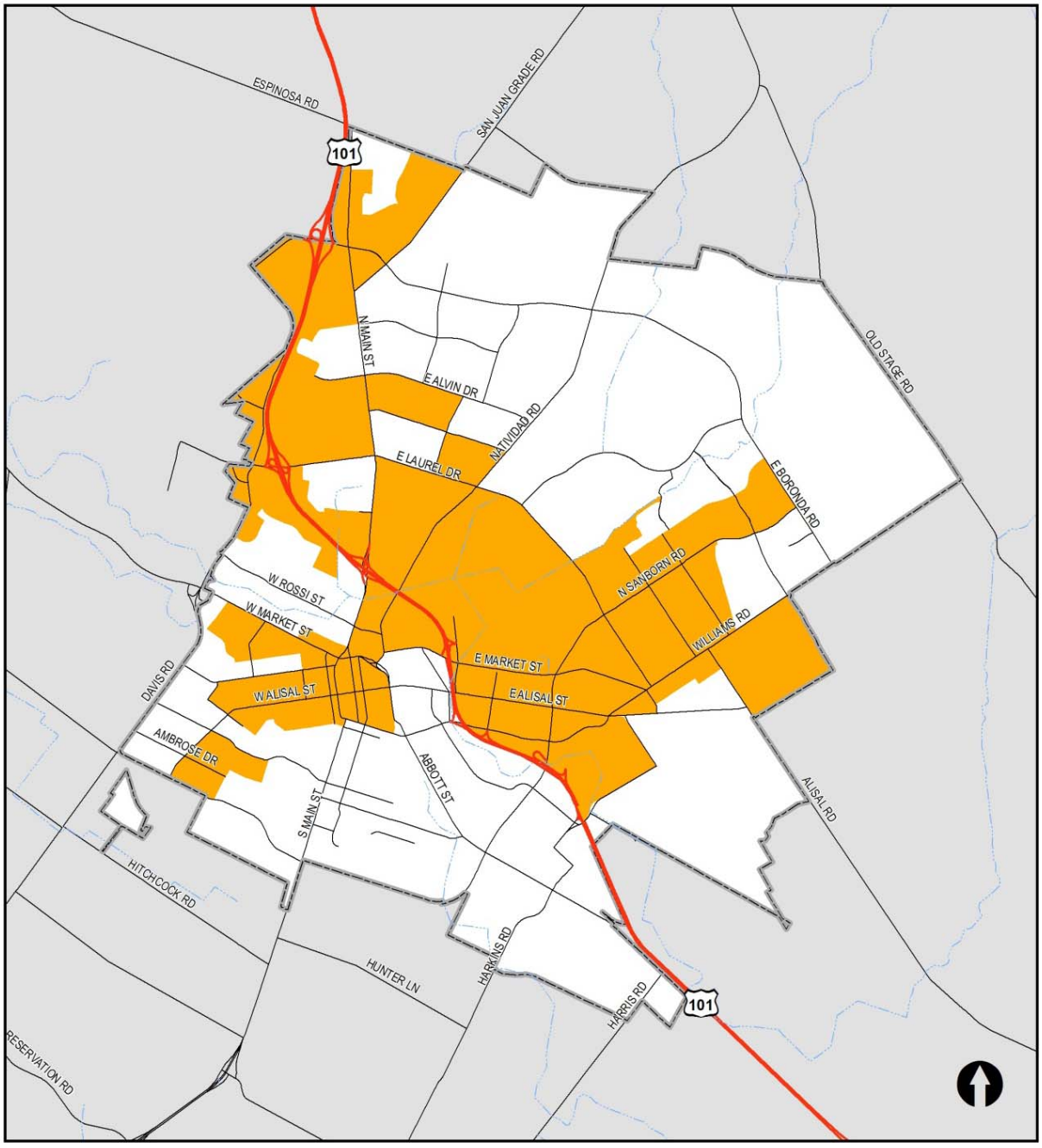
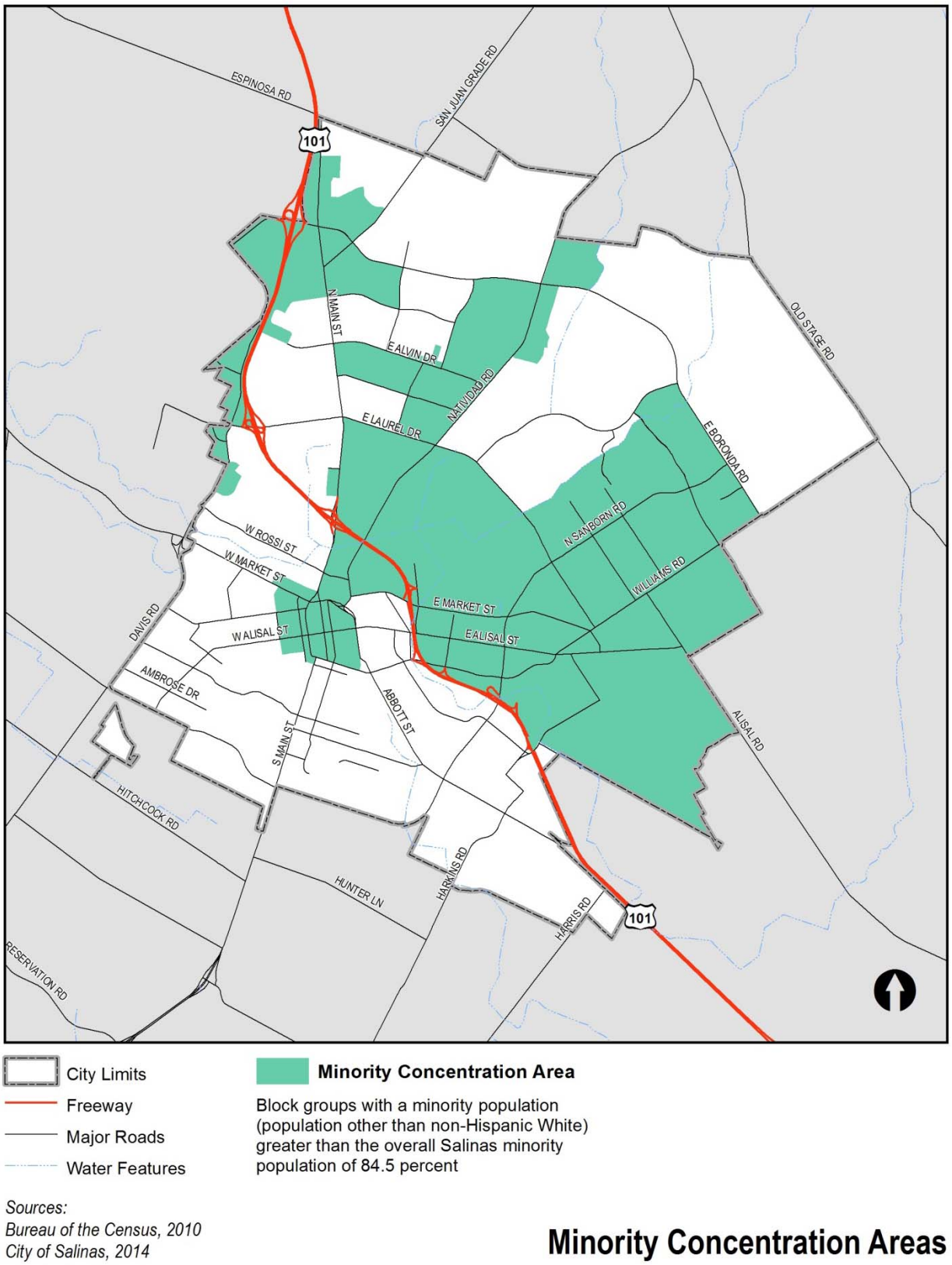


Figure 2: Minority Concentration Areas



NA-35 Public Housing – 91.205(b)

Introduction

The needs for public housing in Salinas are met by the Housing Authority of the County of Monterey (HACM), which owns a total of 22 properties with a total of 372 units. HACM takes efforts to ensure that their units are maintained to the highest standard of decent, safe, and sanitary housing. Further discussions about the physical condition, implementation of structural modifications/upgrades, management improvements, and maintenance of Public Housing developments in Salinas are presented later in this report.

The series of tables presented below represent a summary of public housing data for the inventories operated by HACM. Equivalent data for individual projects is not available.

Totals in Use

Program Type									
				Vouchers					
							Special Purpose Voucher		
	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	566	3,595	241	3,230	72	43	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	17,604	15,599	14,579	15,701	11,802	15,814
Average length of stay	0	0	7	7	2	7	0	5
Average Household size	0	0	3	2	2	2	1	3
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	140	1,113	67	1,030	15	1
# of Disabled Families	0	0	84	916	64	816	28	8
# of Families requesting accessibility features	0	0	566	3,595	241	3,230	72	43
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	528	3,196	222	2,877	48	40	0
Black/African American	0	0	27	266	12	230	21	3	0
Asian	0	0	3	82	1	80	1	0	0
American Indian/Alaska Native	0	0	5	38	4	33	1	0	0
Pacific Islander	0	0	3	13	2	10	1	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	480	2,222	138	2,036	10	29	0
Not Hispanic	0	0	86	1,373	103	1,194	62	14	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The needs of public housing in the Salinas are met by HACM. As shown in Table 23, 566 families in the County's public housing developments are requesting accessibility features.

According to the 2015 Public Housing Agency Plan, 125 applicants on the countywide waiting list for vouchers are families with disabled members. For public housing, 884 families with disabled members are on the waiting list.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

HACM administers 22 public housing projects with a total of 372 units. As of January 2015, 2,398 Salinas households were receiving Housing Choice Vouchers. An additional 4,235 Salinas households are on the waiting list for public housing and 293 households on the waiting list for Housing Choice Vouchers. The main issue relating to the Public Housing and Voucher programs is the long wait for assistance. Also, in 2010, in response to HUD national budget cuts in the Housing Choice Voucher program, HACM was faced with a choice of reducing the number of existing vouchers, or, reducing the amount paid to each voucher holder. The HACM Board decided to keep the number of vouchers the same, but to pay 10 percent to each landlord. This left the Voucher Holder with the burden of making up the difference of the 10 percent of rent in order to remain in their unit.

How do these needs compare to the housing needs of the population at large

The housing needs of those currently on the waiting list for public housing and vouchers generally reflect housing needs citywide (refer to discussion above), as a significant portion of the County's public housing units and voucher recipients are located in Salinas.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

According to the 2013 Monterey County Homeless Census and Survey, 2,590 adults and children in Monterey County were homeless during the point-in-time (P-I-T) count conducted in January of 2013. This number represents a three-percent increase from the previous homeless survey in 2011 and the highest total count since 2007. In Salinas, the homeless population is made up of 532 individuals, 76 percent (404 individuals) of which are unsheltered.

It should be noted that annual P-I-T count measures the scope of homelessness on a single night; it does not represent every person who will experience homelessness throughout the year. The 2013 Monterey County Homeless Census and Survey does not include estimates of persons in rural areas who are homeless or at risk of homelessness (Table 27).

Table 26 and Table 28 represent the characteristics of the homeless population in the County. No specific data is available for the City of Salinas.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	278	272	568	138	138	273 or more
Persons in Households with Only Children	0	15	15	4	4	273 or more
Persons in Households with Only Adults	343	1,682	2,090	506	506	273 or more
Chronically Homeless Individuals	85	685	795	193	193	273 or more
Chronically Homeless Families	26	3	30	7	7	273 or more
Veterans	87	142	236	57	57	273 or more
Unaccompanied Child	0	15	15	4	4	273 or more
Persons with HIV	12	11	24	6	6	273 or more

Table 26 - Homeless Needs Assessment

Indicate if the homeless population is: Partially Rural Homeless

Rural Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	0	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 27 – Rural Homeless Needs Assessment

For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction:

The 2013 Monterey County Homeless Census and Survey does not differentiate the estimates of homeless persons or those at risk of homelessness between urban versus rural homeless.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

In Salinas, the homeless population is made up of 532 individuals, 76 percent (404 individuals) of which are unsheltered. The 2013 Monterey County Homeless Census and Survey identified the following characteristics in the County's homeless population. However, no similarly specific information is available for the City of Salinas.

Chronically Homeless: About 30 percent (or 770 persons) of the County's homeless population is chronically homeless. The majority (89 percent) of chronically homeless individuals were unsheltered. Additionally, there were a total of 29 chronically homeless families, 95 percent of

which were unsheltered. In Monterey County, 33 percent of homeless Veterans were chronically homeless in 2013.

Families with Children: In Monterey County, there were a total of 221 homeless families in 2013. A total of 550 persons in families represented 21 percent of the homeless population. Of all homeless families, a total of 109 (49 percent) were unsheltered.

Veterans: A total of 229 veterans were identified in Monterey County in 2013. About 62 percent of homeless veterans were unsheltered, comprising five percent of the unsheltered homeless population in the County.

Unaccompanied Youth: Overall, 15 unaccompanied youth (under the age of 18) were found unsheltered in Monterey County in 2013. An additional 348 persons between the ages 18 and 24 were also identified. In total, 363 children and single transition age youth comprised 14 percent of the point-in-time homeless population in Monterey County in 2013.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	304	965
Black or African American	62	197
Asian	-	-
American Indian or Alaska Native	-	-
Pacific Islander	-	-
Ethnicity:	**Sheltered:**	**Unsheltered (optional)**
Hispanic	143	453
Not Hispanic	478	1516

Note: "-" Data not available

Table 28 – Nature and Extent of Homelessness

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

No specific information is available for the homeless in the City of Salinas.

Families with Children: The percentage of families has increased over the past few years. In Monterey County, 221 families were among the homeless population. Twenty-nine of these families were chronically homeless. The number of families increased between 2011 and 2013, from 483 persons to 550 persons. Persons in families represent 21 percent of the overall homeless population in 2013. However, according to the State definition of homelessness, one out of three students in the Salinas City Elementary School District with 8,547 enrollments is homeless.

Veterans: There was a decrease in the number and proportion of veterans in Monterey County between 2011 and 2013. There were 142 homeless veterans identified in 2013, which represents a 30 percent decrease from the 2011.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The 2013 Monterey County Homeless Census and Survey found approximately 49 percent of the homeless population in Monterey County was White, 23 percent was Hispanic and 10 percent was Black or African American.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2013 Homeless Census and Survey found 2,590 homeless persons in Monterey County, of which 1,969 (76 percent) were unsheltered. In the City of Salinas, the total homeless population was 532, and its unsheltered population was similar to that of the County at 78 percent. Approximately 14 percent of the County homeless population had a chronic illness and a significant proportion suffered from a disability—including physical (16 percent), mental (28 percent) and developmental disabilities (three percent). Approximately one percent were victims of domestic violence. The Homeless Census reports that 9 percent of the total County homeless population was residing in emergency shelters and 15 percent were residing in transitional housing. No similar statistics are available for the homeless in Salinas.

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

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Certain households, because of their special characteristics and needs, may require special accommodations and may have difficulty finding housing due to their special needs. Special needs groups include the elderly, persons with disabilities, persons with HIV/AIDS, female-headed households, large households, homeless persons, and persons at-risk of homelessness.

Describe the characteristics of special needs populations in your community:

To the extent feasible, information specific to the City of Salinas is provided. If specific local information is not available, regional data is used to generally depict the nature and extent of a special needs group.

Elderly: According to the 2010 Census, nearly eight percent of the population in Salinas was 65 years and over. Approximately 15 percent of all households in the City were headed by householders 65 years and over, the majority of which were owner-occupied (66 percent). Based on 2007-2011 ACS data, approximately 12 percent of persons 65 years and over had incomes below the poverty level. Furthermore, the 2008-2012 ACS indicates that 40 percent of persons 65 years and over had one of more disabilities. Ambulatory difficulties (67 percent) and independent living difficulties (48 percent) were the most prolific disabilities among elderly.

Persons with Disabilities: According to the 2008-2012 ACS, 7 percent of the population in Salinas was affected by one or more disabilities. Among persons living with disabilities, ambulatory difficulties were the most prevalent (54 percent), followed by cognitive difficulties (40 percent) and independent living difficulties (38 percent).

Large Households: Large households are those with five or more members. According to the 2010 Census, approximately 13 percent of the households in Salinas were large households. The majority of large households were renter-occupied households (60 percent).

Single-Parent Households: As of 2010, an estimated 15 percent of households in the City were headed by single parents; the large majority of which were headed by females (69 percent). Data from the 2007-2011 ACS indicates that approximately 43 percent (2,314 households) of female-headed households with children in Salinas had incomes below the poverty level.

Victims of Domestic Violence: The percentage of domestic violence calls placed in Salinas compared to the County totals has dropped over the past decade. In 2004, calls from Salinas represented 38 percent (561) of all domestic violence calls made in Monterey County. While in 2013, a total of 877 calls were made in Salinas - 33 percent of all calls made in the County. The current number of calls annually from Salinas represents a 36 percent increase from the 2004 number of calls.

Farmworkers: According to the 2011 Agricultural Commissioner's Office, agriculture provides 73,429 jobs in the Monterey County economy. This includes 45,140 direct employees, about 20 percent of all jobs in the county (1 out of every 5 workers). An estimated 78 percent of this agricultural employment is sourced from the Salinas Valley communities. Data on employment by industry and occupation from the 2007-2011 ACS indicates approximately 12,928 people in Salinas were employed in the combined industry of agriculture, forestry, fishing and hunting, and mining.

Persons with Alcohol/Substance Abuse Addictions: According to the 2010 Monterey County Indicators of Alcohol and Other Drug Abuse Report, 30 percent of Monterey County adults 18 years and over admitted to binge drinking (five or more drinks on one occasion) within the past year. Approximately 34 percent of those adults are from Salinas. Black residents were more likely than any other race to admit to binge drinking.

Veterans: According to the U.S. Department of Veterans Affairs VetPop2014, an estimated 19,642 veterans were living in Monterey County as of September 2014. VetPop2014 projects the population will decline to approximately 16,280 veterans in Monterey County by September 2020. Approximately seven percent of the unsheltered homeless persons identified in the 2013 Monterey County Homeless Census and Survey were veterans. The 2009-2013 ACS estimated that 4,334 veterans resided in Salinas. Approximately 24 percent had a disability, 5.8 percent in the labor force were unemployed, and 8.4 percent were living below the poverty status.

What are the housing and supportive service needs of these populations and how are these needs determined?

Elderly: According to the 2008-2012 ACS, approximately 13 percent of seniors 65 and over living in Salinas are at or below the Federal Poverty Level (FPL). This translates to approximately over 1,350 seniors in the City struggling to make ends meet. The Elder Economic Security Standard Index (Elder Index), developed by the Insight Center for Community and Economic Development, more accurately estimates the County's senior poverty. According to the 2013-2014 Monterey County Legislative Program, based on the Elder Index, Monterey County's senior poverty is at more than double the FPL, nearly 28 percent. A large number of seniors (15 percent) also fall into the "eligibility gap," with incomes above the FPL but below the Elder Index. These elders do not have enough money to cover their most basic needs, but have too much to qualify for many public programs.

Persons with Disabilities: Disabled persons could benefit from special modifications, adaptive equipment, or other features in their home. These individuals would also benefit from a variety of supportive services including health care and health programs, special education services, independent living assistance, and transportation services.

Large Households: The limited availability of affordable adequately sized units is a problem faced by lower income large households. Many participants at the Community Workshops and survey respondents commented on the lack of affordable housing and overcrowding conditions faced by large households.

Single-Parent Households: Single-parent households typically have needs for affordable and quality child care. Despite the existence of resources, it is difficult for some families to qualify for subsidized services. Many single-parent households also need support services for parenting. Often, inadequate transportation service and high transportation costs are also concerns. Many participants of the Community Workshops expressed the need for affordable child care, affordable housing, and affordable recreational activities for the children.

Victims of Domestic Violence: Victims of domestic violence often need transitional housing and other supportive services (such as legal, counseling, affordable child care, and employment training) to help them leave the abusive environment and gain financial self-sufficiency. The Domestic Violence Coordinating Council of Monterey County improves coordination between agencies/departments/the courts to better service victims of domestic violence. The Council may establish procedures, conduct reviews, develop policies, and take all other actions necessary to further the board objectives of responsiveness to domestic violence and related issues.

Farmworkers: The lack of safe and affordable housing and transportation for hired farmworkers is a problem. The vast majority of California's hired specialty crop agricultural workers rely on private vehicles to get themselves to and from work, often relying on ride sharing arrangements with co-workers and/or supervisors, and frequently paying a significant portion of their day's wages for transportation. These transportation options are also often unreliable. The transportation needs of the specialty crop sector in particular, and unincorporated rural communities in general, are often overlooked and/or not prioritized in regional transportation planning processes.

Persons with Drug/Alcohol Addictions: Certain school districts have a higher prevalence of students who abuse alcohol and drugs. More needs to be done to reduce the rate of alcohol and drug use among adolescents.

Veterans: In the 2013 Employment Situation of Veterans, the Bureau of Labor Statistics reported the unemployment rate for veterans in California was around eight percent. Young veterans (18-34 years of age) have unemployment rates around ten percent. According to the 2009-2013 ACS, approximately ten percent of the City's veterans fell into this age group. Resources that promote their skills and open doors to employment opportunities are needed. The problems facing veterans are not the result of insufficient resources but rather inefficient implementation.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

As of June 2014, there have been a cumulative total of 1,040 reported cases of AIDS and 569 deaths in Monterey County. There have also been 197 cases of HIV reported. The rate of HIV infection among Monterey County residents has increased from 2.2 cases (in 2004) to 5.3 cases (in 2013) per 100,000 people. According to the Monterey County Health Department, there were 10 new cases of AIDS and 23 new cases of HIV reported among Monterey County residents in 2013. As of 2013,

the majority of individuals infected by HIV/AIDs in the County are men and the age group most affected is men and women between the ages of 45 and 64 (46 percent). According to the Monterey County Health Department Communicable Disease Unit, approximately 638 persons in Monterey County are living with HIV/AIDS (as of December 2014). Of these persons, 39 percent (249 persons) reported living in the Salinas area.

Between 2011 and 2013, residents that were more likely to be diagnosed with HIV/AIDS were African-American residents (21 per 100,000 residents) and Hispanic residents (12 per 100,000 residents). Of cases diagnosed between 2008 and 2012, 67 percent (each) of Asian- Pacific islanders and "Others" progressed to AIDs within the first year of their HIV diagnosis, which may indicate possible barriers to early diagnosis and treatment. Among Hispanic individuals infected with HIV, 42 percent progressed to AIDS within one year of HIV diagnosis.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The City of Salinas covers a large geographic area of 23.18 square miles with a diverse population, leading to a myriad of community development needs. According to the survey results, the top ranking public facility needs are:

1. Homeless shelters
2. Youth centers
3. Recreation centers
4. Parks, sports fields, playgrounds
5. Child care centers

The HUD Bucks exercise in Community Workshops identified slightly different results, although youth centers and parks and recreation facilities are recurring themes:

1. Senior centers
2. Homeless shelters
3. Parks and recreation facilities
4. Youth centers
5. Libraries

In addition, comments from residents the Community Workshops point to the need for a myriad of community facilities, including community meeting spaces.

How were these needs determined?

Staff from the City of Salinas was asked to identify specific public facilities needs for the jurisdiction. Participants in the outreach program were also invited to comment on housing and community development needs. Through the City's Capital Improvement Planning program, the City identifies specific projects to be pursued for the upcoming year(s) based on the urgency of need, funding available, and other factors.

Describe the jurisdiction's need for Public Improvements:

The City of Salinas has a range of public improvement needs. According to the survey results, the top ranking public improvement needs are:

1. Sidewalk Improvements
2. Road improvements (which can include bikeways)
3. Handicapped accessibility for sidewalks and buildings
4. Lighting improvements
5. Pedestrian Improvements (example: slowing down traffic)

The HUD Bucks exercise in Community Workshops identified slightly different results, with roadway, sidewalk, and lighting improvements being the recurring themes:

1. Road improvements (which can include bikeways)
2. Lighting improvements
3. Tree planting and community gardens
4. Plazas and public gatherings spaces
5. Sidewalk improvements

In addition, comments from residents at the Community Workshops also suggest improvements are need to bikeways and other pedestrian improvements.

How were these needs determined?

Staff from the City of Salinas was asked to identify specific public improvements needs for the jurisdiction. Participants in the outreach program were also invited to comment on housing and community development needs. Through the City's Capital Improvement Planning program, the City identifies specific projects to be pursued for the upcoming year(s) based on the urgency of need, funding available, and other factors.

Describe the jurisdiction's need for Public Services:

According to the survey results, the top ranking public improvement needs are:

1. Youth activities and programs
2. Crime prevention programs
3. Homeless services
4. Neighborhood cleanups (trash, graffiti, etc.)
5. Mental health services

The HUD Bucks exercise in Community Workshops identified slightly different results, with youth programs, homeless services, and crime prevention programs being the recurring themes:

1. Youth program
2. Homeless services
3. Crime prevention programs
4. Senior programs
5. Emergency rental/utility assistance

How were these needs determined?

Staff from the City of Salinas was asked to identify specific public services needs for the jurisdiction. Participants in the outreach program were also invited to comment on housing and community development needs.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The unemployment rate for the City continues to be in the double digits since 2007 to 2014, and it continues to remain above the state and national averages. As of December of 2014, the unemployment rate in Salinas was at 15.1 percent, compared to 6.7 percent in the State and 5.6 percent in the nation.

According to DQNews, median home prices in the region ranged from $89,100 in San Ardo to $1,900,000 in Big Sur during 2014. Salinas' median home price fell in the lower end of the spectrum at $346,000 (in 2014) and was comparable to neighboring jurisdictions. While home prices in Salinas dropped since the peak of the housing market in 2007, home values in recent years have begun to recover. The City median in 2014 saw an increase of 21 percent compared to that in 2013. As of January 2015, median home price in the City rose to $359,000.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The City of Salinas had approximately 42,651 housing units in 2010, representing an almost eight-percent increase from 2000. Overall, the housing stock was comprised of about 61 percent single-family units (detached and attached), 36 percent multi-family units, and three percent mobile homes. Approximately 45 percent of the housing units were owner-occupied and 55 percent were renter-occupied as of 2010. The majority of the housing in the City of Salinas was built more than 30 years ago, with approximately 61 percent of units built prior to 1979. Given their age some of the pre-1980 units may require rehabilitation and improvements.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	23,677	55%
1-unit, attached structure	2,867	7%
2-4 units	4,069	9%
5-19 units	8,012	19%
20 or more units	3,254	8%
Mobile Home, boat, RV, van, etc	1,337	3%
Total	43,216	100%

Table 29 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	56	0%	646	3%
1 bedroom	270	1%	5,470	25%
2 bedrooms	2,676	14%	9,020	41%
3 or more bedrooms	15,471	84%	7,076	32%
Total	18,473	99%	22,212	101%

Table 30 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The City has a total of 1,961 affordable units available at 38 sites. Five of the housing sites (285 units) in Salinas were funded with the use of CDBG funds in combination with other funding sources, including Sponsor Based Rental Assistance (SRA) and the Salinas Housing Trust Fund (HTF). Two of these sites (Sherwood Village and Lupine Gardens) used a combination of CDBG and HOME funds. An additional 13 sites (664 units) used a combination of HOME, SRA, and HTF funding sources. Mariposa Apartments (HUD assisted) and Lupine Gardens (CDBG and HOME funded) are both 20-unit affordable projects operated by Interim Inc., that are intended for low-income, physically disabled individuals. HUD assisted Catalyst Apartments (12 units) are also managed by Interim Inc. and offer affordable housing to low income seniors.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Within this Consolidated Plan period, the following projects are identified by AMBAG (using data maintained by the California Housing Partnership) as potentially at risk of converting to market-rate housing:

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

Most affordable housing projects in the City were developed with a combination of Low Income Housing Tax Credits (LIHTC), redevelopment funds, HOME, and Salinas Housing Trust Funds. California laws require projects funded with LIHTC and redevelopment funds to maintain 55-year affordability covenants. These projects are not considered at immediate risk of converting to market-rate housing.

Does the availability of housing units meet the needs of the population?

According to the CHAS data by HUD, mismatches in terms of supply and affordability exist in the City of Salinas. Approximately 5,180 households earning less than 30 percent of AMI resided in the City; however, there were only 950 dwelling units affordable to those at this income level. Similarly, there were 6,350 households earning between 31 and 50 percent of AMI and only 2,880 housing units affordable to those at this income level. With approximately 12,585 housing units in Salinas that were affordable to households earning between 51 and 80 percent AMI, there were more than enough units to accommodate the 7,760 households at this income level. However, a housing unit affordable to a particular income group does not mean the unit is actually occupied by a household in that income group. Therefore, the affordability mismatches are likely to be more severe than what is presented by the CHAS data.

In addition, according to the 2010 Census, approximately 30 percent of the households in the City of Salinas were large households (comprised of five or more persons). The limited availability of affordable adequately sized rental units is a problem faced by these households. The vast majority (84 percent) of the ownership housing in the City was comprised of larger units (i.e. with three or more bedrooms). By comparison, only 35 percent of rental housing was comprised of these larger units. This disparity may explain the larger number of overcrowded renter-households in the City of Salinas.

Describe the need for specific types of housing:

The City of Salinas has the greatest need for housing affordable to households that earn less than 50 percent of AMI. Larger rental units (i.e. with three or more bedrooms) are also in short supply.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

One of the most important factors in evaluating a community's housing market is the cost of housing and, even more significant, whether the housing is affordable to households who live there or would like to live there. Housing problems directly relate to the cost of housing in a community. If housing costs are relatively high in comparison to household income, a correspondingly high rate of housing cost burden and overcrowding could result.

The cost of homeownership in the City of Salinas has increased significantly since 2000. Between 2000 and 2011, the median price of homes in Salinas increased 80 percent, according to the Census and ACS (Table 31). The median sales price for a home in the City according to DQNews was $346,000 in 2014, a further increase of almost two percent. As of January 2015, this median price rose another 3.7 percent to $359,000.

Rental rates in the City vary by jurisdiction and bedroom size, with market rents ranging from $550 for a studio apartment unit to $2,750 for a five-bedroom single family home (according to rental listings on Craigslist). The Fair Market Rents (FMR) established by HUD for participation in federal housing programs are shown in Table 34.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	189,500	340,600	80%
Median Contract Rent	665	958	44%

Table 31 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than $500	2,248	10.1%
$500-999	10,393	46.8%
$1,000-1,499	6,453	29.1%
$1,500-1,999	2,682	12.1%
$2,000 or more	436	2.0%
Total	22,212	100.0%

Table 32 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	950	No Data
50% HAMFI	2,460	420
80% HAMFI	10,985	1,600
100% HAMFI	No Data	2,690
Total	14,395	4,710

Table 33 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	864	971	1,223	1,784	1,994
High HOME Rent	799	857	1,031	1,182	1,299
Low HOME Rent	630	675	810	935	1,043

Table 34 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

According to the CHAS data by HUD, mismatches in terms of supply and affordability exist in the City of Salinas. Approximately 5,180 households earning less than 30 percent of AMI resided in the City; however, there were only 950 dwelling units affordable to those at this income level. Similarly, there were 6,350 households earning between 31 and 50 percent of AMI and only 2,880 housing units affordable to those at this income level. With approximately 12,585 housing units in the City that were affordable to households earning between 51 and 80 percent AMI, there were more than enough units to accommodate the 7,760 households at this income level. However, a housing unit affordable to a particular income group does not mean the unit is actually occupied by a household in that income group. Therefore, the affordability mismatches are likely to be more severe than what is presented by the CHAS data.

How is affordability of housing likely to change considering changes to home values and/or rents?

The financial crisis of 2007 brought about significant decreases in home prices throughout the City. Since that time, however, home prices have recovered somewhat. As median prices continue to stabilize in the coming years, housing affordability in the region may become a more pressing issue. Also, in 2007-2009, many investors purchased residential properties in the lower priced range with the intent of long-term rentals. This constricted the supply of potential units for affordable homeownership opportunities plus put the landlords in control of asking higher rents. Furthermore, many would-be buyers in the City of Salinas are unable to stretch their finances enough to buy in today's more conservative lending environment.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Based on a survey of rental listings on www.craigslist.org, market rents in the City vary by unit size, with market rents ranging from $550 for a studio apartment unit to $2,750 for a five-bedroom single-family home. Market rents are generally higher than the Fair Market Rents for all units ranging in size from no bedrooms to four bedrooms (Table 34).

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Assessing housing conditions in the City of Salinas can provide the basis for developing policies and programs to maintain and preserve the quality of the housing stock. The ACS defines a "selected condition "as owner- or renter-occupied housing units having at least one of the following conditions: 1) lacking complete plumbing facilities; 2) lacking complete kitchen facilities; 3) more than one occupant per room; and 4) selected monthly housing costs greater than 30 percent of household income. Based on this definition, more than half of all renter-occupied households (64 percent) in Salinas had at least one selected condition between 2007 and 2011 (Table 35). A slightly lower proportion of owner-occupied households (53 percent) had at least one selected condition.

The City provides code enforcement services throughout the City on a complaint basis. Annually, about 700 code enforcement cases are opened. While most code enforcement cases involve zoning code violations and nuisance abatement, a significant number of cases (15 percent in the last two years) involve illegal occupancy, such as converted garages and garden sheds.

Definitions

In the City of Salinas, substandard housing conditions may consist of the following: structural hazards, poor construction, inadequate maintenance, faulty wiring, plumbing, fire hazards, and inadequate sanitation. Substandard units suitable for rehabilitation are those units where the total rehabilitation costs do not exceed 25 percent of the after-rehabilitation value.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	8,682	47%	11,136	50%
With two selected Conditions	1,065	6%	2,882	13%
With three selected Conditions	8	0%	164	1%
With four selected Conditions	10	0%	40	0%
No selected Conditions	8,708	47%	7,990	36%
Total	18,473	100%	22,212	100%

Table 35 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,148	12%	1,234	6%
1980-1999	5,677	31%	6,931	31%
1950-1979	8,587	46%	12,061	54%
Before 1950	2,061	11%	1,986	9%
Total	18,473	100%	22,212	100%

Table 36 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	10,648	58%	14,047	63%
Housing Units built before 1980 with children present	2,055	11%	3,385	15%

Table 37 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	2,247	-	2247
Abandoned Vacant Units	747	-	747
REO Properties	76	-	76
Abandoned REO Properties	-	-	-

Note: "-" Data not available

Table 38 - Vacant Units

Data Source: 2007-2011 ACS and RealtyTrac.com

Need for Owner and Rental Rehabilitation

Given the age of the housing stock in the City of Salinas, the number of substandard housing units is moderate. Housing age can indicate general housing conditions within a community. Housing is subject to gradual deterioration over time. Deteriorating housing can depress neighboring property values, discourage reinvestment, and eventually impact the quality of life in a neighborhood. According to the 2007-2011 ACS data, a majority of the housing stock in Salinas was constructed prior to 1980. Approximately 57 percent of owner-occupied housing and 63 percent of renter-occupied housing in the City is over 30 years old (built before 1980). Approximately 22 percent of housing units are 50 years of age or older (built before 1960), indicating that a moderate portion of the housing stock may need significant improvements and rehabilitation.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Housing age is the key variable used to estimate the number of housing units with lead-based paint (LBP). Starting in 1978, the federal government prohibited the use of LBP on residential property. National studies conducted by the Environmental Protection Agency estimate that 75 percent of all residential structures built prior to 1970 contain LBP. According to results from these studies, housing built prior to 1940 is highly likely to contain LBP (estimated at 90 percent of housing units), and in housing built between 1960 and 1979, 62 percent of units are estimated to contain LBP.

According to the 2007-2011 ACS Five-Year Estimates, approximately 58 percent of owner-occupied housing and 63 percent of renter-occupied housing in the City of Salinas were built prior to 1980. Using the 75 percent national average of potential LBP hazard, an estimated 18,522 units (7,988 owner-occupied units and 10,534 renter-occupied units) may contain LBP. Furthermore, approximately 19 percent of the owner-households and 41 percent of the renter-households are low and moderate income. These figures translate to 1,518 owner units and 4,319 renter units with potential LBP may be occupied by low and moderate income households.

Based on CHAS data on household type, tenure, and age of housing, about 12 percent of owner-occupied and 27 percent of renter-occupied housing units are at risk of containing lead-based paint hazards and have children present. Specific information on household income by age of housing unit is not available.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Table 39 provides an overview of all public housing units and voucher uses in Monterey County. Equivalent detailed information for the City of Salinas is not available.

Totals Number of Units

Program Type									
				Vouchers					
							Special Purpose Voucher		
	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	595	4,072	218	3,854	360	364	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 39 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

HACM owns and operates 22 public housing projects in Salinas for a total of 372 units. HACM frequently partners with the City of Salinas or the former Salinas Redevelopment Agency to further each agency's objectives. Examples of City and HACM cooperation include the Tynan Village apartment mixed-income development (funded by City HOME funds and by Redevelopment funds), the Laguna Haciendas Phase I affordable rental housing development (funded by City HOME funds, former Redevelopment funds and Tax Credits) completed on January 8, 2013; and the Laguna Haciendas Phase II (funded with City HOME funds). However, these are not considered HUD public housing units.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The public housing stock in Salinas is in excellent condition, based on the inspection scores available on inspected properties. A passing score is 60. Most inspected properties achieved a score of 90 or above. In addition, HACM continues to apply for Capital Funds to make the necessary improvements to their public housing sites.

Public Housing Condition

Public Housing Development	Average Inspection Score
Scattered Sites – 44 E Rossi Street	96
44 Natividad	93
Scattered Sites - 1415 Del Monte Ave	97
Northridge Plaza	99
Elgin Village	99
Scattered Sites - 1030 Rider Ave	94

Table 40 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

For the fiscal year ending June 30, 2014, HACM has been designated as a high performing public housing agency for both its Housing Choice Voucher (Section 8) and Public Housing programs. HACM continues to utilize Capital Funds to make the necessary upgrades to the public housing stock.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

HACM's Family Self-Sufficiency (FSS) program is designed to help families with a HCV establish a savings account and find stable employment. FSS is a Federal Government program that offers the opportunity of homeownership and other options to clients that successfully complete the five-year program. Programs and services through FSS may include career counseling, job training, credit counseling and homeownership preparation. The program helps prepare residents for HACM's Homeownership Program, allowing first-time homebuyers to use their HCV to help with monthly homeownership expenses. HACM has developed models to support the homeless and other low income families to achieve economic independence. These include: Pueblo del Mar (transitional housing program for homeless families in recovery); a Pilot Project to Train Welfare Recipients as Childcare Workers; and Career Concepts (a collaborative job readiness/linkages program with the Salvation Army).

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

According to the 2013 Monterey County Homeless Point-in-Time Census and Survey, 2,590 homeless adults and children resided in Monterey County, 21 percent of which were counted in Salinas, during the point-in-time (P-I-T) count conducted in January of 2013. Of the 2,590 homeless adults and children, 1,969 or 76 percent were unsheltered and 621 or 24 percent were sheltered. Of the sheltered population, 56 were in emergency shelters and 93 in transitional housing programs. According to HUD's 2014 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report, in Salinas/Monterey and San Benito Counties CoC there are a total of 218 family units, 651 family beds and 482 adult-only beds available. Homeless facilities in Salinas include:

Emergency Shelters

- Franciscan Workers – Women Alive! Shelter: Emergency walk-in overnight shelter for women (no children). Capacity: 16 beds.
- Shelter Outreach Plus – Salinas: 24-hour emergency shelter for battered and/or homeless women and their children. Access to case management, support groups, stocked and functional kitchen, donated clothing, and bilingual staff. Capacity: 32 beds.
- Shelter Outreach Plus - Men's Lodging Program: 14-bed fixed site emergency shelter for Salinas men
- Victory Mission: Provides overnight shelter, food, showers, and clothing to homeless males 18 years or older.

Community Kitchens

- First United Methodist Church: Provides hot lunch Monday through Friday 11:30-12:30pm.
- Franciscan Workers of Junipero Serra – Dorothy's Kitchen: Serves breakfast and lunch every day to persons in need. Provides food boxes for individuals and families during the week.

Transitional Housing

- Sun Street Centers-Seven Suns: A self-supporting transitional housing facility for men with a variety of supportive services.
- Sun Street Centers-Men's Residential Program: State-licensed recovery program for men. Services include 3 meals a day, laundry facilities, planned activities, weekly after care, family counseling, and support groups.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	29	0	6	66	0
Households with Only Adults	118	9	107	19	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 41 - Facilities and Housing Targeted to Homeless Households

Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons

Mainstream resource programs include CalFresh and federally known as the Supplemental Nutrition Assistance Program (SNAP), Medicaid/Medi-Cal; Social Security Disability Income (SSDI), Supplemental Security Income (SSI), and Veteran's Benefits. The local business community, County Job and Career Centers and the local Workforce Investment Board are engaged in providing employment for persons in Salinas.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

A variety of programs and facilities are available to the homeless in Salinas. Some of these are described below:

The Coalition of Homeless Services Providers is a group of private non-profit and public organizations working together to address the complex issues of homelessness throughout Monterey County. They have offered technical assistance and coordination on use of the Homeless Management Information System (HMIS) whereby each homeless person is given a single identifier which enables each service provider to understand what services the person has accessed.

The Franciscan Workers of Junipero Serra (FWJS) operate Dorothy's Place Hospitality Center in Salinas, whose services offered include a soup kitchen, hospitality that provides basic services, a transitional living program for 12 adults and a drop-in emergency shelter for homeless women. The center also includes a food bank and health clinic to provide onsite medical services. FWJC has started microenterprises in the Chinatown neighborhood with the goal of providing job training and skill development, increasing confidence and job-readiness of homeless persons, and paid employment opportunities to generate income. The microenterprises include the Peter Maurin Screen Printers, Soledad Street Marketplace (@risk Artisan Gallery and La Perla Books and Coffee). Continuation of the businesses is dependent on many factors. California State University-Monterey Bay (CSUMB) Service Learning Program's Chinatown Renewal Project includes the CSUMB Learning Center, Chinatown Garden and Asian Cultural Museum and Republic Café. The Learning Center offers free broadband access to Chinatown community members and provides more than a dozen computers for public use. It also functions as a classroom where residents can gain job readiness skills, learn basic to advanced computer literacy skills, nutritional/dietary education, as well as conflict resolution skills. The Center is also utilized as a social service drop-in center with two private counseling rooms.

The Chinatown Community Garden provides a free public green space to a low-income neighborhood, increasing food production and community building. The Garden is largely maintained by volunteers form CSUMB, Volunteer Center, United Way and CalWorks.

The Natividad Medical Center provides discharge planning and placement assistance to consumers leaving facilities. The Natividad Medical Center Mental Health Unit works collaboratively with community agencies to find the appropriate level of care and housing. Additional organizations currently serving the City's population dealing with mental health issues include the OMNI Resource Center in Salinas, a program through Interim Inc. that provides a mental health wellness

center, and NAMI Monterey County, whose services include educational outreach and providing services access.

Efforts to combat homelessness among veterans and their families including those not eligible for assistance through US VA include: 1) HUD-VASH in partnership with Housing Authority and VA Medical Center; 2) Supportive Services for Veterans Families (SSVF) program administered by the Housing Resource Center of Monterey County; 3) Monterey Bay's Veteran's Inc. hosts an annual events to connect homeless veterans with services and recreational activities; 4) Monterey County Military and Veterans Affairs Office in Salinas serves eligible Vets with a wide-range of social services; 5) and State Mental Health Services Act funding partnering with County Health Care Agency serving any Vet with a mental illness through full-service partnerships. In addition, Organizations currently serving homeless veterans in the County include Veteran's Transition Center (VTC) in Marina, serving veterans dealing with mental health issues, physical disabilities and transitioning from homelessness to self-sufficiency, the Veterans Resource Center in Monterey, and the VA medical Clinic in Seaside.

The Monterey County Family and Children's Services provides discharge planning and placement assistance to youth leaving foster care through a Transitional Independent Living Plan beginning when the youth turn 16 years old and every year thereafter. Through the Monterey County's Independent Living Program (ILP) and Transitional Housing Program Plus, youth receive services focused on housing, employment, education, health, and transportation. Other programs available through the Monterey County System of Care, as part of the Monterey County Children's Behavioral Health, include the Mental Adult Transition Age Youth (TAY) program; Children's Behavioral Health Outpatient Mental Health Services; and Family Preservation & Reunification Mental Health Services (also known as Family Assessment Support and Treatment). Other agencies that provide services to foster-age and transition-age youth include the Silver Star Youth Program; Silver Star Resource Center; Family to Family; Voices for Children- CASA (Court Appointed Special Advocates) of Monterey County; Avanza Transition Age Youth (TAY) Program; Door to Hope Integrated Co-occurring Treatment (ICT) for Youth; Kinship Center (adoption preservation services); Aspiranet (THP+FC provider); Peacock Acres (THP+FC provider); and Epicenter (youth-led resource center).

Two non-profit agencies in Salinas offer services to meet the needs of victims of domestic violence. Shelter Outreach Plus offers the Salinas/Natividad (emergency shelter) and the YWCA of Monterey County provides the Lawson Safehouse (a confidential safe house for women and their children), legal advocacy services and a school-based program for children (K-5) of domestic violence. Additionally, Community Human Services (Salinas Family Service Center) provides domestic violence intervention, substance abuse and mental health counseling and recovery services to low and moderate income households.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Seniors: According to the 2008-2012 ACS, approximately 13 percent of seniors 65 and over living in Salinas are at or below the federal poverty level (FPL). This translates to approximately over 1,350 seniors in the City struggling to make ends meet. The Elder Economic Security Standard Index (Elder Index) more accurately estimates the County's senior poverty. According to the 2013-2014 Monterey County Legislative Program, Monterey County's senior poverty is at more than double the FPL, nearly 28 percent, as measured by the Elder Index. A large number of seniors (15 percent) also fall into the "eligibility gap," with incomes above the Federal Poverty Line but below the Elder Index. These elders do not have enough money to cover their most basic needs, but have too much to qualify for many public programs. Seniors often need help not only with making monthly housing payments, but also costs for utilities maintenance, repairs and accessibility upgrades. Some are also not physically able to handle the repairs. Often frail elderly may be able to remain living independently in their homes with the help of services such as Meals on Wheels and Legal Services for Seniors.

Persons with Disabilities: Persons with disabilities often have limited incomes, but extensive needs for a variety of services. Furthermore, as the majority (more than 78 percent) of the housing stock in the City of Salinas was constructed prior to 1990 (before the passage of the American with Disabilities Act), accessible housing is also limited in supply. In general, disabled persons could benefit from special modifications, adaptive equipment, or other features in their home. These individuals would also benefit from a variety of supportive services including health care and health programs, special education services, independent living assistance, and transportation services. Due to landlord refusal to rent them housing, persons with psychiatric disabilities need access to housing through fair housing services or accommodating owners/managers.

Persons with Alcohol/Drug Addiction: Certain school districts have a higher prevalence of students who abuse alcohol and drugs. More needs to be done to reduce the rate of alcohol and drug use among adolescents. Additionally, sober living homes provide a safe, supportive place to live while recovering from alcohol and drug addiction. The need for additional sober living facilities was identified during the public outreach process.

Persons with HIV/AIDS: Stable, affordable housing offers the best opportunity for persons living with HIV/AIDS to access drug therapies, treatments, and supportive services that will enhance the quality of life for themselves and their families. According to the Monterey County Health Department Communicable Disease Unit, approximately 638 persons in Monterey County are living with HIV/AIDS (as of December 2014). Of these persons, 39 percent (249 persons) reported living in the Salinas area. For many of those living with HIV/AIDS, short-term assistance with rent, mortgage, or utility costs alone will provide the necessary support to remain healthy and in stable housing. Additionally, a large majority of persons living with HIV/AIDS in Salinas have low incomes and need support in the form of financial assistance for medical care, transportation, legal services, and other general support services.

Public Housing Residents: Currently, HACM does not offer a homeownership program for the public housing residents, unlike the Housing Choice Voucher recipients who can use their vouchers for mortgage payments. Crime prevention is an important need identified by HACM for public housing residents in order to provide a safe and decent living environment.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

In fulfillment of State law, the County Health Care system protocols describe discharge planning as an interdisciplinary responsibility. These procedures have been adopted whether a patient is being discharged from a prolonged hospitalization or has obtained care through the Emergency Room or Ambulatory Clinic. All medical disciplines may refer persons in need of discharge planning to the County Department of Social Services which makes assessments, provides information and arranges for care, and maintains referral lists for placements for persons requiring ongoing medical care. Others, upon discharge routinely go to group homes, board and care facilities, or reunite with family or friends.

Residential care facilities also provide supportive housing for persons with disabilities. The following types of facilities are available in the City of Salinas:

1. **Adult Day Care Facilities (ADCF)**: Facilities of any capacity that provide programs for frail elderly and developmentally and/or mentally disabled adults in a day care setting.
2. **Adult Residential Facilities (ARF)**: Facilities of any capacity that provide 24-hour non-medical care for adults ages 18 through 59, who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled.
3. **Group Homes**: Facilities of any capacity and provide 24-hour non-medical care and supervision to children in a structured environment. Group Homes provide social, psychological, and behavioral programs for troubled youths.
4. **Residential Care Facilities for the Elderly (RCFE)**: Facilities that provide care, supervision and assistance with activities of daily living, such as bathing and grooming. They may also provide incidental medical services under special care plans.

These facilities are regulated by the State Department of Social Services (DSS), Community Care Licensing Division. According to DSS licensing data, there are 4 adult day care facilities, 24 adult residential facilities, 6 group homes, and 29 residential care facilities for the elderly located in the City. The adult day cares have the capacity to serve 306 persons and the adult residential facilities have the capacity to serve 191 persons. The group homes have the capacity to serve 77 persons and the residential care facilities for the elderly have the capacity to serve 546 persons.

Interim Inc. operates permanent supportive housing in Salinas and elsewhere in Monterey County for persons with psychiatric disabilities: Lupine Gardens (20 units), Sunflower Gardens (23 units).

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

For FY 2015-2016, the City proposes to fund a variety of services for low and moderate income persons and those with special needs. These include: youth programs and gang diversion activities; senior programs; fair housing services; and housing services for seniors, first-time homebuyers, and persons/families at risk of becoming homeless.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

See services identified above.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City's Housing Element contains discussions on governmental, market, and environmental constraints to housing development. The following is a brief discussion on barriers that relate to the use of HUD funds.

Lack of Affordable Housing Funds: As mentioned previously, the availability of funding for affordable housing, including the necessary infrastructure improvements, has been severely affected by the dissolution of redevelopment agencies in the State of California.

Housing Price Appreciation: The City is dominated by two low-paying industries: agriculture and tourism. And, the gap between household incomes and housing prices grows larger year by year. The large number of foreclosures has also displaced many who were renting these houses, as well as owner-occupants who saw their "American Dream" submerged 'under water' as declining prices resulted in negative equity. In addition, high home prices and reduced funding have led to the suspension of the City's First-Time Homebuyer Program.

State Prevailing Wage Requirements: The State Department of Industrial Relations (DIR) expanded the types of projects that require the payment of prevailing wages. Prevailing wage adds to the overall cost of development.

Davis-Bacon Prevailing Wages: A prevailing wage must be paid to laborers when federal funds are used to pay labor costs for any project over $2,000 or on any multi-family project over eight units. The prevailing wage is usually higher than competitive wages, raising the cost of housing production and rehabilitation activities. Davis-Bacon also adds to housing costs by requiring documentation of the prevailing wage compliance.

Planning and Development Fees: Development fees and taxes charged by local governments also contribute to the cost of housing.

Permit and Processing Procedures: The processing time required to obtain approval of development permits is often cited as a contributing factor to the high cost of housing. Unnecessary delays add to the cost of construction by increasing land holding costs and interest payments.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The City of Salinas business and economic diversity is limited as it is heavily characterized by agricultural based activity. According to the 2011 Agricultural Commissioner's Office, agriculture provides 73,429 jobs in the Monterey County economy. This includes 45,140 direct employees, about 20 percent of all jobs in the County. An estimated 78 percent of this agricultural employment is sourced from the Salinas Valley communities.

Unemployment is slowly declining but the California Employment Development Department does not expect a return to peak levels of employment until 2017, ten years after the onset of the national recession and eight years after the recovery began. The unemployment rate for the City of Salinas continues to be in the double digits since 2009 and it continues to remain above the state and national averages. The 2007-2011 ACS estimated an unemployment rate of 11.3 percent. As of December 2014, the unemployment rate in the City of Salinas was at 10.7 percent, compared to 7.0 percent in the State and 5.6 percent in the nation.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	10,862	14,658	25	35	10
Arts, Entertainment, Accommodations	5,072	3,480	12	8	-3
Construction	1,618	739	4	2	-2
Education and Health Care Services	4,373	4,410	10	11	0
Finance, Insurance, and Real Estate	1,581	1,469	4	4	0
Information	553	477	1	1	0
Manufacturing	2,662	1,211	6	3	-3
Other Services	2,881	2,917	7	7	0
Professional, Scientific, Management Services	2,446	2,090	6	5	-1
Public Administration	0	0	0	0	0
Retail Trade	5,317	5,536	12	13	1
Transportation and Warehousing	1,134	823	3	2	-1
Wholesale Trade	1,832	1,840	4	4	0
Total	40,331	39,650	--	--	--

Table 42 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	71,073
Civilian Employed Population 16 years and over	63,062
Unemployment Rate	11.27
Unemployment Rate for Ages 16-24	23.13
Unemployment Rate for Ages 25-65	7.42

Table 43 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	7,735
Farming, fisheries and forestry occupations	5,497
Service	6,636
Sales and office	13,559
Construction, extraction, maintenance and repair	15,623
Production, transportation and material moving	4,317

Table 44 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	41,710	70%
30-59 Minutes	14,503	24%
60 or More Minutes	3,032	5%
Total	59,245	100%

Table 45 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	18,900	2,692	7,856
High school graduate (includes equivalency)	11,300	1,255	3,695
Some college or Associate's degree	13,647	1,179	2,893
Bachelor's degree or higher	8,010	284	1,045

Table 46 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	1,938	6,165	6,245	8,371	3,926
9th to 12th grade, no diploma	3,269	4,042	2,288	2,337	960
High school graduate, GED, or alternative	5,057	5,997	4,895	5,416	2,396
Some college, no degree	5,463	4,792	3,630	4,538	1,681
Associate's degree	607	1,428	1,385	2,001	654
Bachelor's degree	296	1,793	1,961	2,954	1,065
Graduate or professional degree	3	443	574	1,650	491

Table 47 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	16,056
High school graduate (includes equivalency)	26,385
Some college or Associate's degree	36,848
Bachelor's degree	46,228
Graduate or professional degree	72,174

Table 48 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

According to the Business Activity table above, the following sectors employ the most residents in the City of Salinas: "Agriculture, Mining, Oil & Gas Extraction", "Retail Trade," "Arts, Entertainment, Accommodations" and "Education and Health Care Services.". The City heavily relies on agricultural activity as its economic base. According to the 2011 Economic Contributions of Monterey County report, produced by the Agricultural Commissioner's Office, Monterey County agriculture contributes $5.1 billion in direct economic output, which represents almost 19 percent of the County's total economic output and makes agriculture the county's largest economic sector. Monterey County depends on the Salinas Valley for almost 70 percent (more than $3.5 million) of the County's agricultural economic output and 78 percent of agricultural employment (over 35,000 jobs). The 12 percent of employment related to "Arts, Entertainment, Accommodations" is primarily tied to the tourism industry in the wealthy coastal Monterey peninsula area (Monterey, Pacific Grove, Pebble Beach, Carmel) and Carmel Valley areas of Monterey County. This provokes long commutes from Salinas for low-paying jobs.

Describe the workforce and infrastructure needs of the business community:

Salinas General Plan Economic Development Element (Draft 2014): Salinas faces major workforce development challenges in the years ahead. Demographic trends show slow labor force growth and structural shifts in employment that change the knowledge, skill, and other performance requirements of jobs. A significant impact on workforce and economic development is the aging of

Salinas' large baby boomer generation, which is moving toward retirement. The Monterey County Workforce Investment Board 2013 labor force analysis reports modest labor force growth projected through 2017, in less than a decade it is expected that more people will age out of the labor force than the number of young people entering the workforce. The aging of the population, and the subsequent increase in need for health services, will also contribute to the growth of the healthcare industry.

In terms of infrastructure, there is a shortage in the amount of suitable, affordable housing for specialty crop farmworkers and their families throughout the region. Much of the housing currently used by farmworkers and their families is in serious need of replacement, upgrades, and/or repairs, and there are an inadequate number of new units being created. The inability of farms to provide housing for their workforce, in combination with barriers to worker travel (border control, gas prices), leaves open a large question about how to attract and retain a qualified labor force for this important industry. This is also partly the impetus for developing more agriculture-related technology solutions to growing and harvesting, as documented recently in the *Wall Street Journal* and *Fast Company* magazine. In anticipation of the increasing role of agricultural technology and robotics, technology-related training is a priority.

Agriculture is an important economic cluster in the City of Salinas, with an economic impact that goes beyond the produce grown on farmland. There is the need for expanded and upgraded processing and distribution facilities, particularly as consumer preferences evolve and global competition changes product requirements. . The viability of the Industrial Waste Water collection system and processing is critically important. The collection system that serves an industrial area focused on agriculture processing just outside the City limits is the site of thousands of jobs. The pipes are old and undersized for current needs.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The City of Salinas General Plan Economic Development Element (Draft 2014) strategizes to diversify the local economy and help attract business to Salinas. Its key motivation is to increase investment in property development, increase employment opportunities, reduce crime as a means to improve the perception of Salinas as a safe investment destination and ensure safety of the workforce. The Element also strategizes to match existing worker skills with available jobs, and facilitate workforce training and education that better matches worker qualifications with opportunities in anticipated job growth sectors. Efforts include training opportunities such as Agricultural and Land Based Training (ALBA) generates opportunities for agricultural farm workers and aspiring farmers to grow and sell crops from two organic farms in Monterey County.

The Economic Development Element introduces "Economic Opportunity Areas" identified as destinations for future investments. These sites include existing vacant or underutilized land within the city limits and some developed and vacant potential infill areas. Many Economic Opportunity Areas are located in or adjacent to the Focused Growth Overlay Areas described in the City's General Plan. The Economic Element promotes the redevelopment and revitalization of the existing five General Plan "Focused Growth Overlay Areas" (Laurel Drive at North Main Street, North Main Street/Soledad Street, South Main Street, Abbott Street, and East Alisal Street/East Market Street) to accommodate significant volume of new development capacity. These areas are designed to accommodate significant new development. The process for consideration of two specific plans

for development of a significant portion of the 3,400-acre Future Growth Area north of Boronda Road, which includes portions of Economic Opportunity Areas, is underway. Additional current land use and development plans that will affect economic development throughout the City include:

Downtown Vibrancy Plan: In 2013, the City-funded Downtown Vibrancy Plan was initiated by the City in collaboration with the County of Monterey and downtown property owners. The Downtown Vibrancy Plan boundary corresponds to Area P on the Economic Opportunity Areas map in the Economic Development Element. This plan will serve as action items for economic development in the downtown area. The plan focuses on circulation, parking, pedestrian and other improvements that can be made to improve connectivity.

Chinatown Revitalization Plan (2007)/Chinatown Rebound Implementation Strategy (2010): The City-sponsored Chinatown Revitalization Plan/Rebound Strategy addresses issues related to housing densities, connections to the downtown and to the nearby transit station, lack of open space, improvements in social services, and preservation of the cultural heritage of Chinatown. Chinatown is shown as Area R on the Economic Opportunity Areas map.

Alisal Marketplace: As of March 2015, this plan has not been approved, but is supported by and a strategic priority of the City. The Alisal Marketplace is located within Economic Opportunity Area T shown on the Economic Opportunity Areas map.

Salinas-Ag Industrial Center Specific Plan (Uni-Kool): This specific plan was adopted by the City in 2009. It provides land use, development standards, and design guidance for a 257-acre site located at Abbott Street/Harris Road that has been annexed to the City and is planned for agricultural industrial development. The area is shown as Area A.

Intermodal Transportation Master Plan: In coordination with the City, the Transportation Agency for Monterey County (TAMC) is planning for development of an intermodal transportation center to bring commuter rail service from the Bay Area and Gilroy to Monterey County. The Intermodal Transportation Center would be located at the existing train station on Market Street, within Area Q.

Salinas Municipal Airport Master Plan: The 1995 Salinas Municipal Airport 20-Year Master Plan and the subsequent 2010 Airport Land Use Plan Update and Narrative Report for the Salinas Municipal Airport include long-term recommendations for airport facilities and growth to accommodate future aviation demands. The airport contains vacant land designated for development which is included in Area C on the Economic Opportunity Areas map.

Through the Community and Economic Development Department, the City provides financial assistance either directly or indirectly to catalyze new economic development. Examples of assistance tools include: Tax reduction incentives for new development; Grow Salinas Fund; Opportunity Fund loan program; Microenterprise loan program; and Community Development Block Grants and Section 108 Loan Program funds from the U.S. Department of Housing and Urban Development (HUD).

Steinbeck Regional Innovation Foundation: In 2012, Capital One closed their financial processing facility in Salinas resulting in the loss of more than 1200 jobs. They contributed $1 million of unrestricted funds to the City of Salinas for worker re-training and business attraction. The U.S. Economic Development Administration also awarded the City a grant to address the economic dislocation created by the departure of such a major employer. These funds were used to market the City nationally with business location decision-makers, expand tourism journalism, and support the creation of the Steinbeck Regional Innovation Foundation (SRIF). The SRIF worked to

build a consortium of partners from Silicon Valley tech and venture capital experts with local and regional educational institutions and local business leaders. The SRIF executed Memoranda of Understanding (MOUs) to develop and implement a strategy to commercialize products that support the "Smart Farm" concept. The SRIF secured agreements with: Arizona State University, University of California-Santa Cruz, San Jose State University, Cal State University Monterey Bay, Hartnell College, and Monterey Peninsula College.

A key priority is the development of a business incubator space for ag technology experimentation. The "Coder Dojo" program for ages 11 to 18 encourages young people to learn coding and develop apps. The "Kaufmann FastTrac" New Venture program is an entrepreneurial training course to support the development of new businesses.

Monterey Bay Economic Partnership (MBEP): The MBEP was launched in January 2015, created to serve charitable and educational purposes to enhance community development. MBEP grew out of a desire to spearhead regional economic development by fostering a cooperative effort between public, private and civic entities in Monterey, San Benito and Santa Cruz counties to address issues of pockets of community deterioration in sections of the tri-county area, to serve underserved communities with higher than average unemployment and provide informational, educational and workforce readiness programs to create a better environment for all residents by encouraging new business and workforce opportunities for the region. The City Manager of Salinas serves on the Board, together with the President of CSUMB.

Agriculture and Land Based Training Association (ALBA): ALBA generates opportunities for farm workers and limited-resource, aspiring farmers to grow and sell crops from two organic farms in Monterey County, one in Salinas. The mission is to advance economic viability, social equity and ecological land management among limited-resource and aspiring farmers. The goal is to create greater economic opportunities for small farms while promoting ecological land management and healthy local foods. Through training in organic farm production, marketing, record-keeping, labor law, pest management and numerous other topics related to operating a small farm business. ALBA received Hartnell College's accreditation for the Small Farmer Education Program. In addition, ALBA also created ALBA Organics as a licensed produce distributor to provide marketing education and greater sales opportunities for beginning farmers. Serving a primarily Latino audience, ALBA's work is grounded by the belief that in order for limited-resource and aspiring farmers to gain a foothold within California's highly competitive farm sector, they must have access to information, operating capital, and opportunities to access land.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

According to the labor force analysis report developed in May 2013 by Applied Development Economics for the County of Monterey, the key career pathways that would be in demand as the major industry clusters in the County economy were agriculture, tourism, educational institutions and research, and local businesses, primarily in the retail sector. In May 2011, the Workforce Investment Boards of the California Central Coast conducted a survey of employers in the agriculture, energy and tourism industries representing the counties of Monterey, San Luis Obispo, Santa Barbara and Ventura. Employers reported more difficulty with recruitment than training. Over half (52 percent) of employers reported challenges with recruiting non-entry level employees with the adequate skills and industry experience and 45 percent reported difficulty in the recruitment of entry-level employees. Seventy-three percent of firms indicated that they rarely (36 percent) or

never (36 percent) recruit individuals from outside the Central Coast. Agriculture firms were the most likely to report never recruiting from outside the Central Coast.

Employers were presented with specific occupations within each of the industries and asked to rate the difficulty in finding qualified employees for each in the current labor market. Shortages were reported most widely in equipment operators, equipment assemblers and supervisors/managerial positions. They were also asked to assess the frequency of deficiencies in work-related skills in their entry-level and mid-level recent hires. Employers rated the largest skill gaps to pertain to so-called "soft skills," (which include inter-personal skills, customer service skills, etc.), technical competence and computer skills.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Office for Employment Training (OET): One Stop Career Center in Salinas assists in career services such as resume writing, education and training, and online job searches. More specialized services include individual counseling and career planning, case management and training services.

Workforce Innovation Fund: As a Workforce Innovation Fund Grantee, the Monterey County Workforce Investment Board (WIB) will fund $3,000,000 towards the Youth Ambassadors for Peace project. The project will recruit at-risk youth into an intensive youth development program that reestablishes connections with education and career pathways by strengthening program partnerships and increasing cooperation across funding streams.

CSU Monterey Bay Small Business Development Center (CSUMB SBDC): The regional Center is partially funded by the U.S. Small Business Administration and locally hosted in a City-owned property in downtown. Services provided include workshops/training covering the basics of start-up, marketing a product or service, financing a small business and topic specific workshops are offered as community needs are assessed. In addition to the customized training for business and industry provided by the District's Division of Economic Development, small business owners also have access to one-on-one consulting services through the SBDC.

Salinas Education Center (formerly Salinas Adult School): Provides programs for basic educational services (Adult Basic Education program), academic job skills programs (ESL, GED, High School Diploma, college prep) and other enrichment education programs (parent education, Spanish for professionals, health and safety).

Monterey County Business Council (MCBC): MCBC partners with the Monterey County Workforce Investment Board and Office of Employment Training to provide a program that profiles, tests and trains participants to provide public and private employers with a qualified workforce.

Center for Employment Training: CET provides contextual learning and competency-based skills training. Through labor-market studies that ensure a program is viable with a future for growth in career and in wages.

Turning Point: Turning Point contracts with the Workforce Investment Board and receives other grants and donations to provide employment development for adult offenders in the Salinas Adult Employment Program.

Hartnell Community College: Hartnell has a satellite Alisal campus in the Alisal area of Salinas with agriculture, construction, advanced technology and STEM (Science, Technology, Engineering

and Mathematics) training facilities. When suitable vacant lots are identified, the Sustainable Construction program has partnered with CHISPA so that the students build a single family home that is sold to a moderate income family.

Hartnell Community College/CSUMB CSIT-in-3: In 2013, Hartnell and CSUMB launched a joint accelerated degree program in Computer Science and Information Technology, concentrating in software engineering. Taking courses in both institutions, students complete a Bachelor of Science degree in three years, not four, at a potential total tuition cost of $13,000, which is more accessible to low-income students. It also meets the needs of businesses by making skilled graduates available sooner.

Rancho Cielo: Although physically located outside the City limits of Salinas, the majority of the Rancho Cielo participants are from Salinas. Rancho Cielo is comprehensive learning and social services center for underserved youth on 100 acres. RC offers educational opportunities to students who could not achieve their academic goals in a traditional school setting. They provide support services, vocational training (e.g. culinary, construction and horticulture) and job placement services. Most students are on probation when referred to Rancho Cielo but recommendations may also come from the juvenile court, schools or parents. Graduates receive a high school diploma or GED. The program is operated in partnership with the Monterey County Probation Department, which provides supervision, case management for students involved in the juvenile court, meals and transportation; and the Monterey County Office of Education, which provides teachers and classroom aides for Rancho Cielo's Community School. Recognizing the difficulties of trying to build a new life and detach from former gang affiliation while residing in the neighborhood of origin, transitional housing onsite was built in 2014.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes, the City participated in the Monterey County Comprehensive Economic Development Strategy of 2009. No further update is available.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City of Salinas General Plan Economic Development Element (Draft 2014) is intended to focus on collaboration on key economic development goals aligned with interests in business, industry and community development to guide future public sector and private sector actions. The goals outlined in the Economic Development Element are:

1. Promote economic development through focused land use planning, targeted circulation and infrastructure improvements, and expanded resource availability.
2. Enhance retail, entertainment, and tourism opportunities throughout the City.
3. Maintain and enhance Salinas and the Salinas Valley as the premier center of agricultural productivity and technological advancement in the fresh food/produce sector.
4. Ensure that existing businesses have access to the resources and services they need to prosper and expand in Salinas.
5. Attract companies to Salinas that help diversify the local economy and provide jobs that reduce out-commuting and loss of young, highly educated workers from the City.

6. Promote entrepreneurship and business innovation in Salinas to support new business development.
7. Promote the creation of a local economy responsive to the future, featuring jobs that promote environmental sustainability, healthy lifestyle choices and economic equity.
8. Promote community safety and economic security by providing access to economic opportunities for all workers and households in the community.
9. Empower citizens to take an active role in neighborhood revitalization.
10. Coordinate public and private investment long disinvested commercial corridors
11. Create a network of complementary and mutually beneficial commercial and mixed-use districts.
12. Improve community safety to prevent injury and death and to protect families and neighbors from the negative emotional and financial stress of community violence and to ensure that residents feel safe walking, bicycling, taking transit, or playing at a park.
13. Improve the health of all Salinas residents and reduce health inequities to ensure people can make productive contributions to the economy, their family, and their community.
14. Ensure Salinas' residents have accessible and convenient opportunities to buy and grow healthy, affordable, and culturally diverse foods with low concentrations of unhealthy food providers.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Housing problems impact lower and moderate income households disproportionately, compared to non-low and moderate income households. Therefore, areas with concentrations of low and moderate income households are likely to have high rates of housing problems.

The definitions of low and moderate income concentrations in the City of Salinas are defined as block groups where 51 percent of the population is low and moderate income. Low and Moderate Income Areas are located generally in the center of the City (including the entire Alisal neighborhood), the Downtown areas, and in parts of North Salinas (Figure 1). Most of the Low and Moderate Income Areas were also identified as minority concentration areas, an indication that certain parts of the City have a disproportionate number of lower income minority residents.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

According to the 2010 Census, the racial/ethnic composition of the population in Salinas was: 75 percent Hispanic; 15 percent White (non-Hispanic); six percent Asian and Pacific Islander; two percent African American; and two percent indicating other race/ethnic group.

A mapping of concentrations prepared for this Consolidated Plan illustrates the location of these block groups (Figure 2). A "concentration" is defined as a block group whose proportion of minority households is greater than the overall Salinas 2010 minority average of 84.5 percent. Minority concentrations are found in East Salinas, Downtown, along Natividad Road north of

Highway 101, and along the northwestern edge of the City. Many of these areas correspond to Low and Moderate Income Areas.

Most of the poverty concentration areas were also identified as minority concentration areas. In an effort to identify racially/ethnically-concentrated areas of poverty (RECAPs), HUD has identified census tracts with a majority non-White population (greater than 50 percent) and has a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area (in 2010), whichever threshold is lower. HUD has classified the two areas within the Alisal neighborhood with a high poverty concentration, as racially/ethnically-concentrated areas of poverty (RECAPs). Specifically, census tracts 5.01 and 7.01 are identified as RECAPs.

Reflective of the City's demographics, over 68 percent of all Salinas residents speak languages other than English at home Less than one-third of the residents living in Salinas speak only English at home. A large segment of the population speaks English less than very well. Overall, in the City of Salinas, approximately 58 percent of the population speaks English less than very well.

In general, older households (65 years and older) and younger households (under 25 years of age) are more likely to make less than $25,000 per year. The proportion of older households with low income status is very high in Salinas. Among the unemployed, the level of poverty is at over 26 percent in the City. Ten percent of people in Salinas living in poverty, however, are employed—they are classified as the working poor.

What are the characteristics of the market in these areas/neighborhoods?

In Salinas, the areas of low and moderate income concentrations and minority concentrations generally overlap. Most of the affordable housing projects are located in and around low and moderate income areas. Minority concentrations are found in East Salinas, Downtown, along Natividad Road north of Highway 101, and along the northwestern edge of the City. Many of these areas correspond to Low and Moderate Income Areas.

Are there any community assets in these areas/neighborhoods?

The City has a strong network of active and dedicated non-profit organizations and community groups that work to address the housing and community development needs in the low and moderate income neighborhoods, as evidenced by the number of agencies and organizations that participated in this Consolidated Plan development process. CHISPA (Community Housing Improvement Systems and Planning Association, Inc.) is the largest private, nonprofit housing developer based in Monterey County. Since its incorporation in 1980, CHISPA has built and renovated 2,268 single-family homes and apartments for low and moderate-income people in Monterey, San Benito, and Santa Cruz Counties. With its offices in downtown Salinas, CHISPA is a 501 (c)(3) nonprofit Community-based Housing Development Organization (CHDO) and owns a number of properties in the Alisal.

CHISPA offers onsite educational and recreational programs for the residents in its rental properties, which typically include community meeting spaces that are also accessible to the surrounding neighbors. The programs are offered through partnership with local community organizations and individual instructors, including YMCA, Boys and Girls Club of Monterey County, Read to Me Project, Alisal Percussion, Arts Council for Monterey County, and Alliance on Aging. Additional agencies that participated in the Consolidated Plan process are identified in Appendix A.

Are there other strategic opportunities in any of these areas?

The City of Salinas will continue to collaborate with the agencies and organizations in the City to ensure services and programs are delivered in a cost-effective manner and provide assistance to those who are most in need.

In conjunction with this Consolidated Plan, the City is also updating the Alisal Neighborhood Revitalization Strategy Area (NRSA) to identify opportunities for enhanced services to residents and businesses in this area.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan is the centerpiece of the CP. The Plan describes:

- General priorities for assisting households;
- Programs to assist those households in need; and
- Five-year objectives identifying proposed accomplishments.

The Strategic Plan also addresses the following areas:

- Recertification of the Alisal area as the Neighborhood Revitalization Strategy Area;
- Identification of the Chinatown area as a local target area;
- Anti-poverty strategy;
- Lead-based paint hazard reduction;
- Reduction of barriers to affordable housing; and
- Institutional Structure/Coordination among agencies.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 49 - Geographic Priority Areas

1	Area Name:	Alisal Neighborhood Revitalization Strategy Area
	Area Type:	Strategy area
	Other Target Area Description:	
	HUD Approval Date:	5/6/1999
	% of Low/ Mod:	72.6%
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The Alisal Neighborhood Revitalization Strategy Area (Alisal NRSA) was originally named the Alisal Homeownership and Neighborhood Revitalization Strategy Area (AHNRSA). However, the City has recently suspended the homebuyer assistance program citywide due to diminished funding available. The name change is also to reflect updated focus of the NRSA. The Alisal NRSA is not a newly designated NRSA and the City is seeking recertification by HUD with the following changes: • Boundaries have been modified slightly due to changes in Census tract/block group boundaries; • Changes in demographic and housing conditions; and • Enhanced strategies and programs to address housing and community development needs. The Alisal NRSA is located in the heart of Salinas, the county seat and largest municipality in Monterey County. The Alisal area covers approximately 2.6 square miles, or about 11 percent of the whole City. The NRSA includes all or portions of nine contiguous Census tracts and 24 block groups. These are: • Census tract 5.01 block groups 1 and 2 • Census tract 5.02 block groups 1 and 2 • Census tract 6 block groups 1, 2, 3, and 4 • Census tract 7.01 block groups 1, 2, and 3 • Census tract 7.02 block groups 1, 2, and 3 • Census tract 8 block groups 1, 2, and 3 • Census tract 9 block groups 1, 2, and 3 • Census tract 106.07 block groups 1 and 2 • Census tract 106.08 block groups 2 and 3 The Alisal NRSA, located just east of Highway 101, is predominately residential (76 percent), most of which is lower-density residential. Medium-density residential uses are located in the northeastern and

		southeastern portions of the NRSA. Higher-density uses are located in these areas, as well as along the major corridors such as Williams Road, Sanborn Road, Laurel Drive, and Alisal Street. Commercial and mixed use areas are located along the NRSA's three major corridors (Williams Road, Sanborn Road, and Alisal Street).
	Include specific housing and commercial characteristics of this target area.	According to the American Community Survey (ACS), the Alisal NRSA had a total population of 45,225 persons between 2009 and 2013. Approximately 72.6 percent of this population was comprised of residents with low and moderate incomes and 95 percent of the residents in this neighborhood were Hispanic. The majority of the households were families with children (69.7 percent) and 52.4 percent of the households were large households with five or more members. Approximately one-third of the residents were living below poverty level. Residents in this area also face various housing issues. The housing stock in the NRSA is considered older, with more than three-quarters of all housing units (75.7 percent) built before 1979 (36 or more years old). About 30 percent of the households spent more than 30 percent of their incomes on housing. Specifically, almost 27 percent spent more than half of their incomes on housing. Overcrowding also impacted close to 37 percent of the households in this area. Public safety is also a concern in this neighborhood. While the number of violent crimes in the area has generally remained at the same level, the number of economic crimes (burglary, auto theft, and robbery) is trending upward (see the Alisal Neighborhood Revitalization Strategy Area document included as a companion document to this Consolidated Plan). Many small, local businesses operate in the Alisal NRSA to serve the local residents. There is a low vacancy rate in retail/commercial spaces in this neighborhood and many businesses operate in substandard commercial buildings – with no financial means to make improvements. Many small businesses are also operating on tight cash flows and are unable to invest in equipment that would help increase their revenue and hiring capacity. A detailed profile for the Alisal NRSA is included as a companion document to this Consolidated Plan.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	As part of the Consolidated Plan and Alisal NRSA updates, the City conducted an extensive community outreach program to obtain input from neighborhood residents. Two of the five Community Workshops conducted specifically targeted Alisal residents. The City also utilized a survey (which had the option for respondents to indicate zip code of residence) as well as stakeholder interviews to obtain input. A detailed summary of the outreach program is included as an appendix to this Consolidated Plan.

	Identify the needs in this target area.	This area has extensive housing and community development needs: • Housing rehabilitation to address housing conditions and overcrowding; • New affordable housing opportunities; • Public services, especially youth and gang diversion services; • Public facilities and improvements, especially parks and recreation facilities; and • Economic development, especially job creation and job training activities.
	What are the opportunities for improvement in this target area?	A key strategy for the updated Alisal NRSA is nonprofit capacity building. The City intends to work with local nonprofits to create Community Based Development Organizations (CBDOs) that would provide public services targeted to the Alisal neighborhood. The City is also proposing to create new economic development programs targeted to businesses in this neighborhood.
	Are there barriers to improvement in this target area?	A key barrier is the lack of adequate funding. Approximately 67.6 percent of the households in this area were renters. Many aspire to homeownership. However, due to reduced HOME funds, funds and the steep increase in home prices recently to a median of $359,000 (as of January 2015), the City does not have adequate funds to sustain a homebuyer assistance program. (In order for homebuyers with the incomes of the low/moderate range to qualify as homebuyers, the City would have to provide down payments of $100,000 per unit for a median-priced home.
2	Area Name:	Chinatown Area
	Area Type:	Local Target Area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	78.5%
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The Chinatown area is bounded by Rossi Street to the north, Sherwood Drive to the east, Front Street to the south, and Monterey Street and Main Street to the west. The 12 blocks that form the Chinatown area are located primarily within Census Tract 18.02 BG 2. This BG has a population of about 2,000, with 78.5 percent being low and moderate income.
	Include specific housing and commercial characteristics of this target area.	Chinatown has not kept pace with the population growth that has occurred in the region, and has experienced decline in the past few decades. While Chinatown was once a neighborhood with vibrant economic activity in Salinas, it now represents less than one

		percent of the City's population, housing units and jobs. The Chinatown area has a serious homeless issue, with an increasing and concentrated number of temporary encampments in the area. The amount of unreported violence, theft, drug sales and use, in Chinatown is simply out of control. The 2010 Chinatown Renewal Project Plan further estimates that approximately 70 business establishments provide employment in the area. The majority of the businesses are auto-related, such as auto repair shops, towing companies and taxi services, located near the main arterials, such as North Main Street, Sherwood Drive and Market Way. In addition, several light industrial/warehouse businesses are located along Lake Street and California Street. The neighborhood has a few eating and drinking establishments and there are also a few economy-lodging establishments on Lake Street and Market Way. The majority are small businesses employing one to just a few employees.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Significant community outreach process was conducted as part of the 2010 Chinatown Renewal Project Plan. For the development of this CP, homeless service providers and affordable housing providers servicing this area were also consulted.
	Identify the needs in this target area.	The 2010 Chinatown Renewal Project Plan identifies several critical needs: • Circulation: This area is isolated from the rest of the City. The railroad tracks and fence running along the southern edge of Chinatown make access to and from the neighborhood a significant challenge • Economic Development: Catalyst projects are need to help revitalize the business sector. • Cultural Preservation: Efforts to preserve and celebrate the history Chinatown. • Community Human Services: A range of social and health services are needed. In addition, affordable housing is needed for residents in the area, including housing that can be used to transition the homeless into more permanent housing situations.
	What are the opportunities for improvement in this target area?	A strong and dedicated network of public, quasi-public, and nonprofit agencies works in the Chinatown area. The City of Salinas, the California State University Monterey Bay (CSUMB) and the Salinas Downtown Community Board (SDCB), comprised of stakeholders in the neighborhood, including various houses of worship, nonprofit agencies that serve the homeless, community members, property owners and businesses, are all collaborating to implement the Chinatown Renewal Project Plan.
	Are there barriers to improvement in this target area?	The Salinas Redevelopment Agency was a key champion of the Renewal project. With the dissolution of redevelopment in California, a

		critical tool is no longer available.

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA).

The City has established the Alisal area as a Neighborhood Revitalization Strategy Area (NRSA). As part of this Consolidated Plan update, the City is seeking recertification of this NRSA. The Strategic Plan for the Alisal NRSA is included as an appendix to this Consolidated Plan. The City has consistently allocated significant resources to the Alisal NRSA to address housing and community development issues.

The City's goal with services to the homeless is based on the continuation of engaging with the community regarding possible geographic consolidations of homeless services in specific neighborhoods. In the Soledad Street area, the City continues to support the work of the Downtown Community Board, property and business owners, governmental agencies, educational institutions and area homeless providers and advocates to revitalize the neighborhood in balance with other community needs. The City continues to work with the Coalition of Homeless Service Providers (CHSP) to determine the best projects that would meet the goals of the group and eliminate homelessness.

The improvement of physical and social conditions in underserved and low and moderate 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. The City is also actively working to improve accessibility to public buildings.

Additional goals within the City are not based on a geographic area, but are focused on needs throughout the community, which qualifies under HUD requirements as over 51 percent of low and moderate income population.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 50 – Priority Needs Summary

1	Priority Need Name	New Affordable Rental Housing Opportunities	
	Priority Level	High	
	Population	Income	Extremely Low Low Moderate
		Household Type	Large Families Families with Children Elderly
		Non-Homeless Special Needs	Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	Alisal Neighborhood Revitalization Strategy Area	
	Associated Goals	Increased Decent and Affordable Housing	
	Description	The City will pursue new rental affordable housing opportunities for lower and moderate income households and those with special needs, including seniors, persons with disabilities, large households, and farmworkers, using CDBG and HOME funds through new construction, acquisition, and/or rehabilitation. This is a citywide priority, with an emphasis in the Alisal NRSA.	
	Basis for Relative Priority	Housing issues disproportionately affect the City's renter-households, with 64 percent of the renters in the City experience at least one housing problem (such as cost burden, overcrowding, and substandard housing).	
2	Priority Need Name	Assistance to Homeowners for Rehabilitation	
	Priority Level	High	
	Population	Income	Extremely Low Low Moderate
		Household Type	Large Families Families with Children Elderly
		Non-Homeless Special Needs	Persons with Physical Disabilities

	Geographic Areas Affected	Alisal Neighborhood Revitalization Strategy Area	
	Associated Goals	Increased Decent and Affordable Housing	
	Description	The City will continue to provide rehabilitation assistance to homeowners for housing rehabilitation and accessibility improvements. This is a citywide priority. However, the City intends to step up marketing in the Alisal NRSA. Also as permitted under HUD regulations for NRSA, the City is proposing to expand eligibility for assistance to include median income households (100 percent AMI) in the Alisal NRSA.	
	Basis for Relative Priority	Approximately 61 percent of the City's housing stock was built prior to 1979 and is likely to contain lead-based paint. Housing units at this age (over 30 years) tend to require rehabilitation and major improvements. Accessibility improvements are also needed to accommodate elderly and disabled persons.	
3	Priority Need Name	Energy Conservation Opportunities in Housing	
	Priority Level	High	
	Population	Income	Extremely Low Low Moderate
		Household Type	Large Families Families with Children Elderly
	Geographic Areas Affected	Citywide	
	Associated Goals	Increased Decent and Affordable Housing	
	Description	Provide assistance to install energy conservation systems in homes.	
	Basis for Relative Priority	Housing cost burden (which including utility costs) impact a significant portion of the City's low and moderate income households. Utility costs can constitute a significant component of a household's monthly housing costs. By incorporating energy efficiency features in housing projects, the City can help reduce ongoing housing costs.	
4	Priority Need Name	Homeownership Opportunities	
	Priority Level	Low	
	Population	Income	Extremely Low Low Moderate
		Household Type	Large Families Families with Children Elderly

	Geographic Areas Affected	Citywide	
	Associated Goals	Increased Decent and Affordable Housing	
	Description	As funding permits, the City may consider reinstating the First-Time Homebuyer Assistance Program. In addition, the City will pursue petitioning to HUD for an increase in the maximum purchase price.	
	Basis for Relative Priority	With significant reductions in HOME funds, the City does not have sufficient funds to sustain its First-Time Homebuyer Assistance program. Homebuyer assistance is identified as a Low Priority for the purpose of using HOME funds in the near future. In addition to the limited availability of HOME funds, the HOME program regulations also establish a maximum purchase price of $333,000 in Salinas, limiting the number of eligible properties for purchase. However, the city will continue to provide education and services for residents who may be eligible for homeownership but face barriers in navigating the home loan process. Homeownership opportunities will also be addressed in the City's Housing Element update, which will explore other resources.	
5	Priority Need Name	Preservation of At Risk Affordable Housing	
	Priority Level	Low	
	Population	Income	Extremely Low Low Moderate
		Household Type	Large Families Families with Children Elderly
	Geographic Areas Affected	Citywide	
	Associated Goals	Increased Decent and Affordable Housing	
	Description	Several affordable housing projects in the City are identified as at risk of converting to market rate housing due to the potential expiration of project-based Section 8 contracts.	
	Basis for Relative Priority	While the projects are identified as potentially at risk, most of these projects are nonprofit owned with the mission of providing affordable housing for seniors and persons with disabilities. The short-term Section 8 contracts typically expire every five years. However, the long-term low income use of many of these at-risk projects is governed by the project's long-term financing (e.g., HUD Section 202/811). HUD has identified these projects with priority for receiving renewal of project-based subsidies. The project with the highest risk is Gabilan Plaza II, which is a for-profit housing project covered under the California Rent Supplement Program. No Notice of Intent to convert the units to market rate housing has been filed as of the writing of this plan.	

6	Priority Need Name	Homeless Services - Continuum of Care	
	Priority Level	High	
	Population	Homeless	Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Citywide	
	Associated Goals	Enhanced Homeless Facilities and Services	
	Description	Provide a range of homeless services that complement the Regional Continuum of Care, promoting coordination of services.	
	Basis for Relative Priority	The 2013 Homeless Census and Survey estimated close to 2,600 adults and children in Monterey County were homeless during the Point-in-Time (P-I-T) count in January of 2013. The homeless population in Salinas is estimated at over 500 that night, the majority were unsheltered. This count does not include those who are "precariously" housed, such as sleeping on couches of friends and relatives. The homeless population in Salinas is diverse, with extensive needs for a range of supportive services. The City must use its limited funding efficiently by leveraging with other resources and in a manner that coordinates services through the Regional Continuum of Care system.	
7	Priority Need Name	Homeless Prevention	
	Priority Level	High	
	Population	Homeless	Extremely Low Low Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Citywide	

	Associated Goals	Enhanced Homeless Facilities and Services	
	Description	The City will provide programs and services that focused on the prevention of homelessness, and on the rapid rehousing of those recently homeless or at imminent risk of becoming homeless.	
	Basis for Relative Priority	Once a person becomes homeless, significant resources are required to transition that person back to the mainstream. The trauma of being homeless usually renders many incapable of handling the situation without substantial intervention. Therefore, a critical component of the City's homeless strategy is homeless prevention and rapid re-housing.	
8	Priority Need Name	Emergency Shelters and Other Homeless Facilities	
	Priority Level	High	
	Population	Homeless	Extremely Low Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Chinatown Area	
	Associated Goals	Enhanced Homeless Facilities and Services	
	Description	The City will support the operation of homeless shelters and other homeless facilities, as well as transitional housing for the formerly homeless, including runaway and emancipated youth. This is a citywide priority, with an emphasis in the Chinatown area. As part of the Chinatown Renewal Project, the City is partnering with the Salinas Downtown Community Board (SDCB), Chinatown Homeless Action Team (CHAT), and the Coalition of Homeless Service Providers (CHSP) to address the homeless situation in the Chinatown area, among other areas. The City is pursuing opportunities to create additional homeless facilities to better serve this population. Among the potential proposals is a homeless health care center (or a social services campus) for the Chinatown area, with a homeless sanitation center to be established in the interim/near term.	
	Basis for Relative Priority	The 2013 Monterey County Homeless Census and Survey estimated almost 2,600 homeless persons in the County, with about 600 persons in Salinas. Approximately 76 percent of the homeless population was unsheltered.	

9	Priority Need Name	Public Services	
	Priority Level	High	
	Population	Income	Extremely Low Low Moderate
		Non-Homeless Special Needs	Frail Elderly Other (Youth)
	Geographic Areas Affected	Alisal Neighborhood Revitalization Strategy Area	
	Associated Goals	Enhanced Neighborhood Conditions	
	Description	The City will continue to provide a range of public services for low and moderate income persons and those with special needs, including but not limited to childcare and recreational programs focusing on youth and children, particularly gang diversion and violence reduction activities. This is a citywide priority, with an emphasis in the Alisal NRSA. Specifically, the City is proposing to work with local nonprofits to establish as Community-Based Development Organizations (CBDOs) that target their services in the Alisal NRSA. Once qualified CBDOs can be established, the City can potential increase the CDBG public service dollars in order to better serve the Alisal NRSA.	
	Basis for Relative Priority	During the community outreach process, participants of community workshops and survey respondents identified the needs for a range of services, particularly childcare, youth programs, and gang diversion programs.	
10	Priority Need Name	Infrastructure Improvements	
	Priority Level	High	
	Population	Income	Extremely Low Low Moderate
		Non-Homeless Special Needs	Non-housing Community Development
	Geographic Areas Affected	Alisal Neighborhood Revitalization Strategy Area Chinatown Area	
	Associated Goals	Enhanced Neighborhood Conditions	

	Description	The City will continue to provide infrastructure and accessibility improvements in low and moderate income areas and underserved neighborhoods to provide basic levels of safety and habitability. This is a citywide priority. However, the City also intends to pursue infrastructure improvements in the Alisal NRSA and in the Chinatown area. The Section 108 program offers the City the ability to access up to five times its annual CDBG allocation, or approximately $9.4 million in additional loan funding that is guaranteed through the HUD CDBG program. The funds will be loaned to CDBG-eligible projects at a low interest rate and a maximum 20-year repayment term. The City submitted its Section 108 application on December 27, 2012, with a list of specific projects. The City was able to commit to begin the Industrial Waste Water Conveyance System (IWWCS) Improvements Project in 2014 and received written determination for the proposed use of Guaranteed Loan Funds from HUD in May 2014. Construction of the IWWCS began in 2014 and is expected to be completed by summer 2015. IWWCS user fees will be used to repay the Section 108 loan and therefore is not expected to impact the City's annual allocations available for other projects.	
	Basis for Relative Priority	Many of the City's low and moderate income areas, especially the Alisal NRSA and Chinatown area, are not adequately served with infrastructure.	
11	Priority Need Name	Public Facilities	
	Priority Level	High	
	Population	Income	Extremely Low Low Moderate
		Non-Homeless Special Needs	Non-housing Community Development
	Geographic Areas Affected	Alisal Neighborhood Revitalization Strategy Area Chinatown Area	
	Associated Goals	Enhanced Neighborhood Conditions	
	Description	The City will continue to provide public facilities, including parks and recreation facilities, and community and neighborhood centers, particularly in underserved areas. This is a citywide priority, with emphasis on community facilities in the Alisal NRSA and Chinatown area.	
	Basis for Relative Priority	During the community outreach process, Community Workshop participants and survey respondents identified the need for community facilities, especially childcare centers, parks and recreation facilities and youth centers.	
12	Priority Need Name	Economic Development	
	Priority Level	High	
	Population	Income	Extremely Low Low Moderate
		Non-Homeless Special Needs	Non-housing Community Development

	Geographic Areas Affected	Alisal Neighborhood Revitalization Strategy Area	
	Associated Goals	Enhanced Neighborhood Conditions	
	Description	The City will continue to provide economic development activities to facilitate job creation and retentions, and job training programs.	
	Basis for Relative Priority	This is a citywide priority. However, economic development is particularly critical in the Alisal NRSA where residents are disproportionately impacted by lower income, unemployment, and poverty status. The Alisal NRSA Strategy proposes to support two economic development programs to provide employment and services for residents and local businesses: Micro Business Loan Program and Commercial Rehabilitation Loan Program.	
13	Priority Need Name	Planning and Administration	
	Priority Level	High	
	Population	Income	Extremely Low Low Moderate
	Geographic Areas Affected	Citywide	
	Associated Goals	Planning and Program Administration	
	Description	The City will continue to implement the CDBG, HOME, and ESG programs efficiently and effectively, and comply with all applicable regulations.	
	Basis for Relative Priority	CDBG, HOME, and ESG funds are highly regulated with stringent planning, reporting, and monitoring requirements.	

Narrative (Optional)

In establishing five-year priorities for assistance, the City has considered input from various sources including: the Housing and Community Needs Survey, demographic and empirical data analysis, interviews with staff and service providers, direct input by residents and stakeholders during Community Workshops and coordination with City policy documents, such as the Draft Economic Development Element and CASP Plan. Other considerations for establishing priorities include: cost-effectiveness of programs; eligibility under HUD regulations; and other available resources to address the needs.

Priority needs for the expenditure of CDBG, HOME, and ESG funds have been assigned according to the following ranking:

- **High Priority**: Activities to address this need will be funded by the City using CDBG, HOME, and ESG funds, as applicable, during the five-year period.

- **Low Priority**: If CDBG, HOME, and ESG funds are available, activities to address this need may be funded by the City during this five-year period.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Lower income households in the City are more impacted by housing problems. About 5,700 extremely low and very low income households in the City had severe housing problems (overcrowding, cost burden of 50 percent, and substandard housing). In the past, the City has provided ESG funds to the Housing Resource Center of Monterey County (HRC) for the provision of emergency rental assistance, security deposit guarantees, financial literacy education, and tenant education to help extremely low and low income households become more self-sufficient. HRC's Emergency Rent Payment Program provides financial assistance to households who are experiencing an emergency, but have the ability to become sustainable and pay future month's expenses without continued assistance. This program allows families to remain in their current unit and avoid homelessness and/or the high cost of moving into another unit. As funding permits, the City will continue to allocate ESG funds for this purpose. HOME funds in the City are targeted for creating permanent affordable housing; the City does not anticipate using HOME funds for TBRA.
TBRA for Non-Homeless Special Needs	The City's Emergency Rent Payment Program is targeted to help extremely low and low income households become more self-sufficient. This homeless prevention program is not targeted for special needs groups.
New Unit Production	There is a substantial need for affordable housing in Salinas, especially affordable rental housing. Renter-households are disproportionately impacted by housing problems. The City will utilize HOME and CDBG funds to create new affordable rental opportunities through new construction.
Rehabilitation	There is a substantial need for affordable housing in Salinas, especially affordable rental housing. Renter-households are disproportionately impacted by housing problems. The City will utilize HOME and CDBG funds to create new affordable rental opportunities through rehabilitation. The City has found substantial rehabilitation as a cost-effective strategy for providing long-term affordable housing and improve neighborhood conditions. During the last Consolidated Plan period, CDBG funding was awarded to CHISPA for the Loma El Paraiso Housing Rehabilitation Project, a 43-unit multi-family complex in need of extensive rehabilitation.
Acquisition, including preservation	There is a substantial need for affordable housing in Salinas, especially affordable rental housing. Renter-households are disproportionately impacted by housing problems. The City will utilize HOME and CDBG funds to create new affordable rental opportunities through acquisition/rehabilitation. Acquisition/rehabilitation is an effective strategy for providing long-term affordable housing and improve neighborhood conditions. During the previous Consolidated Plan period, the City committed funding for the acquisition and rehabilitation of Vista De La Terraza, a 40-unit multi-family housing project.

Table 51 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Salinas is an entitlement jurisdiction for CDBG, HOME, and ESG funds, and anticipates receiving $1,979,589 in CDBG funds, $543081 in HOME funds, and $177,842 in ESG funds for FY 2015-2016. In addition, a program income of $65,000 from CDBG activities is anticipated.

In recent years, the levels of HUD housing and community development funds for Salinas have been primarily trending downward. In estimating the amounts of funding available over this Consolidated Plan period, the City took a conservative approach to assume an annual reduction of three percent.

Program income anticipated is incorporated into the City's annual budgeting process.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,979,589	165,000	604,485	2,749,074	7,527, 030	For planning purposes, the City estimates the availability of approximately $9.3 million in CDBG annual allocations over the five-year Consolidated Plan period. This estimate assumes a three-percent annual reduction in allocation. In addition, the City anticipates a total program income of $250,000 over five years. Specifically, a program income of $165,000 is expected for FY 2015-2016, along with additional $100,000 from the green vehicles payoff. For FY 2015-2016, $604,485 from prior years are also available for reallocation.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	543,081	80,000	770,000	1,393,081	2,014,215	For planning purposes, the City estimates the availability of approximately $2.5 million in HOME funds over the five-year Consolidated Plan period. This estimate assumes a three-percent annual reduction in allocation.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	177,842	0	0	177,842	659,593	For planning purposes, the City estimates the availability of approximately $0.84 million in ESG funds over the five-year Consolidated Plan period. This estimate assumes a three-percent annual reduction in allocation.

Table 52 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied:

Affordable Housing: In Salinas' programs, the most frequent example of leveraging occurs in the development of new affordable housing projects. Due to the high cost of developing housing, it is essential for non-profit housing developers to construct new projects by leveraging and matching financial resources from a variety of sources. No matter the primary source of funding (e.g., federal Low-income Tax Credits, HUD Section 811 financing, USDA housing programs) none will finance the entire cost to develop housing. Salinas uses both CDBG and HOME funds to leverage the participation of other funders.

The flexibility inherent in CDBG rules makes it particularly appropriate for use early on in the development process as critical support for non-profits that often are pressed for pre-development funds.

Similarly HOME guidelines emphasize the importance of using HOME to fill in 'financing gaps' that often result when projects face more rigid requirements established either by particular loan regulations, or due to the degree of competition for other financing. In the past several years it appears that those designing governmental financing programs are attempting to make their funds go farther (i.e., leverage them more) by requiring higher percentages of OPM (other people's money) as a condition of providing their own financing.

During the previous CP period, three affordable housing projects constructed in the City of Salinas had costs that were far above and beyond the amount of funding provided through HOME and CDBG sources. CDBG and HOME contributed 11.5 percent of the total project cost of $13,264,270 for the Gateway Housing Development, 2.8 percent of the total $18,108,717 for Haciendas Phase II development and 38.6 percent of the Wesley Oaks Development that totaled $3,337,843.

Public Services: For the Public Services subrecipients CDBG funding is often an essential source of funds to access other funds. None of the subrecipients' essential safety net programs are funded exclusively by CDBG. Five local community foundations require matching funds and City of Salinas CDBG funds have frequently fulfilled that requirement.

Public Facilities and Infrastructure Improvements: There are other more subtle forms of leverage. Public investment in a particular neighborhood (upgrading water mains or installing traffic signals or street lighting) can be an inducement for additional investment by area property owners affected by the improvements. Calculating the amount of leverage in this example is much more difficult than the direct leveraging described in the discussion above.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan:

The City is working on establishing several new public/community facilities on City-owned properties:

10 Soledad Street

The City was able to purchase the property located on 10 Soledad Street in the Chinatown neighborhood for future use as a public facility. The City intends to renovate this property as a Homeless Sanitation Facility, potentially with space for an intake center for referral to other services.

1081 Buckhorn Drive

The City purchased 1081 Buckhorn Drive with HUD Economic Development Initiatives (EDI) funds with the specific objective to develop a child care center. This 0.8-acre property is located immediately outside of the Alisal NRSA; it is expected that this child care center would primarily serve Alisal residents.

Discussion

Home Match Requirements: Pursuant to HUD regulations, all participating jurisdictions (PJs) must contribute or match 25 cents for each dollar of HOME funds spent on affordable housing. The HOME statute allows for a reduction of the matching contribution requirement under three conditions: 1) fiscal distress, 2) severe fiscal distress, and 3) for Presidentially-declared major disasters. When a local jurisdiction meets one of these distress conditions, it is determined to be in fiscal distress and receives a 50 percent reduction of match. If a local jurisdiction satisfies both of the distress criteria, it is determined to be in severe fiscal distress and receives a 100 percent reduction of match. Matching funds need not be provided for the 2014-2015 allocation because as of January 2015, the City is considered to be in "severe financial distress." This determination was made because per capita income ($18,003) and poverty level percentages (17.7 percent) for Salinas exceed the HUD criteria for severe financial distress. The City will continue to accrue matching funds to be 'banked' against future match requirements.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
SALINAS	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction

Table 53 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The Housing Division of the Community Development Department administers the three HUD grants (CDBG, HOME, and ESG), as well as a variety of the City's housing activities including: housing rehabilitation loan program; infill housing; multi-family affordable housing (funded by HUD and the Successor Housing Agency), and inclusionary and density bonus housing.

The Public Works Department of the City is responsible for implementation of the public facilities and infrastructure projects. They have specially-trained staff to perform all procurement and compliance activities and to oversee construction.

Each HUD program has a cap or maximum percentage of the grant that may be spent on administration and program delivery costs. The significant decline of CDBG and HOME funds in FY 2012-13 resulted in elimination of two program administrative positions. Program administration caps for the three programs no longer provide adequate funding to cover the administration and delivery costs, including adequate staffing, materials and supplies, and rent and overhead charges. Meanwhile, federal regulations are changing, and program requirements and scrutiny are increasing. Despite increasing staff efficiency with the City Data Services online grants management system, and conservative management of staff resources, the limited ESG administrative funds are not sufficient to administer the program. Therefore City of Salinas General Funds are requested for the ESG program management to supplement the ESG Administration funds.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance			
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X	X	
Employment and Employment Training	X		
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	X
Transportation			
Other			

Table 54 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City works with various homeless service providers, quasi-public entities, and public agencies to coordinate services for the homeless.

The City of Salinas reached out to the Coalition of Homeless Service Providers to approve a position on August 19, 2014 regarding homeless encampments in Monterey and San Benito Counties. Temporary accommodations built by homeless people in public spaces are increasing in the City of Salinas and create health and safety problems for citizens within the community. The coalition does not endorse temporary homeless encampments and neither does the City. As a first effort to reduce encampments in the Chinatown neighborhood, the City is working with the property owner of 115 East Lake Street to rehabilitate the building into a Homeless Health Care Center. MidPen, currently under contract to develop a 90-unit affordable housing project in the area, can use the new facility when completed to relocate campers to their affordable housing facility.

The Soledad Street Community Learning Center is a safe and inviting computer center, resource center and classroom space located at 20 Soledad Street in the heart of the Chinatown District. The Learning Center provides computer training, internet access, and a variety of job skills and life skills courses free of charge to the low income and homeless residents of the area. The City is working with CSUMB to identify a new location for the Learning Center.

The Franciscan Workers of Junipero Serra (FWJS) and CSUMB Service Learning Institute have been working together with the residents of Soledad Street to explore possible approaches to installing and managing a public restroom in Chinatown. FWJS is located in the Chinatown neighborhood of Salinas. Services provided by this agency include meals, day shelter, hygiene (showers, restrooms), laundry, health clinic and overnight shelter for women. While the project is focused on public restrooms, the deeper goal is to build leadership capacity and civic commitment in a community of deep poverty.

Central Coast HIV/AIDS Services delivers free HIV and Hepatits C education and testing, legal one-for- one syringe exchange for those at risk of HIV infection to Salinas residents. For those living with HIV disease, CCHAS program includes, but is not limited to, include emergency shelter, emergency rental assistance, permanent supportive housing, financial literacy, case management, life skills training, job readiness, emotional/end of life services, benefits coordination, enrollment into the AIDS Drug Assistance Program and information and referral to other services and benefits.

The Interim MCHOME Program is a collaboration between Interim, Inc. and the Monterey County Department of Behavioral Health to get mentally ill adults off the street into housing and employed and/or on benefits. Counselors are able to do outreach to the homeless in the community and then work with them to assess if they fit the criteria of chronic homelessness and psychiatric disabilities by having them meet with the psychiatric social worker and psychiatrist.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The City has identified six major gaps in the institutional delivery system. These gaps have largely been beyond the control of the City. Two of the gaps pertain to the federal procedures put in place as part of HUD oversight of the grants received by the City of Salinas, specifically the IDIS financial reporting system and a 'single focus' preoccupation with addressing only one facet of the broad problem of homelessness. The other four gaps are: declining grant amounts, housing price escalation, State fiscal crises, and a lack of residential building sites.

HUD's emphasis on the elimination of "chronic homelessness" within ten years is a significant barrier. This "one size, fits all" attempt to solve a complex, multi-faceted program has negatively impacted ongoing homeless programs in Monterey County for years. The important issue of homelessness is addressed locally under the direction of the County's social service department and through an established network of largely grassroots organizations. These organizations evolved in response to local homelessness issues. There is also the ongoing problem homeless services providers (shelter operators, housing providers, social services agencies) have in that federal and state funding for operational costs (as distinct from capital costs) fluctuate greatly from year to year, both in amount and in required focus or purpose. Many providers are reluctant to seek federal funds to develop new housing or shelters because of the difficulty in obtaining operational funding for the facilities and for necessary ongoing supportive services.

It is estimated that one-third of unsheltered homeless are mentally ill. The process of street outreach to this population is often lengthy. Local service providers can provide many examples of clients who were contacted for three years or more before they could be coaxed into a motel room, and then months of (costly) motel living with daily contact by the outreach worker before they could be gently convinced to enter into an apartment. Because of the time consuming nature of the outreach service, typically requiring multiple contacts, securing funding for the staffing to match the need is an obstacle.

The City of Salinas continues to see increased numbers of the homeless population. The funding available is not enough to build warming shelters, housing, and provide enough resources for the City to properly handle the numbers of homeless. The resources required for the homeless population also include health care, education, rapid rehousing and more. Funding and finding proper locations with the facilities necessary for the population are just scratching the surface on the needs that the City is trying to meet.

Reductions in HUD funding levels are problematic on a number of levels, including the impact on administrative resources and not only for CDBG, but for HOME as well. As HOME admin expenses are capped at 10 percent, CDBG admin funds are needed to supplement the HOME funds. In communities like Salinas, it is not reasonable to expect the community will have the resources to take on the administration of these programs from General funds. The simple reason is that as a resource-poor community, the City's primary community focus is on functions such as public safety (police and fire) and general public infrastructure (roads and sewers). In California, local resources face further strain as the Governor and Legislature continue to reduce State budget shortfalls by taking local revenues such as redevelopment tax increment funds.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

To address the funding gaps in the institutional delivery structure, the Coalition of Homeless Services Providers (CHSP)— was able to secure additional funding in renewed HUD CoC Program funding for local homeless projects. CHSP staff also played a key role in coordinating the rank and review process for the Supportive Services for Veterans and Families 2014 funding round.

CHSP has been the local lead HMIS agency since 2004. Monterey County CoC members have been using the Homeless Management Information System (HMIS) system for some time. In Spring 2013, CHSP successfully upgraded to a Version 5 of the underlying software, Service Point, which has streamlined intake and assessment, and now has an excellent automatic Eligibility Module that provides case managers with real-time, web-based access to all local, state and federal benefits for which their client might be eligible – access, enrollment and application assistance can now happen in one meeting with follow up tracked for subsequent client sessions. A contract advisor to provide technology assistance with HMIS offered training to agency staff in early summer 2013 about additional capabilities for case management. For example, when a case manager identifies benefits for which the client may be eligible (i.e. food stamps, veterans health clinic, down payment assistance), there is a module for tracking the timelines and follow- up for accessing those benefits.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increased Decent and Affordable Housing	2015	2019	Affordable Housing	Alisal Neighborhood Revitalization Strategy Area Chinatown Area	New Affordable Rental Housing Opportunities Assistance to Homeowners for Rehabilitation Energy Conservation Opportunities in Housing Homeownership Opportunities Preservation of At Risk Affordable Housing	CDBG: $2,982,918 HOME: $2,301,566	Rental units constructed: 8 Household Housing Unit Rental units rehabilitated: 8 Household Housing Unit Homeowner Housing Rehabilitated: 40 Household Housing Unit
2	Enhanced Homeless Facilities and Services	2015	2019	Homeless	Chinatown Area	Homeless Services - Continuum of Care Homeless Prevention Emergency Shelters and Other Homeless Facilities	CDBG: $932,162 ESG: $774,627	Homeless Person Overnight Shelter: 10,000 Persons Assisted Homelessness Prevention: 5,000 Persons Assisted
3	Enhanced Neighborhood Conditions	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	Alisal Neighborhood Revitalization Strategy Area	Public Services Infrastructure Improvements Public Facilities Economic Development	CDBG: $3,542,215	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 55,970 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 50,000 Persons Assisted Businesses assisted: 20 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Planning and Program Administration	2015	2019	Planning and Administration		Planning and Administration	CDBG: $1,864,324 HOME: $255,730 ESG: $62,808	

Table 55 – Goals Summary

Goal Descriptions

	Goal Name	Increased Decent and Affordable Housing
	Goal Description	The City will pursue a range of activities to expand affordable housing opportunities for low and moderate income households, including those with special needs (seniors, large households, farmworkers, disabled, homeless, etc.) Emphasis will be on affordable rental housing due to funding limitations and urgency of needs. The City will actively pursue opportunities through new construction, rehabilitation, acquisition/rehabilitation, and preservation. In addition, the City will continue to provide assistance to individual homeowners to make necessary repairs, code corrections, energy conservation features, and accessibility improvements.
	Goal Name	Enhanced Homeless Facilities and Services
	Goal Description	The City will utilize both ESG and CDBG funds to coordinate services and facilities for the homeless, with focused efforts in the Chinatown area. The City's strategy for addressing homeless needs is three-pronged: 1) homeless prevention; 2) homeless services; and 3) homeless facilities. The intent is to reduce the risk of homelessness, and address the needs of those rendered homeless using a continuum of care approach by supporting services and facilities that complement the existing Continuum of Care system.
	Goal Name	Enhanced Neighborhood Conditions
	Goal Description	The City will provide a range of community development activities, including community and supportive services, expansion/improvement to community facilities and infrastructure, and economic development activities. The City will coordinate services and improvements in a manner that concentrate investments in specific neighborhoods in order to provide more lasting and impactful improvements.

		Planning and Program Administration
		The City will continue to implement the CDBG, HOME, and ESG programs in compliance with all applicable regulations and requirements. The caps for program administration costs (20 percent for CDBG, 10 percent for HOME, and 7.5 percent for ESG) do not provide adequate funds to perform all the general planning, program implementation, reporting, and monitoring functions required by these programs. Therefore, as allowed by HUD, the City allocates a portion of the activity funding to delivery costs that are directly associated with implementation of specific activities or programs.

Table 56 – Goals Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City anticipates using CDBG and HOME funds to expand the affordable housing inventory for extremely low, low, and moderate income households through new construction, acquisition, and/or rehabilitation. Using an average per-unit subsidy of $200,000, the City anticipates creating 16 affordable units.

CDBG and HOME funds will also be used to provide rehabilitation assistance to existing homeowners. Approximately 40 households may be assisted.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The public housing needs of Salinas residents are met by the Housing Authority of Monterey County (HACM). HACM surveys all program applicants and participants in the Public Housing Program for disability and accessibility needs and provides reasonable accommodations and modifications for its disabled program participants so that they equal access to available programs. HACM also participates as a Board Member in the Housing Alliance for Persons with Disabilities to further the development of accessible units in the community. HACM continues to affirmatively market its housing programs and make them accessible to those families with special needs or disabilities. HACM continues to utilize its Capital Fund monies to make improvements at public housing properties so that all families regardless of need can have equal use of the units or property.

Activities to Increase Resident Involvements

Residents at HACM properties have the right to establish and operate a resident organization in accordance with 24 CFR Part 245. In addition, residents will be eligible for resident participation funding.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

Not applicable.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The City's Housing Element contains detailed discussions on governmental, market, and environmental constraints to housing development. The following is a brief discussion on barriers that relate to the use of HUD funds.

Lack of Affordable Housing Funds: As mentioned previously, the availability of funding for affordable housing, including the necessary infrastructure improvements, has been severely affected by the dissolution of redevelopment agencies in the State of California.

Housing Price Appreciation: The City is dominated by two low-paying industries: agriculture and tourism. And, the gap between household incomes and housing prices grows larger year by year. The large number of foreclosures has also displaced many who were renting these houses, as well as owner-occupants who saw their "American Dream" submerged 'under water' as declining prices resulted in negative equity. In addition, high home prices and reduced funding have led to the suspension of the City's First-Time Homebuyer Program.

State Prevailing Wage Requirements: The State Department of Industrial Relations (DIR) expanded the types of projects that require the payment of prevailing wages. Prevailing wage adds to the overall cost of development.

Davis-Bacon Prevailing Wages: A prevailing wage must be paid to laborers when federal funds are used to pay labor costs for any project over $2,000 or on any multi-family project over eight units. The prevailing wage is usually higher than competitive wages, raising the cost of housing production and rehabilitation activities. Davis-Bacon also adds to housing costs by requiring documentation of the prevailing wage compliance.

Planning and Development Fees: Development fees and taxes charged by local governments also contribute to the cost of housing.

Permit and Processing Procedures: The processing time required to obtain approval of development permits is often cited as a contributing factor to the high cost of housing. Unnecessary delays add to the cost of construction by increasing land holding costs and interest payments.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City continues to utilize CDBG and HOME funds to assist in the development of affordable housing. During the previous CP period, the City allocated funds towards the development of Gateway Apartments, Vista de la Terraza, and Wesley Oaks. In addition, the City continues to implement the following actions related to housing affordability:

- Encouragement of non-City programs addressing affordability for low and moderate income residents; and
- Ensuring that affordable unit selection remains an open, public process and support to fair housing.

The City is in the process of updating its Inclusionary Housing requirements. The Second District Court of Appeals decision in Palmer/Sixth Street Properties, L.P. v. City of Los Angeles legally challenged the authority of cities to establish inclusionary housing requirements for rental projects.

In addition, the City regularly meets with the Business Development Task Force (a committee composed of members of the public and the Chamber of Commerce) to review and provide feedback on the City's development review procedures, including existing development-related fees.

In November 2006, Salinas adopted a new Zoning Ordinance which embraces many of the concepts of 'New Urbanism.' This activity has the objective of increasing the housing stock while requiring less investment in infrastructure.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City's ESG-funded non-profit partners work directly to contact unsheltered persons in order to provide assistance: Interim Inc.'s McHOME program, Shelter Outreach Plus's (SOP) I-HELP program, Franciscan Workers of Junipero Serra's Dorothy's Place facility in Salinas' Chinatown neighborhood, and Central Coast HIV/AIDS Services.

Franciscan Workers of Junipero Serra (FWJS) has outreach workers to communicate directly with unsheltered people on Chinatown streets. Quarterly barbeques held in conjunction with other agencies in the neighborhood also help to raise awareness of services.

The Interim MCHOME Program also outreaches to homeless persons in the community and then works with them to assess if they fit the criteria of chronic homelessness and psychiatric disabilities by having them meet with the psychiatric social worker and psychiatrist. Once eligibility is verified, clients may then be enrolled in the program. If the client does not meet the required criteria, they are referred to other appropriate service providers.

In addition, the City of Salinas participates in the Chinatown Homeless Action Team (CHAT) with representatives of the Coalition of Homeless Service Providers, Interim Inc., California State University Monterey Bay (CSUMB), Sun Street Centers, Mid-Peninsula Housing Coalition, Housing Resource Center of Monterey County (HRC), the Franciscan Workers of Junipero Serra, and Loaves, Fishes and Computers. CHAT meets monthly.

The Historic Resource Center Supportive Services for Veterans Families (SSVF) assists homeless veterans.

The Franciscan Workers of Junipero Serra and CSUMB Service Learning Institute have been working together with the residents of Soledad Street to explore possible approaches to installing and managing a public restroom in Chinatown. The Public Hygiene Lets Us Stay Human (PHLUSH) Group has focused on identifying and developing a cadre of Chinatown residents willing to manage and maintain the facility.

Addressing the emergency and transitional housing needs of homeless persons

Collaborating with its partners at the County Department of Social and Employment Services and Shelter Outreach Plus, the City operates an inclement weather warming shelter for single men and women. In 2014, the shelter operated at 215 Lincoln Avenue, the former Women's Club building.

Emergency shelter services in the City are offered by: Shelter Outreach Plus (I-HELP Salinas Program), the Salinas Shelter (for battered and/or homeless women and their children), Franciscan Workers of Junipero Serra (Dorothy's Place), and the Victory Mission.

Transitional housing facilities within the City of Salinas include the Sun Street Seven Suns Center and 16 beds at Dorothy's Place. Salinas residents also have access to other countywide transitional facilities in Marina in former Fort Ord Army housing such as Homeward Bound and Shelter Cove or in Seaside and Monterey. Transitional housing for veterans is offered by a countywide organization, Veterans Transition Center, in Marina.

The City is pursuing the renovation of 10 Soledad Street as a Homeless Sanitation Facility.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Local homeless service agencies generally work to get homeless individuals into permanent housing as quickly as possible. Catholic Charities operates a family supportive services program that provides direct financial aid with rental, move-in, and utility assistance. The Housing Resource Center (HRC) also provides emergency housing and homeless prevention services. Although HRC had insufficient funding to provide emergency rental assistance to everyone who applies or even qualifies, HRC does provide other services, including Security Deposit Guarantees, Financial Literacy, Education and counseling, emergency clothing, and referrals, to everyone who contacts them. Salinas ESG funds provide only a small portion of the total funding needed to provide these emergency services; however HRC continues to strive to provide assistance to as many eligible applicants as possible.

Because of the limited funding available, HRC Emergency Rent Payment Program provides financial assistance only to households who are experiencing an emergency, but have the ability to become sustainable and pay future month's expenses without continued assistance. This program allows the families to remain in their current unit and avoid homelessness and/or the high cost of moving into another unit. The HRC private-funded Security Deposit Guarantee Program is a "self-help" program providing assistance with move-in costs for low income households. HRC provides a guarantee to the landlord, via a Letter of Credit, for the full deposit amount. Tenants pay their deposit to the landlord in twelve monthly installments without interest. HRC also provides Financial Literacy education, emergency clothing, and referrals.

HRC has been actively fundraising and has raised funds to provide a small amount of financial assistance to Salinas' residents through faith communities on the Monterey Peninsula.

Interim Inc.'s supportive services and counseling help formerly homeless people with psychiatric disabilities successfully remain housed.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

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. As the City neither owns nor operates any such facilities, the impact was largely symbolic. The Countywide Continuum of Care organization seeks to coordinate discharge policies among publicly funded institutions and systems of care.

In 2012, state foster-care providers worked to implement a 2010 California law that extends foster care to age 21 and may help foster teens find their way to transitional-living homes. The California Fostering Connections to Success Act, or AB 12, was designed to curb the high rates of homelessness and incarceration among former foster children. AB 12 calls for the state to offer housing and support services for young adults in foster care between the ages of 18 and 21, as long as they are enrolled in school, working, or, making progress toward those goals, or, are disabled.

Foster care youth who turned 18 in 2012 were the first group under the new law, and were provided options: stay with their foster families, live with relatives, or be placed in a Supervised Independent Living Program. Counties statewide worked with the California Department of Social Services to implement a fourth housing option, a Transitional Housing Program designed specifically for former foster children ages 18 to 24, known as THP-Plus Foster Care.

In Monterey County, Peacock Acres Transitional Housing (PATH) is the provider for Monterey County's THP-Plus, which offers qualified youth up to 24 months of subsidy in a supported environment while they pursue their formalized Transitional Independent Living Plan (T.I.L.P.). PATH operates in scattered site housing and provides employment opportunities, educational support, scholarships and grants, career coaching, money management skills, social skills, and cooking, shopping, nutrition, stress reduction and life management skills.

The City also funds the Rancho Cielo's transitional housing program for at-risk youth.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Inspection/assessment of housing units built before 1978 by a HUD certified LBP inspector is required for units participating in the City's housing rehabilitation loan program. Before an assessment is ordered, an initial visual inspection is done by City's Housing Rehabilitation Specialist for signs of lead-based paint hazards and alerting homeowners of potential hazards. Property owners participating in the City's rehabilitation loan program are also eligible to receive grants to cover the costs of mitigation measures for standard treatment/abatement of any existing lead paint hazards.

How are the actions listed above related to the extent of lead poisoning and hazards?

Housing units constructed prior to 1979 are most likely to contain lead-based paint. The City's housing stock is older with a majority of the housing units (61 percent) built before 1979. National studies estimate that 75 percent of all residential structures built prior to 1970 contain LBP. Housing built prior to 1940 is highly likely to contain LBP (estimated at 90 percent of housing units), and in housing built between 1960 and 1979, 62 percent of units are estimated to contain LBP.

According to the 2007-2011 ACS Five-Year Estimates, approximately 58 percent of owner-occupied housing and 63 percent of renter-occupied housing in the City of Salinas were built prior to 1980. Using the 75 percent national average of potential LBP hazard, an estimated 18,522 units (7,988 owner-occupied units and 10,534 renter-occupied units) may contain LBP. Furthermore, approximately 19 percent of the owner-households and 41 percent of the renter-households are low and moderate income. These figures translate to 1,518 owner units and 4,319 renter units with potential LBP that may be occupied by low and moderate income households.

How are the actions listed above integrated into housing policies and procedures?

The City provides public information and facilitates training for building contractors who remodel and rehabilitate Salinas's housing. Of the 32 contractors on the City approved list, approximately 60 percent have received their HUD's LBP training certificate. The other 40 percent have not bid on any rehabilitation projects in the last three years, but asked to remain on the list. Before any project can be awarded, a current LBP certificate must be documented in the contractor file.

Property owners/renters may be relocated using the LBP grant when necessary. During the application stage of any of the City Housing programs, property owners/tenants receive EPA's "Protect Your Family from Lead in your Home" educational pamphlet, which is available in multiple languages.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City will implement the following programs, actions, and policies to reduce the number of households in poverty:

- Support the efforts of housing developers providing affordable housing opportunities in Salinas, particularly rental and multi-family housing.
- Support homeownership counseling and financial literacy training in the community, particularly focused upon lower income households and individuals.
- Provide housing rehabilitation programs targeting lower income homeowners and units serving lower income renter-households to correct deficiencies and improve the livability of residential property.
- Provide assistance to lower income homeowners in need of housing modifications to improve accessibility and foster continuing independent living.
- 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.
- 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 homeless and those at-risk of homelessness.
- Support City and community programs focused upon the recreational and educational needs of Salinas' youth.
- Pursue two new economic development programs targeted for the Alisal NRSA (Micro Business Loan and Commercial Rehabilitation Loan programs).

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The following anti-poverty programs, actions, and policies have housing related components:

- Support the efforts of housing developers providing affordable housing opportunities in Salinas, particularly rental and multi-family housing.
- Support homeownership counseling and financial literacy training in the community, particularly focused upon lower income households and individuals.
- Provide housing rehabilitation programs targeting lower income homeowners and units serving lower income renter households to correct deficiencies and improve the livability of residential property.
- Provide assistance to lower income homeowners in need of housing modifications to improve accessibility and foster continuing independent living.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City's monitoring procedures are included as an appendix to this Consolidated Plan.

APPENDIX A-1

Summary of Housing and Community Needs Survey



The City of Salinas Housing and Community Development 2014-2015 Planning Initiatives

Summary of Housing and Community Needs Survey

April 2015

Consultant to the City:

MIG

800 Hearst Avenue
Berkeley, CA 94710

I. Introduction

A bilingual housing and community needs survey was conducted from November 2014 through early March 2015 to solicit input from residents, workers, and other stakeholders from the City of Salinas. The survey was one complementary component of a broader outreach process that included community workshops and stakeholder interviews. The survey provided an optional platform of participation for individuals who did not attend the community workshops. Respondents were informed that the survey results would be incorporated into updates to several housing and community development plans.

English and Spanish versions of the survey were produced and distributed in both digital and paper forms.[1] An invitation and hyperlink to a digital version of the survey on Survey Monkey was distributed through eight group emails (e-Blasts) sent to a list of over 1,000 addresses provided by City staff. E-blast reminders to complete the survey were sent prior to the five workshops. Paper surveys were also available at all City libraries, at the Department of Community and Economic Development City Hall, and at the five community workshops. Collection of completed surveys at City libraries was coordinated with library staff. Additionally, Communities Organized for Power in Action (COPA) and Building Healthy Communities (BHC) distributed print surveys within their communities. Results from paper surveys were manually entered into the digital survey for a complete data set.

Community improvements were categorized into the following five topic areas: Housing, Community Facilities, Community Programs, Economic Development, and Neighborhood Improvements. For subsets of these topic areas, respondents were asked to rate the level of need from 0 through 3, indicating whether there is "no such need-0," "low need-1," "medium need-2," or "high need-3." The survey also collected key demographic information.

The City made an emphasis to provide as many people as possible with the opportunity to complete the survey to share their opinions and concerns. In that regard, the survey results are not a statistically representative sample of the City's population. Instead, the survey results should be viewed as representing the respondents' opinions.

II. Respondent Profile

A total of 362 surveys were collected, including 161 collected electronically and 201 collected on paper. Forty-nine percent (49%) of survey respondents identified as Latino[2], and 39% identified as White (see Table 1). Approximately 26% were 65 years of age or older and about 38% of survey respondents indicated either they or a member of their household is disabled.

[1] Print copies were in English or Spanish. The online survey had questions in both language but did not distinguish whether a respondent was undertaking the survey in English vs. Spanish.
[2] Includes respondents who identified as Mexican, Mexican-American, Chicano/a, or Hispanic.

Table 1: Race and Ethnicity of Survey Respondents

Race and/or Ethnicity	Number of Respondents	Percent from Total*
Latino	169	49%
White	137	39%
Asian	16	5%
Black/ African American	11	3%
Hawaiian/ Pacific Islander	7	2%
Native American or Alaska Native	7	2%
Decline to Answer or question skipped	18	5%
Total	362	105%**

**Rounded to the nearest whole number*

***Total percentage does not add up to 100. Some respondents identify with one or more race.*

III. Overall Needs

The housing and community needs survey asked respondents to rate the level of need for 63 specific improvements within five topic areas. The five topic areas include Housing, Community Facilities, Community Programs, Economic Development, and Neighborhood Improvements. Table 2 depicts the top four improvements within each of the five categories based on a weighted average for each response.[3]

- **Need for Rental Housing** – Affordable rental housing was the number one housing priority for survey respondents and mirrors the workshop activity results.
- **Addressing Homelessness is a Priority** – Homeless issues are a major concern for Salinas' residents, as permanent supportive housing for the homeless, homeless shelters, and homeless services all made the list of top priorities within the housing, community facilities and community programs categories, respectively.
- **Youth Development is Important** – Youth development issues are also a significant community concern; youth centers and youth programs made the priority list together with parks, sports fields, and playgrounds.
- **Lighting Improvements** – Lighting improvements made the top four improvements and reflects conversations with the Latino population during the workshops.

Some notable similarities and differences arose between priority results from the workshops and the survey results.

- **Overcrowding Concerns Validated** – While the issue of overcrowding was heavily discussed in the workshops, participants did not "vote" on this issue during the HUD Bucks activity. However, the issue was among the top four housing improvement priorities for survey respondents.
- **Mixed Results for Public Space Improvements** - Tree planting and community gardens, and public gathering spaces were issues that made the top priority list for neighborhood improvements during the workshops but did not make the top priority list from the survey responses.

[3] Rating Scale questions calculate a weighted average based on the weight assigned to each answer choice -No such need (0,) low need (1) medium need (2) or high need (3).

Table 2: Top Four Priority Improvements of each Topic Area based on Weighted Average

Improvement Issue	Total Response Count	Weighted Average
Housing		
Affordable rental housing	314	2.64
Permanent supportive housing for the homeless	291	2.48
Overcrowding	284	2.46
Senior housing	284	2.42
Community Facilities		
Homeless shelters	309	2.62
Youth centers	301	2.61
Recreation centers	301	2.54
Parks, sports fields, playgrounds	298	2.49
Child care centers	298	2.49
Community Programs		
Youth activities and programs	294	2.67
Crime prevention programs	291	2.62
Homeless services	291	2.57
Neighborhood cleanups (trash, graffiti, etc.)	284	2.52
Economic Development		
Job creation	287	2.60
Job training	289	2.46
Business mentoring	274	2.22
Store-front improvements for low-income neighborhoods	275	2.20
Neighborhood Improvements		
Sidewalk improvements	295	2.55
Road improvements	287	2.54
Handicapped accessibility for sidewalks and buildings	288	2.36
Pedestrian improvements	281	2.33
Lighting Improvements	281	2.33

Table 3 reports the overall top 10 priority improvements. The majority of priority improvements fall within the community program and the community facility topic areas.

Table 3: Top Ten Priority Improvements based on Weighted Average

Top Ten Priority Improvements	Total Response Count	Weighted Average
Youth Activities and Programs	294	2.67
Affordable Rental Housing	314	2.64
Homeless Shelters	309	2.62
Crime Prevention Programs	291	2.62
Youth Center	301	2.61
Job creation	287	2.60
Homeless Services	291	2.57
Sidewalk Improvements	295	2.55
Recreation Center	301	2.54
Road Improvements	287	2.54

IV. Priority Improvements of Specific Populations

The two largest racial and ethnic groups to take the survey were persons who identified as Latino or White. According to the 2010 census, 75% of Salinas residents identify as Latino, while 15.5% of the population identify as White, non-Latino. Due to the disproportionate number of White survey respondents, it is important to understand the different needs of the Latino and White survey respondent populations. Table 4 compares the top priority improvement results of Latino and White survey respondents. Several top priorities within each ethnic group are not reflected in the overall top priority results.

Latino Community Concerns

Latino survey respondents are concerned with housing for large families and homeownership assistance.

- **Housing for Multigenerational** – While Latino participants in the workshops were concerned with overcrowding, the survey results indicate that this community sees the need for housing to accommodate large families as a means to address overcrowding issues.
- **Homeownership Assistance** – Similar to Spanish language workshop participants, Latino survey respondents expressed a desire for homeownership assistance. As the participants explained during small group discussions, this priority arises especially because of multigenerational housing arrangements. Many felt this goal could not be achieved in Salinas given income levels and the high cost of housing. Still, they tended to view homeownership as a goal and strategy for building family wealth.
- **Access to Healthy Food Options –** Latino respondents prioritized the need for access to fresh and health foods, suggesting that these residents live in neighborhoods without access to supermarkets and where food “deserts” were identified.
- **Public Space Improvements** – Lighting improvements and the creation of plazas and other public gathering spaces made the top priority list for Latinos in the category of neighborhood improvements. These results reflected conversations and input with Spanish-speaking residents at the community

Table 4: Top Priority Improvement Comparison of Latino and White Survey Respondents

Latino Survey Respondents' Results	White Survey Respondents' Results
Housing	**Housing**
Affordable Rental Housing	Affordable Rental Housing
Housing for Large Families*	Senior Housing
Permanent Supportive Housing for the Homeless	Overcrowding
Homeownership assistance	Permanent Supportive Housing for the Homeless
Community Facilities	**Community Facilities**
Youth Centers	Homeless Shelters
Homeless Shelters	Youth Center
Parks, sports fields, playgrounds	**Senior Center**
Recreation center	**Substance abuse clinic / Mental health clinic**
Community Programs	**Community Programs**
Youth Activities and Programs	Crime Prevention Programs
Crime Prevention Programs	Youth Activities and Programs
Homeless Services	Homeless Services
Access to Fresh and Healthy Foods	Mental Health Services
Economic Development	**Economic Development**
Job creation	Job creation
Job training	Job training
Store-front improvements for low-income neighborhoods	**Small business loans**
Business Mentoring	Business Mentoring
Neighborhood Improvements	**Neighborhood Improvements**
Sidewalk Improvements	Road improvements
Road improvements	Sidewalk Improvements
Lighting Improvements	**Handicapped accessibility for sidewalks and buildings**
Plaza and other public gathering spaces	**Water/Sewer improvements**

*Bold indicates a priority improvement that is not reflected in the overall top priority improvement results.

workshops where lighting improvements were expressed as a major concern for public safety reasons. Lighting improvements made the top priority list in both Spanish-speaking workshops, including the Alisal Neighborhood workshop. Members from this community felt unsafe given the deficient lighting in their neighborhoods and felt the situation facilitated crime. These same residents expressed frustration that landlords or property managers do not allow children or youth to play in the common areas of the apartment complexes. Given overcrowding in their homes, young people often seek but do not have a place where they can engage in positive activities.

White Community Concerns

- **Senior Issues –** The seniors who responded to the survey were disproportionately White. This likely explains the reason why this demographic group prioritized senior centers and senior housing. Additionally, the general demographics of Salinas indicate that White community is generally older. During workshops and stakeholder interviews, concerns were expressed about the realities of housing, care, and activities of the senior community. Salinas lacks housing that is both affordable and designed for physical limitations. Although community centers do offer some activities for seniors and the City would like to build a center expressly for seniors, current needs are not being met.

- **Small Business Assistance –** While Latino respondents wanted to see storefront improvements in low-income neighborhoods, White respondents ranked small business loans as a greater need.
- **Neighborhood Infrastructure –** White respondents prioritized accessibility for sidewalks and building and water/sewer improvements for neighborhood improvements.

Age

Based on the priority outcomes, youth and senior issues are of significant concerned for Salinas residents. It is therefore important to consider how these populations prioritize their own needs.

Respondents 24 years of age or younger ranked the following as top priority improvements that are not represented in the overall results:

Table 5: Issues Not Represented in Overall Results but Ranked High by Respondents 24 and younger

Priorities of Young People
Health Services
Access to Fresh and Healthy Foods
Plazas and Other Public Gathering Spaces
Bicycle Lanes and Bike Parking
Housing for Large Families

In addition, job training ranked as a higher priority than job creation, reflecting workshop discussions with youth and their desire for the City to provide paid internships. Other issues directly affecting youth were also prioritized, such as youth centers, youth activities and programs, recreation centers, parks, sport fields, and playgrounds. In conversations with residents at workshops, parks were described as unsafe for children due to gang activity. Additionally, parents explained they are unable to pay for costly afterschool activities that would allow their children to engage in sports. These priorities likely reflect the need for safe places that allow youth to be more active in their community through extracurricular activities.

Senior housing, senior centers, and senior activities and programs were all prioritized by survey respondents of 65 years of age and older. Handicapped accessibility for sidewalks and buildings came in as the top priority for neighborhood improvements. Seniors expressed the need for a senior facility in Salinas to build community and provide activities for seniors.

People with Disabilities

People with disabilities have unique needs and challenges that should be evaluated in regards to housing and community concerns. The following priority improvements are not reflected in the overall results but were ranked by respondents who identified as having a disability or lived in household where a household member had a disability.

Sidewalk accessibility was repeatedly brought up by workshop participants, including those with disabilities. The survey results describe the need for funding to provide rehabilitation for not only sidewalks, but for housing as well. Workshop participants expressed concern about the age of the current housing stock. Many felt homes are in poor conditions and need to be rehabilitated to remedy general safety concerns. The survey results suggest that building conditions are also unsuitable or inhospitable for residents with disabilities.

Table 6: Issues Not Represented in Overall Results but Ranked High by Disabled Respondents

Priorities of Disabled
Housing for large families
Building code enforcement
Housing accessibility improvements for people with disabilities
Substance abuse clinic / mental health clinic and services
Disability services
Handicapped accessibility for sidewalks and buildings

Farm Workers

The City of Salinas has a large farm worker population; it is important to evaluate the needs of a workforce population with seasonal employment and nonconventional work hours. The following are the top priority needs of individuals who indicated they live with a person who works in an agricultural-related occupation (i.e. agricultural processing in addition to field work).

Table 7: Issues Not Represented in Overall Results but Ranked High by Farm Workers

Priorities of Farm-working Community
Community health clinics
Child care centers
Health services
Lighting improvements
Public art

Farm Worker childcare needs was a heavily discussed issue at the workshops, including the Alisal Neighborhood needs assessment workshop. Formal and subsidized child care reportedly is not open during farm worker employment hours, which tend start very early. Many residents explained that they needed to drop off their children in the very early hours between 3:00 and 4:00 A.M. to be at work by 5:00 or 6:00 A.M. The childcare that is available is informal and expensive, and parents are concerned about the quality of care. Childcare advocates expressed similar concerns. They explained that the Family, Friends, and Neighbor Caregiver model can effectively improve this situation since it relies on these informal caregivers who are exempt from licensing. However, they urged assistance to this program in the form of caregiver training and capacity building, materials, and possibly subsidies.

In addition, residents from neighborhoods such as Alisal reported a lack of accessible health care. No health facilities exist in immediate vicinity. Many residents do not have health insurance and rely on urgent or emergency care for treatment that is typically more expensive. This may also explain why farm worker respondents—many of whom live in the Alisal—ranked community health clinic as a priority.

V. Fair Housing and Housing Conditions

Fair Housing

Approximately 23% of survey respondents reported experiencing housing discrimination. Respondents reported experiencing discrimination from a landlord or property manager. The second-most common housing discrimination was experienced due to a City or County staff person. The top five reported reasons for housing discrimination were:

Table 8: Top Housing Discrimination Issues

Reasons for Housing Discrimination
Race
Source of Income
Ethnicity
Age
Family Status

Comments written by survey respondents elaborated on these results. Respondents explained they did not have proof of income and therefore they were denied housing. Many indicated that having many children disqualified them from housing. Finally, a few felt discriminated against for being mono-linguistic Spanish speakers.

The majority of respondents did not report the incident (85.5%). Most respondents indicated the reason they failed to report the incident was they believed it would not make a difference or that they did not know where to report the incident (54.4% and 40.1%, respectively).

Housing Conditions

Respondents were asked to rate the physical condition of their home. Nearly 50% of respondents indicated their housing was generally in good condition. About 12% of respondents indicated their housing was in poor of terrible conditions.

Table 9: Housing Conditions Results

Housing Condition	
Rating	**Results**
Terrible: Unsafe Living Conditions	**3%**
Poor: Major repairs needed	**9.4%**
Fair: Needs minor improvements (e.g. paint)	**27.3%**
Good: Generally in good condition	**49.7%**
Excellent: Completely new or remodeled	**10.6%**

VI. Priority Results Tables by Category

Table 10: Housing Priority Results by Weighted Average

Housing Improvement Issue	"High Need" Percent Response Count	Response Count	Weighted Average
Affordable rental housing	75%	314	2.64
Permanent supportive housing for the homeless	68%	291	2.48
Overcrowding	65%	284	2.46
Senior housing	56%	295	2.42
Building Code Enforcement	62%	284	2.41
Housing for Large Families	58%	288	2.38
Rental Housing Rehabilitation	55%	291	2.34
Housing for the Disabled	51%	285	2.31
Energy Efficient	54%	286	2.30
Homeownership	50%	292	2.30
Housing Accessibility Improvement	50%	278	2.30
Ownership Housing Rehabilitation	43%	281	2.13
Emergency Home Repair	42%	283	2.11

Table 11: Community Facilities Priority Results by Weighted Average

Community Facilities Improvement Issue	"High Need" Percent Response Count	Response Count	Weighted Average
Homeless shelters	70.9%	309	2.62
Youth centers	70.8%	301	2.61
Recreation centers	67.8%	301	2.54
Parks, sports fields, playgrounds	61.3%	315	2.49
Child care centers	65.1%	298	2.49
Substance abuse clinics / Mental health clinics	61.9%	294	2.48
Domestic abuse shelters	58.4%	296	2.47
Food pantry	54.9%	295	2.44
Community health clinics	55.0%	300	2.41
Libraries	54.0%	298	2.38

Table 12: Community Programs Priority Results by Weighted Average

Community Programs Improvement Issue	"High Need" Percent Response Count	Response Count	Weighted Average
Youth activities and programs	75.2%	294	2.67
Crime prevention programs	73.2%	291	2.62
Homeless services	68.7%	291	2.57
Neighborhood cleanups (trash, graffiti, etc.)	65.1%	284	2.52
Mental health services	59.5%	284	2.49
Neglected / Abused children services	59.9%	277	2.48
Senior activities and programs	57.7%	305	2.45
Access to fresh and health foods	59.5%	284	2.44
Child care services	58.1%	284	2.44
Health services	56.2%	290	2.43
Domestic abuse services	57.1%	282	2.43
Disability services	55.7%	289	2.41
Transportation Services	55.2%	286	2.41
Emergency rental/utility housing assistance	55.0%	280	2.33
Financial literacy services	47.8%	278	2.27
Legal services	45.5%	286	2.19
Landlord/tenant dispute counseling	38.1%	281	2.10

Table 13: Economic Development Priority Results by Weighted Average

Economic Development Improvement Issue	"High Need" Percent Response Count	Response Count	Weighted Average
Job creation	72.1%	207	2.60
Job training	56.7%	164	2.46
Business Mentoring	44.2%	121	2.22
Store-front improvements	43.3%	119	2.20
Small business	42.1%	117	2.18
Green energy upgrade	41.4%	113	2.15
Start-up assistance for small businesses	39.3%	110	2.12
Small business incubators	33.5%	89	2.00

Table 14: Neighborhood Improvements Priority Results by Weighted Average

Neighborhood Improvements Improvement Issue	"High Need" Percent Response Count	Response Count	Weighted Average
Sidewalk Improvements	62%	2.55	2.55
Road improvements	61%	2.54	2.54
Handicapped accessibility for sidewalks and buildings	56%	2.36	2.36
Pedestrian Improvements (example: slowing down traffic	52%	2.33	2.33
Lighting improvements	52%	2.33	2.33
Bicycle lanes and bike parking	51%	2.25	2.25
Clean up contaminated sites	45%	2.23	2.23
Neighborhood Signage (stop signs, etc.)	43%	2.17	2.17
Tree Planting	45%	2.17	2.17
Plazas and other public gathering spaces	48%	2.17	2.17
Water/Sewer improvements	43%	2.17	2.17
Community gardens	44%	2.15	2.15
Stormwater and drainage improvements	41%	2.15	2.15
Public art	41%	2.01	2.01

VI. Appendices

Survey Invitation Email Messages

Survey (English)

Survey (Spanish)

Survey Invitation Email Messages

Mensaje en español debajo.

WHAT DO YOU HAVE TO SAY ABOUT HOUSING AND COMMUNITY PROGRAMS IN SALINAS?



The City of Salinas is updating several housing and community development plans and wants your input! You are cordially invited to complete this online survey and share your community knowledge to help identify and prioritize community investments and programs. Please click on the following link to launch the survey:

Housing and Community Needs Survey

If you prefer to complete complete this survey in person, paper surveys are available at all City libraries and at the Community and Economic Development Department at 65 W. Alisal Street, 2nd Floor. Survey is open through March 12, 2015.

¿QUÉ OPINIÓN TIENE SOBRE ASUNTOS DEVIVIENDA Y PROGRAMAS COMUNITARIOS EN SALINAS?



La cuidad de Salinas está actualizando varios planes y desea sus opiniones. Se le invita cordialmente a completar esta encuesta por internet para así compartir su conocimiento de la comunidad. Sus respuestas ayudarán a priorizar las inversiones y programas en Salinas. Para iniciar la encuesta haga clic aquí:

Encuesta Sobre Necesidades Comunitarias y de la Vivienda

Si prefiere completar la encuesta en persona, encuestas en papel están disponibles en todas las bibliotecas de la ciudad y en el Departamento de Desarrollo Comunitario y Económico en 65 W. Alisal Street, 2o piso. La encuesta permanecerá abierta hasta marzo 12, 2015.

Survey (English)

City of Salinas Housing and Community Needs Survey

The City of Salinas is updating several plans and wants your input! Please complete this survey and **share your community knowledge**. Your responses are confidential and anonymous but will help prioritize community investments and programs. If you prefer to complete this survey online, please visit: **https://www.surveymonkey.com/s/Salinas2015**. Please return by **March 12, 2015.**

1. **What is your gender?** ☐ Female ☐ Male ☐ Other (Please specify):_____

2. **How old are you?**
   ☐ Under 18 ☐ 25 to 34 ☐ 51 to 64 ☐ 75 and above
   ☐ 18 to 24 ☐ 35 to 50 ☐ 65 to 74 ☐ Decline to answer

3. **What race or ethnicity do you identify with? Check all that apply.**
   ☐ Asian ☐ Hawaiian / Pacific Islander ☐ Native American or Alaska Native ☐ Decline to Answer
   ☐ Latino ☐ Black / African American ☐ White ☐ Other _____

4. **Do you own or rent?** ☐ Rent ☐ Own ☐ Other (Please explain)_____

5. **Which of the following describes your housing situation and household composition? Check all that apply.**
   ☐ Single-parent household ☐ Includes farm worker(s) ☐ Includes extended family (e.g. aunts, cousins, etc.)
   ☐ Female-headed household ☐ Includes children under 12 ☐ I am Homeless
   ☐ Household with elderly person(s) ☐ Disabled family member(s) ☐ Temporary (Please Explain)_____

6. **How would you rate the physical condition of your home?**
   ☐ 1 Terrible: Unsafe living conditions
   ☐ 2 Poor: Major repairs needed
   ☐ 3 Fair: Could use minor maintenance improvements (fresh coat of paint, new tiles, etc.)
   ☐ 4 Good: Overall in good conditions
   ☐ 5 Excellent: Completely new or remodeled

7. **Have you needed to do any of the following as a result of the cost of living?**

	Yes	No	Do not know
Live temporarily with family or friends	☐	☐	☐
Share housing with other families	☐	☐	☐
Rent out rooms in your house	☐	☐	☐
Move when you didn't want to	☐	☐	☐
Live in an overcrowded unit	☐	☐	☐
Experience a foreclosure	☐	☐	☐
Live in a housing unit without adequate plumbing, heat, or electricity	☐	☐	☐
Live in emergency/temporary housing	☐	☐	☐
Other			

8. **If you have a disability or mobility issues, have you ever been denied a request to relax or modify housing rules or practices to accommodate your disability?** ☐ Yes ☐ No ☐ Does Not Apply

9. **Have you personally ever experienced housing discrimination by any of the following? Check all that apply.**
   ☐ Landlord / property manager ☐ A real estate agent / broker ☐ Other (Please specify) _____
   ☐ Mortgage lender ☐ A city / county staff person ☐ Does not apply

10. **If yes, what do you believe was the reason for the housing discrimination? Check all that apply.**
    ☐ Race ☐ Sexual Orientation ☐ Disability/Medical Conditions
    ☐ Ethnicity ☐ Sex/Gender ☐ Family Status (e.g. children in family, single parent with child; expecting child)
    ☐ Color ☐ Religion
    ☐ National Origin ☐ Age ☐ Source of Income (e.g. welfare, unemployment insurance)
    ☐ Immigration Status ☐ Marital Status ☐ Other (Please Specify) _____

11. **Briefly describe how you were discriminated against:**_____
    _____

12. **If you were discriminated against, did you report the incident?**
    ☐ No ☐ Yes, **When and whom did you report it to**? _____

13. **If you said you did not report the incident, what was the reason you did not?**
    ☐ Don't know where to report ☐ Too much trouble
    ☐ Don't believe it makes a difference ☐ Didn't know my rights
    ☐ Afraid of retaliation ☐ Other (Please Specify) _____

Please RATE the level of need in regards to HOUSING and HOUSING PROGRAMS in Salinas.
A rating of **0** indicates there is **No Such Need**; a rating of **3** indicates there is a **High Need**.

14. Housing	No Such Need 0	Low Need 1	Medium Need 2	High Need 3
Affordable rental housing	☐	☐	☐	☐
Rental housing rehabilitation	☐	☐	☐	☐
Overcrowding	☐	☐	☐	☐
Ownership housing rehabilitation	☐	☐	☐	☐
Homeownership assistance	☐	☐	☐	☐
Energy efficient improvements	☐	☐	☐	☐
Housing for the Disabled	☐	☐	☐	☐
Housing accessibility improvements for people with disabilities	☐	☐	☐	☐
Senior housing	☐	☐	☐	☐
Housing for large families	☐	☐	☐	☐
Building code enforcement (poor maintenance or construction)	☐	☐	☐	☐
Emergency home repair	☐	☐	☐	☐
Permanent supportive housing for the homeless	☐	☐	☐	☐

Please RATE the level of need in regards to categories in Salinas.
A rating of **0** indicates there is **No Such Need**; a rating of **3** indicates there is a **High Need**.

15. Community Facilities	**No Such Need 0**	**Low Need 1**	**Medium Need 2**	**High Need 3**
Senior Center	☐	☐	☐	☐
Youth Center	☐	☐	☐	☐
Child Care center	☐	☐	☐	☐
Community health clinic	☐	☐	☐	☐
Substance abuse clinic / mental health clinic	☐	☐	☐	☐
Homeless shelters	☐	☐	☐	☐
Food pantry	☐	☐	☐	☐
Domestic abuse shelters	☐	☐	☐	☐
Parks, sports field, playgrounds	☐	☐	☐	☐
Recreation center	☐	☐	☐	☐
Libraries	☐	☐	☐	☐

16. Community Programs	**No Such Need 0**	**Low Need 1**	**Medium Need 2**	**High Need 3**
Senior activities and programs	☐	☐	☐	☐
Youth activities and programs	☐	☐	☐	☐
Child care services	☐	☐	☐	☐
Public transportation services	☐	☐	☐	☐
Community safety / crime prevention programs	☐	☐	☐	☐
Health services	☐	☐	☐	☐
Substance abuse / mental health services	☐	☐	☐	☐
Disability services	☐	☐	☐	☐
Homeless services	☐	☐	☐	☐
Domestic abuse services	☐	☐	☐	☐
Neglected/abused children services	☐	☐	☐	☐
Access to fresh and healthy foods	☐	☐	☐	☐
Neighborhood cleanups (trash, graffiti, etc.)	☐	☐	☐	☐
Legal services	☐	☐	☐	☐
Landlord/tenant dispute counseling	☐	☐	☐	☐
Emergency rental/utility housing assistance	☐	☐	☐	☐
Financial literacy services (classes, credit counseling)	☐	☐	☐	☐

17. Economic Development	**No Such Need 0**	**Low Need 1**	**Medium Need 2**	**High Need 3**
Start-up assistance for small businesses	☐	☐	☐	☐
Small business incubators	☐	☐	☐	☐
Job training	☐	☐	☐	☐
Store-front improvements for low-income areas	☐	☐	☐	☐
Small Business Loans	☐	☐	☐	☐
Job creation	☐	☐	☐	☐
Small business education and training	☐	☐	☐	☐
Green Energy Upgrade Assistance for Small Businesses	☐	☐	☐	☐

18. Neighborhood Improvements	**No Such Need 0**	**Low Need 1**	**Medium Need 2**	**High Need 3**
Sidewalk Improvements	☐	☐	☐	☐
Handicapped accessibility for sidewalks and buildings	☐	☐	☐	☐
Road improvements	☐	☐	☐	☐
Neighborhood Signage (stop signs, etc.)	☐	☐	☐	☐
Clean up contaminated sites	☐	☐	☐	☐
Lighting Improvements	☐	☐	☐	☐
Tree Planting / public greenery	☐	☐	☐	☐
Community Gardens	☐	☐	☐	☐
Public Art	☐	☐	☐	☐
Plazas and other public gathering spaces	☐	☐	☐	☐
Storm water and drainage improvements (street flooding)	☐	☐	☐	☐
Sewer improvements	☐	☐	☐	☐
Pedestrian safety improvements (e.g., slowing down traffic)	☐	☐	☐	☐
Bicycle lanes and bike parking	☐	☐	☐	☐

19. Do you have any other concerns or needs related to housing or community programs in Salinas?

_____
_____
_____
_____
_____
_____

20. What the nearest intersection to your home?

_____

21. What is your home Zip code? ☐ 93901 ☐ 93905 ☐ 93906 ☐ 93907

Thank you for taking this survey! Please **return this survey in person** by **March 12, 2015** to either the Department of Community & Economic Development or to any Salinas Public Library.

City of Salinas	**John Steinbeck Library**	**Chavez Library**	**El Gabilan Library**
Community & Economic Development Department 65 W. Alisal St. 2nd floor Salinas, CA 93901	350 Lincoln Avenue Salinas, CA 93901 (831) 758-7311	615 Williams Road Salinas, CA 93905 (831) 758-7345	1400 North Main Street Salinas, CA 93906 (831) 758-7302

If you prefer to complete this **survey online** in **Spanish or English**, please visit: **https://www.surveymonkey.com/s/Salinas2015**

Survey (Spanish)

Encuesta Sobre Necesidades Comunitarias y de la Vivienda en Salinas

La cuidad de Salinas está actualizando varios planes y queremos su opinión. Por favor llene está encuesta. Sus repuestas son confidenciales y anónimas y ayudarán a priorizar las inversiones en la comunidad. Si prefiere completar la encuesta por internet, por favor visite: **www.surveymonkey.com/s/Salinas2015**. Por favor devuelva su encuesta completada antes del **12 de marzo, 2015.**

1. ¿Que es su sexo/género?

☐ Mujer ☐ Hombre ☐ Otro (Por favor explique) _____

2. ¿Cuántos años tiene?

☐ Menos de 18 ☐ 25 a 34 ☐ 51 a 64 ☐ 75 o mayor
☐ 18 a 24 ☐ 35 a 50 ☐ 65 a 74 ☐ Prefiero no responder

3. ¿Cómo se identifica de raza o etnicidad? Marque lo que corresponda.

☐ Asiático ☐ Hawaiano / de las islas del Pacifico ☐ Latino(a) ☐ Prefiero no responder
☐ Blanco ☐ Indígena o nativo de Alaska ☐ Negro /Afro-Americano ☐ Otro _____

4. ¿Es dueño de su vivienda o alquila? ☐ Soy dueño ☐ Alquilo ☐Otro (Por favor indique)_____

5. ¿Cuál de las siguientes opciones caracteriza su situación en su hogar? Marque todo lo que corresponde.

☐ Padre o madre soltero(a) ☐ Incluye trabajador(es) agricultor(es) ☐ Incluye familia extendida (abuelos, tíos, primos)
☐ Hogar encabezado por mujer ☐ Incluye menores de 12 años ☐ Soy Persona(s) sin hogar
☐ Incluye personas en la tercera eda ☐ Incluye persona discapacitadas ☐ Temporario (Por favor explique)_____

6. ¿Cómo calificaría la condición de su hogar?

☐ 1 Terrible: En condición peligrosa
☐ 2 Malo: Necesita inmensas reparaciones
☐ 3 Suficiente: Necesita pequeñas mejoras (pintura, nuevo piso, etc.)
☐ 4 Bueno: En buenas condiciones
☐ 5 Excelente: Nuevo o recientemente renovado

7. ¿Ha tenido usted alguna de estas experiencias debido al costo de vida?

	Sí	No	No sé
Vivido temporalmente con familia o amigos	☐	☐	☐
Compartido una vivienda con otra(s) familia(s)	☐	☐	☐
Alquilado cuartos de su casa a otras personas	☐	☐	☐
Mudado de su hogar forzosamente	☐	☐	☐
Hacinamiento (demasiada gente para la vivienda)	☐	☐	☐
Ejecución hipotecaria (“foreclosure”, perdida de una propiedad)	☐	☐	☐
Vivido en un hogar sin agua, electricidad u otros servicios	☐	☐	☐
Vivido en alojamiento temporal / de emergencia	☐	☐	☐
Otro			

8. ¿Se le ha negado alguna vez una solicitud para modificar o disminuir reglamentos de vivienda para acomodar una discapacidad o limitación física? ☐ Sí ☐ No ☐ No tengo discapacidad

9. ¿Ha enfrentado personalmente discriminación de vivienda por parte de algún(as) de las siguientes personas? Marque todo que corresponde.

☐ Propietario/administrador de la propiedad ☐ Agente de bienes raíces ☐ Otra persona:_____
☐ Prestamista de hipotecas ☐ Empleado de la cuidad/del condado ☐ No aplica

10. ¿Si enfrento discriminación de vivienda, cuál fue el motivo de la discriminación? Marque todo que corresponde.

☐ Raza ☐ Orientación sexual ☐ Estado Civil
☐ Etnicidad ☐ Sexo/genero ☐ Situación familiar (hijos)
☐ Color ☐ Religión ☐ La fuente de ingresos (ejemplo: asistencia pública)
☐ País de origen ☐ Edad ☐ Otro (Por favor explique) _____
☐ Estatus de inmigración ☐ Discapacidad/ Enfermedad

11. Por favor explique brevemente la manera en que fue discriminado(a):_____

_____

12. Si usted fue víctima de discriminación, ¿denunció el incidente?

☐ No ☐ Sí **¿Cuándo y con quien lo denunció?:** _____

13. Si no lo denunció, ¿cuál fue la razón por la que no denunció el incidente?

☐ No sé donde debo hacer la denuncia ☐ No vale la pena / Es una molestia demasiado grande
☐ No creo que lograría cambiar la situación ☐ No sabía cuáles eran mis derechos
☐ Tengo miedo de la retaliación ☐ Otra razón (Por favor explique) _____

Por favor califique el nivel de necesidad con respecto a la VIVIENDA y los PROGRAMAS DE VIVIENDA en Salinas.
0 significa que **no hay** necesidad, **3** significa que **hay gran** necesidad.

14. Vivienda	**No hay Necesidad 0**	**Poca Necesidad 1**	**Mediana Necesidad 2**	**Gran Necesidad 3**
Viviendas asequibles para rentar	☐	☐	☐	☐
Rehabilitación de viviendas rentadas	☐	☐	☐	☐
Hacinamiento (demasiada gente para la vivienda)	☐	☐	☐	☐
Rehabilitación de casas por propietario	☐	☐	☐	☐
Asistencia para comprar una casa	☐	☐	☐	☐
Mejoras para ahorrar energía en casa	☐	☐	☐	☐
Viviendas para personas con discapacidad	☐	☐	☐	☐
Mejoras de vivienda para personas con discapacidad	☐	☐	☐	☐
Viviendas para personas de la tercera edad	☐	☐	☐	☐
Viviendas para familias grandes	☐	☐	☐	☐
La aplicación del Código de Construcción para viviendas en mal estado	☐	☐	☐	☐
Reparaciones urgentes de casas	☐	☐	☐	☐
Vivienda permanente con servicios para las personas sin hogar	☐	☐	☐	☐

Por favor califique el nivel de necesidad con respecto a las siguientes categorias en Salinas.
0 significa que **no hay** necesidad, **3** significa que **hay gran** necesidad.

15. Instalaciones Públicas	**No hay Necesidad 0**	**Poca Necesidad 1**	**Mediana Necesidad 2**	**Gran Necesidad 3**
Centros para personas en la tercera edad	☐	☐	☐	☐
Centros para jóvenes	☐	☐	☐	☐
Centros para cuidado infantil	☐	☐	☐	☐
Clínicas de salud	☐	☐	☐	☐
Clínicas para el abuso de drogas/de salud mental	☐	☐	☐	☐
Refugios para personas sin hogar	☐	☐	☐	☐
Despensas de alimentos	☐	☐	☐	☐
Refugios para víctimas de abuso doméstico	☐	☐	☐	☐
Parques, campos deportivos, patios de recreo	☐	☐	☐	☐
Centros de recreación	☐	☐	☐	☐
Bibliotecas	☐	☐	☐	☐

16. Programas Comunitarios	**No Hay Necesidad 0**	**Poca Necesidad 1**	**Mediana Necesidad 2**	**Gran Necesidad 3**
Programas y actividades para personas en la tercera edad	☐	☐	☐	☐
Programas y actividades para jóvenes	☐	☐	☐	☐
Servicios de cuidado de niños	☐	☐	☐	☐
Servicios de transporte público	☐	☐	☐	☐
Programas para la prevención del crimen	☐	☐	☐	☐
Servicios de salud	☐	☐	☐	☐
Servicios para abuso de drogas / de salud mental	☐	☐	☐	☐
Servicios para personas con discapacidad	☐	☐	☐	☐
Servicios para personas sin hogar	☐	☐	☐	☐
Servicios para víctimas de violencia doméstica	☐	☐	☐	☐
Servicios para niños abusados o abandonados	☐	☐	☐	☐
Programas para acceso a alimentos saludables	☐	☐	☐	☐
Limpieza del barrio (basura, grafiti, etc.)	☐	☐	☐	☐
Servicios legales	☐	☐	☐	☐
Mediación de conflicto entre propietario e inquilino	☐	☐	☐	☐
Asistencia urgente para pagos de renta y servicios	☐	☐	☐	☐
Educación sobre finanzas (clases, consejería de crédito)	☐	☐	☐	☐

17. Desarrollo Económico	**No Hay Necesidad 0**	**Poca Necesidad 1**	**Mediana Necesidad 2**	**Gran Necesidad 3**
Asistencia inicial para empresas pequeñas	☐	☐	☐	☐
Incubadoras de empresas pequeñas	☐	☐	☐	☐
Capacitación de empleo	☐	☐	☐	☐
Mejoras a fachadas de tiendas en áreas de bajos ingresos	☐	☐	☐	☐
Préstamos para empresas pequeñas	☐	☐	☐	☐
Fomentación de nuevos empleos	☐	☐	☐	☐
Tutoría y capacitación para dueños de empresas pequeñas	☐	☐	☐	☐
Mejoras para ahorrar energía para empresas pequeñas	☐	☐	☐	☐

18. Mejoras del Vecindario	**No hay necesidad 0**	**Poca necesidad 1**	**Mediana Necesidad 2**	**Gran Necesidad 3**
Mejoras de las banquetas/veredas	☐	☐	☐	☐
Accesibilidad a banquetas/edificios para discapacidades	☐	☐	☐	☐
Mejoras a las calles	☐	☐	☐	☐
Mejoras en la señalización de las calles	☐	☐	☐	☐
Descontaminación de sitios tóxicos	☐	☐	☐	☐
Mejoras a la iluminación de las calles	☐	☐	☐	☐
Siembra de árboles y plantas en la vía pública	☐	☐	☐	☐
Huertas comunitarias	☐	☐	☐	☐
Arte pública	☐	☐	☐	☐
Plazas y espacios públicos	☐	☐	☐	☐
Mejoras al drenaje de calles	☐	☐	☐	☐
Mejoras al sistema de aguas y alcantarilla	☐	☐	☐	☐
Mejoras para seguridad de pedestres	☐	☐	☐	☐
Carriles y estacionamiento para bicicletas	☐	☐	☐	☐

19. ¿Tiene cualquier otro comentario o necesidad relacionada a vivienda o programas comunitarios en Salinas?

_____

_____

_____

20. ¿Cuál es la intersección de calles más cercana a su casa? _____

21. ¿Cuál es su código postal? ☐ 93901 ☐ 93905 ☐ 93906 ☐ 93907

!Gracias por completar la encuesta! Por favor **devuelva la encuesta en persona** antes del **12 de marzo, 2015** al Departamento de Desarrollo Comunitario y Económico de la Cuidad de Salinas o, a una de las tres bibliotecas en Salinas.

Departamento de Desarrollo Comunitario y Económico de la Cuidad de Salinas 200 Lincoln Avenue Salinas, CA 93901	**Biblioteca de John Steinbeck** 350 Lincoln Avenue Salinas, CA 93901 (831) 758-7311	**Biblioteca de Chavez** 615 Williams Road Salinas, CA 93905 (831) 758-7345	**Biblioteca de El Gabilan** 1400 North Main Street Salinas, CA 93906 (831) 758-7302

Si prefiere completar la encuesta por **internet** en **ingles** o en **español**, por favor visite**: www.surveymonkey.com/s/Salinas2015**

APPENDIX A-2

Summary of Housing and Community Needs Workshops



City of Salinas Housing and Community Development

2014-2015 Planning Initiatives

Summary of Housing and Community Needs Workshops

March 2015

Prepared by:

MIG

800 Hearst Avenue
Berkeley, CA 94710

Introduction

Between December 2014 and March 2015, MIG Inc., a planning and public engagement firm, conducted a variety of outreach activities to gather feedback from constituents and residents about housing and community development needs in the City of Salinas. The outreach activities were designed to promote awareness of the Housing and Community Development 2014-2015 Planning Initiatives and to inform the public of the opportunities to provide input. The input will assist in updating five housing and community development planning documents:

1. Housing Element of the City's General Plan
2. Consolidated Plan (in compliance with regulations of the federal Department of Housing and Urban Development, or HUD)
3. Analysis to Impediments to Fair Housing (also to comply with HUD regulations)
4. Alisal Homeownership Neighborhood Revitalization Strategy Area
5. Inclusionary Housing Ordinance Update

In collaboration with the City of Salinas Department of Community and Economic Development and various community partners, MIG developed and implemented a robust outreach program to publicize the community workshops. It included distribution and posting of flyers in targeted locations, email flyers (e-blasts) to a list of over 1,000 email addresses, and notices (display ads) in local newspapers, and the City's website, announcements on radio stations and the City's Facebook and Twitter pages. Importantly, outreach was conducted through partner entities Communities Organized for Relational Power in Action (COPA) and Building Healthy Communities (BHC). Each organization made direct calls to residents and their constituencies. All outreach materials and activities were created in both Spanish and English. The workshops were held in four locations throughout Salinas, as described in the flyers below.

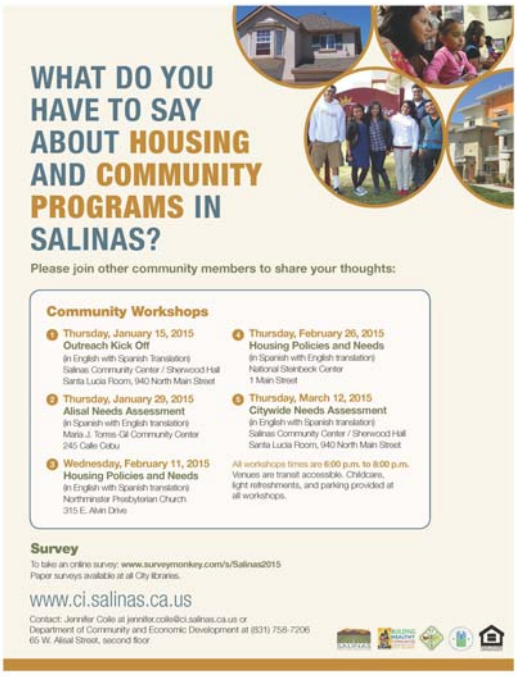




Image 1: Bilingual Outreach Flyers

This summary describes the outreach efforts and results in the following sections:

I. Community Workshop Formats
II. HUD BUCKS Activity: Summary and Results
III. Citywide and Alisal Needs Assessment: Small Group Discussions
IV. Housing Needs and Policies: Small Group Discussions
V. Comment Cards

I. Community Workshop Formats

MIG planned and coordinated five interactive, two-hour community workshops that focused on accomplishing three major objectives: (1) to gather feedback from constituents and residents about the housing and community development needs in Salinas, (2) to provide information about the planning process and inform the public of the 2014-15 planning initiatives outreach schedule, and (3) to promote participation via several feedback points.



Image 2: Workshop Schedule

Although all workshops were related, each was designed with different activities and customized to provide or gather specific information.

- Project Kickoff - Workshop 1 functioned as a general Outreach Kickoff and included an outreach overview, presentation, and introductory group discussion.

- Needs Assessments – Workshop 2, conducted in Spanish, was fashioned as a needs assessment specifically of the Alisal neighborhood, while Workshop 5, conducted in English, mirrored the format but assessed the needs of the entire City.

- Housing Needs and Policies – Workshop 3, conducted in English, and Workshop 4, conducted in Spanish, focused specifically on issues related to housing programs and conditions in Salinas.

After signing in, participants were invited to walk around the room to review posters with data and maps of Salinas and to participate in the "HUD Bucks" activity, described in greater detail in Section II of this summary. After a welcome by Mayor Joe Gunther or Councilmember Gloria De La Rosa, MIG and City staff briefly presented the purpose of the workshops and described the general context of housing programs. Participants learned of various plans, funding sources and the type of projects that could be funded, examples of past projects, and demographic and housing information pertaining to Salinas.

The presentation was tailored for each workshop topic to provide customized information. For instance, for the Housing Needs and Policies workshop, the issues of overcrowding and homelessness in Salinas were discussed in greater detail, while in the Citywide Needs Assessment workshop, the presentation focused on both housing and community development needs. Most of the activity, however, was devoted to small group facilitated discussions focused on understanding general housing and community needs and brainstorming possible solutions. Facilitators included representatives from the City of Salinas Community and Economic Development Department, Building Healthy Communities (BHC), COPA, Raimi + Associates, and MIG.

II. HUD Bucks Activity: Summary and Results

Format

At all workshops, residents were welcomed and invited to participate in a gallery walk of the HUD Bucks display boards. Each participant received $200 in HUD Bucks to spend in five broad categories, with a $40 spending limit in each. These included:

(1) housing
(2) community facilities
(3) community programs
(4) economic development
(5) neighborhood improvements



Image 3: Housing HUD Bucks Board

Each board contained several subcategories, with HUD Bucks collection bags affixed directly underneath where participants could "spend" their HUD Bucks. The exercise was intended primarily to understand community priorities, but it also exposed participants to the challenges of prioritizing funds among the various programs, projects, and needs. Table 1, below, depicts the top three spending priorities for all workshops. Table 2 depicts the cumulative top three spending priorities for each individual workshop. The complete HUD Bucks results and categories can be found in the Appendix.



Image 4: HUD Bucks

Key Findings

Some crucial similarities and differences were revealed through the various workshop activities.

- **Affordable Rental Housing** - Under the Housing priority issue area, affordable rental housing was voted as the top spending priority in every workshop. This result is indicative of the great need for affordable housing in Salinas given the relatively high cost of living in relation to income. This need was also emphasized prominently in the group discussions during all the workshops, as well as the other outreach activities.
- **Emphasis on Youth** – Within the Community Programs category, youth-related programs were voted as a top priority in three of the five workshops. The emphasis on youth development was also evident throughout all outreach activities.
- **Jobs** - Job creation and job training were the top two issues within Economic Development issue area throughout all the workshops. In many of the workshops, residents explained that part of the issue with housing was not only that it was unaffordable but the lack of well-paying jobs made the cost of housing more unbearable.





Image 5: HUD Bucks Activity Boards

Some notable differences arose from the Spanish-speaking workshops where the attendees were primarily monolingual Latino residents. These highlight the distinct needs of cultural groups in Salinas.

- **Housing for Large Families in Alisal** - Participants in the Alisal Needs Assessment workshop were the only group that indicated housing for large families as an important housing priority. This trend reflects the small group discussions, during which many residents described overcrowding and high density in the Alisal neighborhood.
- **Health Priorities in Alisal** - For community facilities, residents from Alisal voted health care clinics as their number one community facilities priority. Access to healthy foods and health care services were voted as the second and third top spending priorities for community programs. These results indicate that improved health conditions are an important priority for Alisal residents.
- **Lighting for Safety** - Finally, lighting improvements came in as a number one neighborhood improvement priority in both of the Spanish-language workshops, suggesting that residents from Alisal in particular have street lighting concerns.[1]

Table 1: HUD BUCKS Activity Results: Overall Top Three* Spending Priorities by Issue Area

	Housing	Community Facilities	Community Programs	Economic Development	Neighborhood Improvements
1st	Affordable Rental Housing	Senior Centers	Youth Programs	Job Creation	Road Improvements
2nd	Homeownership Assistance	Homeless Shelters	Homeless Services	Job Training	Lighting Improvements
3rd	Permanent Supportive Housing for the Homeless	Youth Centers	Crime Prevention Programs	Small Business Loans	*Tree Planting and Community Gardens; Plazas and Public Gatherings Spaces*

*Those in Italics indicate where two or more issues tied

[1] In the Spanish Housing Needs and Policies workshop lighting improvements tied with road improvements for the number one neighborhood improvement priority.

Table 2: HUD BUCKS Activity Results: Top Three* Spending Priorities per Workshop

	Workshop # 1: In English Citywide Needs Assessment	Workshop # 2: In Spanish Alisal Needs Assessment	Workshop # 3: In English Housing Needs and Policies	Workshop # 4: In Spanish Housing Needs and Policies	Workshop # 5: In English Citywide Needs Assessment
	Housing				
1st	Affordable Rental Housing	Affordable Rental Housing	Affordable Rental Housing	Affordable Rental Housing	Affordable Rental Housing
2nd	Homeownership Assistance	Housing For Large Families	Permanent Supportive Housing for the Homeless	Homeownership Assistance	Senior Housing
3rd	Permanent Supportive Housing for the Homeless	*Senior Housing;* *Building Code Enforcement due to Poor Maintenance*	Emergency Home Repair	Senior Housing	Building Code Enforcement due to Poor Maintenance
	Community Facilities				
1st	Senior Centers	Health Care Clinics	Youth Center	Youth Centers	Senior Centers
2nd	Homeless Shelters	*Child Care; Food Pantries; Libraries*	Homeless Shelters	Homeless Shelters	Youth Centers
3rd	Parks and Recreation	Parks and Recreation	Parks and Recreation	Parks and Recreation	*Libraries; Health Care Clinics*
	Community Programs				
1st	Homeless Services	Emergency Rental / Utility Assistance	Youth Programs	Youth Programs	Youth Programs
2nd	Senior Programs	Access To Healthy Foods	Emergency Rental / Utility Assistance	Crime Prevention Programs	Homeless Services
3rd	Youth Programs	Health Care Services	Crime Prevention Programs	Services for Abused or Neglected Children	Crime Prevention Programs
	Economic Development				
1st	Job Training	Job Creation	N/A**	Job Creation	Job Creation
2nd	Job Creation	Job Trainings	N/A**	Job Training	Job Training
3rd	Start Up Assistance For Small Businesses	Green Energy Upgrade Assistance For Small Businesses	N/A**	Small Business Loans	Store-Front Improvements for Low-Income Areas
	Neighborhood Improvements				
1st	Road Improvements	Lighting Improvements	Tree Planting And Community Gardens	Road Improvements and Lighting Improvements	*Sidewalk Improvements;* *Road Improvements*
2nd	Sidewalk Improvements	*Tree Planting And Community Gardens;* *Plazas And Public Gatherings Spaces;* *Water/Sewer Improvements*	Plazas And Public Gatherings Spaces	Accessibility Improvements For Persons With Disabilities	Plazas And Public Gatherings Spaces
3rd	Tree Planting And Community Gardens	Sidewalk Improvements	*Road Improvements; Water/Sewer Improvements*	Water/Sewer Improvements	*Lighting Improvements;* *Water/Sewer Improvements*

*Those in Italics indicates where two or more issues tied.

**Results were lost due to board adhesive failure.

III. Citywide and Alisal Needs Assessments: Small Group Discussions

The Alisal (Workshop 2) and Citywide (Workshop 5) Needs Assessments were formatted similarly, although the Alisal Needs Assessment focused primarily on the Alisal neighborhood. After a presentation, participants were divided into six to eight small facilitated discussion groups. Each group was provided materials to guide discussing the following questions:



Image 6: Participants Completing Small Group Needs Assessment Exercises

1. What are the Housing Priorities?
2. What are the most urgent community problems?
3. What projects, programs, and policy ideas do you have to address these needs?
4. Where are these priorities/problems and their respective solutions located?
5. What one word that best describes your vision for housing and community programs in Salinas?

After the small group discussion, each group reported back summarizing the discussion and important topics. Below are key themes and findings based on frequently discussed needs and priorities.

Key Findings

Housing Priorities

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



Image 7: Participants Completing Small Group Needs Assessment Exercises

Urgent Community Needs and Issues

- **Supportive services** for the **chronically homeless** and the **mentally ill**
- **Job training** through partnerships with schools and businesses
- **Youth programs** and a **youth recreation center** (*Alisal*)
- Free or subsidized, quality **childcare** that accommodates **farm workers' early schedules** (*Alisal*)
- **Tenants are afraid** to **report poor housing conditions** due to perceived retaliation (*Alisal)*
- **Low wages** and the **lack of job and industry diversity** (*Alisal*)
- The need for **rehabilitation centers** for **drug addicts** (*Alisal*)
- **Anti-gang programs** and **violence prevention programs** (*Alisal*)
- The **lack of affordable health care** and **health clinics** (*Alisal*)
- **Park** and **street maintenance** (*Alisal*)
- Improve **street lighting;** do not just replace bulbs but add additional and better street lights (*Alisal)*
- There are **not enough parking** spots
- **Parks are too dangerous** for children to play in (examples: Claster Park, Natividad)

Solutions

- **Build** more **affordable housing**
- **Code enforcement** of **housing conditions** and streets *(Alisal)*
- **Increase** the **minimum wage** *(Alisal)*
- Impose an **inclusionary housing ordinance** for new development
- Develop a **tenants-know-your-rights campaign** *(Alisal)*
- **Pedestrian crosswalks** in busy streets
- Provide **subsidies for childcare** that **accommodate farm workers' schedules**
- Provide **park maintenance** (examples: Natividad, Center)

- Start a **community watch program** *(Alisal)*
- **Build health clinics** that also provide **valuable mental health services** *(Alisal)*
- **Youth internships**
- Build **affordable community rooms** accessible to the public
- **Conduct a street lighting study** to assess vulnerable areas
- Build **short-term housing** for **seasonal farm workers**
- Build **community gardens**
- Fund **landlord tenant mediation services** and other **legal housing services**

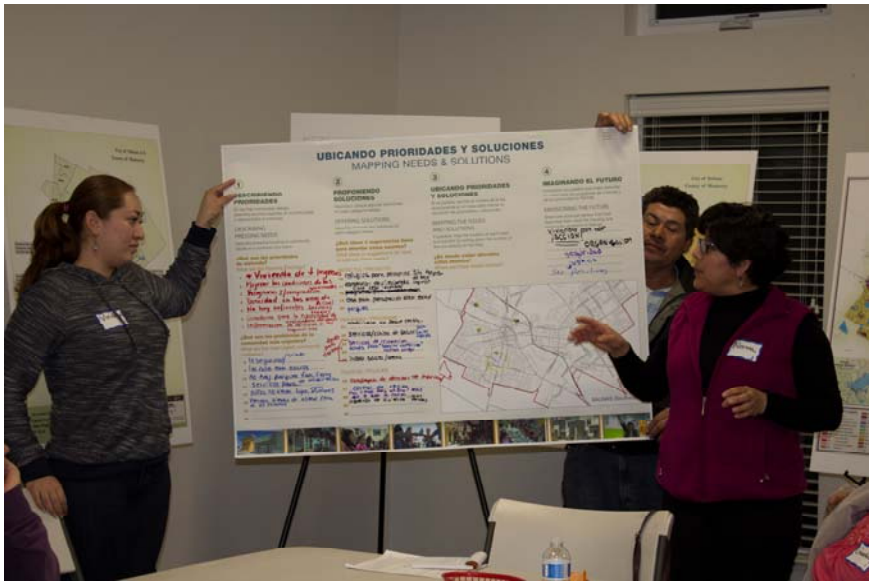


Image 8: Participants Reporting Out from Small Group Exercises

*One Word Visioning Exercise**

- **A healthy community**
- A higher priority than law enforcement
- Accomplished
- Action
- Adequate
- **Affordable**
- Be nice/friendly
- Be positive
- Caring
- **Clean**
- Community
- Dignity
- Diverse
- **Educated**
- Equality
- **Family/youth friendly**
- Fun
- Helpful
- **Housing for all**
- Integrity
- **Job opportunities**
- Justice
- Liberty/freedom
- Mix
- More available
- More effective/integrated
- Organized
- **Peaceful**
- Perfect
- Progressive
- Proud
- **Safe**
- Successful
- **United**
- Urgent
- Volunteer-driven

**bold indicates frequent words*

IV. Housing Needs and Policies Workshops

The Housing Needs and Policies workshops sought specific input about overcrowding, homelessness, and inclusionary housing needs. As participants signed in, they were divided into four groups by color-coded dots. After a brief presentation, participants were asked to divide into groups based on dot color. Each group was assigned to an initial station. The four stations included:

- Station 1 – Talk to a Housing Developer to discuss housing needs and preferences.
- Station 2 – Talk to a Code Enforcement officer about housing conditions.
- Station 3 – Talk to a Housing Planner to map out where housing can or should be built.
- Station 4 – Talk to a Homeless Services Provider to talk about perceptions and solutions to homelessness.

Facilitators and City staff then rotated from group to group with an activity poster and easel to record the discussion. Each round lasted approximately 20 minutes. This section provides a brief description and the general results of each activity station, as well as key themes from the small group discussion.



Image 9: Housing Policies Workshop

Station 1. Housing Developer: What types of housing units are needed?

Residents were asked to imagine what type of housing they would want to see developed in Salinas and to imagine speaking to a housing developer about their needs. Participants were asked to vote with dots to answer the following five questions:

1. *What types of housing would you like to see developed?*
2. *How many bedrooms?*
3. *What percent of affordable units do you suggest in new developments?*
4. *What are the most important amenities?*
5. *What population needs should be the focus?*

Housing Developer activity results:

- **Desire for Homeownership Opportunities** – Despite the substantial portion of renters in the discussion groups and in Salinas, the majority of participants wanted to see more homeownership opportunities

(62%). Participants expressed that homeownership is a goal for many since it is a viable route for building a family's wealth. Currently, they felt there are few opportunities to own a home in Salinas.

- **Need for Larger Homes** – When presented with the options to create multifamily and/or single family homes, a substantial majority (70%) also voted for single family homes to be built. Additionally, 63% of participants wanted to see three or more bedrooms in a unit, and 15% wanted two or more bedrooms built.
- **Safety and Families a Priority** – Participants encouraged developers to build more playgrounds for children and to be sure to include sufficient lighting as a safety mechanism.
- **Housing Vulnerable Populations** – Participants prioritized housing to suit the needs of families with children, farm workers, and seniors (See Table 3).

Table 3: Housing Amenities and Needs Priority Results

Most important Amenities		Population Housing Needs	
Playgrounds	24%	Families with children	29%
Sufficient Lighting	21%	Farm worker housing	22%
Community Room	18%	Senior Housing	21%
Common Space	18%	Housing for the Homeless	11%
Ample parking	13%	Housing for the disabled	10%
Other	1%	Housing for youth	3%
		Other	2%

Station 2. Code Enforcement: What should code enforcement focus on?

In this exercise, residents were asked to rate the quality of housing in Salinas and to prioritize code enforcement issues. Participants were asked to vote with dots to answer the following four questions:

1. *What is the general condition of the housing stock in Salinas?*
2. *How effective is the enforcement of housing and building codes?*
3. *How should it be?*
4. *What are the major priorities for code enforcement?*

Code enforcement activity results:

- **Poor Housing Conditions** – 68% of the votes indicated that the general condition of the housing stock in Salinas is bad.
- **Ineffective Housing Code Enforcement** – 95% of the votes indicated that code enforcement of housing and building standards was completely ineffective, and people unanimously voted that enforcement needed to "be more stringent."
- **Overcrowding and Safety** – The top two code enforcement priorities were overcrowding (32% of votes), unsafe living conditions (18%).

Table 4: Code Enforcement Activity: Priorities Results

Code Enforcement Issue	Percentage	Code Enforcement Issue	Percentage
Exposed Lead Paint	4%	Lack of Heating	1%
Vacant Properties	3%	Faulty Electrical	11%
Overcrowding	32%	Insufficient Parking	16%
Unsafe Living Conditions	18%	Residential Auto Repair	10%
Lack of Hot Water	1%	Other issues	3%

Table 4 above summarizes the results of the code enforcement prioritization activity. In addition to voting with color dots, participants were also given Post-it notes to include comments on the "other issues" option for code enforcement priorities. Direct comments on relevant code enforcement activities included:

- Housing for disabled; regulate HOAs (Homeowner Associations)
- Sidewalk repairs to maintain accessibility for strollers and wheelchair users
- More public parking
- Water conservation
- Maintenance and clean up of branches that fall in the parks
- Enforcement of landlords and housing managers to provide recycling services to apartment residents
- Install a traffic light and pedestrian crossing on Alvin street to increase safety to students crossing the street to attend North Salinas High School
- Install safety features or remove boilers (hot water heaters) in kitchens and other public spaces in apartment units

Key Discussion Themes:

- Auto repair shops take up street parking and increase the demand of parking. As a result, residents park on sidewalks and block accessibility for wheelchair and stroller users.
- Unsafe and outdated boilers (hot water heaters) located in open areas are an issue with older multifamily housing in Salinas.
- Residents noted that the quality and maintenance of "garage conversions" or secondary dwelling units (SDUs) varied. They wanted to see the City assist in the possible legal conversion and regulation of SDUs.



Image 10: Participants in Housing Policies Workshop, Small Group Activities

Station 3. Housing Planner: What kind of housing should we build and where?

Participants were asked to describe the most pressing housing issues and to write the issue on the numbered row. Then participants were asked to map the location of the issue by writing down the row number on the map of Salinas *(see Image 2).*

1) Re-name N. Main Street to "El Camino Real Boulevard"
2) Senior Recreation Centers—one in each of the 7 districts
3) Bike lanes connecting S. Salinas to E. Salinas
4) Public areas to rest/relax (sitting)
5) Teen centers
6) Teen centers
7) Teen centers
8) Chinatown streets and sidewalks
9) Women's shelter
10) Redevelop old buildings/vacant buildings
11) Granny units/secondary units where lots are big enough
12) Explore for increased housing (industrial/residential?)
13) Workforce housing (low wage retail/services)
14) Youth centers as part of housing developments
15) Smaller grocery stores/walkable and within neighborhoods
16) Permanent farmers' markets in areas with seniors and children
17) Sidewalk/sewer maintenance for proper drainage
18) Redevelop properties with no amenities or too high density
19) Salinas minimum wage
20) $16.00 per hour
21) New soccer fields – 8 grass and 2 turf
22) Day care (affordable) – Citywide (north part)
23) Low-income housing: de-concentrate (decrease density) (south part)
24) Redevelop abandoned buildings
25) Bike lane
26) Housing units over shopping center
27) Improve lighting in Central Park; fix sidewalks
28) Public bathrooms in East Salinas
29) Improve street lighting on California Street
30) Housing for first-time homebuyers
31) Improve the bridge on Natividad Road
32) Install water fountains in La Paz Park
33) Rehabilitate Cesar Chavez Park
34) Build a community room in Acosta Plaza
35) Build recreation, art and music centers throughout Salinas
36) Build a pedestrian walkway for the children that cross Cebu (put bus stop for the bus on Calle Cebu)
37) Playground (Cebu Street)
38) Senior housing
39) Build affordable housing units where residents only pay 20% of their salary
40) Self-help housing
41) Low- income condos amenities with pool community centers
42) Handicap housing
43) Mix-used developments accessible to health centers, transportation, and schools
44) Regulate pesticide use near residential homes
45) More recreation in Salinas
46) Fewer liquor stores and more farmers' markets in East Salinas
47) More accessible public transportation
48) Opportunities for education in community centers
49) More inclusive neighborhoods and recreational centers
50) Community gardens
51) Family counseling



Image 11: Mapping Housing and Community Needs

Station 4. Homeless Provider: What are the perceptions about and solutions to homelessness?

Participants were provided Post-it notes and pens to write down their thoughts and perceptions and respond to four questions regarding homelessness in Salinas. This section includes the comments and perceptions of participants.

Homeless Needs and Solutions activity results:

1. *What causes homelessness in Salinas?*

Table 5: Perceptions of the Causes of Homelessness in Salinas

Causes of Homelessness	Percentage
Job loss / Lack of available jobs	29%
Low wages	18%
Drug use	12%
The high cost of rent / Lack of affordable housing	9%
Mental health problems / depression	7%
Discrimination	6%
Health problems	4%
Domestic violence / family issues	3%
Seasonal jobs	3%
Crime / Gangs	3%
Lifestyle	1%
Not enough housing for large families	1%
Lack of supportive housing for the homeless	1%
Divorce	1%

2. *What is the primary impact?*

- An increase in violence
- A negative image of the City
- Economic instability
- Social instability
- More crime and increased confrontation with police
- Health issue

3. What policy, programs, or project solution do you suggest?

- Rent control
- Build low-income housing
- Tenants rights information to prevent unlawful evictions
- Build more housing
- Compassion
- Match wages to the cost of living in Salinas
- Build shelters for the homeless
- Financial education

4. What can individuals or the community at-large do to help the most?

- ❖ Create employment offices
- ❖ Community and social support
- ❖ Develop a social services center to house people and help provide individuals with stability
- ❖ Create special jobs for the homeless to help them transition
- ❖ Create a center to provide information on resources



Image 12: Housing Policies Workshop, Small Group Activities

V. Comment Cards

Comment cards were provided at each workshop to allow residents and participants to provide additional feedback. Below are comments regarding the workshop format or comments that provided additional ideas.

Comments
"This workshop was very informative and helpful to help my community and family. Please don't stop providing these workshops and thank you!!"
"Great opportunity + format to encourage participation! Please improve outreach plan to let Salinas residents know about these workshops."
"A program to support single mothers so they do not have to rely on public benefits."
"Salinas is a good place to live. We have to make an even better place to live. "
"Thank you for providing this workshop in regards to our needs and our opinions. We need dignified housing for ourselves but especially for our children."
"The information that I received today is helpful in what my community needs about community, but the County needs to get more assistance and help prioritize families that have children with a disability."
"Dignified housing for low-income people. Security. Equality. Thank you for this workshop."
"It is important that a department exists to resolve disputes between neighbors. That way residents can identify and report drug dealers."
"Great job. Please pay attention to the benefits of start-up neighborhood watch/association & networking efforts to grow & protect quality of life & safety."
"There are not enough safe places for young people and teenagers to engage in extracurricular activities. We need to (do) a neighborhood clean-up, more housing, and improved sidewalks."

VI. Appendices

Workshop Flyers

Sample e-Blast (email announcement)

Fact Sheet

HUD Bucks Boards

HUD Bucks Compiled Results

Workshop Sign-In Sheets

Workshop Flyers



WHAT DO YOU HAVE TO SAY ABOUT HOUSING AND COMMUNITY PROGRAMS IN SALINAS?

Please join other community members to share your thoughts:

Community Workshops

1. **Thursday, January 15, 2015**
   Outreach Kick Off
   (in English with Spanish Translation)
   Salinas Community Center / Sherwood Hall
   Santa Lucia Room, 940 North Main Street

2. **Thursday, January 29, 2015**
   Alisal Needs Assessment
   (in Spanish with English translation)
   Maria J. Torres-Gil Community Center
   245 Calle Cebu

3. **Wednesday, February 11, 2015**
   Housing Policies and Needs
   (in English with Spanish translation)
   Northminster Presbyterian Church
   315 E. Alvin Drive

4. **Thursday, February 26, 2015**
   Housing Policies and Needs
   (in Spanish with English translation)
   National Steinbeck Center
   1 Main Street

5. **Thursday, March 12, 2015**
   Citywide Needs Assessment
   (in English with Spanish translation)
   Salinas Community Center / Sherwood Hall
   Santa Lucia Room, 940 North Main Street

All workshops times are **6:00 p.m. to 8:00 p.m.**
Venues are transit accessible. Childcare, light refreshments, and parking provided at all workshops.

Survey

To take an online survey: **www.surveymonkey.com/s/Salinas2015**
Paper surveys available at all City libraries.

www.ci.salinas.ca.us

Contact: Jennifer Coile at jennifer.coile@ci.salinas.ca.us or
Department of Community and Economic Development at (831) 758-7206
65 W. Alisal Street, second floor

SALINAS
BUILDING HEALTHY COMMUNITIES EAST SALINAS
EQUAL HOUSING OPPORTUNITY



¿QUÉ OPINIÓN TIENE SOBRE ASUNTOS DE VIVIENDA Y PROGRAMAS COMUNITARIOS EN SALINAS?

Únase con otros miembros de la comunidad para compartir sus opiniones:

Talleres Comunitarios

1. **Jueves, 15 de enero, 2015**
   Taller Inicial
   (En Inglés con traducción al Español)
   Centro Comunitario de Salinas / Sherwood Hall
   Sala Santa Lucia, 940 North Main Street

2. **Jueves, 29 de enero, 2015**
   Evaluación de Necesidades Comunitarias en Alisal
   (En Español con traducción al Inglés)
   Centro Comunitario Maria J. Torres-Gil
   245 Calle Cebu

3. **Miércoles, 11 de febrero, 2015**
   Políticas y Necesidades de la Vivienda
   (En Inglés con traducción al Español)
   Iglesia Presbiteriana de Northminster
   315 E. Alvin Drive

4. **Jueves, 26 de febrero, 2015**
   Políticas y Necesidades de la Vivienda
   (En Español con traducción al Inglés)
   Centro Nacional Steinbeck
   1 Main Street

5. **Jueves, 12 de marzo, 2015**
   Evaluación de Necesidades de Toda la Ciudad
   (En Inglés con traducción al Español)
   Centro Comunitario de Salinas / Sherwood Hall
   Sala Santa Lucia, 940 North Main Streett

Todos los talleres se llevaran a cabo de **6–8 p.m.**
Lugares son accesibles por tránsito. Se proporcionarán cuidado de niños, aperitivos, y estacionamiento en todos eventos.

Encuesta

Para tomar una encuesta por internet, visite: **www.surveymonkey.com/s/Salinas2015**
Encuestas en papel disponibles en todas las bibliotecas de la ciudad.

www.ci.salinas.ca.us

Contacto: Jennifer Coile, jennifer.coile@ci.salinas.ca.us o Departamento de Desarrollo Comunitario y Económico al número (831) 758-7206
65 W. Alisal Street, second floor

SALINAS RICH IN LAND | RICH IN VALUES
BUILDING HEALTHY COMMUNITIES EAST SALINAS
EQUAL HOUSING OPPORTUNITY

Sample e-Blast (email announcement)

Versión en Español por debajo.

WHAT DO YOU HAVE TO SAY ABOUT HOUSING AND COMMUNITY PROGRAMS IN SALINAS?



Reminder: Community Workshop

Thursday, January 15, 2015
6:00 - 8:00 pm

Salinas Community Center / Sherwood Hall, Santa Lucia room
940 North Main Street, Salinas

The City of Salinas is inviting residents and neighbors like you to help City staff and policy makers identify needs and priorities across all neighborhoods. Active community participation can ensure that challenges and obstacles facing the community of Salinas are addressed. The City will be listening to community ideas through a coordinated and multi-level public engagement process through early 2015. The first of these events will be a Kick Off Workshop next Thursday, January 15. We hope you can attend!

Community Workshops

1. **Thursday, January 15, 2015**
   Outreach Kick Off
   (in English with Spanish Translation)
   Salinas Community Center / Sherwood Hall
   Santa Lucia Room, 940 North Main Street
2. **Thursday, January 29, 2015**
   Alisal Needs Assessment
   (in Spanish with English translation)
   Maria J. Torres-Gil Community Center
   245 Calle Cebu
3. **Wednesday, February 11, 2015**
   Housing Policies and Needs
   (in English with Spanish translation)
   Northminster Presbyterian Church
   315 E. Alvin Drive
4. **Thursday, February 26, 2015**
   Housing Policies and Needs
   (in Spanish with English translation)
   National Steinbeck Center
   1 Main Street
5. **Thursday, March 12, 2015**
   Citywide Needs Assessment
   (in English with Spanish translation)
   Salinas Community Center / Sherwood Hall
   Santa Lucia Room, 940 North Main Street

All workshops times are **6:00 p.m. to 8:00 p.m.**
Venues are transit accessible. Childcare, light refreshments, and parking provided at all workshops.

For more information about the housing initiatives and/or disabled persons requiring accommodation in order to participate in the meeting, please contact the Community and Economic Development Department, City of Salinas, 65 West Alisal Street, Salinas, CA 93901, (831) 758-7206 or email to jennifer.coile@ci.salinas.ca.us. Hearingimpaired or TTY/TDD text telephone users may contact the City by dialing 711 for the California Relay Service (CRS) or by telephoning any other service providers' CRS telephone number.

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BUILDING HEALTHY COMMUNITIES
EAST SALINAS

EQUAL HOUSING OPPORTUNITY

¿QUÉ OPINIÓN TIENE SOBRE ASUNTOS DEVIVIENDA Y PROGRAMAS COMUNITARIOSEN SALINAS?



Recordatorio: Taller Comunitario

Jueves, 15 de enero, 2015
6:00 - 8:00 pm

Salinas Community Center / Sherwood Hall, Santa Lucia room
940 North Main Street, Salinas

La Cuidad de Salinas invita a residentes y miembros de la comunidad a ayudar al personal de la Cuidad, a identificar las necesidades y prioridades de todos los vecindarios. La participación activa del público asegura que los retos y obstáculos que enfrenta la comunidad de Salinas sean abordados. La Ciudad estará escuchando ideas de la comunidad a través de un proceso de participación público durante el principio de 2015. El primero de los eventos será un Taller Inicial que se llevará a cabo el Jueves15 de enero. Esperamos contar con su asistencia.

Talleres Comunitarios

1. **Jueves, 15 de enero, 2015**
   Taller Inicial
   (En Inglés con traducción al Español)
   Centro Comunitario de Salinas / Sherwood Hall
   Sala Santa Lucia, 940 North Main Street
2. **Jueves, 29 de enero, 2015**
   Evaluación de Necesidades Comunitarias en Alisal
   (En Español con traducción al Inglés)
   Centro Comunitario Maria J. Torres-Gil
   245 Calle Cebu
3. **Miércoles, 11 de febrero, 2015**
   Políticas y Necesidades de la Vivienda
   (En Inglés con traducción al Español)
   Iglesia Presbiteriana de Northminster
   315 E. Alvin Drive
4. **Jueves, 26 de febrero, 2015**
   Políticas y Necesidades de la Vivienda
   (En Español con traducción al Inglés)
   Centro Nacional Steinbeck
   1 Main Street
5. **Jueves, 12 de marzo, 2015**
   Evaluación de Necesidades de Toda la Ciudad
   (En Inglés con traducción al Español)
   Centro Comunitario de Salinas / Sherwood Hall
   Sala Santa Lucia, 940 North Main Streett

Todos los talleres se llevaran a cabo de **6–8 p.m.**
Lugares son accesibles por tránsito. Se proporcionarán cuidado de niños, aperitivos, y estacionamiento en todos eventos.

Para mayor información sobre el estas iniciativas y/o para personas con limitaciones físicas que requieran acomodación especial para asistir a la reunión, favor de comunicarse con el Departamento de Desarrollo Comunitario y Económico de la Cuidad de Salinas, 65 West Alisal Street, Salinas, CA 93901, (831) 758-7206 o por medio de un correo electrónico dirigido a jennifer.coile@ci.salinas.ca.us. Las personas con discapacidad auditiva o usuarios de texto teléfono TTY/TDD pueden contactar a la Cuidad marcando 711 para ser conectados con el Servicio de Retransmisión de California (CRS), o llamando a cualquier otro proveedor de servicios CRS.

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BUILDING HEALTHY COMMUNITIES EAST SALINAS
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
EQUAL HOUSING OPPORTUNITY

Fact Sheet



WHAT DO YOU HAVE TO SAY ABOUT **HOUSING** AND **COMMUNITY PROGRAMS** IN SALINAS?

The City of Salinas is inviting residents and neighbors to help identify housing and community program needs and priorities across all neighborhoods. Active community participation can ensure that challenges and obstacles facing low and moderate income communities are addressed. The City will be listening to community ideas through a public engagement process from December 2014 through the spring of 2015.

Planning Schedule

Dec '14–Mar '15
Workshops and Survey

Apr–May '15
Public Review of Drafts

Apr–Jun '15
Subcommittees Public Meetings

May–July '15
Public Hearings

Housing & Community Development 2014-15 Planning Initiatives

The community dialogue will help in updating various housing and community development planning documents, including:

- **Housing Element of the General Plan:** The state of California requires every City to analyze its housing inventory in relation to its housing needs, and to address those needs.
- **Consolidated Plan:** Identifies goals and projects for federal community development grants that fund services for youth, seniors, homeless and targeted neighborhood improvement projects
- **Analysis to Impediments to Fair Housing (AI):** Part of the federal grant requirements requires the City to identify patterns of discrimination and to address any obstacles to housing access.
- **Alisal Homeownership Neighborhood Revitalization Strategy Area:** Focused program to increase homeownership, stimulate economic development, and generally improve the Alisal neighborhood.
- **Inclusionary Housing:** Amendment of the City Municipal Code that requires that a portion of new housing units be affordable to low and moderate income households.

Community Workshops

The workshop schedule is as follows:

Thursday, Jan. 15, 2015
(in English with Spanish translation)
Outreach Kick Off
Salinas Community Center / Sherwood Hall
Santa Lucia Room, 940 North Main Street

Thursday, Jan. 29, 2015
(in Spanish with English translation)
Alisal Needs Assessment
Maria J. Torres-Gil Community Center
245 Calle Cebu

Wednesday, Feb. 11, 2015
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Housing Policies and Needs
Northminster Presbyterian Church
315 E. Alvin Drive

Thursday, Feb. 26, 2015
(in Spanish with English translation)
Housing Policies and Needs
National Steinbeck Center, 1 Main Street

Thursday, March 12, 2015
(in English with Spanish translation)
Citywide Needs Assessment
Salinas Community Center / Sherwood Hall
Santa Lucia Room, 940 North Main Street

All workshops times are 6:00 p.m. to 8:00 p.m.

Survey

To take an online survey:
www.surveymonkey.com/s/Salinas2015

Contact

To join the e-mail list, receive future notifications and information, file special needs requests, ask specific project questions, email:
Jennifer.coile@ci.salinas.ca.us

SALINAS
BUILDING HEALTHY COMMUNITIES EAST SALINAS
EQUAL HOUSING OPPORTUNITY

¿QUÉ OPINIÓN TIENE SOBRE ASUNTOS DE **VIVIENDA** Y **SERVICIOS COMUNITARIOS** EN SALINAS?



La Cuidad de Salinas invita a residentes y miembros de la comunidad a ayudar a identificar las necesidades y prioridades de todos los vecindarios. La participación activa del público asegura que los retos y obstáculos que enfrenta la comunidad de Salinas sean abordados. La Ciudad estará escuchando las ideas de la comunidad a través de un proceso de participación público empezando en el mes de Diciembre 2014 hasta la primavera del 2015.

Programa de Planificación

Dic '14–Mar '15
Talleres y Encuestas

Abr–Mayo '15
Revisión Pública de Documentos en Borrador

Abr–Jun '15
Reuniones Públicas de Subcomités

Mayo–Jul '15
Audiencias Pública

Iniciativas de la Vivienda y Desarrollo Comunitario 2014-2015

El dialogo comunal ayudara a actualizar varios documentos de planificación comunitaria y de la vivienda, los cuales incluyen:

- **El Elemento de Vivienda del Plan General de la Ciudad:** El Estado requiere que cada ciudad analice el inventario de viviendas en la comunidad y enfrenta las necesidades.
- **Plan Consolidado:** Identifica metas relacionadas a los programas de desarrollo comunitario federales que financian a varios programas para jóvenes, personas de la tercera edad, personas sin hogar, y mejoras para la vecindad.
- **Análisis de Impedimentos para la Vivienda Justa:** Parte de un subsidio federal requiere que se identifiquen condiciones de discriminación y obstáculos al acceso a la vivienda.
- **Área de Estrategia para La Revitalización del Barrio Alisal:** Programa para aumentar el número de propietarios de vivienda y estimular el desarrollo económico del barrio Alisal.
- **Iniciativa de Vivienda Inclusiva:** Enmienda al Código Municipal de Salinas requiere que una parte de las nuevas unidades de vivienda sean asequibles para familias de bajos y moderados ingresos.

Talleres Comunitarios

El calendario de los talleres está organizado de la siguiente manera:

Jueves, 15 de enero, 2015
(En Inglés con traducción al Español)
Taller Inicial
Centro Comunitario de Salinas / Sherwood Hall
Sala Santa Lucia, 940 North Main Street

Jueves, 29 de enero, 2015
(En Español con traducción al Inglés)
Evaluación de Necesidades Comunitarias en Alisal
Centro Comunitario Maria J. Torres-Gil
245 Calle Cebu

Miércoles, 11 de febrero, 2015
(En Inglés con traducción al Español)
Políticas y Necesidades de la Vivienda
Iglesia Presbiteriana de Northminster
315 E. Alvin Drive

Jueves, 26 de febrero, 2015
(En Español con traducción al Inglés)
Políticas y Necesidades de la Vivienda
Centro Nacional Steinbeck, 1 Main Street

Jueves, 12 de marzo, 2015
(En Inglés con traducción al Español)
Evaluación de Necesidades de Toda la Ciudad
Centro Comunitario de Salinas / Sherwood Hall
Sala Santa Lucia, 940 North Main Streett

Todos los talleres se llevaran a cabo de 6–8 p.m.

Encuesta

Para tomar la encuesta por internet, visite:
www.surveymonkey.com/s/Salinas2015

Contact

Para recibir correo electrónico, recibir notificaciones e información, solicitar ayuda especial, o hacer cualquier pregunta sobre el proyecto, mande un correo electrónico a:
Jennifer.coile@ci.salinas.ca.us

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EQUAL HOUSING OPPORTUNITY

HUD Bucks Boards

COMMUNITY FACILITIES | INSTALACIONES PÚBLICAS

UP TO 30 HUD BUCKS

HASTA 30 DOLARES

Senior Centers
Centros para Personas en la Tercera Edad

Youth Centers
Centros para Jóvenes

Child Care Centers
Centros para Cuidado de Niños

Health Care Clinics
Clínicas de Salud

Mental Health Clinics
Clínicas de Salud Mental

Homeless Shelters
Refugios para Personas Sin Hogar

Food Pantries
Despensas de Alimentos

Domestic Abuse Shelters
Refugios para Victimas de Violencia Doméstica

Parks and Recreation
Parques y Centros de Recreación

Libraries
Bibliotecas



#1 COMMUNITY PROGRAMS | PROGRAMAS COMUNITARIOS

UP TO 40 HUD BUCKS TOTAL (#1 & #2) *HASTA 40 DOLARES TOTAL (TABLERO #1 Y #2)*

Senior Programs
Programas para Personas en la Tercer Edad

Youth Programs
Programas para Jóvenes

Child Care Services
Servicios de Cuidado de Niños

Transportation Services
Servicios de Transporte

Crime Prevention Programs
Programas para la Prevención del Crimen

Health Care Services
Servicios de Salud

Mental Health Services
Servicios de Salud Mental

Disability Services
Servicios para Personas Incapacitadas

Homeless Services
Servicios para Personas sin Hogar

Programs for Domestic Violence Victims
Programas para Victimas de Violencia Doméstica



#2 COMMUNITY PROGRAMS | PROGRAMAS COMUNITARIOS

UP TO 40 HUD BUCKS TOTAL (#1 & #2) *HASTA 40 DOLARES TOTAL (TABLERO #1 Y #2)*

Services for Abused or Neglected Children
Servicios para Niños Abusados o Abandonados

Access to Healthy Foods
Programas de Acceso a Comida Saludable

Neighborhood Cleanups
Limpieza del Barrio

Legal Services
Servicios Legales

Landlord-Tenant Dispute Counseling
Mediación de Conflicto Entre Propietario e Inquilino

Emergency Rental/ Utility Assistance
Asistencia Urgente con Pagos de Renta y Servicios

Financial Literary Education
Educación sobre finanzas










ECONOMIC DEVELOPMENT | DESAROLLO ECONÓMICO

UP TO 40 HUD BUCKS

HASTA 40 DOLARES

Start up Assistance for Small Businesses
Asistencia Inicial para Empresas Pequeñas

Job Training
Capacitación de Empleo

Store-front improvements for low-income areas
Mejorar la Fachada de Tiendas en Áreas de Bajos Ingresos

Small Business Loans
Préstamos para Empresas Pequeñas

Job Creation
Fomentación de Nuevos Empleos

Business Mentoring
Tutoría para Empresas

Green Energy Upgrade Assistance for Small Businesses
Mejoras para Ahorrar Energía para Empresas Pequeñas



Salinas Housing and Community Development | 2014 – 2015 Planning Initiatives

HOUSING | *VIVIENDAS*

UP TO 40 HUD BUCKS *HASTA 40 DOLARES*

Affordable Rental Housing
Viviendas Asequibles para Rentar

Rental Housing Rehab
Rehabilitación de Viviendas Rentadas

Homeownership Assistance
Asistencia para Comprar una Casa

Energy Efficient Improvements
Mejoras para Ahorrar Energía en Casa

Housing for the Disabled
Viviendas para Personas Incapacitadas

Senior Housing
Vivienda Para Personas de la Tercer Edad

Housing for Large Families
Viviendas para Familias Grandes

Building Code Enforcement due to Poor Maintenance
La Aplicación del Código de Construcción a Viviendas (para vievendas en mal Estado)

Emergency Home Repair
Reparaciones Urgentes de Casas

Permanent Supportive Housing for the Homeless
Viviendas Permanentes con Servicios para Personas sin Hogar



NEIGHBORHOOD IMPROVEMENTS | MEJORAS A LA VECINDAD

UP TO 40 HUD BUCKS

HASTA 40 DOLARES

Sidewalk Improvements
Mejoras a Banquetas/ Veredas

Accesibility Improvements for Persons with Disabilities
Accesibilidad para Personas Incapacitados

Road Improvements
Mejoras a la Calles

Neighborhood Signage
Mejoras en la Señalización de las Calles

Clean Up of Contaminated Sites
Descontaminación de Sitios Tóxicos

Lighting Improvements
Mejoras a la Iluminación de Calles

Tree Planting and Community Gadens
Árboles Públicos y Jardines Comunitarios

Plazas and Public Gathering Spaces
Plazas y Espacios Públicos

Stormwater and Drainage Improvements
Mejoras del Drenaje de Aguas Pluviales y Calles

Water / Sewer Improvements
Mejoras al Sistema de Agua y Alcantarillas



HUD Bucks Compiled Results

HUDBUCKS RESULTS

	15-Jan	29-Jan	11-Feb	26-Feb	12-Mar	Total
Housing						
Affordable Rental Housing	370	370	170	500	160	**$ 1,570**
Rental Housing Rehab	50	50	20	20	20	**$ 160**
Homeownership Assistance	210	40	40	380	60	**$ 730**
Energy Efficient Improvements	50	40	20	100	30	**$ 240**
Housing for the Disabled	100	60	20	190	0	**$ 370**
Senior Housing	80	70	0	360	100	**$ 610**
Housing for Large Families	90	110	20	240	50	**$ 510**
Building Code Enforcement due to poor maintenance	130	70	40	100	80	**$ 420**
Emergency Home Repair	90	60	50	50	40	**$ 290**
Permanent Supportice Housing for the Homeless	190	40	140	230	70	**$ 670**
Sub-Total	**$ 1,360**	**$ 910**	**520**	**2170**	**610**	$ 5,570
Community Facilities						
Senior Centers	360	70	20	240	260	**$ 950**
Youth Centers	30	80	140	400	140	**$ 790**
Child care centers	70	230	20	170	70	**$ 560**
health care clinics	50	270	0	260	130	**$ 710**
Mental Health Clinics	40	160	10	200	40	**$ 450**
Homeless Shelters	280	80	90	350	60	**$ 860**
Food Pantries	120	230	0	150	60	**$ 560**
Domestic Abuse Shelters	70	110	0	210	10	**$ 400**
Parks and Recreation	220	180	40	280	80	**$ 800**
Libraries	188	230	20	160	130	**$ 728**
Sub-Total	**$ 1,428**	**$ 1,640**	**$ 340**	**$ 2,420**	**$ 980**	$ 6,808
Community Programs						
Senior Programs	300	60	0	250	50	**$ 660**
Youth Programs	270	110	120	390	310	**$ 1,200**
Child Care services	120	40	40	230	50	**$ 480**
Transportation Services	60	10	0	60	60	**$ 190**
Crime Prevention Programs	140	110	90	310	110	**$ 760**
Health Care Services	120	140	50	200	70	**$ 580**
Mental Health Care Services	160	100	20	60	60	**$ 400**
Disability Services	60	100	0	120	80	**$ 360**
Homeless Services	400	120	70	110	140	**$ 840**
Programs for Domestic Violence Victims	130	120	40	180	40	**$ 510**
Services for Abused or Neglected Children	110	110	20	280	60	**$ 580**
Access to health foods	120	150	70	130	80	**$ 550**
Neighborhood Cleanups	130	100	40	170	80	**$ 520**
Legal Services	100	50	0	140	40	**$ 330**
Landlord Tenant Dispute Counseling	130	60	0	40	50	**$ 280**
Emergency Rental / Utility Assistance	100	220	100	190	50	**$ 660**
Financial Literary Education	50	80	10	130	40	**$ 310**
Sub-Total	**$ 2,500**	**$ 1,680**	**$ 670**	**$ 2,990**	**$ 1,370**	$ 9,210

Economic Development						
Start up assistance for small businesses	100	10	x	140	30	**$ 280**
Job training	240	100	x	410	150	**$ 900**
Store-front improvements for low-income areas	60	0	x	20	70	**$ 150**
Small business loans	50	0	x	230	50	**$ 330**
Job creation	230	180	x	520	220	**$ 1,150**
Business Mentoring	20	10	x	100	10	**$ 140**
Green energy upgrade assistance for Small Businesses	30	50	x	130	10	**$ 220**
Sub-Total	**730**	**350**	**0**	**1550**	**540**	$ 3,170
Neighborhood Improvements						
Sidewalk improvements	150	80	10	70	120	**$ 430**
Accesibility Improvements for persons with disabilities	50	50	0	180	40	**$ 320**
Road improvements	210	60	20	270	120	**$ 680**
Neighborhood Signage	0	20	10	40	30	**$ 100**
Clean up of contaminated sites	30	60	0	170	30	**$ 290**
Lighting Improvements	80	150	0	270	60	**$ 560**
Tree planting and community gardens	90	120	50	150	30	**$ 440**
Plazas and public gatherings spaces	70	120	40	140	70	**$ 440**
Stormwater and drainage improvements	10	70	20	70	30	**$ 200**
Water/Sewer Improvements	50	120	10	170	60	**$ 410**
Sub-Total	**$ 740**	**$ 850**	**$ 160**	**$ 1,530**	**$ 590**	$ 3,870
Total	**$ 6,758**	**$ 5,430**	**$ 1,690**	**$ 10,660**	**$ 4,090**	**$ 28,628**

Workshop Sign-In Sheets

Salinas Housing and Community Development 2014-2015 Planning Initiatives
Vivienda y Desarrollo Comunitario de Salinas Iniciativas de Planificación 2014-2015

1/15

January 15, 2015

Name / *Nombre*	Affiliation if any (community organization, church, etc.) Si perteneces a algun organización por favor indica (iglesia, organización comunitariao, etc.)	E-mail address / *Correo electrónico*	Phone / *Teléfono*	Resident/ Service Provider/ Other *Residente / Proveedor de Servicios / Otro*
ROBERTO GARCIA	ALLIANCE on Aging	rgarcia@allianceonaging.org	831. 655.7562	RESIDENT (VET VIETNAM)
Bonnie Tellisan	Housing Resource ctr	vltprograms@hrcmc.org	831 424-9186	
AL ESPINDOLA	CHISPA Resident)	alm9490@cs.com	831- 905-1588	Resident -
GLORIA J. MOORE		gloria.jean.moore@att.net	753-0131	
LUIS PRECIADO	MIDPEN HOUSING CORP	lpreciado@midpen-housing.org	707 - 2140	
Jorge Sanchez		namesjorge@gmail.com	831-737-8391	Resident
Tyl	Salinas City Council			Resident
Giovanni Napoles	BHC	Gnapoles1@gmail.com	831-214-6211	Resident
Antonio Martinez	BHC	tony8E6@gmail.can	831-585-3547	Resident
Madany Villareal	BHC	emilyusd@gmail.com ~~emyusd@gmail.com~~	831-540-7819	Resident
Peg Stanford	COPA		831-422-0983	Resident
Juan Uranga	CCA	juranga@cca-viva.org	831 753-2324	
Gloriette Rowland	DSS	rowlandg@co.monterey.ca.us	755-4484	
JILL ALLEN	FWJS	jill.allen@dorothysplace.org	578-4198	SERVICE PROVIDER

Salinas Housing and Community Development 2014-2015 Planning Initiatives
Vivienda y Desarrollo Comunitario de Salinas Iniciativas de Planificación 2014-2015

January 15, 2015

Name *Nombre*	**Are you affiliated with an organization?** (community organization, church, etc.) *¿Pertenece a algún organización?* (iglesia, organización comunitario, etc.)	**Email Address** *Correo Electrónico*	**Phone** *Teléfono*	**Resident, Service Provider, Other** *Residente, Proveedor de Servicios, Otro*
MARIA SOSA	~	~	831-757-7903	229 calle cebu #10
Katherine Ramirez				

Salinas Housing and Community Development 2014-2015 Planning Initiatives
Vivienda y Desarrollo Comunitario de Salinas Iniciativas de Planificación 2014-2015

January 15, 2015

Name ***Nombre***	**Are you affiliated with an organization?** (community organization, church, etc.) ***¿Pertenece a algún organización?*** *(iglesia, organización comunitario, etc.)*	**Email Address** ***Correo Electrónico***	**Phone** ***Teléfono***	**Resident, Service Provider, Other** ***Residente, Proveedor de Servicios, Otro***
Maria G Nuñez Muñoz	EnLace.		8312690831	40 Peach DR Ap 12 Salinas 93901
Nicolas Zedesma	/		8312694392	40 Peach DR Ap 12
Guadalupe Castillo	NO			
Juanita Hernandez	NO		(831) 682-4304	541 Roosevelt B Salinas, Ca 93905
Juanita Hernandez	NO		(831) 682-8063	205 Calle Cebra #202 Salinas CA
Jesus Nunez	No	Nunez09@Gmail.com	(831) 224-0409	218 Bardin Rd Salinas CA 93905
Claudia Nunez	No		↓	↓
Irma Nunez	No			
Elso Arroyo	EDD	Elsa.Arroyo@EDD.ca.gov	831-796-3610	
Rosario Corona	NO		831 756-3790	802 Elkington ave Apt 5
Juana Ramirez	no		831 585 2050	817 Elkington Av Apt#G
Jose' A Gamez	no		831 783-18-68	
Viridiana Ruiz	no	Viridianaruiz82@g.com	(831)-424-2210	Bulla st # 27
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Salinas Housing and Community Development 2014-2015 Planning Initiatives
Vivienda y Desarrollo Comunitario de Salinas Iniciativas de Planificación 2014-2015

January 15, 2015

Name *Nombre*	**Are you affiliated with an organization?** (community organization, church, etc.) *¿Pertenece a algún organización? (iglesia, organización comunitario, etc.)*	**Email Address** *Correo Electrónico*	**Phone** *Teléfono*	**Resident, Service Provider, Other** *Residente, Proveedor de Servicios, Otro*
Veronica Aguilar			831-269-4392	
Fernando Vera		mastervera777@yahoo.com	831-444-0477	
Armando Ascencio	CCA		8317532324EX13	
David Argueta	NO			
Lupe ZAVALA	NO	LupeS2AVALA22@gmail.com	831 7563432	Yes
Cesar Lara	MBCLC / COPA			
JESUS VALENZUELA	"	HEALTH@MBCLC.ORG	760-574-3978	Yes
BRANDON HILL	Planning Commissioner			
Maria Cristobal			(831) 240 6854	
Francisco Ortiz		Ortizsalinas@gmail.com	(831) 2406854	
Sofia Ramirez			831-676-47444	
Flora cristobal	817 Elkinton AV # E		831 751-9740	
LAURA GAMÓN		lauragamon@yahoo.com	(831) 776-7974	yes.
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January 29, 2015

Salinas Housing and Community Development 2014-2015 Planning Initiatives
Vivienda y Desarrollo Comunitario de Salinas Iniciativas de Planificación 2014-2015

Name *Nombre*	Are you affiliated with an organization? (community organization, church, etc.) *¿Pertenece a algún organización? (iglesia, organización comunitario, etc.)*	Email Address *Correo Electrónico*	Phone *Teléfono*	Resident, Service Provider, Other *Residente, Proveedor de Servicios, Otro*
Maria G Nuñez Muñoz	En Lace.		8312690831	40 Peach DR Ap 12 Salinas 93901
Nicolas Ledesma	"		831 269 4392	40 Peach DR AP 12
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Juanita Hernandez	NO		(831) 682-4304	541 Roosevelt B Salinas, Ca 93905
Juanita Hernandez	NO		(831) 682-8063	205 Calle Cebar #202 Salinas CA
Jesus Vaez	No	Nanez09@Gmail.com	(83) 22m-0409	218 Bolton Rd Salinas CA 93905
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Irma Nanez	No			
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Jose P Gamez	no		831 783-18-68	
Viridiana Ruiz	no	Viridianaruiz82@g.com	(831)-424-2210	Bullard #27
Norma Ahedo	CCA	nahedo@cca-viva.org		
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Salinas Housing and Community Development 2014-2015 Planning Initiatives
Vivienda y Desarrollo Comunitario de Salinas Iniciativas de Planificación 2014-2015

January 29, 2015

Name *Nombre*	Are you affiliated with an organization? (community organization, church, etc.) *¿Pertenece a algún organización? (iglesia, organización comunitario, etc.)*	Email Address *Correo Electrónico*	Phone *Teléfono*	Resident, Service Provider, Other *Residente, Proveedor de Servicios, Otro*
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January 29, 2015

Salinas Housing and Community Development 2014-2015 Planning Initiatives
Vivienda y Desarrollo Comunitario de Salinas Iniciativas de Planificación 2014-2015

Name *Nombre*	Are you affiliated with an organization? (community organization, church, etc.) *¿Pertenece a algún organización? (iglesia, organización comunitario, etc.)*	Email Address *Correo Electrónico*	Phone *Teléfono*	Resident, Service Provider, Other *Residente, Proveedor de Servicios, Otro*
Veronica Aguilar			831-269-4392	
Fernando Vera		mastervera777@yahoo.com	831-444-0497	
Armando Ascencio	CCA		8317532324EK13	
David Argueta	NO			
Lupe ZAVALA	NO	LupeS2AVALA22@gmail.com	831 7563432	Yes
Cesar Lara	MBCLC / COPA			
JESUS VALENZUELA	=	HEALTH@MBCLC.ORG	760-574-3978	Yes
BRANDON HILL	Planning Commissioner			
Maria Cristobal			(831) 240 6854	
Francisco Ortiz		Ortizsalinas@gmail.com	(831) 2406854	
Sofia Ramirez			831-676-17464	
Flora cristobal	817 Elkinton AV # E		831 751-9740	
LAURA GAMÓN		lauragamon@yahoo.com	(831) 776-7974	yes.
Mª Luisa Muñoz			(831) 744-3050	Yes
Maria Dominguez	NO	mldomich@me.com	(831) 229-3699	Resident.

Salinas Housing and Community Development 2014-2015 Planning Initiatives
Vivienda y Desarrollo Comunitario de Salinas Iniciativas de Planificación 2014-2015

January 29, 2015

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Esperanza Serrato	Hacienda	Apt. 105	831-269-9086	Yes
TERESO GARCÍA			(831) 776-7974	yes.
Steve Eklund			772-3110	Yes
Julieta Reyes			831-447-6031	

Salinas Housing and Community Development 2014-2015 Planning Initiatives
Vivienda y Desarrollo Comunitario de Salinas Iniciativas de Planificación 2014-2015

February 11, 2015

Name *Nombre*	Are you affiliated with an organization? (community organization, church, etc.) *¿Pertenece a algún organización? (iglesia, organización comunitario, etc.)*	Email Address *Correo Electrónico*	Phone *Teléfono*	Resident, Service Provider, Other *Residente, Proveedor de Servicios, Otro*
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Christian Mendelsohn	Loaves, Fishes Compunas		393-9260	Service provider
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Salinas Housing and Community Development 2014-2015 Planning Initiatives
Vivienda y Desarrollo Comunitario de Salinas Iniciativas de Planificación 2014-2015

February 11, 2015

Name ***Nombre***	**Are you affiliated with an organization?** (community organization, church, etc.) ***¿Pertenece a algún organización?*** *(iglesia, organización comunitario, etc.)*	**Email Address** ***Correo Electrónico***	**Phone** ***Teléfono***	**Resident, Service Provider, Other** ***Residente, Proveedor de Servicios, Otro***
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JOHN WAS HERE (CITIZEN 13,000)				
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February 26, 2015

Salinas Housing and Community Development 2014-2015 Planning Initiatives
Vivienda y Desarrollo Comunitario de Salinas Iniciativas de Planificación 2014-2015

Name *Nombre*	Are you affiliated with an organization? (community organization, church, etc.) *¿Pertenece a algún organización? (iglesia, organización comunitario, etc.)*	Email Address *Correo Electrónico*	Phone *Teléfono*	Resident, Service Provider, Other *Residente, Proveedor de Servicios, Otro*
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February 26, 2015

Salinas Housing and Community Development 2014-2015 Planning Initiatives
Vivienda y Desarrollo Comunitario de Salinas Iniciativas de Planificación 2014-2015

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Agustín Romo		toribiosantos2@gmail.com	758839	
Segundo Vigo		vigole48@hotmail.com	831 676 5676	
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February 26, 2015

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		e-mail
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Israel Martinez V. & Magdalena S. S.	(831) 585 4622	
Donaciano Pastrano	831 754 02 65	
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Omar Gomez	794-6073	
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Merced Rios	262-12-62	
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Maria Mendoza	831.210 66.10	
Artemia Tapia.	831 754 02 65	

March 12, 2015

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Salinas Housing and Community Development 2014-2015 Planning Initiatives
Vivienda y Desarrollo Comunitario de Salinas Iniciativas de Planificación 2014-2015

Name Nombre	Are you affiliated with an organization? (community organization, church, etc.) *¿Pertenece a algún organización? (iglesia, organización comunitario, etc.)*	Email Address *Correo Electrónico*	Phone *Teléfono*	Resident, Service Provider, Other *Residente, Proveedor de Servicios, Otro*
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Brian Finegan		brian@bfinegan.com	757-3641	Resident
MA MAXIMINA CANIZAL BERNAL			(831) 794-4051	RESIDENT.
Audolina Roque	NO			Residente
Bertha Mayo			831 3168351	Residente
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March 12, 2015

Salinas Housing and Community Development 2014-2015 Planning Initiatives
Vivienda y Desarrollo Comunitario de Salinas Iniciativas de Planificación 2014-2015

Name *Nombre*	Are you affiliated with an organization? (community organization, church, etc.) *¿Pertenece a algún organización? (iglesia, organización comunitario, etc.)*	Email Address *Correo Electrónico*	Phone *Teléfono*	Resident, Service Provider, Other *Residente, Proveedor de Servicios, Otro*
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Gloria J. Moore		gloria.jean.moore@att.net	831-753-0131	Resident
Bill Larkin		Bill@Quarrydog.com		Resident
Gloria Reynaga			831-776-3688	Resident
AL ESPINDOLA		acm9480@cs.com	905-1588	Resident
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Marieda Garduno			831-595-5869	
Monica Garduño			831-776-0255	
Aram Nino				

3/12

March 12, 2015

Salinas Housing and Community Development 2014-2015 Planning Initiatives
Vivienda y Desarrollo Comunitario de Salinas Iniciativas de Planificación 2014-2015

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Juanino de			831-794 4051	
Arcadio Quiarabo				
Luz Quiarabo				
Andrea Manzo	BHC			
Alan Stumpf				

APPENDIX A-3

Summary of Stakeholder Interviews



City of Salinas Housing and Community Development

2014-2015 Planning Initiatives

Summary of Stakeholder Interviews

March 2015

Consultant to the City:

MIG

800 Hearst Avenue
Berkeley, CA 94710

I. Introduction

In November 2014, the City of Salinas began a public outreach process to solicit input from residents and stakeholders about the Community and Economic Development Department's 2014-2015 Planning Initiatives. MIG Inc., a planning and public engagement firm, was contracted by the City to develop and implement a robust outreach process. As part of that process, interviews were conducted with 18 stakeholders representing a variety of interests, including developers, realtors, land use organizations, advocacy groups, and service providers working in the City of Salinas.

Methodology

The purpose of these interviews was to capture recommendations about needs and issues the City should prioritize. A stakeholder interview protocol and set of questions was developed by MIG in collaboration with City staff to guide the discussions. Participants were asked to describe the work of their organization, their organizational or community needs, and the priority needs of their clients. Finally, participants were asked what policies or practices the City could pursue to assist the organization in furthering its goals and pursuits.

Group stakeholder interviews were conducted over a two-day period on February 4-5, 2015. Approximately 45 individuals from 15 groups representing community, business, and government interests in Salinas were invited to participate. Approximately 18 individuals were interviewed during this initial round, and one individual was later interviewed by telephone. Each interview lasted approximately one hour and was led by MIG. City staff also participated in some of the interviews, generally as observers. Participants were selected from recommendations provided by the City.

The key findings of the stakeholder interviews are organized into four general categories: 1) Homelessness, Health, and Safety Issues; 2) Housing and Housing Advocacy Issues; 3) Services for Youth, Seniors, and Persons with Disabilities; and 4) Farm Worker Issues. The summaries below describe the understanding of stakeholders of the current conditions and needs of the Salinas. The changes to policies and programs suggested below are also paraphrased to reflect statements expressed by the stakeholders.

II. Homelessness, Health and Safety Issues

Key Findings and Themes

- **Assist providers financially and programmatically with implementation of "Housing First"** – Stakeholders explained that HUD funding policy is shifting to a "housing first" model that emphasizes placement into affordable and permanent housing of individuals and families experiencing homelessness prior to provision of services. Affordable housing providers will no longer be able to require residents to remain sober from alcohol or drugs. This new model will require more resources that individually house fewer residents. As one stakeholder explained, "The hardest to serve will take a disproportionate amount of housing." Service providers of transitional and permanent affordable housing said they would need guidance and assistance in implementing this policy change.
- **Find methods for allowing motel/hotel conversion to permanent supportive housing** – Policy restrictions outside of the City's control impede creation of supportive residential uses. A County policy, for instance, prevents affordable developers from converting hotels and motels into transitional or permanent supportive housing. Housing providers encouraged the City to identify similar federal, State, and County policy impediments to affordable housing production, and then create potential regulatory solutions to address these obstacles.

- **Invest in homeless shelters and implement related code enforcement strategies** – Stakeholders agreed that in order for the City to encourage successful investment in projects in the downtown, code enforcement to encourage the homeless to seek shelter and resources had to come first. As one stakeholder put it, "You can't build a parking structure and expect people to use it without curb parking enforcement." In other words, if you want the homeless to seek shelter and take advantage of resources, you have to enforce codes and regulations that forbid homeless encampments.

  Before enforcement of regulations, however, additional resources must be focused to house the homeless. Currently, only 145 shelter beds exist for the estimated 600 un-housed homeless individuals living in Salinas, as of 2013. Even so, one stakeholder believed this estimate to be an undercount. Stakeholders stressed the allocation of resources to expand homeless shelters and health services before implementation of code enforcement can be effective.

- **Focus on the young adult homeless population** – Many young adults from 18 to 26 reportedly are homeless. They do not receive support from their families and they generally do not qualify for HUD youth supportive services targeted at individuals emerging from the foster care system. Additionally, discrepancies in the methodologies for categorizing and counting the young homeless individuals mean that the full extent of the problem is not well presented. For instance, a relatively recent survey of city high school students found that approximately 7,000 youth are considered homeless by school district standards. However, HUD homeless count methodology does not account for this group because they are temporarily sheltered by a relative, "couch-surfing" with friends, or in other temporary housing arrangements. These young people, it was explained, are unlikely to have familial support due to their transitional home situations. If they become street homeless at the age of 18, they are then unlikely to qualify for youth homeless services.

- **Prioritize timely disbursement of grant funds** – The federal government has continued to decrease funding for CDBG, HOME, and ESG, and reporting requirements have become a lengthy and complicated process. Program recipients of federal funding acknowledge the City is doing the best it could with limited staffing resources. However, they found the delay in receiving grant money from the City a substantial burden on their operations. Stakeholders encouraged the City to prioritize timely process and disbursement of grant funds to alleviate financial burdens on grassroots and community organizations.

- **Address City staff turnover to maintain highly qualified staff and institutional knowledge** – Stakeholders were sympathetic to the City's financial difficulties but lamented the high turnover of City staff. While interviewees felt that the City workers are dedicated and effective despite limited resources, stakeholders strongly felt the issue of high turnover needed to be addressed to create sustainable relationships and to effectively coordinate with the City.

- **Commit to a focus on public health** – Public health programs and efforts largely have been relegated to the County. Salinas needs to ensure health is a focus in government operations and policy. As one stakeholder emphasized, health is an overarching theme that can be applied to all community and housing needs. One way the City is already doing this is by the creation of a Homeless Service Coordinator position that focuses on comprehensive solutions to homelessness. This investment is one example of how the City can begin to make decisions from a public health perspective.

III. Housing and Housing Advocacy Issues

Key Findings and Themes

- **Align City goals with State goals for competitive funding opportunities** – Stakeholders acknowledge the City's difficulties of addressing the wide variety of pressing needs with limited resources. However, providers and advocates suggested the City could pursue funds more aggressively, including, for instance, the State of California's cap-and-trade fund.

- The Affordable Housing and Sustainable Communities (AHSC) Program, under the cap-and-trade program, funds "land-use, housing, transportation, and land preservation projects to support infill and compact development that reduces greenhouse gas (GHG) emissions."
- A recommendation was made for the City review and plan for grant opportunities, particularly for grants to fund feasibility studies and cost estimates. This would lay the foundation for the City to later apply for grants to fund these potential projects.

- **Remove or revise the in-lieu fee policy** – According to some interviewees, providing developers the option to pay a fee into a local housing fund functions as disincentive for production of affordable housing units. Stakeholders were clear in their belief that affordable housing production would increase if the in-lieu fee option (currently option 3 in the Inclusionary Housing Ordinance) was removed as an alternative to actually building affordable housing units.
  - Affordable housing is built faster and more efficiently when market-rate developers build it as a part of their projects. The production of affordable housing through in-lieu fees requires the City to take additional steps that impede timely and efficient housing production, such as identifying viable properties, enlisting an affordable housing developer, and finding matching funds to help complete the project.
  - One interviewee emphasized how "in-lieu fees exacerbate racial and economic segregation." Off-site construction of affordable housing funded by in-lieu fees (rather than integrating affordable units with market-rate units within the same complex) will typically focus on areas where land is inexpensive and likely in neighborhoods with higher poverty concentrations. If developers are required to build affordable housing in conjunction with market-rate housing, tenants have readier access to amenities and resources more commonly available in less impoverished neighborhoods.
- **Create "transit proximity zones"** – The City can encourage affordable housing and transit-oriented development by formally establishing transit proximity zones near existing or future transit options. Various templates exist but can generally include reduced parking requirements per unit and increased allowable densities. To promote the creation of affordable housing, density bonuses can allow for an increase over established maximum allowable residential density. These zones become designated transportation hubs and incentivize affordable and market rate development near transit by reducing the cost of development per unit.
- **Promote a landlord responsibility and tenants rights training** – While owners/managers of larger developments or companies generally require their staff to undergo landlord education trainings to avoid liability issues, owners and landlords with less property or organizational sophistication may not have such resources. A requirement or incentive for smaller and mid-range property owners to undergo a training may prevent property owners from unknowingly breaking housing and tenant laws. One service provider suggested the City make this a requirement for landlords by tying to business license requirements, for instance.

  Legal service organizations are already providing landlord education training at no cost, but many small property owners may be unaware. The City could require that landlords take this training with a legal service provider or at minimum promote awareness of the service. It was suggested that this partnership would likely improve the relationship between advocacy organizations and landlords, which would prove beneficial for future interactions.
- **Address the bedbug problem** – Bedbug infestations in housing complexes are reported to be a significant issue in Salinas. The interviewees suggested that the City help coordinate or assist landlords with mass fumigation efforts. Stakeholders explained that landlords often claim that tenants are responsible for bringing bedbugs to a property, thereby justifying inaction. In larger multiunit properties, bedbug infestations are particularly difficult because they spread rapidly and because of the difficulty identifying a source of origin. The City could assist tenants by passing a bedbug ordinance that clearly defines bedbugs

as a public nuisance and enforces a property owner's obligation to provide tenants a home free of bed bugs.

- **Continue to compensate community organizations for outreach efforts** – Several stakeholders agreed that the City has improved its efforts in recent years to include and engage the community in planning efforts. In particular, it was noted that the City should continue to financially compensate community organizations for their outreach efforts. Nonprofits have often built strong relationships with their community and are often more successful at recruiting members of their constituencies to attend a workshop or to complete a survey. Outreach grants fairly compensate community organizations for their efforts, and they also work to strengthen collaborative relationships between City staff and community organizations.
- **Address overcrowding through affordable housing production and a secondary dwelling unit amnesty ordinance –** Many stakeholders interviewed perceived overcrowding as a substantial and important issue the City needs to address. It was explained that there are legal questions related to limits on occupancy of residential units but that the City can tackle overcrowding by encouraging affordable housing production. Another stakeholder indicated the city could do more to encourage or legalize secondary dwelling units (SDUs), also known as "granny units." The City should review templates in other cities that have implemented amnesty projects—such as Daly City—to successfully increase unit legalization and safety concerns.

IV. Services for the Youth, Seniors, and Persons with Disabilities

Key Findings and Themes

- **Consider housing development aimed at young adults** – An overall shortage of housing was reported in Salinas. However, one stakeholder indicated the importance of a diversified housing stock for attracting and retaining young adults. In particular, smaller studio or one-bedroom apartments are reportedly scarce in areas with amenities and entertainment. As a result, young people interested in moving out of their parents' home for the first time or moving back after college find themselves unable to find suitable housing to meet their personal needs.
- **Prioritize the construction of housing with supportive services for persons with disabilities and/or with mental health conditions** – Salinas has no permanent housing with supportive services specific to people with physical disabilities. One stakeholder indicated that Interim, a county-wide organization, offers 20 affordable housing units in Salinas with supportive services for people with mental health issues, but the facility does not house individuals with physical disabilities. A substantial need in Salinas to provide housing for this population was reported.
- **Launch a know-your-rights educational campaign** – Low-income parents with children with disabilities do not know their rights or the possible resources available to them. The City can possibly coordinate with the schools to reach out to parents with children with disabilities.
- **Support the Family Friend & Neighbor (FFN) child care model –** Family, friend and neighbor providers (FFN) include grandparents, aunts and uncles, elders, older siblings, friends, neighbors, and others who help families take care of their young children on an informal basis. FFN providers are exempt from licensing and not regulated by the state. FFN care is very common type of child care in Salinas for infants and toddlers. Although some FFN providers receive subsidies, the City is encouraged to coordinate and support learning opportunities, help create resources and distribute child development materials, and assist in building networks among FFN providers.

V. Farm Worker Issues

Key Findings and Themes

- **Facilitate a partnership for agricultural growers to contribute to farm worker housing** – The shortage of available and affordable farm worker housing is impacting operations of agricultural growers. In some sectors of the agricultural industry in Salinas, a shortage of labor is reportedly due to high cost of living in the area. Workers choose to relocate to other farming areas where rents are more affordable. It was reported that agricultural growers are willing to financially contribute to addressing the housing need of their workers but would prefer an affordable housing developer to develop and manage housing sites. Housing development and management is not their business line of business, they say. A housing trust fund or similar structure has been discussed as a possible solution. The City might help facilitate such an opportunity for growers to address the housing shortage for farm workers by mediating or convening negotiations, by researching possible trust fund structures, or by working to provide matching or seed funds.
- **Childcare for shift schedules** – The nature of some employment, like that of farm workers or workers in agricultural processing plants, means that schedules are irregular, often starting as early as 4AM or into the evening as late as midnight. For workers with young children, this challenge becomes a source of anxiety since it is often difficult to arranging child-care during off hours. The result is that parents have to rely on childcare that is informal and unlicensed. It was recommended that the City encourage or incentivize existing centers to analyze and respond to the needs of parents with atypical work schedules.

VI. Appendices

Stakeholder Invitation List

Sample Invitation Email Message

Stakeholder Interview Protocol

Stakeholder Interview List and Schedule

Stakeholder Invitation List

Stakeholder Interest	Names	Title	Organization
Affordable Housing Developers/Managers	Alfred Diaz Infante	Executive Director	CHISPA
	Betsy Wilson	MidPen Housing	Watsonville Housing
	Starla Warren	Executive director	Monterey Co Housing Authority Development Corp
	Jean Goebel	Executive Director	Housing Authority of County of Monterey
Market Housing Developers/FGA	Hugh Bikle		Creekbridge Homes
	Brian Finegan	Attorney	
	Ray Harrod Jr.		Harrod Construction
	Brad Smith		Monte Bella Homes
Disabled Services	Olivia Quezada	Program manager	Central Coast Center for Independent Living
	Laura Contreras	Housing Assistant, Monterey County	Housing Choices Coalition for People with Developmental Disabilities
Fair Housing	Stephanie Rabiner		Project Sentinel
	Elena Dineen	Directing Attorney	CRLA
	Jane Barr		Monterey Co Office of Housing and Economic Development
	Nancy DeSerpa	Constituent Housing Issues aide	Office of Congressman Sam Farr
Homebuyers/ Housing Counseling	Sandy Haney	CEO	Monterey Co Assoc of Realtors
	Socorro Bernal	Housing Counselor	Housing Resource Center
	Leila Emadin	Executive Director	Housing Resource Center

Stakeholder Interest	Names	Title	Organization
Low Income Tenants/Poverty	Tim McManus	Lead Organizer	COPA
	Jeanette Pantoja		BHC
	Lee Hulquist	Executive Director	Food Bank of Monterey County
Senior Services	Theresa Sullivan	Director	Alliance on Aging
	Kalah Bumba	Board Chair	Salinas Senior Center
	Philip M. Geiger	Development Director	Legal Services for Seniors
Homeless Issues/Transitional Housing	Kathy Theomi		Monterey County Coalition of Homeless Service Providers
	Glorietta Rowland	Monterey County Homeless Services Coordinator	Dept. of Social Services (formerly County C of C)
	Jill Allen	Executive Director	Dorothy's Place, Franciscan Workers of Junipero Sera
	Barbara Mitchell	Executive Director	Interim Inc.
	Reyes Bonilla	Director	Shelter Outreach Plus
	Steven Duran	Director of Programs	Peacock Acres
	Brian Contreras	Director	Second Chance
	Don Reynolds		Dept. of Pub Works
Alisal Area	Maria Orozco	Economic Development Specialist	City of Salinas
	Lorie Chamberland	Executive Director	Alisal Family Resource Center
	Jose Martinez-Saldana	Executive Director	Salinas United Business Association

Stakeholder Interest	Names	Title	Organization
Alisal Area	Juan Carlos Gonzales		Urban Arts Collaborative
	Luis Suarez		Baktun 12 (East Salinas Community Group)
Economic Development/business community/Lenders	Peter Kasavan		SPARC
	Jessica McKillip	Executive Director	Oldtown Salinas Association
	Andrea Neid	Executive Dir	CSUMB Small Business Development Center
	Paul Farmer	President	Salinas Valley Chamber of Commerce
Farmworker Housing Issues	Martin Alvarez	United Farm Workers of America	
	Juan Uranga	Center for Community Advocacy	Executive Director
Children and Youth Services	?	City Youth Advisory Commission rep	
	Kristan Lundquist	Recreation Centers Supervisor	Dept. of Parks and Community Services
	Francine Rodd	Executive Director	First 5 Monterey County
	Jim Rear	Executive Director	Sunrise House
Persons with AIDS	Kim Keefer	Executive Director	Central Coast HIV/AIDS Services
Land Use Policy Organizations	Amy White	Executive Director	Land Watch
	Sherwood Darington	Managing Director	Agricultural Land Trust

Stakeholder Interest	Names	Title	Organization
Real estate professionals	Christie Cromeenes	Executive Director	Central Coast Builders Association
	Tivisay Rodriguez-Gracia	Resident manager	Pointe at Hardin Ranch
	Gloria Moore		Gloria Moore Realtors
	John McCormack		JNM Real Estate Co.
Agricultural Interests (Growers)	Norm Groot	Executive Director	Monterey County Farm Bureau
	Jim Bogart	Monterey Grower-Shipper Association	Monterey Grower-Shipper Association
		Total Number of People Invited	**57**

Sample Invitation Email Message

WHAT DO YOU HAVE TO SAY ABOUT HOUSING AND COMMUNITY PROGRAMS IN SALINAS?



Group Interview Invitation: Farm & Agricultural Community in Salinas

Thursday, February 5, 2015
8:30 am to 9:15 am

Community and Economic Development Department
65 W. Alisal Street, 2nd Floor, Salinas

Dear Stakeholder,

The City of Salinas is updating several plans and policies regarding the City's housing and community needs. These include the 5-year Consolidated Plan, the Housing Element, the Analysis to Fair Housing, the Alisal Homeownership and Neighborhood Revitalization Strategy Area (AHNRSA), and the Inclusionary Housing ordinance. The City is interested in obtaining community input from a diverse constituency. MIG, a planning firm specializing in community engagement, is assisting the City in reaching out to community, business, nonprofit, and governmental leaders. Given your knowledge and experience of Salinas, we would like to invite you to participate in a stakeholder discussion coordinated by MIG and related to the *Farm & Agricultural Community in Salinas.*

This specific stakeholder discussion related to the *Farm & Agricultural Community in Salinas* will take place at the Office of Community and Economic Development at 65 W. Alisal Street, Second Floor, in Salinas. The discussion will only include participants identified by City staff. The discussion will be confidential and input gathered will be reported in an aggregate form. If you are interested in participating, please reply to this email or call (510) 845-7549 to notify Noé Noyola, MIG's Project Manager, to confirm your attendance or to ask any questions about the interview. Should you have any concerns please contact our staff contact for this effort at jennifer.coile@ci.salinas.ca.us.

Thank you for your time. We look forward to hearing from you.

Doug Yount

Interim Director, Community and Economic Development Department

For more information about the housing initiatives and/or disabled persons requiring accommodation in order to participate in the meeting, please contact the Community and Economic Development Department, City of Salinas, 65 West Alisal Street, Salinas, CA 93901, (831) 758-7206 or email to jennifer.coile@ci.salinas.ca.us. Hearing impaired or TTY/TDD text telephone users may contact the City by dialing 711 for the California Relay Service (CRS) or by telephoning any other service providers' CRS telephone number.

SALINAS
RICH IN LAND | RICH IN VALUES

COPA
COMMUNITIES ORGANIZED FOR RELATIONAL POWER IN ACTION

BUILDING HEALTHY COMMUNITIES
EAST SALINAS

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

EQUAL HOUSING OPPORTUNITY

Stakeholder Interview Protocol

Salinas Housing and Community Development Planning Initiatives
Stakeholder Group Interviews - Protocol
February 4-5, 2015,
City Offices, Salinas, CA

I. WELCOME AND INTRODUCTIONS (5 Min)

a. Welcome - Facilitator welcomes group or individual and introduces MIG staff

b. CEDD Housing Initiatives Overview – Facilitator reviews the HCD Housing Initiatives Project, its underlying goals to update the five documents as required by law, and the essential structure of the process [hand them the fact sheet which describes the documents and shows the overall calendar of the process in addition to the five workshops].

c. Evaluation Overview

i. **Goals** – Facilitator explains the purpose of the assessment process; to understand how efficiently the Housing and Community Programs work and to understand program needs of Salinas residents and communities.

ii. **Methods** – Facilitator explains the overall method of MIG evaluation, including interviews, survey, workshops, and Group Interviews, reports.

d. Group Interview Purpose – Facilitator explains that the purpose of the Group Interview is to identify and record community issues and needs from stakeholders identified by the City of Salinas; review effectiveness of current programs, policies and/or projects; and to help propose possible solutions.

e. Group Interview Process

i. **Style** - Informal conversation with guiding questions

ii. **Questions** – A mix of questions including those that elicit individual or organizational examples, some follow up questions, and some that may be hypothetical questions.

iii. **Answers** – Honest and constructive feedback about conditions and needs of Salinas, about how to improve the overall programs as well as to help managers get a sense of what the impact of the program has been.

iv. **Process** – (10-15) questions, some only for specific categories, 45 minutes to 1 hour duration. The questions are divided into the following general sections:
    1. **Question about the Organization(s)**
    2. **Existing Programs**
    3. **Priority Housing Needs**
    4. **Long-term Community Solutions**

QUESTIONS ABOUT THE ORGANIZATION(S)

f. Participant(s) Intro – (1.) Please tell us a little bit about your organization/business and your role in the organization?

g. Organizational Priorities – (2.) What are the current projects that your organization/business is working on? What are the organizational priorities?

II. QUESTIONS ABOUT EXISTING PROGRAMS

a. Program Reliance – (3.) To what extent does your organization rely on funding from the Department of Community and Economic Development? (i.e. CDBG, HOME, ESG) What programs/efforts from your organization do these grants fund?

b. Program Quality – (4.) Generally, how effective have Housing and Community Development programs been at improving the quality of life in the City? How, if at all, have they created more opportunities for low/mod families?

c. Program Feedback – (5.) If you could provide some feedback to staff, what, if any, administrative or programmatic changes would you suggest?

III. QUESTIONS ABOUT PRIORITY HOUSING NEEDS

a. Most Underserved Groups – (6.) Which categories of people do you consider the most at risk in for achieving safe and decent housing? What are their primary obstacles?

b. Housing Conditions – (7.) Overcrowding and Substandard conditions have been reported as key issues in Salinas, what is your perspective on this? What solutions might you suggest?

c. Homelessness – (8.) How would you characterize the impact that the homeless issue is having on Salinas? What approach, if any, would you suggest for confronting the issue?

IV. QUESTIONS ABOUT LONG TERM COMMUNITY SOLUTIONS

a. Long term Impact – (9.) Beyond housing related issues, what are the primary community issues in Salinas? What interventions would you encourage the city to implement for producing the most long term impacts?

b. Youth Issues – (10.) Addressing youth development has been reported as root solutions to addressing a variety of city conditions (particularly crime and gang activity), what specific approaches would you suggest concerning young people?

c. Opportunities – (11) What other community opportunities do you see emerging that the city should try to leverage?

d. Regional Context-(#) How do you see Salinas' location as a determination of its destiny, i.e. economy servicing the more robust economies of the Monterey Peninsula and Carmel Valley? *Example: Habitat for Humanity wants to work in Salinas – high need and lower priced properties to build/repair houses, but its volunteer base in the wealthy areas won't come to Salinas because of security fears*

V. QUESTIONS ABOUT HOUSING DEVELOPMENT

a. Types of Housing – (12.) What type of housing does the Salinas market need?
b. Large Family Units – (13.) What, if any, reasons limit production of units larger than 2 bedrooms?

c. Development Obstacles – (14) What are the primary obstacles keeping you from developing housing?

d. Development Incentives – (15) Given limited resources, what incentives might the City use or leverage to stimulate development, particularly for low and moderate income families?

e. Special Needs groups – (#) Any comments on the housing situation of special needs groups such as people with AIDS, seniors, single parent households, farmworkers?

Stakeholder Interview List and Schedule

Stakeholder Interest	Stakeholder	Organization
2/4 at 9:30 AM		
Fair Housing	Stephanie Rabiner Elena Dineen, Directing Attorney	Project Sentinel CRLA
2/4 at 10:30 AM		
Homebuyers/ Housing Counseling	Kevin T. Stone	Monterey County Association of Realtors
2/4 at 11:30 AM		
Low Income Tenants/Poverty	Jeanette Pantoja	Building Healthy Communities
2/4 at 1:30 PM		
Disabled Services	Olivia Quezada, Program manager	Central Coast Center for Independent Living
2/4 at 2:45 PM		
Persons with AIDS	Kim Keefer, Executive Director	Central Coast HIV/AIDS Services
2/4 at 3:30 PM		
Senior Services	Teresa Sullivan, Director Kalah Bumba, Board Chair Philip M. Geiger, Development Director	Alliance on Aging Salinas Senior Center Legal Services for Seniors
2/4 at 4:30 PM		
Homeless Issues/Transitional Housing	Reyes Bonilla, Director Allen Balinsky Steven Duran, Director of Programs	Shelter Outreach Plus Interim Inc. Peacock Acres
Stakeholder Interest	**Stakeholder**	**Organization**
2/5 at 9:30 AM		
Affordable Housing Development	Luis Preciado	MidPen Housing
2/5 at 11:00 AM		
Farmworker Housing Issues	Juan Uranga, Executive Director Alfred Diaz Infante, Executive Director	Center for Community Advocacy (CCA) CHISPA
2/5 at 12:30 PM		
Homelessness Issues / Health/ Safety/ Policy	Don Reynolds	Salinas Public Works Department
2/5 at 3:00 PM		
Land Use Policy Organization	Sherwood Darington	Agricultural Land Trust
2/5 at 4:00 PM		
Real Estate Professionals	Gloria Moore	Gloria Moore Realtors
3/10 at 9:30 AM by telephone		
Children	Francine Rodd	First 5 Monterey County

APPENDIX A-4

City of Salinas Housing Initiatives COPA Engagement Report

City of Salinas Housing Initiatives
COPA Engagement Report #1

House Meetings at St. Mary's Catholic Church, Los Padres School, Sacred Heart Catholic Church, Christo Rey Catholic Church and Hartnell College – February & March 2015

Participants:

#	**Name**
1	Laura
2	Maricruz Cuevas
3	Leticia
4	Blanca
5	Griselda
6	Maria S
7	Esperanza M
8	Socorro S
9	Leticia Morales
10	Alma Lopez
11	Matilde
12	Abundio Vasquez
13	Maria R. Diaz
14	Celestino Cruz
15	Antonia Figueroa
16	Susana Blanca
17	Luz Maria
18	Araceli Cazares
19	Maria Ruiz
20	Matilde de Lazaro
21	Linda Oliveros
22	Mayra Jaime
23	Norma Areliz
24	Consuelo Jimenez
25	Celeste Marquez
26	Rosa De La Cruz
27	Trinidad Mendoza
28	Jaime Andrade
29	Delfino Garcia
30	Mario Sanchez
31	Seferino Rosas

32	Grabriela A
33	Josefina Iniguez
34	Ricardo
35	Cristino Diaz
36	Maria S
37	Enrique Pacheco
38	Marina Rodriguez
39	Paty Murillo
40	Irma Ramirez
41	Julieta Mar
42	Ana Cortez
43	Racardo Gutierrez
44	Maria Ceja
45	Cindy Ramirez
46	Jose Armenta
47	Luis Contreras
48	Martha Montez
49	Cecilio Suarez
50	Nayeli Hernandez
51	Silvestre Mondragon
52	Pablo Enriquez
53	Silvia Aguilar
54	Ana Maria Oropeza
55	Karla Franco
56	Jaqueline Cruz
57	Flor Garcia
58	Francisco Cruz
59	Cruzito Sanchez
60	Lupita Montejano
61	Crystal Rivera
62	Yolanda Perez
63	Trinidad Alvarez
64	Grabriela A
65	Jacinto Ramirez
66	Jesus Alcantar
67	Betty Campos
68	Mirella Bautista
69	Amilcar Lara

70	Jasmin Perez
71	Yadira Martinez
72	Mauricio Juarez
73	Estefania Hernandez
74	Maria A. Aguilar
75	Ana Ledesma

53 of the participants were monolingual Spanish speakers
4 of the participants were monolingual English speakers
18 of the participants were bilingual in Spanish and English
42 participants shared that their primary employment was agricultural workers
10 participants shared that they are full-time students at Hartnell College

Guadalupe Flores led the house meeting and meeting was held in Spanish.

Agenda

I. Opening (10 minutes)
   a. Welcome
   b. Introductions
   c. Focus
      i. To find new leaders to become part of COPA's core team.
      ii. To identify key stories regarding housing that can inform the city's policy updates.
      iii. Teach them how to organize a house meeting

II. Conversation (45 minutes)
   a. Question #1: What concerns do you have regarding your living situation here in Salinas?
   b. Question #2: What stories do you have regarding your housing situation?
   c. Question #3: What improvements do you need to the housing situation in Salinas in order for your family to thrive?

III. Next Steps (5 minutes)
   a. Participate in COPA Housing Strategy Team?
   b. Attend a City of Salinas Housing Workshop (various dates)

IV. Closing

Response to Question #1: What concerns do you have regarding your living situation here in Salinas?

#	Name	Response
1	Laura	Rent is too high
2	Maricruz Cuevas	Old houses in poor conditions
3	Leticia	Not enough parking spaces in streets
4	Blanca	Trash every where
5	Griselda	Houses are too expensive
6	Maria S	Rent is too high
7	Esperanza M	Not enough activities for youth
8	Socorro S	Not enough activities for youth
9	Leticia Morales	Gang problems
10	Alma Lopez	Lots of violence
11	Matilde	Health insurance is too high
12	Abundio Vasquez	Not enough resources for undocumented people
13	Maria R. Diaz	Not too many after school activities for kids
14	Celestino Cruz	Not well paid jobs
15	Antonia Figueroa	More jobs
16	Susana Blanca	Pollution is bad
17	Luz Maria	Parking space not enough
18	Araceli Cazares	Not enough recreational centers
19	Maria Ruiz	Rent too high
20	Matilde de Lazaro	Old buildings
21	Linda Oliveros	Old apartments
22	Mayra Jaime	Expensive houses
23	Norma Areliz	Discrimination against undocumented people
24	Consuelo Jimenez	Minimum wage is not enough
25	Celeste Marquez	Not enough parks for kids to play
26	Rosa De La Cruz	Education system very poor
27	Trinidad Mendoza	Childcare too high
28	Jaime Andrade	Side walks in bad condition
29	Delfino Garcia	Bad Pollution
30	Mario Sanchez	Rent is too high
31	Seferino Rosas	Discrimination

32	Hermelinda marez	Too much crime
33	Josefina Iniguez	Shootings everywhere
34	Ricardo	Not enough art programs for kids
35	Cristino Diaz	Not enough schools
36	Maria S	Streets need lights, its too dark at night
37	Enrique Pacheco	Drugs in schools
38	Marina Rodriguez	Not enough jobs
39	Paty Murillo	Homeless is increasing
40	Irma Ramirez	Not affordable houses
41	Julieta Mar	Houses are too expensive
42	Ana Cortez	Not enough sports activities for kids
43	Racardo Gutierrez	Services not in Spanish
44	Maria Ceja	Lack of transportation
45	Cindy Ramirez	Poor living conditions
46	Jose Armenta	Too much violence
47	Luis Contreras	Violence everywhere
48	Martha Montez	Teen Pregnancy
49	Cecilio Suarez	Rent is too high
50	Nayeli Hernandez	Hard to find houses for rent
51	Silvestre Mondragon	Large families living in a small apartment
52	Pablo Enriquez	We need affordable housing
53	Silvia Aguilar	Not enough sports
54	Ana Maria Oropeza	The living cost is too high
55	Karla Franco	Number of homeless is increasing
56	Jaqueline Cruz	More healthy food programs
57	Flor Garcia	We need sports for youth
58	Francisco Cruz	More recreational centers
59	Cruzito Sanchez	Streets need t be repair
60	Lupita Montejano	Lack of transportation
61	Crystal Rivera	Not enough educational programs
62	Yolanda Perez	Not enough parent participation in schools
63	Trinidad Alvarez	Art and culture programs
64	Grabriela A	Rent is too high
65	Jacinto Ramirez	Not enough jobs
66	Jesus Alcantar	Poor living conditions
67	Betty Campos	Parking spaces not enough
68	Mirella Bautista	More parks
69	Amilcar Lara	More activities for kids
70	Jasmin Perez	Not enough sports for kids

71	Yadira Martinez	Rent is too expensive
72	Maruricio Perez	Discrimination against farmworkers
73	Estefania Hernandez	Gang violence
74	Maria A. Aguilar	Drugs in schools
75	Ana Ledesma	Lack of transportation

Responses to Question #2: What stories do you have regarding your housing situation?

#	**Name**	**Response**
1	Laura	"Inadequate housing conditions and dangerous neighborhoods".
2	Maricruz Cuevas	"We work long hours in the fields, but not enough money to pay the rent of a 2 bedroom apartment".
3	Leticia	"Undocumented children and parents have less access to resources".
4	Blanca	"I live in a small messy garage without electricity and water and sleep on a cement floor"
5	Griselda	No response
6	Maria S	"Every family deserves a safe home".
7	Esperanza M	"I'm stuck in this apartment and they won't fix anything".
8	Socorro S	"My heart has been busted since I moved in two years ago".
9	Leticia Morales	"I moved to Salinas thinking for possible job opportunities".
10	Alma Lopez	"I desperately need a bigger place that would fit all my family".
11	Matilde	"Spending long hours at work are causing issues in my family".
12	Abundio Vasquez	"My kids have to sleep in the living room because I can only afford to pay a one bedroom apartment".
13	Maria R. Diaz	"I need an affordable house for my kids".
14	Celestino Cruz	"As a single mother, I need to work two jobs in order to support my three kids".
15	Antonia Figueroa	"Being a low income parent makes it harder to afford to buy a house".

16	Susana Blanca	“Denying access to normal bathroom”
17	Luz Maria	“Renting an apartment with no heater is terrible during the winter, too cold”.
18	Araceli Cazares	“Sometime I feel like a prisoner in my own home”.
19	Maria Ruiz	“I still live with my parents because I can’t afford to pay a house”.
20	Matilde de Lazaro	“I can’t afford anymore to live in a place like Salinas”.
21	Linda Oliveros	“Work opportunities are poor”.
22	Mayra Jaime	“Lack of availability of suitable housing for me”.
23	Norma Areliz	“The landlord just increased my rent payment and the house need some repair”.
24	Consuelo Jimenez	“My husband and I were denied a home loan last year due to my being on maternity leave and now renting a house garage is what I called my home”.
25	Celeste Marquez	“Last year we lost our house because the house payments were too high, my income was not enough.”
26	Rosa De La Cruz	“I refuse to move to a different area in Salinas because I am afraid that renting will be more”.
27	Trinidad Mendoza	“I had a hard time renting a house because some landlords don’t like children and I have 4 kids”.
28	Jaime Andrade	“It took us 6 months to find an apartment with 2 kids due to discrimination”.
29	Delfino Garcia	“I was also discriminated because of my marital status”.
30	Mario Sanchez	“When I was looking for my first apartment I had people tell me that they wouldn’t rent me because I had an elderly person with me”.
31	Seferino Rosas	No response
32	Hermelinda marez	“I have worked 2 jobs my entire adult life and still not enough to provide a decent home to my kids”.
33	Josefina Iniguez	“We just want affordable housing for me and family, and stop stressing me out for not spending quality time with my kids

		with me working 2 jobs right now".
34	Ricardo	"The cost of a house is just too much, I rather stay living in a 2 bedroom apartment sharing it with multiple families".
35	Cristino Diaz	No response
36	Maria S	"People of color get different treatment then white people when buyig or renting homes".
37	Enrique Pacheco	"We had to go out and buy a heater and its still pretty cold at night".
38	Marina Rodriguez	"My room's window has been broken for months and the landlord will never fix it, he told me".
39	Paty Murillo	"Due to our bad living conditions my family and I haven't been able to afford our needs such as food, so we only eat one meal per day".
40	Irma Ramirez	"My daughter is working 3 jobs to support her 2 daughters and me and I help her with the girls and taking care of the house since I can't work anymore".
41	Julieta Mar	No response
42	Ana Cortez	"I'm stuck here in this apartment, they won't fix anything".
43	Racardo Gutierrez	"My heater has been busted since I moved in two years ago".
44	Maria Ceja	"The main reason why I decided to live in Salinas was because of the multiple job opportunities in agriculture, but the cost for rent is increasing and my salary is not enough".
45	Cindy Ramirez	"The cost for rent is to pricey and working minimum age is not eough".
46	Jose Armenta	No response
47	Luis Contreras	No response
48	Martha Montez	"I need an affordable house that would fit all my children"
49	Cecilio Suarez	"Renting a house for entire family came with a big financial cost".
50	Nayeli Hernandez	"I'm currently having issues with my high school student about gangs due to long hours I spent working".

51	Silvestre Mondragon	“I could only rent a room because that’s all I can afford”.
52	Pablo Enriquez	“I have suffered discrimination while living in Salinas because I feel that the landlord is taking advantage of my lack of education and language barrier.
53	Silvia Aguilar	No response
54	Ana Maria Oropeza	“I even have to deal with rats, cockroach, ants, etc because the landlord is not responding to our complaint”.
55	Karla Franco	“The landlord has been increasing the rent month by month now”.
56	Jaqueline Cruz	“I classify my living condition as poor”.
57	Flor Garcia	No response
58	Francisco Cruz	“They were refusing a home loan because I have children with disabilities”.
59	Cruzito Sanchez	“Due toworking long hours and not having communication with my children has led them to misbehave in school and getting in trouble”.
60	Lupita Montejano	No response
61	Crystal Rivera	“I can’t afford to only work one job”.
62	Yolanda Perez	“I wish that someone could help us providing us with information on afterschool programs or day cares for my children”.
63	Trinidad Alvarez	“It has been extremely hard for me to go to the hospital everytime I feel sick because I don’t know English”.
64	Grabriela A	“I don’t know where to obtain help for a health insurance and I’m afraid to ge deported to Mexico if I do so”.
65	Jacinto Ramirez	No response
66	Jesus Alcantar	“My family and I feel scared because we don’t know how to approach the problem and get the right help”.
67	Betty Campos	“There is a huge need of educational services for our youth”.
68	Mirella Bautista	“We ask for recreational center to help youth stay away from gangs or drugs”.
69	Amilcar Lara	Response
70	Jasmin Perez	“More adult English classes are neededto

		help parents get involve because it's a problem when communicating with my childrens' teachers".
71	Yadira Martinez	No response
72	Maruricio Perez	"English classes to help parents translate important documents and other important documents".
73	Estefania Hernandez	""Living in the East side of Salinas has been hard because we hardly have resources center or programs for our kids".
74	Maria A. Aguilar	No response
75	Ana Ledesma	No response

Responses to Question #3: What improvements do you need to the housing situation in Salinas in order for your family to thrive?

#	**Name**	**Response**
1	Laura	Families receive rental assistance at no cost.
2	Maricruz Cuevas	Homeless services
3	Leticia	Housing assistance
4	Blanca	Public computer assistance for parents
5	Griselda	Refugee assistance
6	Maria S	Rental housing assistance
7	Esperanza M	Home ownership assistance
8	Socorro S	Energy saving programs
9	Leticia Morales	Foreclosure prevention assistance
10	Alma Lopez	Increasing quality, affordable after school programs
11	Matilde	Overcoming language and cultural barriers
12	Abundio Vasquez	Preventing homelessness among high risk populations
13	Maria R. Diaz	Improvements for community facilities
14	Celestino Cruz	Senior centers
15	Antonia Figueroa	Parks and playgrounds
16	Susana Blanca	Water and sewer systems, rental housing assistance
17	Luz Maria	Foreclosure prevention
18	Araceli Cazares	Daycare at no cost/ low cost /affordable
19	Maria Ruiz	Affordable childcare

20	Matilde de Lazaro	Youth center services
21	Linda Oliveros	Medical services
22	Mayra Jaime	Homeless services
23	Norma Areliz	Domestic violence programs
24	Consuelo Jimenez	Senior services
25	Celeste Marquez	Legal services
26	Rosa De La Cruz	Job assistance
27	Trinidad Mendoza	Homelessness prevention
28	Jaime Andrade	Rental housing assistance
29	Delfino Garcia	Home ownership assistance
30	Mario Sanchez	Rental housing assistance
31	Seferino Rosas	Provide education and services to residents
32	Hermelinda marez	Build and enhance communities
33	Josefina Iniguez	Construct affordable apartment housing
34	Ricardo	Construct housing and affordable multi family apartments
35	Cristino Diaz	To build family apartments and rental homes
36	Maria S	Build senior apartments
37	Enrique Pacheco	Affordable 24 hr childcare
38	Marina Rodriguez	Improve health services
39	Paty Murillo	Housing improvements
40	Irma Ramirez	Housing improvements
41	Julieta Mar	More health services
42	Ana Cortez	Education on agriculture
43	Racardo Gutierrez	Provide services on culture
44	Maria Ceja	Develop youth services
45	Cindy Ramirez	Assistance on housing
46	Jose Armenta	Assistance on saving energy at home
47	Luis Contreras	Provide transportation services at low cost
48	Martha Montez	Water safety
49	Cecilio Suarez	Provide senior resource centers
50	Nayeli Hernandez	Youth activities
51	Silvestre Mondragon	Housing assistance
52	Pablo Enriquez	Services for landlords and tenants
53	Silvia Aguilar	Assistance on housing
54	Ana Maria Oropeza	Foreclosure prevention
55	Karla Franco	Homelessness prevention
56	Jaqueline Cruz	More schools for our kids
57	Flor Garcia	Loan program assistance

58	Francisco Cruz	Repair program assistance
59	Cruzito Sanchez	Housing assistance
60	Lupita Montejano	Education on different services
61	Crystal Rivera	Housing assistance program
62	Yolanda Perez	Homeless services
63	Trinidad Alvarez	Housing improvement programs
64	Grabriela A	Housing programs
65	Jacinto Ramirez	Neighborhood program
66	Jesus Alcantar	Section 8 housing program
67	Betty Campos	Domestic violence programs
68	Mirella Bautista	Housing assistance
69	Amilcar Lara	Homelessness prevention
70	Jasmin Perez	Housing programs
71	Yadira Martinez	Housing services
72	Mauricio Juarez	Housing eligibility assistance
73	Estefania Hernandez	Build senior apartments
74	Maria A. Aguilar	Improve healthcare services
75	Ana Ledesma	Affordable childcare programs

Participants were put in small groups and each of them had to share one thing for each answer and at the end of the house meeting the note taker of each group had to summarize what their answers were.

City of Salinas Housing Initiatives
COPA Engagement Report #2

House Meetings at St. Mary's Catholic Church & Sherwood Townhomes – 4/14/15

Participants:

#	**Name**
1	Maricela Rojas
2	Maria Aguilar
3	Elena Gonzales
4	Armando Ruiz
5	Moises Bernardino
6	Macrina Ruiz
7	Melanie Cruz
8	Emily Gutierrez
9	Ana Pacheco
10	Fabiola Rios
11	Guadalupe Mancera
12	Gabriel Castro
13	Miguel Angel Ponce
14	Juan Garcia
15	Grecia Hernandez
16	Gregorio Alaniz
17	Alfonso Martinez
18	Claudia Mendoza
19	Sabino Michaca
20	Eva Mireles
21	Martha Sanchez
22	Elvira Sandoval
23	Carlos Mendez

15 of the participants are monolingual Spanish speakers.
8 are bilingual in Spanish and English.

Guadalupe Flores led the house meeting and meeting was held in Spanish.

Agenda

I. Opening (10 minutes)
   a. Welcome
   b. Introductions
   c. Focus
      i. To find new leaders to become part of COPA's core team.
      ii. To identify key stories regarding housing that can inform the city's policy updates.
      iii. Teach them how to organize a house meeting

II. Conversation (45 minutes)
   a. Question #1: What is your current living situation?
   b. Question #2: What are the housing challenges in the city of Salinas?
   c. Question #3: What are the opportunities to improve housing in the City?

III. Next Steps (5 minutes)
   a. Participate in COPA Housing Strategy Team?
   b. June 10th Salinas Housing Workshop

IV. Closing

Response to Question #1: What is your current living situation?

#	Name	Response
1	Maricela Rojas	With my parents
2	Maria Aguilar	With family / House
3	Elena Gonzales	With partner/ Apartment
4	Armando Ruiz	With partner/Apartment
5	Moises Bernardino	Live alone/ Apartment
6	Macrina Ruiz	With parents/ House
7	Melanie Cruz	With family and spouse/ Apartment
8	Emily Gutierrez	With my children/ Apartment
9	Ana Pacheco	With family/ House
10	Fabiola Ceja	With family / Apartment
11	Guadalupe Heras	Live Alone/ Low income apartments
12	Gabriel Castro	Live Alone/ Low income apartments
13	Miguel Angel Ponce	With spouse/ Low income apartments
14	Juan Garcia	With spouse/ Low income apartments
15	Grecia Hernandez	Live Alone / Low income apartments
16	Gregorio Alaniz	With partner / Low income apartments
17	Alfonso Martinez	With partner / Low income apartments
18	Claudia Mendoza	Live Alone / Low income apartments
19	Sabino Michaca	Live Alone / Low income apartments
20	Eva Mireles	Live Alone / Low income apartments
21	Martha Sanchez	With spouse/ Low income apartments
22	Elvira Sandoval	With spouse / Low income apartments
23	Carlos Mendez	Live Alone / Low income apartments

Responses to Question #2: What are the housing challenges in the city of Salinas?

#	Name	Response
1	Maricela Rojas	Not enough affordable housing
2	Maria Aguilar	Not too many youth programs
3	Elena Gonzales	Not too many good schools
4	Armando Ruiz	Housing is too expensive
5	Moises Bernardino	We do not have access to local parks
6	Macrina Ruiz	Not enough parks
7	Melanie Cruz	Lack of childcare
8	Emily Gutierrez	Not enough affordable housing for large families
9	Ana Pacheco	Not too many senior centers
10	Fabiola Ceja	Not enough services for housing programs
11	Guadalupe Heras	Not enough education to healthy food
12	Gabriel Castro	There is a lot of descrimination on language and ethnicity
13	Miguel Angel Ponce	Gangs in the streets
14	Juan Garcia	Lots of shootings everyday
15	Grecia Hernandez	Not affordable houses
16	Gregorio Alaniz	Rent is too expensive
17	Alfonso Martinez	Rent is too expensive
18	Claudia Mendoza	Not enought senior centers
19	Sabino Michaca	People with disabilities need help
20	Eva Mireles	Too many homeless people in the streets
21	Martha Sanchez	Houses too high and earning minimum salary
22	Elvira Sandoval	Not too many jobs
23	Carlos Mendez	Lots of gangs

Responses to Question #3: What are the opportunities to improve housing in the City?

#	Name	Response
1	Maricela Rojas	Develop more buildings for affordable housing
2	Maria Aguilar	Develop access to health services
3	Elena Gonzales	Provide affordable housing for people
4	Armando Ruiz	Access to affordable child care
5	Moises Bernardino	Access to affordable housing
6	Macrina Ruiz	Affordable housing for farmworkers
7	Melanie Cruz	More education on housing programs
8	Emily Gutierrez	Develop access to healthy food
9	Ana Pacheco	Bilingual programs
10	Fabiola Ceja	Repair streets/ sidewalks
11	Guadalupe Heras	Build more homeless shelters
12	Gabriel Castro	Develop programs to help seniors
13	Miguel Angel Ponce	Promote equal access to housing
14	Juan Garcia	Provide opportunities for new construction
15	Grecia Hernandez	Provide affordable rental housing
16	Gregorio Alaniz	Provide affordable rental housing
17	Alfonso Martinez	Construction opportunities
18	Claudia Mendoza	Develop programs for youth
19	Sabino Michaca	Develop affordable child care for farmworkers/ low income
20	Eva Mireles	Develop programs for our youth
21	Martha Sanchez	Develop centers for seniors
22	Elvira Sandoval	Develop shelters for homeless
23	Carlos Mendez	Develop healthy food programs in schools/ parents

Participants were put in small groups and each of them had to share one thing for each answer and at the end of the house meeting the note taker of each group had to summarize what their answers were.

APPENDIX A-5

Coalition of Homeless Service Providers – Consolidated Plan Input

Coalition of Homeless Services Providers

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E-Mail: chspmontry@aol.com

Member Agencies

Central Coast HIV/AIDS Services

Community Human Services

Franciscan Workers of Junipero Serra

Homeless Coalition of San Benito County

Housing Authority County of Monterey

Housing Resource Center Monterey County

Interim, Inc.

The Salvation Army Monterey Peninsula Corps

Shelter Outreach Plus

Sun Street Centers

Veterans Transition Center

Associate Members

Food Bank for Monterey County

MidPen Housing Corporation

CSU Monterey Bay

Veterans Resource Centers of America

Community Advisors

Monterey County Department of Social Services/CAP

Monterey County Office of Education

City of Marina

Sand City

City of Salinas

U.S. Department of Veterans Affairs

San Benito County Health and Human Services

CONSOLIDATED PLAN INPUT



Submitted by:
The Coalition of Homeless Services Providers

Coalition of Homeless Services Providers

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San Benito County Health and Human Services

INPUT INTO CONSOLIDATED PLAN

The Coalition of Homeless Services Providers (Coalition or CHSP) approved the following position on March 17, 2015 to inform the Consolidated Plan process in Monterey and San Benito Counties. Incorporated as a nonprofit in 1994, the Coalition has a mission of ending homelessness by helping coordinate, support and fund our local Continuum of Care shelter/housing and service programs. To accomplish this, the Coalition strategically partners with other community stake holders to implement *Lead Me Home,* the 10 Year Plan to End Homelessness in Monterey & San Benito Counties. Further, the Coalition fully supports the Federal HEARTH (*Homeless Emergency Assistance, Rapid Transition to Housing*) Act, with its focus on Prevention/Rapid-Rehousing, Permanent Supportive Housing, and regional, cross-system, multi-jurisdictional planning as the best strategies to reduce and end homelessness in our communities.

The Coalition of Homeless Services Providers offers the attached recommendations for consideration in the Consolidated Plan process:

1. Key recommendations as approved by the Coalition Board of Directors on March 17, 2015
2. Position on Homeless Encampments as approved by the Coalition Board of Directors on August 19, 2015.

Thank you in advance for your attention to this important community issue. I remain available to answer any questions or provide additional information as needed.

Sincerely,

Katherine Thoeni
Executive Officer

Coalition of Homeless Services Providers (CHSP)

Martinez Hall, 220 12th Street, Marina, CA 93933 Ph: (831) 883-3080 Fx: (831) 883-3085
E-Mail: chspmontry@aol.com

INPUT INTO THE CONSOLIDATED PLAN PROCESS

GENERAL PRINCIPALS

Prevent Homelessness:
The best way to address the challenge of homelessness is to ensure that households at-risk of becoming homeless remain housed. Homelessness prevention services including eviction prevention, coordinated discharge planning, and ongoing housing supports are priorities.

Supporting the transition to housing:
CHSP supports a range of emergency and transitional services to individuals and families experiencing homelessness to ensure that everyone has access to at least temporary accommodation and can meet their basic needs. Going forward, additional emphasis should be focused on supporting a transition to permanent, stable housing.

Creating housing opportunities:
Whether it is the persistently high share of Monterey County households that reside in unaffordable, unsuitable or inadequate housing, or the ever increasing applicants on the public housing authority waiting list, there are clear indications that Monterey County faces a housing *opportunity* challenge.

Fostering system stewardship and innovation:
Moving from a system that is somewhat focused on emergency responses to one that is focused on long-term innovative solutions will improve the housing stability of homeless individuals and families. But changes need to be made gradually so as not to destabilize the current service sector. CHSP recommends the pursuit of opportunities for system innovation, review and implement appropriate

COALITION OF HOMELESS SERVICES PROVIDERS SPECIFIC RECOMMENDATIONS

~Cities and the County should coordinate with the Continuum of Care to address the needs of homeless persons and persons (especially chronically homeless individuals and families, families with children, veterans, disabled, and unaccompanied youth.)
~City and County government agencies should dedicate local and/or locally-controlled funds toward the development of extremely affordable housing (0-30% of AMI-Area Median Income) and engage other stakeholders to commit funds.

Approved by the Board of Directors/Coalition of Homeless Services Providers on March 17, 2015

~Cities and the County should provide incentives for developers to dedicate units to extremely low income (0-30% AMI-Area Median Income) unhoused people by targeting jurisdictional revenue to activities which help to sustain affordability of the units such as debt reduction, rental subsidies, long-term leases with rental caps.
~Cities and the County should work together on a regional basis to convene government and potential third-party investors (such as foundations) to explore the feasibility of developing a Social Investment Bond Structure as the system to support permanent supportive housing development. The exploration should be conducted in partnership with the Continuum of Care.
~Designate preventing and ending homelessness as a joint mission of all relevant County and City agencies. All public agencies in the County and Cities must work together in this effort.
~Review development fees annually to ensure that fees do not unduly constrain the production and maintenance of affordable housing.
~When feasible, consider reducing, subsidizing, or deferring development fees to facilitate the provision of affordable housing.
~Provide flexibility in development standards to accommodate alternative approaches to provide affordable housing.
~Whenever possible, provide funding for supportive services needed to maximize long-term housing stability for homeless individuals and families.
~Whenever possible, prioritize use of available water credits for housing activities for very-low and extremely-low income individuals and families.
~If a jurisdiction receives HOME funds, it is recommended that provision of tenant-based rental assistance contracts of up to 2 years. *Participating jurisdictions may use HOME funds for this activity if such assistance is consistent with their Consolidated Plan and justified under local conditions. This assistance may be renewable.*
~Although redevelopment agencies were dissolved in early 2012, most of the State Community Redevelopment Law was not repealed. Of particular importance is making sure that existing redevelopment-assisted housing remains in compliance with long-term restrictions on rents and tenant incomes. CHSP recommends the following in keeping with RDA protections and continued RDA compliance:

~Clear description of policies and procedures for ongoing redevelopment-assisted units.

~Require one-for-one replacement in redevelopment areas, with displaced households having first priority for occupancy in replacement units and new affordable units.

~Dedication of Boomerang funds to Affordable Housing: With the dissolution of Redevelopment Agencies (RDA), the State of California deprived local jurisdictions of their largest and most significant source of local funding for affordable homes. Across the state redevelopment was responsible for over $1 billion in direct funding for affordable housing with its 20% tax increment set-aside. These local funds often served as "first in" money that could be leveraged to acquire other sources of funding. A portion of those former tax increment funds come back to local jurisdictions as both a one-time lump sum from their former Low and Moderate Income Housing Fund (LMIHF) and an ongoing bump to their property tax. Counties receive such funds from each former redevelopment agency within the county. These have been referred to as "Boomerang Funds."

~Consider dedication of 100% of any surplus remaining from the one-time lump sum distribution of former Low and Moderate Income Housing Fund money back into funding for affordable housing with 50% dedicated to housing for extremely low-income households.

Attached: Coalition of Homeless Services Providers Position on Homeless Encampments

Coalition of Homeless Services Providers

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Sand City

City of Salinas

U.S. Department of Veterans Affairs

San Benito County Health and Human Services

POSITION ON TEMPORARY HOMELESS ENCAMPMENTS

The Coalition of Homeless Services Providers (Coalition) approved the following position on August 19, 2014 regarding homeless encampments in Monterey and San Benito Counties. Incorporated as a nonprofit in 1994, the Coalition has a mission of ending homelessness by helping coordinate, support and fund our local Continuum of Care shelter/housing and service programs. To accomplish this, the Coalition strategically partners with other community stake holders to implement *Lead Me Home,* the 10 Year Plan to End Homelessness in Monterey & San Benito Counties. Further, the Coalition fully supports the Federal HEARTH (*Homeless Emergency Assistance, Rapid Transition to Housing*) Act, with its focus on Prevention/Rapid-Rehousing, Permanent Supportive Housing, and regional, cross-system, multi-jurisdictional planning as the best strategies to reduce and end homelessness in our communities.

Temporary accommodations built by homeless people in public spaces are far from ideal solutions. As such, the Coalition does not endorse temporary homeless encampments. It is the position of the Coalition that permanent housing is the only lasting solution for homelessness. Without suitable shelter combined with supportive services, the fundamental needs of the homeless will remain unmet and the frustrations in our communities will increase.

To end homelessness, long-term plans for affordable housing are essential. Homeless encampments are at best, a short-term response to the immediate crisis of individuals living on the streets, in the woods, on the beach and elsewhere in our communities. The increased capacity for shelter, housing, and service opportunities is our most critical recommendation as articulated in the *Lead Me Home* Plan to End Homelessness in Monterey and San Benito Counties.
Until the local stock of recommended housing solutions meets demand, homeless people will continue to live on the streets in Monterey and San Benito Counties.

The Coalition recognizes that city and county officials may choose to endorse homeless encampments on a temporary basis. The Coalition offers the attached recommendations for temporary homeless encampments should a jurisdiction choose to develop a policy adopting temporary homeless encampments.

For additional information:

Katherine Thoeni/Executive Officer
Coalition of Homeless Services Providers
831-883-3080 chspmontry@aol.com

Coalition of Homeless Services Providers

TEMPORARY HOMELESS ENCAMPMENTS

Definitions

Temporary Homeless Encampment: means a transient or interim gathering or community residing out of doors on a site with services provided and supervised by a Sponsor or Managing Agency comprised of temporary enclosures (tents and other forms of portable shelter that are not permanently attached to the ground), which may include common areas designed to provide food, living and sanitary services to the occupants of the encampment. The definition of "Temporary Homeless Encampment" will also apply to Nighttime Safe Parking Programs.

Managing Agency: means an organization that organizes and manages a Temporary Homeless Encampment. A Managing Agency may be the same entity as the Sponsor.

Sponsor: means a local, community based organization(s), faith community or other organized network that has a written agreement with the Managing Agency to provide basic services and support for the residents of a Temporary Homeless Encampment. A Sponsor may be the same entity as the Managing Agency.

Tent: means a temporary structure, enclosure or shelter constructed of fabric or pliable material.

Safe Parking Program: means a program that provides overnight parking accommodations in designated public or private lots for homeless individuals and families who are living in their campers, cars or other vehicles.

Resident Council: means a group of Temporary Homeless Encampment occupants that participate in decision making activities, in an advisory capacity, with the Managing Agency and Sponsor on matters directly affecting the interests, well-being and safety of occupants.

Recommended Standards

The Coalition of Homeless Services Providers recommends the following Temporary Homeless Encampment standard should a city or county jurisdiction approve a temporary homeless encampment to be located within its geographic boundaries.

A. Jurisdictions should consider shelter bed capacity within the locality to determine the fundamental need for Temporary Homeless Encampments.
B. Jurisdictions should consider establishing a Temporary Homeless Encampment permit process to memorialize standards, time-frames and agreements. Public hearings should be considered prior to issuing permits. Jurisdictions should not grant a Temporary Homeless Encampment permit for the same location more frequently than once in every 365-day period. Temporary Homeless Encampment activities should be limited to a six (6) to twelve (12) month duration. Temporary Homeless Encampments must be restored to its pre-encampment conditions within one-week after the permit expires.
C. Jurisdictions should consider and formalize liability, indemnification and/or hold harmless requirements between locality, Managing Agency and Sponsor.

Approved by the Board of Directors on August 19, 2014

D. No part of Temporary Homeless Encampments should encroach on setbacks between properties, or into a critical area or critical area buffer. Any tent, canopy or membrane structure must be located a reasonably safe distance away for any building, fence, or internal combustion engine.
E. Exterior lighting should be directed downward and contained within the Temporary Homeless Encampment.
F. The maximum number of occupants within a Temporary Homeless Encampment should be determined by taking into consideration the size and conditions of the proposed site; however, it should not exceed 100 regardless of size or condition.
G. The Temporary Homeless Encampment should be located within one half mile of public transit service.
H. The Managing Agency and Sponsor should not permit children under the age of 18 to stay overnight in the Temporary Homeless Encampment, unless circumstances prevent a more suitable overnight accommodation for the child and parent or guardian. If a child under the age of 18, either alone or accompanied by a parent or guardian, attempts to stay overnight, the Managing Agency and should endeavor to find alternatives shelter for the child and any accompanying parent or guardian. No children under 18 that are not accompanied by a parent or guardian should be allowed in the Temporary Homeless Encampment. This standard may be waived with Safe Parking Programs if the child under the age of 18 is in direct custody and supervision of a parent or guardian. No children under the age of 18 that are not accompanied by a parent or guardian are allowed in the Safe Parking Program.
I. The Managing Agency, Sponsor and Temporary Homeless Encampment residents should ensure compliance with applicable state statutes and regulations and local ordinances concerning, but not limited to, drinking water connections, solid waste disposal, human waste, and outdoor fire or burning, electrical systems, and fire resistant materials.
J. The Managing Agency and Sponsor should actively participate in the established CA-506 Continuum of Care Homeless Management Information System (HMIS.) The Managing Agency and Sponsor should submit quarterly reports to the jurisdiction. Failure to submit reports may lead to the revocation of Temporary Encampment permits.
K. The Managing Agency and Sponsor should provide sanitary portable toilets in the number required to meet capacity guidelines by the manufacturer, self-contained hand washing stations by the portable toilets and by any area where food is either dispensed or consumed communally, sufficient refuse receptacles, adequate number of fire extinguishers with appropriate rating and adequate source of water for both sanitation and drinking.
L. The Managing Agency and Sponsor should appoint a member to serve as a point of contact for the local Police Department. At least one member should be on duty at all times at the Temporary Homeless Encampment. The names of the on-duty members should be posted daily.
M. The Managing Agency and Sponsor should actively solicit and permit inspections of the temporary homeless encampment by the local health district, and timely implement all directives of the health district within the time period specified by the health district. They should immediately report to the health district suspected food poisoning, unusual prevalence of fever, diarrhea, sore throat, vomiting, jaundice, productive cough, or when significant weight loss is a prominent symptom among occupants
N. The Managing Agency and Sponsor should immediately contact the local Police Department if someone is rejected or ejected from the Temporary Homeless Encampment in the reasonable opinion of the on-duty member or on-duty security staff, the rejected/ejected person is a potential threat to the community.
O. The Managing Agency and Sponsor should permit reasonable inspections of the Temporary Homeless Encampment by the city/county code enforcement officers, building officials, fire marshal or their designee. The Managing Agency and Sponsor should implement all directives within the time period specified by the city/county code enforcement officer, building official, fire marshal or their designee.

P. The Temporary Homeless Encampment should not be materially detrimental to the public welfare or injurious to the property or improvements in its vicinity.

Q. The Managing Agency and Sponsor should establish a Resident Council minimally comprised of a Chair, Vice-Chair and Secretary. A Resident Council handbook should be developed to articulate resident council roles and responsibilities.

R. The Managing Agency and Sponsor should conduct a standard assessment prior to approving an occupant of the Temporary Homeless Encampment. It is suggested that members of the Resident Council participate in the assessment and approval process.

S. The Managing Agency and Sponsor should provide and enforce within said Encampment a written Code of Conduct, which provides for the health, safety and welfare of the temporary homeless encampment residents, but also mitigates impacts to neighbors and the community. All Temporary Homeless Encampment occupants should sign an agreement to abide by the code of conduct and failure to do so may result in a corrective action plan or the noncompliant occupant's immediate expulsion from the property. It is suggested that members of the Resident Council participate in corrective action process.

T. The Managing Agency and Sponsor should ensure that Temporary Homeless Encampment occupants have access to supportive services to include, but not be limited to; mental health, primary medical services, employment readiness, financial literacy, benefit coordination, recovery programs and affordable housing opportunities.

U. The Managing Agency and Sponsor should actively participate in CA-506 Continuum of Care Coordinated Referral and Assessment activities with a documented priority to transition Temporary Homeless Encampment occupants into permanent or permanent supportive housing.

V. The Managing Agency and Sponsor should keep a log of all people who stay overnight in the temporary homeless encampment, including names and birth dates. Logs shall be kept for a minimum of one (1) year.

W. The Managing Agency and Sponsor should manage Temporary Homeless Encampment occupants and prohibit alcohol, drugs, weapons, fighting, and abuse of any kind while located on the property.

X. Because each Temporary Homeless Encampment has unique characteristics, including but not limited to size, duration, uses, number of occupants and composition, the jurisdiction should have the authority to impose the conditions to the issuance of the permit for Temporary Homeless Encampments to mitigate effects on the community upon finding that said effects are materially detrimental to the public welfare or injurious to the property or improvements in the vicinity. Conditions, if imposed, should relate to findings and be calculated to minimize nuisance generating features in the matters of noise, waste, air quality, unsightliness, traffic, physical hazards and other similar matters that the Temporary Homeless Encampment does not meet the requirements and standards or adequate mitigation may not be feasible or possible, the city/county may deny issuance of a temporary homeless encampment permit.

End of Document

APPENDIX A-6

East Salinas Building Healthy Communities – Consolidated Plan Input

Building Healthy Communities - East Salinas
606 Williams Road • Salinas, CA 93905 • P (831) 717-1384 • Fax (831) 975-4768

April 1, 2015

Re: Comments on the Con Plan, Strategic Plan, AI, and Alisal NRSA

To The City of Salinas Housing Planning Team:

BHC sincerely appreciates VTA and City staff's openness in allowing us to review these documents prior to their release as public draft documents. However, we were only able to do a cursory overview of the documents given the short notice, limited time, and our already full work load.

As a collaborative, BHC has a responsibility to ensure understanding and buy-in of our members. BHC convened a Housing Workgroup at the start of the housing initiatives process, and it's this workgroup that has been instrumental in our community outreach and education efforts. We did not circulate these documents to workgroup members (as requested by the City), but we do plan to engage them in review of the Public Draft Documents upon release. We will work with the BHC Housing Workgroup to submit a more thorough response to each document at that time that is more representative of our coalition.

Each of the documents includes track changes edits and comments, however we have some global comments that we would like to express here.

1. We understand that the timeline to complete these documents was very tight, however we hope that in future community processes, the consultant / City is able to analyze and present existing conditions before / during the community workshops so that the data can help inform the discussions.

2. We commend the City's (and VTA / MIG's) efforts related to the community workshops. The City is moving in the right direction towards more equitable engagement and we're happy we have been able to support the process. Our credibility here at BHC is grounded in our representation of real community input and buy-in. We are frustrated that the consultant has not provided raw meting notes or summaries after each meeting (or one summary at the end of all of the meetings). It's a bit troubling to review these documents without being able to reference the workshop summaries. It's also worrisome to know that VTA wrote these documents without the workshop summaries as well. We would like to remain true to the priorities, needs, and solutions identified by community members during this process, so ***we are requesting access to the detailed meeting notes, dot exercise results, HUD Bucks results for each meeting, COPA meeting summaries, stakeholder interview summaries, and survey results.*** This will greatly help us ensure that the document recommendations align with the community input. BHC / Raimi + Associates staff and Ciclovía interns provided dozens of in-kind labor to the City during the community workshops and prep/debrief calls. Being able to see the engagement results will help us feel that our time was well spent.

3. In the NRSA, the data from the HUD Bucks exercise is used to establish community priorities. This is problematic as the format and uneven participation levels make this an unreliable resource. Because there were SO many voting options, community members often spent all of their HUD bucks before finishing reading all of the options. If the actual interests of the community are accurately reflected in the HUD bucks exercise, they do not appear to have been considered in the development of planning priorities. For example, health care is listed at the third most important area while crime prevention is tenth, yet dealing with health, information about health or improving health outcomes is not mentioned anywhere, while crime reduction and violence prevention are incorporated into the plan at multiple points.

4. Without the notes, we can't back up these statements, but we recall a few key priorities from workshops that did not seem to rise to the level of priority in the documents. These include: free / affordable community meeting / gathering spaces; more affordable and flexible childcare (day, evening, and weekends due to non-traditional work schedules); the creation and implementation of an "Alisal Vibrancy Plan"; support for existing and new small businesses, increased park space and youth programs; and improved facilities for safe walking and bicycling. These are items that were also highlighted in the EDE.

5. I am also attaching an Excel spreadsheet with some cost burden data by tenure and income level. The second tab includes a graph and some of the "findings". I think this visual is helpful in further understanding the context. We give the City permission to use this data for any of the Plans.

6. The documents talk about the high density of the Alisal (more persons per square mile) compared to the City and it mentions the larger household size /overcrowding in the Alisal. I wanted to make the connection between housing unit density and population density. In the third tab of my excel sheet you'll see some simple calculations to come to the conclusion that The Alisal NRSA has **2.67 times the population per square mile** compared to the City as a whole while it only has 2.07 **times as many units per square mile** compared to the city as a whole. This helps us understand that the extra density is partly from the multifamily housing, but also due to the larger household sizes and overcrowding.

We are proud that BHC's name is listed as a community partner, however for us to fully feel comfortable with your name on this document we want to ensure that the community input is sufficiently incorporated into the document.

The community members see the positive changes in the City's community engagement approach and hope the trend continues to grow. Thank you again for all of your hard work on this process.

Sincerely,

Jeanette Pantoja, Building Health Communities – East Salinas
Beth Altshuler and Saneta deVuono powell, Raimi + Associates

Building Healthy Communities - East Salinas
606 Williams Road • Salinas, CA 93905 • P (831) 717-1384 • Fax (831) 975-4768

May 8, 2015

Re: Comments on the Draft Consolidated Plan, Strategic Plan, Analysis of Impediments, and Alisal Neighborhood Revitalization Strategy Area

To The City of Salinas Housing Planning Team:

Building Healthy Communities (BHC) is a collaborative of organizations, public agencies, and residents working to improve health outcomes in East Salinas. BHC and its partners place great emphasis on the importance of the built environment's influence on the health of East Salinas residents. Lack of safe, accessible, and affordable housing constitutes a significant barrier preventing individuals from leading a healthy lifestyle. Early in the Housing Initiatives process, BHC convened a Housing Workgroup consisting of local housing and health equity advocates. This Workgroup has been meeting consistently to assist with and provide input on outreach efforts, monitor the progress of the housing initiatives work, and more recently review draft documents and provide input as laid out in this letter.

The BHC Housing Workgroup commends the City of Salinas's pro-active approach, having engaged BHC and other community partners early in this Housing Initiatives process. BHC and its partners have invested considerable time conducting outreach and education activities to engage residents and other community stakeholders in this process.

Draft Consolidated Plan Overview

The Draft Consolidated Plan (ConPlan) is still not reflective of all community input. Results from the online/paper surveys are missing including any accompanying list of top ranking needs. ConPlan priorities must be based firmly on community input and we reiterate our concern that these documents and their respective recommendations were written prior to the dissemination of survey and workshop results.

Draft Consolidated Plan Strategic Plan

The Draft ConPlan Strategic Plan is not clear as to who qualifies for proposed services and programs. Undocumented individuals are disproportionately represented in the lowest paying jobs, and are thus at great risk of the same social maladies that plague many low income disenfranchised individuals such as lack of affordable housing, substandard housing, overcrowding, and even homelessness. As a collaborative of organizations grounded in the community, we would like to be partners with the City in advertising available programs and services. However, we are wary of possibly misleading segments of the community into thinking

they are eligible for certain services when in fact they are not. **We advise the City of Salinas to clearly communicate eligibility criteria in describing ConPlan related services and programs, and also to work with community-based organizations to ensure that this criteria is well understood.**

High Priority Needs

New Affordable Rental Housing Opportunities: Include "farmworkers" as a segment of population in need of affordable housing.

Public Services: Many youth engaged in Ciclovia Salinas and Youth for Change participated in the Housing Initiatives public workshops demonstrating strong support of for programming and services directed at youth. Specifically, Ciclovia Salinas envisioned support for visual and performing arts activities, athletics, job training, apprenticeships/mentorships, public events, etc. – all activities, which can be interpreted as "prevention." However, youth interns are concerned that a specific reference in this priority to "programs focusing on youth and children, *particularly gang diversion and violence reduction activities"* may exclude the types of investments they had envisioned and/or could exclude them from being able to participate if a program is limited to "at-risk" youth. **We recommend removal of the "*particularly gang diversion and violence reduction activities*" language.**

Low Priority Needs

Homeownership Opportunities: We understand that reductions in funding and other barriers have severely restrained the City's First-Time Homebuyer Assistance (FTHA) program. **Regardless, we insist that the City maintain Homeownership Opportunities a high priority.** Homeownership Assistance was the second highest HUD Bucks housing priority at two workshops (those with the greatest attendance by residents) and came up multiple times during group break out sessions, yet not reflected in list of to ten priority needs. Clearly, homeownership is still a strong priority among residents. Using its limited remaining funds, the City should refocus Homeownership Assistance/Opportunities investment in homeownership counseling and education, financial literacy training, outreach regarding affordable homeownership opportunities, etc. While not providing actual financial assistance, the City's FTHA program could still be effective in guiding currently eligible homebuyers and helping perspective homebuyers prepare.

Building Healthy Communities - East Salinas
606 Williams Road • Salinas, CA 93905 • P (831) 717-1384 • Fax (831) 975-4768

Alisal Neighborhood Revitalization Strategy Area (NRSA)

Strategies & Objectives

Public Services: We encourage the City to partner with BHC and other community based organizations on outreach to potential CBDO entities. One way in which we could collaborate includes partnering on a workshop for local non-profits to educate them on the CDBO criteria and process.

Neighborhood Improvements: BHC partners are greatly encouraged by the City's proposal to develop a child care center and will be strong supporters of such a project as it moves forward. In our experience, one of the greatest challenges to the sustainability of childcare centers is funding for ongoing programming. We encourage the City to work in collaboration with local childcare stakeholders experienced in such programming (e.g. First 5, Hartnell College Early Childhood Education program) as the City pursues the development of this Center.

Analysis of Impediments to Fair Housing (AI)

Fair Housing Action Plan

Linguistic Isolation

Many of Salinas's community based non-profits have been working with linguistically isolated populations for years and can leverage relationships and local knowledge to specifically target hard to reach individuals.

> *Additional Recommendation:* Coordinate with Salinas community-based non-profits to ensure City outreach materials and programs reach linguistically isolated populations.

Affordable Housing Concentrated in Alisal and Downtown

While much of the existing City footprint is built-out, greater income diversity in other parts of the City could be accomplished through increased acceptance of Section 8 vouchers in neighborhoods outside of the Alisal Downtown. Some studies suggest that landlords discriminate against Section 8 voucher holders as a pretext for discriminating against minorities, disabled individuals, and families with children. These populations are over represented in the Section 8 program as compared to the general population. At least half of voucher holders in Salinas are Hispanic. We encourage specific actions by the City to ease the inclusion of Section 8 voucher holders into other parts of the City.

Additional Recommendation: Provide education to landlords and explore incentives to encourage widespread acceptance of Section 8 vouchers in other areas of the City, in order to promote increasingly mixed income neighborhoods.

Additional Recommendation: Adopt a City ordinance that prohibits housing discrimination based on a tenant's source of income, specifically Section 8 vouchers.

Housing Discrimination Persists in Salinas

Additional Recommendation: Coordinate with local Fair Housing Service providers and school districts on a Know-Your-Rights-Campaign.

General Comments

Community Engagement Process

As we mentioned in our April 1st, 2015 comment letter, BHC's credibility is grounded in our representation of real community input and buy-in. The next couple of comments regarding community input restate some of the concerns we articulated in that letter. First, we appreciate the release of community workshop summaries, stakeholder interview summaries, and COPA meeting summaries. Our comments on the draft documents are strongly grounded on these summaries as well as our own observations at the various community forums. However, we hoped that the Housing Planning Team would have gone further by sharing detailed meeting notes, dot exercise results, survey results, and HUD Bucks results (not summaries) for each meeting with specifics about number of participants. Specifically, we are concerned that the summary of HUD Bucks results presented outside the context of number of participants misleads the public into thinking all five meetings had comparable participation. Attendance varied greatly from meeting to meeting, and HUD Bucks priorities should be weighted accordingly.

Crime Prevention Priority

The "Crime Prevention" priority is listed and/or described in several documents. BHC encourages the City to not narrow its consideration of this priority to just issues of violence crime. Community outreach uncovered several first person accounts of ongoing foreclosure scams targeted at the Latino community. This sort of non-violent crime is also of great concern to the community, specifically when individuals with limited language proficiency and financial literacy are being disproportionately targeted. If possible, please conform the "crime prevention"

narrative in these documents to better reflect mortgage, loan, lending, foreclosure schemes and related fraud. Investment in a sort of Know-Your-Rights campaign and financial literacy training for residents and institutional leaders, including churches, could better prepare individuals to identify and protect against potential scams.

Residents frequently brought up “rent control” as a mechanism to promote affordability? Where does this fit? Does it? Hold until Housing element?

Closing statement

Sincerely,

Add Signatures

APPENDIX A-7

Proof of Publication

The Salinas Californian
www.thecalifornian.com

PROOF OF PUBLICATION

(2015.5 C.C.P.)

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City of Salinas

Public Workshop

Paste Clipping
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STATE OF CALIFORNIA

County of Monterey

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of *The Salinas Californian*, a newspaper of general circulation, printed and published daily except Sunday in the City of Salinas, County of Monterey and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Monterey, State of California; that the notice, of which the annexed is a printed copy (set in type no smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

November 26, 2014

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Executed January 14, 2015

at Salinas, California.

Signature

Demonstrators rally across nation for second day

Marches over Mo. decision mostly peaceful

By Sadie Gurman
Associated Press

People protesting the Ferguson, Mo., grand jury decision took to the streets in cities across the U.S. for a second day Tuesday, showing the racially charged case has inflamed tensions even hundreds of miles from the predominantly black St. Louis suburb.

Peaceful demonstrators marched in Seattle and disrupted traffic in St. Louis and Cleveland. Rallies also formed in New Jersey, Maine, Maryland and elsewhere.

In Washington, D.C., one group lay on the ground to stage a "die-in" in front of Metro police headquarters. The protesters planned to occupy various buildings in the district over 28 hours.

For many, the shooting of 18-year-old Michael Brown by Officer Darren Wilson recalled other troubling encounters with law enforcement. The refrain "hands up, don't shoot" became a rallying cry over police killings nationwide.

Here is a look at some of Tuesday's demonstrations:

Oakland

Cleanup continued after scores of people hurled bottles, broke windows, set small fires and vandalized a police car Monday night with more expected Tuesday.

Forty-three people were arrested in the melee that escalated after some protesters shut down traffic on a major highway, police Chief Sean Whent said.

He said three officers were injured.

Minneapolis

A rally in Minneapolis turned scary when a car hit and then drove through several protesters.

Several hundred people gathered Tuesday afternoon near the 3rd Precinct police outpost to show solidarity with Brown. Helicopter footage from KSTP-TV showed the car pushing through protesters and driving over at least one. A woman suffered minor injuries.

Seattle

Hundreds of Seattle high school students walked out of classes and rallied at the University of Washington or marched to the downtown federal courthouse.

The protest came a day after demonstrators threw canned food, bottles and rocks, and police responded with pepper spray and flash-bang grenades. Five people were arrested. Demonstrators included the rapper Macklemore.



MATT ROURKE/AP

Demonstrators protest Tuesday in Philadelphia, the day after a grand jury's decision not to indict a white Ferguson, Mo., police officer who killed 18-year-old black Michael Brown.

St. Louis

Protesters disrupted downtown traffic for several hours by blocking major intersections, an interstate highway and a Mississippi River bridge connecting the city to Illinois.

Riot police arrested several demonstrators who sat in the middle of Interstate 44 near the Edward Jones Dome. They used pepper spray to disperse the crowd.

Around

Continued from Page 3A

ing locations. Please call to insure someone will be available to accept the donation.

» Coastal Station – Monterey, 1200 Aguajito Road, Room 002, Monterey, 8 a.m. to 4:30 p.m. Donna Galletti, 831-647-7702.

» Central Station – Salinas, 1414 Natividad Road, Salinas, 8 a.m. to 5 p.m. Dave Crozier, 831-755-3700.

» Castroville – Field Office, 10680 Merritt St., Castroville, 8 a.m. to 5 p.m. 831-759-6675.

» South County Station – King City, 250 Franciscan Way, King City, 8 a.m. to 4:30 p.m. Donna Galletti, 831-385-8312.

Cash donations are also accepted to purchase new teddy bears. Checks should be made payable to Sheriff's Advisory Council and note Teddy Bears in the memo portion.

Assemblyman hosting Holiday Open House

Assemblyman Luis Alejo, D-Salinas, is holding a Holiday Open House from 5:30-7:30 p.m. Dec. 2 at his Watsonville office, 275 Main St., Suite 104.

Alejo and staff will be available to discuss upcoming legislation and services the office provides. He will be joined by members of TCALEO, Watsonville Forward and featuring civil rights photo exhibit by photojournalist Bob Fitch.

To R.S.V.P or for more information, call Javier Gomez at 831-759-8676 or via email at *Javier.Gomez@asm.ca.gov.*

Home for Holidays pet adoptions under way

Monterey County Animal Services at 160 Hitchcock Road, Salinas, is holding a Home for the Holidays pet adoption special through Dec. 31.

The goal of the holiday adoption promotion is to increase adoptions and to find new homes for homeless animals.

During Home for the Holidays special, adoption fees for cats are $40 and dog are $75. The price include the pet's spay/neuter, vaccinations, a free wellness exam, and a microchip.

This special is made possible by a donation from the Friends of County Animal Services.

Information: *www.mtyhd.org/pets*, or come in and see all our wonderful pets at 160 Hitchcock Road Salinas, CA 93908.

Century 21

CENTURY 21 A Property Shoppe
2033 North Main St. NATIONAL 800-543-5059 443-2121

NEW LISTING! Great family home – 5BR/2BA in Soledad. Exterior freshly painted. Lrg yard at end of cul-de-sac. Close to schools & shopping. **$290,000**

GREAT LOCATION! 3 Bedroom / 2.5 Bath home with fireplace in North Salinas. MBR suite w/sunken tub. Tile counters in open kitchen. **$385,000**

GOOD OPPORTUNITY! Super clean N. Salinas 4BR/2BA home with fireplace. Beautiful interior paint, tile flooring throughout. **$349,000**

NEW LISTING! 1st time buyers or investors! 2BR home w/large backyard w/lots of potential! Six yrs ago work was done on entire property. **$250,000**

CUSTOM BUILT! Italian tile entry, new carpet. Master BR with walk-in closet. 3BR/3BA home with fireplace in old town Gonzales. **$375,000**

SPACIOUS! North Salinas 3BR/2BA front house with attached 1BR/1BA with separate entrance. Fireplace. Front porch & rear patio. **$360,000**

SOUTH SALINAS! Gorgeous 5BR/2BA with 2267 Sq. Ft. Fireplace. Hardwood floors throughout. Remodeled kitchen w/granite counter tops. **$585,000**

CHARMING! Desirable Mission Park neighborhood. 3BR/2BA home w/cozy fireplace. Breakfast nook w/seating bench & table. A must see! **$399,000**

NORTH COUNTY! 3.82 acres. Beautiful 2 story, 3BR/2BA home with fireplace. Land is very usable. Great horse property w/stalls & arena. **$510,000**

AGENT OF THE WEEK



JEFF ANADON
CalBRE# 01709893

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EACH OFFICE INDEPENDENTLY OWNED AND OPERATED

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REMINDER
PROPERTY TAX DELINQUENCY DATE

The deadline for payment of the first installment of 2014-2015 Monterey County Property Tax is:

Wednesday, December 10, 2014

Be sure to mail your tax payments postmarked by the United States Post Office on or before the December 10, 2014 delinquent date, in order to avoid a 10% penalty. Payments can also be made by telephone 800-491-8003 and via internet www.co.monterev.ca.us/taxcollector.

DISCOVER VISA ELECTRONIC CHECK

SPECIAL ANNOUNCEMENT

OUR OFFICE WILL BE CLOSED WEDNESDAY DECEMBER 24, 2014 THROUGH THURSDAY JANUARY 1, 2015. OUR OFFICE WILL RE-OPEN AT 8:00 ON FRIDAY JANUARY 2, 2015.

Payment options during the closure include: lobby drop-off, mail, telephone or via the internet. For mailed payments, the postmark will determine the date of payment.

Thank you

Mary A. Zeeb

Mary A. Zeeb
Treasurer-Tax Collector
Monterey County

Executed at Salinas, County of Monterey, California November 14, 2014
Published in the Californian, November 26, and December 3, 2014

Public Workshop Notice

Housing and Community Development Planning Initiatives

Thursday, December 11, 2014
6:00pm - 8:00pm
Salinas Community Center / Sherwood Hall
Santa Lucia Room

940 North Main Street, Salinas

What do you have to say about housing in Salinas? Do you know what community services are most needed in the City? Please let us know!

The City of Salinas is undertaking a series of planning initiatives related to housing and community development. These efforts help City staff and policy makers identify needs and priorities across all neighborhoods and help support the City's role in directing resources to address those needs. The planning documents to be updated include:

- **The Housing Element of the General Plan:** State law requires the City to analyze the community's housing inventory in relation to housing needs, and to address those needs.
- **Consolidated Plan:** The five-year "Con Plan" helps the City identify goals and track program performance related to the four community development grants (HOME, CDBG, ESG, HOPWA) of the U.S. Department of Housing and Urban Development (HUD).
- **Analysis to Impediments to Fair Housing (AI):** Requires the City to identify patterns of discrimination and address any obstacles to housing access.
- **Alisal Homeownership Neighborhood Revitalization Strategy Area:** Focused program to increase homeownership, stimulate economic development, and generally improve the Alisal neighborhood.
- **Inclusionary Housing Initiative:** Amendment of the City Code that requires a portion of new housing units to be affordable to low and moderate income households.

Public participation is crucial for these planning processes. Your feedback can help the City ensure that the resulting documents and priorities best reflect the challenges and obstacles facing the community of Salinas. To hear community ideas, a coordinated and multi-prong public engagement process will be undertaken beginning in December 2014 and going through the spring of 2015. Events will include a series of workshops, on-line and other surveys, interviews, and public review of the draft documents.

To launch the planning and community engagement process, the City of Salinas is holding a Kick-Off Meeting on December 11 from 6:00 to 8:00 p.m. at the Salinas Community Center at 940 No. Main, Santa Lucia Room. At the meeting, City staff will review key components of each planning document and review progress to date, and invite the community to participate. We hope you can attend.

Further information on this matter may be obtained by contacting Jennifer Coile, Housing Element Project Manager of the City of Salinas, Community and Economic Development Department, 65 West Alisal Street, (831) 758-7387.

Disabled persons requiring accommodation in order to participate in the public hearing may contact Community and Economic Development Department, City of Salinas, 65 West Alisal Street, Salinas, CA 93901, (831) 758-7206. Hearing impaired or TTY/TDD text telephone users may contact the City by dialing 711 for the California Relay Service (CRS) or by telephoning any other service providers' CRS telephone number.

AVISO IMPORTANTE, SI DESEA UNA TRADUCCION DE ESTE AVISO, FAVOR DE LLAMAR AL NUMERO (831) 758-7241 DENTRO LAS HORAS DE 8:00 a.m. Y 5:30 p.m., De Lunes A Jueves

The Salinas Californian
www.thecalifornian.com

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(2015.5 C.C.P.)

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STATE OF CALIFORNIA

County of Monterey

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of *The Salinas Californian*, a newspaper of general circulation, printed and published daily except Sunday in the City of Salinas, County of Monterey and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Monterey, State of California; that the notice, of which the annexed is a printed copy (set in type no smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

November 29, 2014

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Executed January 14, 2015

at Salinas, California.

Signature

City of Salinas

Public Workshop (El Sol)

Aviso Público Taller

Vivienda y Desarrollo Comunitario Iniciativas de Planificación

Jueves, 11 de diciembre 2014
18:00-20:00

Salinas Community Center / Sherwood Salón
Salón Santa Lucía

940 North Main Street, Salinas

¿Qué tienes que decir acerca de la vivienda en Salinas? ¿Sabes cuáles son los s
comunidad que más se necesitan en la Ciudad? Por favor, háganos saber!

La Ciudad de Salinas está llevando a cabo una serie de iniciativas de planificaci
relacionados con la vivienda y el desarrollo comunitario. Estos esfuerzos ayudar
de la Ciudad y los responsables políticos identificar las necesidades y prioridad
los barrios y ayudan a apoyar el papel de la ciudad en la dirección de recursos p
frente a esas necesidades. Los documentos de planificación que se actualizan i

- **El Elemento de Vivienda del Plan General:** La ley estatal requiere que analizar el inventario de vivienda de la comunidad en relación con las n vivienda, y para hacer frente a esas necesidades.
- **Plan Consolidado:** Tque cinco años "Plan Con" ayuda a la Ciudad a ic y resultados de los programas pista relacionados con las cuatro subve desarrollo comunitario (HOME, CDBG, ESG, HOPWA) del Departament y Desarrollo Urbano (HUD).
- **Análisis de Impedimentos para la Vivienda Justa (AI):** Requiere la Ci identificar patrones de discriminación y abordar los obstáculos al acce vivienda.
- **Área Alisal Propiedad de Vivienda Barrio Estrategia de Revitalizaci** para aumentar la propiedad de vivienda, estimular el desarrollo econón general, mejorar el barrio Alisal Centrado.
- **Inclusiva Iniciativa de Vivienda:** Modificación del Código de la Ciudad una parte de las nuevas unidades de vivienda sea asequible para las fa y moderados ingresos.

La participación del público es crucial para estos procesos de planificación. Su
ayudar a la Ciudad a garantizar que los documentos y las prioridades mejores r
reflejan los retos y obstáculos que enfrenta la comunidad de Salinas. Para escu
de la comunidad, se llevará a cabo un proceso de participación pública de múl
coordinada ya partir de diciembre de 2014 y va hasta la primavera de 2015. Lo
incluirán una serie de talleres, en línea y otras encuestas, entrevistas y revisión
proyectos de documentos.

Para iniciar el proceso de participación de la planificación y de la comunidad, l
Salinas es la celebración de una reunión de lanzamiento el 11 de diciembre 6:0
Centro Comunitario de Salinas en 940 N° Principal, Salón Santa Lucía. En la re
de la Ciudad revisará los componentes principales de cada documento de plan
examinar los progresos hasta la fecha, e invitar a la comunidad a participar. Es
puedan asistir.

Para más información sobre este asunto se puede obtener contactando Jennif
Elemento de Vivienda Gerente de Proyecto de la Ciudad de Salinas, Comunida
Económico, 65 West Alisal Street, (831) 758-7387.

Las personas con discapacidad que requieren alojamiento con el fin de partici
la audiencia pública pueden comunicarse Comunidad y Desarrollo Económico
Departamento, Ciudad de Salinas, 65 West Alisal Street, Salinas, CA 93901, (8
Sordos o de los usuarios de teléfonos de texto TTY / TDD pueden comunicars
marcando el 711 para el Servicio de Retransmisión de California (CRS) o llama
teléfono número de teléfono CRS de cualquier otro proveedor de servicios.

AVISO IMPORTANTE, SI DESEA UNA TRADUCCION DE ESTE AVISO, FAVOR
AL NUMERO (831) 758-7241 DENTRO LAS HORAS DE 8:00 a.m. Y 5:30 p.m.,
Jueves

VS-9000181782

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County of Monterey

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December 6, 2014

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Executed January 14, 2015

at Salinas, California.

Signature

City of Salinas

Public Workshop (El Sol)

SALINAS

Aviso de Taller Público

Iniciativas de Vivienda y Desarrollo Comunitario 2014-15

Jueves, 11 de diciembre 2014
6:00-8:00 pm
Salinas Community Center / Sherwood Hall
Salón Santa Lucia

940 North Main Street, Salinas

¿Qué opinión tiene sobre asuntos de vivienda en Salinas? ¿Sabe cuáles son los programas comunitarios que más se necesitan en la ciudad? Por favor, ¡háganos saber!

La Ciudad de Salinas está llevando a cabo una serie de iniciativas de planificación relacionados con la vivienda y el desarrollo comunitario. Estos esfuerzos ayudan al personal de la Ciudad y los encargados de la creación de políticas a identificar las necesidades y prioridades de todos los barrios, y ayudan a apoyar el papel de la ciudad en la dirigir recursos para abordar esas necesidades. Los documentos de planificación que se actualizan incluyen

- **El Elemento de Vivienda del Plan General de la Ciudad:** La ley estatal requiere que la Ciudad analice su inventario de vivienda de la comunidad en relación con las necesidades de vivienda, y para hacer frente a esas necesidades.
- **Plan Consolidado:** El Plan Consolidado se realiza cada cinco años y ayuda a la Ciudad a identificar metas y resultados relacionados con los cuatro programas federales de desarrollo comunitario (HOME, CDBG, ESG, HOPWA) del Departamento de Vivienda y Desarrollo Urbano (HUD).
- **Análisis de Impedimentos para la Vivienda Justa:** Requiere que la Ciudad para Identifique condiciones de discriminación y enfrente los obstáculos al acceso a la vivienda
- **Área de Estrategia para La Revitalización del Barrio Alisal:** Programa para aumentar el número de dueños de vivienda, estimular el desarrollo económico, y en general, mejorar el barrio Alisal.
- **Iniciativa de Vivienda Inclusiva:** Modificación del Código la Ciudad que requiere que una parte de nuevas unidades de vivienda sea asequible para familias de ingresos bajos y moderados.

La participación del público es esencial para estos procesos de planificación. Sus opiniones puede ayudar a la Ciudad a asegurar que los documentos y las prioridades adecuadamente reflejan los retos y obstáculos que enfrenta la comunidad de Salinas. La Ciudad estará escuchando las ideas de la comunidad a través de un proceso de participación pública de varios niveles empezando el mes de diciembre 2014 hasta la primavera de 2015. Los eventos incluirán una serie de talleres, encuestas, entrevistas, y revisión pública de los planes y documentos.

Para iniciar el proceso de participación pública, se llevará a cabo un Taller Comunitario el 11 de diciembre 2014 de 6:00-8:00 pm en el Centro Comunitario de Salinas. En el taller, persona de la Ciudad repasará los componentes principales y el progreso de las iniciativas de vivienda y desarrollo comunitario. También, se invitara a la comunidad a proporcionar sus opiniones . Esperamos contar con su asistencia.

Por favor comparta este aviso ampliamente a cualquier grupo o individuos que estén interesados en este proceso. Para mayor información haga contacto con Jennifer Coile, Directora del Proyecto, Departamento de Desarrollo Comunitario y Económico, Ciudad de Salinas, 65 West Alisal Street (831) 758-7387.

Las personas con incapacitadas que requieran acomodación especial para asistir la reunión pueden comunicarse con el Departamento de Desarrollo Comunitario y Económico, Ciudad de Salinas, 65 West Alisal Street, Salinas, CA 93901, (831) 758-7206. Las personas con discapacidad auditiva o de los usuarios de teléfonos de texto TTY / TDD pueden comunicarse con la Ciudad marcando 711 para ser conectados con el Servicio de Retransmisión de California (CRS), o llamando a cualquier otro proveedor de servicios CRS.

VS-9000181880

The Salinas Californian
www.thecalifornian.com

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(2015.5 C.C.P.)

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STATE OF CALIFORNIA

County of Monterey

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of *The Salinas Californian*, a newspaper of general circulation, printed and published daily except Sunday in the City of Salinas, County of Monterey and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Monterey, State of California; that the notice, of which the annexed is a printed copy (set in type no smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

December 31, 2014

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Executed January 14, 2015

at Salinas, California.

Signature

City of Salinas

Public Workshop

SALINAS — BUILDING HEALTHY COMMUNITIES EAST SALINAS

Public Workshop Notice

Housing and Community Development Planning Initative

RESCHEDULED

Thursday, January 15, 2015 - 6:00pm - 8:00pm

Salinas Community Center / Sherwood Hall
Santa Lucia Room - 940 North Main Street, Salinas

What do you have to say about housing in Salinas? Do you know what community servic most needed in the City? Please let us know!

The City of Salinas is undertaking a series of planning initiatives related to housing community development. These efforts help City staff and policy makers identify need priorities across all neighborhoods and help support the City's role in directing resourc address those needs. The planning documents to be updated include:

- **The Housing Element of the General Plan:** State law requires the City to analy community's housing inventory in relation to housing needs, and to address those needs
- **Consolidated Plan:** The five-year "Con Plan" helps the City identify goals and track pro performance related to the four community development grants (HOME, CDBG, ESG, HC of the U.S. Department of Housing and Urban Development (HUD).
- **Analysis of Impediments to Fair Housing (AI):** Requires the City to identify patte discrimination and address any obstacles to housing access.
- **Alisal Homeownership Neighborhood Revitalization Strategy Area:** Fo program to increase homeownership, stimulate economic development, and generally im the Alisal neighborhood.
- **Inclusionary Housing Initiative:** Amendment of the City Code that requires a port new housing units to be affordable to low- and moderate-income households.

Public participation is crucial for these planning processes. Your feedback can help th ensure that the resulting documents and priorities best reflect the challenges and obst facing the community of Salinas. To hear community ideas, a coordinated and multi-prong p engagement process will be undertaken beginning in December 2014 and going throug spring of 2015. Events will include a series of workshops, on-line and other surveys, interv and public review of the draft documents.

To launch the planning and community engagement process, the City of Salinas is ho a Kick-Off Meeting on **January 15 from 6:00 to 8:00 p.m.** at the Salinas Comm Center at 940 No. Main, Santa Lucia Room.This meeting was scheduled for Decemb but cancelled due to the storm. At the meeting, City staff will review key components of planning document and review progress to date, and invite the community to participat hope you can attend.

Survey: A bilingual community survey is available online at www.surveymonkey.co Salinas2015, or paper copies at the three City libraries and the office of the Community Economic Development Department.

Further information on this matter may be obtained by contacting Jennifer Coile, Ho Element Project Manager of the City of Salinas, Community and Economic Develop Department, 65 West Alisal Street, (831) 758-7387.

Disabled persons requiring accommodation in order to participate in the public hearing contact Community and Economic Development Department, City of Salinas, 65 West Street, second floor, Salinas, CA 93901, (831) 758-7206. Hearing impaired or TTY/TDD telephone users may contact the City by dialing 711 for the California Relay Service (CRS) telephoning any other service providers' CRS telephone number.

AVISO IMPORTANTE, SI DESEA UNA TRADUCCION DE ESTE AVISO, FAVOR DE LLAMA NUMERO (831) 758-7241 DENTRO LAS HORAS DE 8:00 a.m. Y 5:30 p.m., De Lunes A Ju

The Salinas Californian
www.thecalifornian.com

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(2015.5 C.C.P.)

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STATE OF CALIFORNIA

County of Monterey

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January 3, 2015

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Executed January 14, 2015

at Salinas, California.

Signature

City of Salinas

Public Workshop (El Sol)

Paste Clipping
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Securely
In This Space

Layún deja el América; se va a Granada

THE ASSOCIATED PRESS

MÉXICO — Miguel Layún dijo adiós al club América, flamante campeón del fútbol mexicano, que concretó su venta al Granada de España, aunque en lo que resta de la temporada el lateral jugará para el Watford de la segunda división inglesa.

"El Club América se despide de uno de los últimos ídolos de la institución americanista", informó el martes en un comunicado el equipo mexicano.

"Miguel Layún dejará los colores azulcremas en la búsqueda de un sueño más y una nueva aventura en el futbol europeo", agregó la institución.

No se dieron detalles financieros sobre la transferencia, pero Yon de Luisa, presidente del Comité de Futbol de Televisa —empresa dueña del América— dijo a medios locales que Layún no fue cedido a préstamo sino en "venta definitiva".

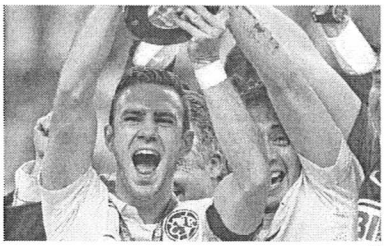
El Granada está actualmente amenazado por el descenso, al ubicarse en el 18vo lugar de la tabla. Uno de sus accionistas, el empresario italiano Giampaolo Pozzo, es también propietario del Watford, para el que Layún jugará en los partidos restantes de esta campaña.

"Oficial: la primera parada para @Miguel—layun será @watfordfcsays, donde pasará a préstamo el resto de la temporada 2014-15", informó el Granada mediante su cuenta oficial de Twitter en inglés.

Watford marcha 5o. en la tabla de la Championship League, con 41 puntos, a 7 del puntero Bournemouth. El 4 de enero, se medirá al Chelsea de la Liga Premier, en la Copa de la FA.

Layún, quien debutó en la liga mexicana con el Veracruz, tuvo un paso fugaz por el Atalanta italiano en 2009. Regresó al América un año después, y su desempeño con las Águilas le valió su convocatoria a la selección mexicana, con la que fue titular en la Copa del Mundo 2014.

Las Águilas lograron hace unas semanas el 12mo título en su historia y se convirtieron en el máximo campeón en México.



AP

El capitán del América Miguel Layun, izquierda, sostiene el trofeo de la liga mexicana, en la Ciudad de México, el 14 de diciembre de 2014.

Cálida bienvenida a Harbaugh, en su regreso a Michigan

POR NOAH TRISTER | AP

ANN ARBOR — La Universidad de Michigan hizo oficial el martes que había nombrado a Jim Harbaugh como nuevo entrenador de su equipo de fútbol americano.

Harbaugh entró a la cancha, durante el medio tiempo de un partido de basquetbol de Michigan, y pronunció un mensaje a un público jubiloso.

"Les prometo que haremos lo mejor posible para continuar con la gran tradición de Michigan, excelencia en toda la línea", afirmó el nuevo entrenador de los Wolverines ante los estudiantes que lo aclamaban en el Crisler Center, donde el conjunto de basquetbol venció el martes a Illinois en tiempo de prórroga.

"Ustedes saben cómo hacer que alguien se sienta en casa", añadió Harbaugh a los gritos y con la voz ronca, quizás como resultado de las distintas emocio-



AP

El Ex-Entrenador de los 49s de San Francisco Jim Harbaugh en el estadio de Santa Clara, Calif., el 28 de diciembre de 2014.

nes por las que ha pasado en los últimos días.

Harbaugh está de regreso, para beneplácito de muchos seguidores, quienes desean que salve al equipo de fútbol americano en el que destacó como quarterback hace 30 años. Ese equipo se ha sumido en la mediocridad dentro de la Conferencia de los 10 Grandes.

Etíopes ganan carrera de San Silvestre

THE ASSOCIATED PRESS

SAO PAULO — El etíope Dawit Admasu ganó la carrera de San Silvestre en Brasil el miércoles con un 2o. de ventaja sobre el keniano Stanley Koech.

Admasu recorrió el tramo de 15 kilómetros a través de la ciudad más grande de Sudamérica en 45 minutos, 4 segundos, con lo cual obtuvo su primer triunfo en la tradicional carrera de la víspera de Año Nuevo.

Entre las mujeres, la también etíope Ymer Ayalew ganó su segundo título después de 2008, al terminar en 50:43. Su compatriota Netsanet Kebede llegó segunda a tres segundos, seguida por la keniana Priscah Jeptoo, ganadora en 2011.

Las competidoras kenianas habían ganado las 5 últimas ediciones de la San Silvestre.

El keniano Edwin Kipsang Rotich había ganado dos títulos masculinos consecutivos.



AP

Dawit Admasu de Etiopía celebra la Carrera de San Silvestre, en Sao Paulo, Brasil, el 31 de Dic. de 2014.

Torera y dos monosabios heridos por un toro

POR MARK STEVENSON | AP

MÉXICO — Karla Sánchez San Martín, dijo el martes que regresaría a los ruedos a mediados de enero, 2 días después de ser cogida por un toro al que definió como "muy inteligente". La diestra, de 26 años, que lidia bajo el nombre de "Karla de los Ángeles", sufrió un par de cornadas en el muslo y una de las nalgas cuando fue embestida en dos ocasiones por Gamusino, una res de 495 kilos.

"Fue un toro complicado que aprendió muy rápido, empezó a



AP

Karla S. San Martín, posa en un hospital de la Cd. de Méx.

probarme, a la hora de entrar a matar ya había aprendido, ya me tenía cazada, creo que me estaba puntando", dijo Sánchez desde la habitación de hospital en la que se recuperaba de una cornada de 24 centímetros en el muslo y otra de 15 en una nalga.

"Fue una de esas tardes en las que un accidente tras otro deja un mal sabor de boca en todos los presentes", puede leerse en la página web de la Plaza de Toros de México.

"La verdad es que me duele un poco", dijo la torera. Pero añadió que "esto no me desanima ...tengo un compromiso el 18 de enero y allí estaré".



SALINAS

BUILDING HEALTHY COMMUNITIES EAST SALINAS

Aviso de Taller Público

Iniciativas de Vivienda y Desarrollo Comunitario 2014-15

NUEVA FECHA

Jueves, 15 de enero 2015 - 6:00pm-8:00pm

Salinas Community Center / Sherwood Hall
Salón Santa Lucia - 940 North Main Street, Salinas

¿Qué opinión tiene sobre asuntos de vivienda en Salinas? ¿Sabe cuáles son los servicios comunitarios que más se necesitan en la ciudad? Por favor, ¡háganos saber!

La Ciudad de Salinas está llevando a cabo una serie de iniciativas de planificación relacionados con la vivienda y el desarrollo comunitario. Estos esfuerzos ayudan al personal de la Ciudad y los encargados de la creación de políticas a identificar las necesidades y prioridades de todos los barrios, y ayudan a apoyar el papel de la ciudad en la dirigir recursos para abordar esas necesidades. Los documentos de planificación que se actualizan incluyen:

- **El Elemento de Vivienda del Plan General de la Ciudad:** La ley estatal requiere que la Ciudad analice su inventario de vivienda de la comunidad en relación con las necesidades de vivienda, y para hacer frente a esas necesidades.
- **Plan Consolidado:** El Plan Consolidado se realiza cada cinco años y ayuda a la Ciudad a identificar metas y resultados relacionados con las cuatro programas federales de desarrollo comunitario (HOME, CDBG, ESG, HOPWA) del Departamento de Vivienda y Desarrollo Urbano (HUD).
- **Análisis de Impedimentos para la Vivienda Justa:** Requiere que la Ciudad identifique condiciones de discriminación y enfrente los obstáculos al acceso a la vivienda.
- **Área de Estrategia para La Revitalización del Barrio Alisal:** Programa para aumentar el número de dueños de vivienda, estimular el desarrollo económico, y en general, mejorar el barrio Alisal.
- **Iniciativa de Vivienda Inclusiva:** Modificación del Código de Zonificación de la Ciudad que requiere que una parte de unidades nuevas de vivienda sea accesible para familias de ingresos bajos y moderados.

La participación del público es esencial para este proceso de planificación. Sus opiniones puede ayudar a la Ciudad a asegurar que los documentos y las prioridades reflejen adecuadamente los retos y obstáculos que enfrenta la comunidad de Salinas. La Ciudad estará escuchando las ideas de la comunidad a través de un proceso de participación pública de varios niveles empezando el mes de diciembre 2014 hasta la primavera de 2015. Los eventos incluirán una serie de talleres, encuestas, entrevistas, y revisión pública de los planes y documentos.

Para iniciar el proceso de participación pública, se llevará a cabo un Taller Comunitario el **15 de enero 2015** de 6:00-8:00 pm en el Centro Comunitario de Salinas. Este Taller inicialmente fue cancelado el 11 de diciembre por la tormenta de ese día. En el taller, personal de la Ciudad repasará los componentes principales y el progreso de las iniciativas de vivienda y desarrollo comunitario. También, se invitara a la comunidad a proporcionar sus opiniones . Esperamos contar con su asistencia.

Encuesta: Una encuesta comunitaria está disponible en línea en www.surveymonkey.com/s/Salinas2015, o en papel en las bibliotecas de la Ciudad.

Por favor comparta este aviso ampliamente con cualquier grupo o individuos que estén interesados en este proceso. Para mayor información haga contacto con Jennifer Coile, Directora del Proyecto, Departamento de Desarrollo Comunitario y Económico, Ciudad de Salinas, 65 West Alisal Street (831) 758-7387.

Las personas con incapacitadas que requieran acomodación especial para asistir la reunión pueden comunicarse con el Departamento de Desarrollo Comunitario y Económico, Ciudad de Salinas, 65 West Alisal Street, Salinas, CA 93901, (831) 758-7206. Las personas con discapacidad auditiva o de los usuarios de teléfonos de texto TTY / TDD pueden comunicarse con la Ciudad marcando 711 para ser conectados con el Servicio de Retransmisión de California (CRS), o llamando a cualquier otro proveedor de servicios CRS.

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STATE OF CALIFORNIA

County of Monterey

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of *The Salinas Californian*, a newspaper of general circulation, printed and published daily except Sunday in the City of Salinas, County of Monterey and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Monterey, State of California; that the notice, of which the annexed is a printed copy (set in type no smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

January 17, 2015

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Executed March 5, 2015

at Salinas, California.

Signature

City of Salinas

Public Workshop Notice

ALISAL HOUSING AND COMMUNITY DEVELOPMENT NEEDS

Thursday, January 29, 2015

6:00 pm - 8:00 pm

Maria J. Torres-Gil Community Center, 245 Calle Cebu, Salinas

The City of Salinas is undertaking a series of planning initiatives related to housing and community development. We are holding five community workshops to help City staff and policy makers identify needs and prioritie across all neighborhoods and help support the City's role in directing resources to address those needs.

The second workshop of the five community workshops will be held **January 29 from 6:00 to 8:00 p.m.** at the Maria J. Torres-Gil Community Center, 245 Calle Cebu. The topic is **Housing and Community Development Needs in the Alisal neighborhood.** The workshop will be held in Spanish with English translation. Childcare, light refreshments, and parking will be available.

Planning documents to be updated include:.

- **Alisal Homeownership Neighborhood Revitalization Strategy Area:** Focused program to increase homeownership, stimulate economic development, and generally improve the Alisal neighborhood.
- **Consolidated Plan:** The five-year "Con Plan" helps the City identify goals and track program performance related to the four community development grants (HOME, CDBG, ESG, HOPWA) of the U.S. Department of Housing and Urban Development (HUD). The Alisal neighborhood is one of the target areas of the plan.
- **Analysis of Impediments to Fair Housing (AI):** Requires the City to identify patterns of discrimination and address any obstacles to housing access.

Survey: A bilingual community survey is available online at www.surveymonkey.com/s/Salinas2015, or paper copies at the three City libraries and the office of the Community and Economic Development Department. Deadline to complete the survey is March 12, 2015.

For further information, contact Jennifer Coile, Housing Element Project Manager of the City of Salinas, Community and Economic Development Department, 65 West Alisal Street, (831) 758-7387 or jennifer.coile@ci.salinas.ca.us.

Disabled persons requiring accommodation in order to participate in the workshop may contact Community and Economic Development Department, City of Salinas, 65 West Alisal Street, second floor, Salinas, CA 93901, (831) 758-7206. Hearing impaired or TTY/TDD text telephone users may contact the City by dialing 711 for the California Relay Service (CRS) or by telephoning any other service providers' CRS telephone number.

AVISO IMPORTANTE, SI DESEA UNA TRADUCCION DE ESTE AVISO, FAVOR DE LLAMAR AL NUMERO (831) 758-7241 DENTRO LAS HORAS DE 8:00 a.m. Y 5:30 p.m., De Lunes A Jueves.

VS-900018321

3590

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www.thecalifornian.com

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(2015.5 C.C.P.)

STATE OF CALIFORNIA

County of Monterey

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January 24, 2015

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Executed March 5, 2015

at Salinas, California.

Signature

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City of Salinas

(El Sol)

SALINAS
RICH IN LAND · RICH IN VALUES

BUILDING HEALTHY COMMUNITIES EAST SALINAS

Aviso de Taller Público

NECESIDADES DE LA VIVIENDA Y DESARROLLO COMUNITARIO EN EL BARRIO ALISAL

jueves, 29 de enero 2015 • 6:00-8:00 pm

Maria J. Torres-Gil Community Center/Haciendas Plaza • 345 Calle Cebu

La Ciudad de Salinas está llevando a cabo una serie de iniciativas de pla relacionados con la vivienda y el desarrollo comunitario. Estos esfuerzos a personal de la Ciudad y los encargados de la creación de políticas a ider necesidades y prioridades de todos los barrios, y ayudan a apoyar el papel de en la dirigir recursos para abordar esas necesidades.

El taller Segundo de cinco talleres comunitarios se llevará a cabo el 15 de e de 6:00-8;00 pm en el Centro Comunitario Maria J. Torres-Gil, 245 Calle Ceb es Necesidades de la Vivienda y de Desarrollo Comunitario en el barrio Alisal. llevará a cabo en espanol con traduccion al ingles. Se proporcionaran ciudadc aperitivos, y estacionamiento .

Los documentos de planificación que se actualizan incluyen:

- **Área de Estrategia para La Revitalización del Barrio Alisal:** Prog aumentar el número de dueños de vivienda, estimular el desarrollo econó general, mejorar el barrio Alisal.

- **Plan Consolidado:** El Plan Consolidado se realiza cada cinco años y Ciudad a identificar metas y resultados relacionados con las cuatro programa de desarrollo comunitario (HOME, CDBG, ESG, HOPWA) del Departamento y Desarrollo Urbano (HUD).

- **Análisis de Impedimentos para la Vivienda Justa:** Requiere que identifique condiciones de discriminación y enfrente los obstáculos al acceso a

Encuesta: Una encuesta comunitaria bilingue está disponible en línea surveymonkey.com/s/Salinas2015, o en papel en las bibliotecas de la Ciuda del Departmento de Desarrollo Comunitario y Economico. Fecha límite para encuesta es 12 de marzo, 2015.

Por favor comparta este aviso ampliamente con cualquier grupo o individuo interesados en este proceso. Para mayor información haga contacto con Je Directora del Proyecto, Departamento de Desarrollo Comunitario y Económ de Salinas, 65 West Alisal Street (831) 758-7387 o Jennifer.coile@ci.salinas.c

Las personas con incapacitadas que requieran acomodación especial la reunión pueden comunicarse con el Departamento de Desarrollo C Económico, Ciudad de Salinas, 65 West Alisal Street, Salinas, CA 93901 7206. Las personas con discapacidad auditiva o de los usuarios de teléfo TTY / TDD pueden comunicarse con la Ciudad marcando 711 para ser con el Servicio de Retransmisión de California (CRS), o llamando a cualquier ot de servicios CRS.

9701

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www.thecalifornian.com

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(2015.5 C.C.P.)

STATE OF CALIFORNIA

County of Monterey

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January 30, 2015

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Executed March 5, 2015

at Salinas, California.

Signature

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City of Salinas

SALINAS HIGH IN LAND · RICH IN VALUES

BUILDING HEALTHY COMMUNITIES EAST SALINAS

EQUAL HOUSING OPPORTUNITY

Public Workshop Notice
HOUSING POLICIES AND NEEDS

Wednesday, February 11, 2015 • 6:00 pm - 8:00 pm
Northminster Church, 315 E. Alvin Drive, Salinas

The City of Salinas is undertaking a series of planning initiatives related to housing ar community development. We are holding five community workshops to help City staff ar policy makers identify needs and priorities across all neighborhoods and help support t City's role in directing resources to address those needs.

The third of the five community workshops will be held February 11 from **6:00 to 8:0 p.m.** at the Northminster Presbyterian Church, 315 E. Alvin Drive. The topic is **Housir Policies and Needs** in the City of Salinas The workshop will be held in English w Spanish translation. Childcare, light refreshments, and parking will be available.

Planning documents to be updated include:
• **The Housing Element of the General Plan: S**tate law requires the City to analy the community's housing inventory in relation to housing needs, and to address tho needs.
• **Analysis of Impediments to Fair Housing (AI):** Requires the City to ident patterns of discrimination and address any obstacles to housing access.
• Inclusionary Housing Initiative: Amendment of the City Code that requires a portion new housing units to be affordable to low- and moderate-income households.
• **Consolidated Plan:** The five-year "Con Plan" helps the City identify goals and tra program performance related to the four community development grants (HOME, CDB ESG, HOPWA) of the U.S. Department of Housing and Urban Development (HUD). T Alisal neighborhood is one of the target areas of the plan.

Survey: A bilingual community survey is available online at www.surveymonkey.com Salinas2015, or paper copies at the three City libraries and the office of the Commur and Economic Development Department. **Deadline to complete the survey March 12, 2015.**

For further information, contact Jennifer Coile, Housing Element Project Manager of t City of Salinas, Community and Economic Development Department, 65 West Ali Street, (831) 758-7387 or jennifer.coile@ci.salinas.ca.us.

Disabled persons requiring accommodation in order to participate in the workshop m contact Community and Economic Development Department, City of Salinas, 65 W Alisal Street, second floor, Salinas, CA 93901, (831) 758-7206. Hearing impaired or TT TDD text telephone users may contact the City by dialing 711 for the California Re Service (CRS) or by telephoning any other service providers' CRS telephone number.

AVISO IMPORTANTE, SI DESEA UNA TRADUCCION DE ESTE AVISO, FAVOR LLAMAR AL NUMERO (831) 758-7241 DENTRO LAS HORAS DE 8:00 a.m. Y 5:30 p.m De Lunes A Jueves.

9701

The Salinas Californian
www.thecalifornian.com

PROOF OF PUBLICATION

(2015.5 C.C.P.)

This space is for the County Clerk's Filing Stamp

STATE OF CALIFORNIA

County of Monterey

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of *The Salinas Californian*, a newspaper of general circulation, printed and published daily except Sunday in the City of Salinas, County of Monterey and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Monterey, State of California; that the notice, of which the annexed is a printed copy (set in type no smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

January 31, 2015

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Executed March 5, 2015

at Salinas, California.

Signature

City of Salinas

(El Sol)

SALINAS
RICH IN LAND : RICH IN VALUES

BUILDING HEALTHY COMMUNITIES EAST SALINAS

Aviso de Taller Público

Iniciativas y Necesidades de Vivienda

Miercoles, 11 de febrero 2015 • 6:00-8:00 pm

Iglesia Presbiteriana Northminster • 315 E. Alvin Drive, Salinas

La Ciudad de Salinas está llevando a cabo una serie de iniciativas de planificación relacion con la vivienda y el desarrollo comunitario. Estos esfuerzos ayudan al personal de la Ciudad encargados de la creación de políticas a identificar las necesidades y prioridades de todo vecindarios, y ayudan a apoyar el papel que la ciudad lleva en la dirigir recursos para abordar necesidades.

El Taller Tercero de cinco Talleres Comunitarios se llevara a cabo el 11 de febrero 2015 de **6 8:00 pm** en la Iglesia Presbiteriana Northminster. El tema de discusión será **Inicitativ necesidades de Vivienda.** El Taller se llevara a cabo en ingles con taduccion al españo proporcionaran cuidado de niños, aperitivos, y estacionamiento.

Los documentos de planificación que se actualizan incluyen:

- **El Elemento de Vivienda del Plan General de la Ciudad:** La ley estatal requiere la Ciudad analice su inventario de vivienda de la comunidad en relación con las necesidade vivienda, y para hacer frente a esas necesidades.
- **Plan Consolidado:** El Plan Consolidado se realiza cada cinco años y ayuda a la Ciud identificar metas y resultados relacionados con los cuatro programas federales de desa comunitario (HOME, CDBG, ESG, HOPWA) del Departamento de Vivienda y Desarrollo Ur (HUD).
- **Análisis de Impedimentos para la Vivienda Justa:** Requiere que la Ciudad identi condiciones de discriminación y enfrente los obstáculos al acceso a la vivienda.
- **Iniciativa de Vivienda Inclusiva:** Modificación del Código de Zonificación de la Ciudad requiere que una parte de unidades nuevas de vivienda sea accesible para familias de ingr bajos y moderados.

La participación del público es esencial para este proceso de planificación. Sus opiniones pu ayudar a la Ciudad a asegurar que los documentos y las prioridades reflejen adecuadament retos y obstáculos que enfrenta la comunidad de Salinas. La Ciudad estará escuchando las i de la comunidad a través de un proceso de participación pública de varios niveles empezan mes de diciembre 2014 hasta la primavera de 2015. Los eventos incluirán una serie de tall encuestas, entrevistas, y revisión pública de los planes y documentos.

Encuesta: Una encuesta comunitaria está disponible en línea en www.surveymonkey.co Salinas2015, o en papel en las bibliotecas de la Ciudad y la oficina del Departamento de Desa Comunitario y Economico. **Fecha limite para completar la encuesta es 12 de marzo, 2**

Por favor comparta este aviso ampliamente con cualquier grupo o individuos que estén interes en este proceso. Para mayor información puede comunicarse con Jennifer Coile, Director Proyecto, Departamento de Desarrollo Comunitario y Económico, Ciudad de Salinas, 65 West Street, (831) 758-7387 o Jennifer.coile@ci.salinas.ca.us

Las personas con incapacitadas que requieran acomodación especial para asistir la reunión pue comunicarse con el Departamento de Desarrollo Comunitario y Económico, Ciudad de Salina West Alisal Street, Salinas, CA 93901, (831) 758-7206. Las personas con discapacidad auditi de los usuarios de teléfonos de texto TTY / TDD pueden comunicarse con la Ciudad marcando para ser conectados con el Servicio de Retransmisión de California (CRS), o llamando a cual otro proveedor de servicios CRS.

The Salinas Californian
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STATE OF CALIFORNIA

County of Monterey

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of *The Salinas Californian*, a newspaper of general circulation, printed and published daily except Sunday in the City of Salinas, County of Monterey and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Monterey, State of California; that the notice, of which the annexed is a printed copy (set in type no smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

February 13, 2015

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Executed March 5, 2015

at Salinas, California.

Signature

City of Salinas

SALINAS
RICH IN LAND · RICH IN VALUES

BUILDING HEALTHY COMMUNITIES EAST SALINAS

Public Workshop Notice
HOUSING POLICIES AND NEEDS

WORKSHOP NO. 4 IN SPANISH WITH ENGLISH TRANSLATI

Thursday, February 26, 2015 • 6:00 pm - 8:00 pm
National Steinbeck Center, 1 Main Street, Salinas

The City of Salinas is undertaking a series of planning initiatives related to housing and com development. We are holding five community workshops to help City staff and policy r identify needs and priorities across all neighborhoods and help support the City's role in di resources to address those needs.

The fourth of the five community workshops will be held **February 26 from 6:00 to 8:0** at the National Steinbeck Center, 1 Main Street. The topic is **Housing Policies and Ne** the City of Salinas, similar to the third workshop except that the workshop will be held in **Sp with English translation**. Childcare, refreshments, and **free parking in the City's pa garage adjacent to the National Steinbeck Center** will be available.

Planning documents to be updated include:

• **The Housing Element of the General Plan:** State law requires the City to analy community's housing inventory in relation to housing needs, and to address those needs.

• **Analysis of Impediments to Fair Housing (AI):** Requires the City to identify patte discrimination and address any obstacles to housing access.

• **Inclusionary Housing Initiative:** Amendment of the City Code that requires a por new housing units to be affordable to low- and moderate-income households.

• **Consolidated Plan:** The five-year "Con Plan" helps the City identify goals and track pr performance related to the four community development grants (HOME, CDBG, ESG, HO of the U.S. Department of Housing and Urban Development (HUD). The Alisal neighborh one of the target areas of the plan.

Survey: A bilingual community survey is available online at www.surveymonkey.c Salinas2015, or paper copies at the three City libraries and the office of the Communi Economic Development Department. Deadline to complete the survey is March 12, 2015.

For further information, contact Jennifer Coile, Housing Element Project Manager of the Salinas, Community and Economic Development Department, 65 West Alisal Street, (831 7387 or jennifer.coile@ci.salinas.ca.us.

Disabled persons requiring accommodation in order to participate in the workshop may c Community and Economic Development Department, City of Salinas, 65 West Alisal second floor, Salinas, CA 93901, (831) 758-7206. Hearing impaired or TTY/TDD text tele users may contact the City by dialing 711 for the California Relay Service (CRS) or by telep any other service providers' CRS telephone number.

AVISO IMPORTANTE, SI DESEA UNA TRADUCCION DE ESTE AVISO, FAVOR DE LLAM NUMERO (831) 758-7241 DENTRO LAS HORAS DE 8:00 a.m. Y 5:30 p.m., De Lunes A J

The Salinas Californian
www.thecalifornian.com

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(2015.5 C.C.P.)

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County of Monterey

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February 14, 2015

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Executed March 5, 2015

at Salinas, California.

Signature

City of Salinas

(El Sol)

SALINAS RICH IN LAND RICH IN VALUES

BUILDING HEALTHY COMMUNITIES EAST SALINAS

Aviso de Taller Público

INICIATIVAS Y NECESIDADES DE VIVIENDA

TALLER NO. 4 EN ESPANOL

Jueves, 26 de febrero 2015 • 6:00-8:00 pm

Centro Nacional Steinbeck (National Steinbeck Center), 1 Main Street, Sal

La Ciudad de Salinas está llevando a cabo una serie de iniciativas de planificación relacionados vivienda y el desarrollo comunitario. Estos esfuerzos ayudan al personal de la Ciudad y los encarga la creación de políticas para identificar las necesidades y prioridades de todos los vecindarios, así t ayudan con la función que la ciudad tiene con distribuir estos recursos para abordar esas necesi

El Taller Cuarto de cinco Talleres Comunitarios se llevara a cabo **el 26 de febrero 2015 de 8:00 pm** en el Centro Nacional Steinbeck. El tema de discusión será Iniciativas y Necesida Vivienda. El Taller se llevara a cabo en español con traducción al inglés. Se proporcionaran cuid niños, aperitivos, y estacionamiento gratis en el **estacionamiento de la ciudad que se encu localizado a un lado del Centro Steinbeck**.

Los documentos de planificación que se actualizan incluyen:

- **El Elemento de Vivienda del Plan General de la Ciudad:** La ley estatal requiere que la analice su inventario de vivienda de la comunidad en relación con las necesidades de vivienda, hacer frente a esas necesidades.
- **Plan Consolidado:** El Plan Consolidado se realiza cada cinco años y ayuda a la Ciudad a ide metas y resultados relacionados con los cuatro programas federales de desarrollo comunitario (CDBG, ESG, HOPWA) del Departamento de Vivienda y Desarrollo Urbano (HUD).
- **Análisis de Impedimentos para la Vivienda Justa:** Requiere que la Ciudad identifique cond de discriminación y enfrente los obstáculos al acceso a la vivienda.
- **Iniciativa de Vivienda Inclusiva:** Modificación del Código de Zonificación de la Ciudad que r que una parte de unidades nuevas de vivienda sea accesible para familias de ingresos bajos y mod

La participación del público es esencial para este proceso de planificación. Sus opiniones pueden a la Ciudad a asegurar que los documentos y las prioridades reflejen adecuadamente los retos y obs que enfrenta la comunidad de Salinas. La Ciudad estará escuchando las ideas de la comunidad a de un proceso de participación pública de varios niveles empezando el mes de diciembre 2014 h primavera de 2015. Los eventos incluirán una serie de talleres, encuestas, entrevistas, y revisión de los planes y documentos.

Encuesta: Una encuesta comunitaria está disponible en línea en www.surveymonkey. Salinas2015, o en papel en las bibliotecas de la Ciudad y la oficina del Departamento de De Comunitario y Economico. Fecha limite para completar la encuesta es 12 de marzo, 2015.

Por favor comparta este aviso ampliamente con cualquier grupo o individuos que estén interesa este proceso. Para mayor información puede comunicarse con Jennifer Coile, Directora del Pr Departamento de Desarrollo Comunitario y Económico, Ciudad de Salinas, 65 West Alisal Street 758-7387 o Jennifer.coile@ci.salinas.ca.us

Las personas con incapacitades que requieran acomodación especial para asistir la reunión p comunicarse con el Departamento de Desarrollo Comunitario y Económico, Ciudad de Salinas, 6 Alisal Street, Salinas, CA 93901, (831) 758-7206. Las personas con discapacidad auditiva o usuarios de teléfonos de texto TTY / TDD pueden comunicarse con la Ciudad marcando 711 p conectados con el Servicio de Retransmisión de California (CRS), o llamando a cualquier otro pro de servicios CRS.

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(2015.5 C.C.P.)

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STATE OF CALIFORNIA

County of Monterey

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February 27, 2015

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Executed March 5, 2015

at Salinas, California.

Signature

City of Salinas

SALINAS RICH IN LAND · RICH IN VALUES

BUILDING HEALTHY COMMUNITIES EAST SALINAS

EQUAL HOUSING OPPORTUNITY

Public Workshop Notice
CITY HOUSING NEEDS ASSESSMENT

Thursday, March 12, 2015
6:00 pm - 8:00 pm
Salinas Community Center / Sherwood Hall / Santa Lucia Room
940 North Main Street, Salinas

The City of Salinas is undertaking a series of planning initiatives related to housing community development. We are holding five community workshops to help City sta policy makers identify needs and priorities across all neighborhoods and help suppo City's role in directing resources to address those needs.

The last of five community workshops will be held March 12 from 6:00 to 8:00 p.m. Salinas Community Center, Sherwood Hall, Santa Lucia Room, 940 No. Main Stree topic is Citywide Housing Needs Assessment in the City of Salinas. The worksho be held in English with Spanish translation. Childcare, refreshments, and parking v available.
Planning documents to be updated include:

- **The Housing Element of the General Plan:** State law requires the City to analy community's housing inventory in relation to housing needs, and to address those ne
- **Analysis of Impediments to Fair Housing (AI):** Requires the City to identify pa of discrimination and address any obstacles to housing access.
- **Inclusionary Housing Initiative:** Amendment of the City Code that requires a p of new housing units to be affordable to low- and moderate-income households.
- **Consolidated Plan:** The five-year "Con Plan" helps the City identify goals and program performance related to the four community development grants (HOME, C ESG, HOPWA) of the U.S. Department of Housing and Urban Development (HUD Alisal neighborhood is one of the target areas of the plan.

Survey: A bilingual community survey is available online at www.surveymonkey.c Salinas2015, or paper copies at the three City libraries and the office of the Communi Economic Development Department. Deadline to complete the survey is March 12, 2

For further information, contact Jennifer Coile, Housing Element Project Manager City of Salinas, Community and Economic Development Department, 65 West Alisal S (831) 758-7387 or jennifer.coile@ci.salinas.ca.us.

Disabled persons requiring accommodation in order to participate in the worksho contact Community and Economic Development Department, City of Salinas, 65 Alisal Street, second floor, Salinas, CA 93901, (831) 758-7206. Hearing impaired o TDD text telephone users may contact the City by dialing 711 for the California Relay S (CRS) or by telephoning any other service providers' CRS telephone number.

AVISO IMPORTANTE, SI DESEA UNA TRADUCCION DE ESTE AVISO, FAVOR DE LLAM NUMERO (831) 758-7241 DENTRO LAS HORAS DE 8:00 a.m. Y 5:30 p.m., De Lunes A J

The Salinas Californian
www.thecalifornian.com

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(2015.5 C.C.P.)

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STATE OF CALIFORNIA

County of Monterey

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February 28, 2015

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Executed March 5, 2015

at Salinas, California.

Signature

City of Salinas

(El Sol)

SALINAS
RICH IN LAND · RICH IN VALUES

BUILDING HEALTHY COMMUNITIES EAST SALINAS

Aviso de Taller Público

EVALUACION DE LAS NECESIDADES DE VIVIENDA EN TODA LA CIUDAD

Jueves, 12 de marzo 2015, 6:00-8:00 pm
Salinas Community Center / Sherwood Hall / Salón Santa Lucia
940 No. Main Street, Salinas

La Ciudad de Salinas está llevando a cabo una serie de iniciativas de planificación relacionado vivienda y el desarrollo comunitario. Estos esfuerzos ayudan al personal de la Ciudad y los enc de la creación de políticas para identificar las necesidades y prioridades de todos los vecinda también ayudan con la función que la ciudad tiene con distribuir estos recursos para abor necesidades.

El Taller ultimo de cinco Talleres Comunitarios se llevara a cabo el 12 de marzo 2015 de 6:00- en el Centro Comunitario/Sherwood Hall, ubicado a 940 No. Main Street. El tema de discusió Evaluacion de las Necesidades de Vivienda en toda la ciudad. El Taller se llevara a cabo en in traducción al espanol. Se proporcionaran cuidado de niños, aperitivos, y estacionamiento grati

Los documentos de planificación que se actualizan incluyen:

- **El Elemento de Vivienda del Plan General de la Ciudad:** La ley estatal requiere que la analice su inventario de vivienda de la comunidad en relación con las necesidades de vivienda hacer frente a esas necesidades.

- **Plan Consolidado:** El Plan Consolidado se realiza cada cinco años y ayuda a la Ciudad a id metas y resultados relacionados con los cuatro programas federales de desarrollo comunitario CDBG, ESG, HOPWA) del Departamento de Vivienda y Desarrollo Urbano (HUD).

- **Análisis de Impedimentos para la Vivienda Justa:** Requiere que la Ciudad id condiciones de discriminación y enfrente los obstáculos al acceso a la vivienda.

- **Iniciativa de Vivienda Inclusiva:** Modificación del Código de Zonificación de la Ciud requiere que una parte de unidades nuevas de vivienda sea accesible para familias de ingres y moderados.

Encuesta: Una encuesta comunitaria está disponible en línea en www.surveymonkey Salinas2015, o en papel en las bibliotecas de la Ciudad y la oficina del Departamento de De Comunitario y Economico. Fecha limite para completar la encuesta es 12 de marzo, 2015.

Por favor comparta este aviso ampliamente con cualquier grupo o individuos que estén interes este proceso. Para mayor información puede comunicarse con Jennifer Coile, Directora del P Departamento de Desarrollo Comunitario y Económico, Ciudad de Salinas, 65 West Alisal Stree 758-7387 o Jennifer.coile@ci.salinas.ca.us

Las personas con incapacidades que requieran acomodación especial para asistir la reunión comunicarse con el Departamento de Desarrollo Comunitario y Económico, Ciudad de Salinas, Alisal Street, Salinas, CA 93901, (831) 758-7206. Las personas con discapacidad auditiva usuarios de teléfonos de texto TTY / TDD pueden comunicarse con la Ciudad marcando 711 conectados con el Servicio de Retransmisión de California (CRS), o llamando a cualquier otro pr de servicios CRS.

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STATE OF CALIFORNIA

County of Monterey

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April 4, 2015

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Executed April 10, 2015

at Salinas, California.

Signature

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RECEIVED
APR 16 2015
HOUSING SERVICES PROGRAM

Salinas, City Of

(El Sol)

SALINAS

City of Salinas

AUDENCIA PUBLICA

PLAN CONSOLIDADO DE CINCO AÑOS PARA LOS FONDOS DE HUD (CONPL
ANÁLISIS DE IMPEDIMENTOS A LA ELECCIÓN DE VIVIENDA JUSTA (AI)
ÁREA ESTRATÉGICA DE REVITALIZACIÓN DE VECINDARIOS (NRSA)
Y
PLAN DE ACCIÓN PARA EL AÑO FISCAL 2015-2016

La Ciudad de Salinas, como una jurisdicción de derecho bajo el Departamento Federa Vivienda y Desarrollo Urbano (HUD), anticipa recibir $2.7 millones de dólares por año, dur los próximos cinco años. Estos fondos vienen de tres programas administrados por H Fondos para el Desarrollo Comunitario (Community Development Block Grant – CD Programa de Consorcios de Inversión para la Vivienda (HOME); Fondos para Solucione Emergencia (Emergency Solutions Grant – ESG). Ademas, la Ciudad podría participar e Programa de Fondos de Prestamos de Section 108 que permite pedir prestado hasta c veces los fondos CDBG que se reciben anualmente. Estos fondos de HUD se utilizan llevar a cabo actividades para mejoras de la comunidad. Esto programas están designa para beneficiar primordialmente a personas de ingresos bajos-moderados que exceda 80% del ingreso medio del área. Como parte de planificación para el uso de estos fon la Ciudad prepara un plan a cinco años donde describe las necesidades de la comunid establece prioridades para la asignación de fundos.

Los reglamentos de los programas CDBG y HOME contienen un requisito reglamen para avanzar la equidad de vivienda, ampliar la movilidad, y ampliar la elección de vivie El AI evalúa las necesidades de vivienda de la comunidad, y la disponibilidad de opci de vivienda. El AI también estudia las políticas y prácticas que potencialmente limite habilidad de encontrar vivienda en un ambiente libre de discriminación y planea accio para sobrepasar los impedimentos identificados que limiten la opción de vivienda o im el acceso a la vivienda.

La Ciudad estableció su NRSA para el área de Alisal (AHNRSA) el 1ro de octubre de 199 propósito primordial para esta área es suplementar los esfuerzos existentes recomenda acciones específicas que ayuden a incrementar la compra de viviendas, desar económico, y mejoras a la comunidad. La Ciudad ha preparado un NRSA actualizada alinear de manera más apropiada las estrategias de revitalización con las necesidad condiciones actuales. La Ciudad también desea renovar el plazo del acorde NRSA que más de acuerdo con el ConPlan de cinco años.

La Ciudad espera recibir $1,979,589 en fondos CDBG, $543,081 en fondos HO y $177,842 en fondos ESG por parte de HUD para el año programado del 2015. actividades que se proponen para los fondos del Plan de Acción el año fiscal 2015-2 incluyen vivienda, servicios públicos, desarrollo económico, mejoras a infraestruc publica, y servicios a los desamparados.

El Concilio de la Ciudad de Salinas llevara a cabo una audiencia publica para obt comentarios públicos para los planes propuestos el martes 12 de mayo del 2015, a 4:00 p.m. en la Rotunda del Concilio, localizado en el 200 Lincoln Avenue en Sali Comentarios de los ciudadanos acerca del tema son bienvenidos y pueden ser dirigido Anastacia Wyatt en la dirección antes mencionada, o llamar al (831) 758-7334, o envia correo electrónico a anastacia.wyatt@ci.salinas.ca.us.

Copies de los planes en borrador estan disponibles en Community and Econo Development Department, 65 W. Alisal St., 2nd Floor, Salinas; la oficina de City Clerk e 200 Lincoln Avenue; las bibliotecas John Steinbeck, Cesar Chavez, y El Gabilan. Los pla están también disponibles en la pagina web de la Ciudad en www.ci.salinas.ca.us..

Persona con discapacidades que requieran algún servicio para poder aten

The Salinas Californian
www.thecalifornian.com

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(2015.5 C.C.P.)

STATE OF CALIFORNIA

County of Monterey

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of *The Salinas Californian*, a newspaper of general circulation, printed and published daily except Sunday in the City of Salinas, County of Monterey and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Monterey, State of California; that the notice, of which the annexed is a printed copy (set in type no smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

April 9, 2015

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Executed April 10, 2015

at Salinas, California.

Signature

This space is for the County Clerk's Filing Stamp

RECEIVED
APR 16 2015
HOUSING & REDEVELOPMENT

Salinas, City Of

(Californian)

SALINAS

City of Salinas
PUBLIC HEARING

FY2015-FY2019 FIVE YEAR CONSOLIDATED PLAN FOR HUD FUNDS (Con
ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE (AI)
NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)
And
FY 2015-16 ACTION PLAN (Action Plan)

The City of Salinas, as a U.S. Department of Housing and Urban Development entitlement jurisdiction, anticipates receiving approximately $2.7 million dollars eac for the next five years from three federal grant programs operated by HUD: Com Development Block Grant (CDBG); the HOME Investment Partnerships Program (H and Emergency Solutions Grant (ESG). In addition, the City may use the Section 10 Fund guarantee program that enables the City to borrow up to 5 times its annual allocation. HUD funds are to be used to carry out activities to improve the com Activities are designed to benefit primarily low-moderate income persons that do not 80% of the area median income. As part of planning for use of these funds, the City p a five year plan describing the community needs (both housing and non-housi establishing priorities for the allocation of funds.

The CDBG and HOME program regulations contain a regulatory requirement to affir further fair housing to advance HUD's goal of expanding mobility and widening a p freedom of housing choice. The (AI) assesses the extent of housing needs of its re and evaluates the availability of a range of housing choices. The AI examines polic practices that have the potential to limit a Salinas residents' ability to choose housi environment free of discrimination and plans actions to overcome identified impedime may limit the range of housing choices or impede a person's access to housing.

The City of Salinas established its (NRSA), the Alisal Homeownership Neighb Revitalization Strategy Area (AHNRSA), on October 1, 1996. The area's primary pu to supplement existing efforts that have been initiated by recommending specific ac increase homeownership, stimulate economic development, and improve neighbo The City has prepared an updated NRSA to more appropriately align revitalization st with current needs and conditions. The City also desires to renew the term of th commensurate with the five year ConPlan term.

City of Salinas expects to receive $1,979,589 in CDBG funds; $543,081 in HOM $177,842 in ESG funds from HUD for the program year 2015. Activities prop ng (FY 2015-16 Action Plan) include housing, public services, economic devel c improvements, and homeless services.

Proof of Publication

The Salinas City Council will hold a public hearing to obtain comments on the p PLANS at a **public hearing scheduled for Tuesday, May 12, 2015, at 4:0 the Council Rotunda, 200 Lincoln Avenue Salinas.** Citizen comments are w and may be directed to: Anastacia Wyatt, at the address above or call 831-758 e-mail to: Anastacia.wyatt@ci.salinas.ca.us. There is a thirty (30) day comment perio PLANS, from April 9 to May 9, 2015.

Copies of the draft PLANS may be reviewed at the Community and Economic Dev Department office, Housing Division, 65 W. Alisal St., 2nd Floor, Salinas; the City Cle at 200 Lincoln Avenue; the John Steinbeck Library; the Cesar Chavez Library; and B Library. The PLANS may also be viewed on the City's website www.ci.salinas.ca.us translation of the above documents is available upon request.

DISABLED PERSONS REQUIRING ACCOMMODATION IN ORDER TO PART IN THE MEETING SHOULD CONTACT CITY CLERK AT (831) 758-73 ON MAY 7, 2015. THE CITY COUNCIL ROTUNDA IS ACCESS

APPENDIX A-8

Outreach Mailing List

Outreach Mailing List

Organization	Contact & Title	Address	City	State	Zip Code
Service/Housing Providers					
Action Council of Monterey Bay	Larry Imwalle, Executive Director	295 Main St., Suite 300	Salinas	CA	93901
Active Seniors, Inc.	Bob McGregor, President	100 Harvest St.	Salinas	CA	93901
Alliance on Aging of Monterey County	Teresa Sullivan, Executive Director	247 Main St	Salinas	CA	93901
Alzheimer's Association - Monterey County	Sherry Williams, Regional Director	21 Lower Ragsdale Dr.	Monterey	CA	93940
American Red Cross, Monterey Chapter	Timothy Duncan, Chief Executive Director	Eighth Ave. at Dolores St. P.O. Box AR	Carmel	CA	93921
Apostolic Assembly	Rev. Jose Medina	P.O. Box 787	Gonzales	CA	93926
Barrios Unidos Salinas	Daniel Alejandrez, Executive Director	683 Fremont St.	Salinas	CA	93905
Beacon House	Phyllis Meagher, Executive Director	P.O. Box 301	Pacific Grove	CA	93950
Blind & Visually Impaired Center	Gail Garcia, President	225 Laurel Avenue	Pacific Grove	CA	93950
Bridge Restoration Ministry		P.O. Box 113	Pacific Grove	CA	93950

Organization	Contact & Title	Address	City	State	Zip Code
Breathe California Central Coast	Richard Stedman, President	971 N. Main Street, Suite 7A,	Salinas	CA	93906
California Rural Legal Assistance, Inc.	Jose Padilla, Executive Directore	3 Williams Road	Salinas	CA	93905
Casa de la Cultura		225 Salinas Road, 4A	Watsonville	CA	95076
Catholic Charities - Diocese of Monterey	Terrie Lacino, Executive Director	1705 Second Ave.	Salinas	CA	93905
Center for Employment Training	Diana Carillo, Regional Director	421 Monterey St.	Salinas	CA	93901
Center for Community Advocacy	Juan Uranga, Executive Director	22 West Gabilan Street	Salinas	CA	93901
Central California Alliance for Health	Alan McKay, Executive Director	339 Pajaro Street, Suite E	Salinas	CA	93901
Central Coast Center for Independent Living	Elsa Quezada, Executive Director	318 Cayuga St., Suite 208	Salinas	CA	93901
Central Coast Citizenship Project	Cesar Lara, Executive Director	931 E. Market St	Salinas	CA	93905
Central Coast Energy Services		P.O. BOX 2707	Watsonville	CA	95077
Central Coast HIV/AIDS Services	Kim Keefer, Executive Director	P.O. Box 1931	Monterey	CA	93942
CHISPA, Inc	Alfred Diaz-Infante	295 Main St., Suite 100	Salinas	CA	93901

Organization	Contact & Title	Address	City	State	Zip Code
Clilnica De Salud Del Valle De Salinas	Max Cuevas, MD	440 Airport Blvd	Salinas	CA	93905
Citizenship Project		931 E. Market St	Salinas	CA	93905
Coalition of Homeless Services Providers	Katherine Thoeni, Executive Officer	Martinez Hall 220 12th Street	Marina	CA	93933
Community Foundation of Monterey County	Dan Baldwin, President and CEO	2354 Garden Road	Monterey	CA	93940
Community Hospital of the Monterey Peninsula - The Recovery Center	Steven J. Packer, President/CEO	23625 Pacific Grove-Carmel Hwy	Monterey	CA	93942
Community Human Services, JPA	Robin McCrae, Executive Director	P.O. Box 3076	Monterey	CA	93942
Compassionate Care Alliance	Vicki Nelson, Executive Director	P.O. Box 1785	Monterey	CA	93942
Deaf & Hard of Hearing Center, Inc.	Michelle Bronson, Executive Director	339 Pajaro Street Suite B	Salinas	CA	93901
Del Mar Caregiver Resource Center		21 West Alisal Street, Suite 104	Salinas	CA	93901
Door to Hope	Chris Shannon, Executive Director	130 W. Gabilan Street	Salinas	CA	93901
Episcopal Senior Communities	Kevin J. Gerber, President/CEO	2185 N. California Blvd., Suite 575	Walnut Creek	CA	94596
Family Service Agency of the Central Coast	David A. Bianchi, Executive Director	104 Walnut Avenue, Suite 208	Santa Cruz	CA	95060

Organization	Contact & Title	Address	City	State	Zip Code
Firehouse Senior Program	Elaine Benadom	1330 E. Alisal Street	Salinas	CA	93905
First Community Housing	Jeff Oberdorfer, Executive Director	75 East Santa Clara Street, Suite 1300	San Jose	CA	95113
First United Methodist Church		404 Lincoln Avenue	Salinas	CA	93901
Food Bank for Monterey County	Melissa Kendrick, Executive Director	815 W. Market, #5	Salinas	CA	93901
Franciscan Workers of Junipero Serra	Jill Allen, Executive Director	Dorothy's Place Hospitality Center 30 Soledad Street	Salinas	CA	93901
Gabilan Plaza Apartments		730 Williams Rd	Salinas	CA	93905
Gateway Center	Stephanie Lyon, Executive Director	850 Congress Ave.	Pacific Grove	CA	93950
Good Samaritan Center- Transitional Housing Sand City	Anthony Lopes, Director	800 Scott Street	Sand City	CA	93955
Goodwill Industries	Michael J. Paul, CEO-President	350 Encinal Street	Santa Cruz	CA	95060
Greater Victory Temple	Bishop Wilburn Hamilton	1620 Broadway Avenue	Seaside	CA	93955
Habitat for Humanity	Pat Canada, President	215 W Franklin St, Suite 305	Monterey	CA	93940
Health Projects Center	John Beleutz, Executive Director	1537 Pacific Avenue, Suite 300	Santa Cruz	CA	95060

Organization	Contact & Title	Address	City	State	Zip Code
Holy Assembly Missionary Baptist		3305 Abdy Way	Marina	CA	93933
Hope Center Food Pantry of Monterey County	Kim Lemaire	241 B Dela Vina	Monterey	CA	93940
Hope Services	Rosemary Frazier	30 Las Colinas Lane	San Jose	CA	95119
Housing Choices Coalition	Jan Stokley, Executive Director	21 Brennan Street, #18	Watsonville	CA	95076
Housing Resource Center	Leila Emadin, Executive Director	201 A John Street	Salinas	CA	93901
Holy Trinity Church	Fr. Antonio Cortez	27 S. El Camino Real	Greenfield	CA	93927
INTERIM, Inc	Barbara L. Mitchell, Executive Director	P.O. Box 3222	Monterey	CA	93942
ITN Monterey County	Nancy Budd, Executive Director	5 Harris Court, Building A	Monterey	CA	93940
Kinship Center	Carol Biddle, Executive Director	2214 N. Main St.	Salinas	CA	93906
Land Watch Monterey County	Amy White	P.O. Box	Salinas	CA	93902
Legal Services for Seniors	Kellie Morgantini, Executive Director	21 West Laurel Drive, Suite 83	Salinas	CA	93906
Loaves, Fishes, & Computers, Inc.	Christian Mendelsohn, Executive Director	348 Roberts Ave.	Seaside	CA	93955

Organization	Contact & Title	Address	City	State	Zip Code
Meals on Wheels of the Salinas Valley, INC.	Janine Nuñez Robinette, Executive Director	40 Clark Street, Suite C	Salinas	CA	93901
Mid-Bay Emergency And Referral Center, Inc.		10351 Merritt Street #6	Castroville	CA	95012
Monterey Bay Area Council, BSA	Jason Stein, Scout Executive	970 W. Julian	San Jose	CA	95126
Monterey County Housing Incorporated	Tony Caldwell, President and Housing Authority Appointee	123 Rico St	Salinas	CA	39307
Multiple Sclerosis Quality of Life Project	Andrew Dowdall, Program Supervisor	519-B Hartnell St.	Monterey	CA	93904
Natividad Medical Center	Kelly O'Keefe, Chief Executive Officer	1441 Constitution Blvd.	Salinas	CA	93906
Non-profit Alliance of Monterey County	Sue Parris, Project Coordinator	P.O. Box 602	Pacific Grove	CA	93950
North County Christian Center		11299 Poole Street	Castroville	CA	95012
Our Lady of Mt. Carmel Church		9 El Caminito Road	Carmel Valley	CA	93924
Neighborhood Housing Services Silicon Valley - Salinas Branch	Matthew Huerta, Executive Director	31 North 2nd Street, Suite 300	San Jose	CA	95113
Peacock Acres		838 S Main St	Salinas	CA	93901
Pajaro Rescue Mission		111 Railroad Ave.	Watsonville	CA	95076

Organization	Contact & Title	Address	City	State	Zip Code
Poder Popular	Eduardo Rico, JD, Director	22 W. Gabilan Street	Salinas	CA	93901
Prunedale Senior Center	Joe McCarthy, President	8300 Prunedale North Road	Salinas	CA	93907
Rebuilding Together- Monterey/Salinas	Charley Shimanski, President & CEO	PO Box 3323	Monterey	CA	93942
RotaCare Clinic		1150 Freemont	Seaside	CA	93955
Rehabilitation Services of No. CA	Debbie Toth, Chief Executive Officer	490 Golf Club Road	Pleasant Hill	CA	94523
Salinas Circle for Children	Kelli Hemenway, President	P. O. Box 2064	Salinas	CA	93902
Salinas Valley Memorial Hospital Foundation	Kendra Howell, Executive Director	P.O. Box 4760	Salinas	CA	93912
Salvation Army - Monterey Peninsula	Lts. Jennifer and Paul Swain	1491 Contra Costa	Seaside	CA	93955
Salvation Army - Salinas Corps	Captain Kris & Camie Potter, Pastors/Officers	2460 North Main Street	Salinas	CA	93906
San Andreas Regional Center	Mary Lu Gonzalez, President	344 Salinas Street, Suite 207	Salinas	CA	93901
Shelter Outreach Plus	Reyes Bonilla, Executive Director	P.O. Box 1340	Marina	CA	93933
Shoreline Community Church	Kevin Harney, Lead Pastor	2500 Garden Road	Monterey	CA	93940

Organization	Contact & Title	Address	City	State	Zip Code
Shoreline Workforce Development Services, Inc. - Salinas Neighborhood Career Center	John T. Collins, Senior Vice President	1325 N. Main	Salinas	CA	93906
Social Vocational Services		757 Front Street	Soledad	CA	93960
South County OutReach Effort	Debby Thrailkill, President	PO Box 1233	Greenfield	CA	93927
St. Mary's by the Sea Episcopal Church	Rev. Richard B. Leslie, Rector	146 12Th Street	Pacific Grove	CA	93950
St. Vincent de Paul, St. Judes Parish	Reverend Paul Valdez, Pastor	303 Hillcrest	Marina	CA	93933
Sun Street Centers	Anna Foglia, Chief Executive Officer	37 Central Avenue	Salinas	CA	93901
Sunrise House, JPA	Jim Rear, Executive Director	119 Capitol St.	Salinas	CA	93901
The Carmel Foundation	Jill Sheffeld, Presdent/CEO	P.O. Box 1050	Carmel	CA	93921
The Village Project	Mel Mason, Executive Director	1069 Broadway, #201	Seaside	CA	93955
The Pacific Companies		430 E. State Street, Ste. 100	Eagle	ID	83616
Thomas Carman Food Pantry	Robert Muñoz, Chair	425 Carmel Ave.	Marina	CA	93933
Trucha, Inc.		725 E Market St	Salinas	CA	93905

Organization	Contact & Title	Address	City	State	Zip Code
Turning Point of Central California	J. Jeff Sly, Chief Executive Officer	P.O. Box 7447	Visalia	CA	93277
United Way of Monterey County	Mary Adams, CEO	60 Garden Court, Suite 350	Monterey	CA	93940
Valley Health Associates		338 Monterey Street	Salinas	CA	93901
Veterans Transition Center	Terry Bare, Executive Director	220 12th Street	Marina	CA	93933
Veteran's Resource Center	Emily Smith, Site Director	40 Bonifacio Plaza	Monterey	CA	93940
Victory Mission		43 Soledad St.	Salinas	CA	93901
Visiting Angels	Jeanette Pagliaro, Executive Director	229 Reindollar Ave., Suite E	Marina	CA	93933
VNA Community Services	Mary Claypool, Chair	P.O. Box 2480	Monterey	CA	93942-2480
YWCA Monterey County	Cheryl McCormick, Executive Director	236 Monterey Street	Salinas	CA	93901
Univ./School Districts					
Alisal Union School District	John Ramirez, Superintendent	1205 E Market St	Salinas	CA	93905
Big Sur Unified School District	Gordon Piffero, Superintendent	69325 Highway 1	Big Sur	CA	93920

Organization	Contact & Title	Address	City	State	Zip Code
Bradley Union School District	Ian Trejo, Superintendent	PO Box 60	Bradley	CA	93426-0060
Carmel Unified School District	Marvin Biasotti, Superintendent	PO Box 222700	Carmel	CA	93922
Chualar Union School District	Roberto Rios, Superintendent	PO Box 188	Chualar	CA	93925
Gonzales Unified School District	Elizabeth A. Modena, Superintendent	PO Box G	Gonzales	CA	93926
Graves School District	Rosemarie Grounds, Superintendent	15 McFadden Rd	Salinas	CA	93908
Greenfield Union School District	Harry "Doc" Ervin, Superintendent	493 El Camino Real	Greenfield	CA	93927
King City Union School District	Dr. Theresa Rouse, Superintendent	435 Pearl St	King City	CA	93930
Lagunita School District	Nadene Dermody, Superintendent	975 San Juan Grade Rd	Salinas	CA	93907
Mission Union School District	Tim Ryan, Superintendent	36825 Foothill Rd	Soledad	CA	93906
Monterey Peninsula Unified Sch Dist	Dr. PK Diffenbaugh, Superintendent	PO Box 1031	Monterey	CA	93942
North Monterey County Unified SD	Kari Yeater, Superintendent	8142 Moss Landing Rd	Moss Landing	CA	95039
Pacific Grove Unified School District	Dr. Ralph Gómez Porras, Superintendent	435 Hillcrest Avenue	Pacific Grove	CA	93950

Organization	Contact & Title	Address	City	State	Zip Code
Salinas City Elementary School Dist	Dr. Juvenal Luza, Superintendent	840 S Main St	Salinas	CA	93901
Salinas Union High School District	Tim Vanoli, Superintendent	431 W Alisal St	Salinas	CA	93901
San Antonio Union School District	Eli Johnson, Superintendent	PO Box 5000	Lockwood	CA	93932
San Ardo Union School District	Dr. Catherine Reimer, Superintendent	PO Box 170	San Ardo	CA	93450
San Lucas Union School District	Nicole Hester, Superintendent	PO Box 310	San Lucas	CA	93954
Santa Rita Union School District	Dr. Shelly Morr, Superintendent	57 Russell Rd	Salinas	CA	93906
Soledad Unified School District	Dr. Rupi Boyd, Superintendent	1261 Metz Road	Soledad	CA	93960
South Monterey County Joint USD	Dr. Daniel Moirao, State Administrator	800 Broadway St	King City	CA	93930
Spreckels Union School District	Eric Tarallo, Superintendent	PO Box 7362	Spreckels	CA	93962
Washington Union School District	Dee Baker, Superintendent	43 San Benancio Rd	Salinas	CA	93908
California State University, Monterey	Dr. Eduardo M. Ochoa	100 Campus Center	Seaside	CA	93955
Hartnell Community College	Dr. Willard Clark Lewallen	411 Central Avenue	Salinas	CA	93901

Organization	Contact & Title	Address	City	State	Zip Code
Monterey Peninsula College	Dr. Walter Tribley	980 Fremont St.	Monterey	CA	93940
County Departments					
Housing Authority of the County of Monterey	Jean Goebel, Executive Director	123 Rico Street	Salinas	CA	93907
Monterey County Health Department - Environmental Health Department	John Ramirez, Director	1270 Natividad Road	Salinas	CA	93906
Monterey County Health Department - Woman, Infants, and Children (WIC)		632 E. Alisal St., Ste. 120	Salinas	CA	93905
Monterey County Military & Veterans Affairs Office	Tom Griffin, Director	1000 S. Main St, Suite 107	Salinas	CA	93901
Monterey County One-Stop Career Center	Joyce Aldrich, Director	70 La Guardia Street	Salinas	CA	93905
Monterey County Economic Development Department	Dave Spaur, Director	168 West Alisal St.,3rd Floor	Salinas	CA	93901
Monterey County Social and Employment Services	Elliott Robinson, Director	1000 S. Main St., Ste. 208	Salinas	CA	93901
Monterey-Salinas Transit District	Carl Sedoryk, General Manager/CEO	150 Del Monte Avenue	Monterey	CA	93940
Consultation With Neighboring Cities					
City of Del Rey Oaks	Daniel Dawson, City Manager	650 Canyon Del Rey	Del Rey Oaks	CA	93940

Organization	Contact & Title	Address	City	State	Zip Code
Association of Monterey Bay Area Governments	Maura F. Twomey, Executive Director	445 Reservation Road, Suite G, P.O. Box 809	Marina	CA	93933
City of Carmel-by-the-Sea	Doug Schmitz, City Manager	P.O. Box CC	Carmel-by-the-Sea	CA	93921
City of Gonzales	Rene Mendez, City Manager	PO Box 647, 147 Fourth Street	Gonzales	CA	93926
Cit of Greenfield	Susan Stanton, City Manager	Greenfield City Hall 599 El Camino Real	Greenfield	CA	93927
City of King City	Michael Powers, City Manager	King City City Hall 212 So. Vanderhurst Ave.	King City	CA	93930
City of Marina	Layne Long	211 Hillcrest Avenue	Marina	CA	93933
City of Monterey	Mike McCarthy	City Hall 580 Pacific Street	Monterey	CA	93940
City of Pacific Grove	Thomas Frutchey, City Manager	City Manger's Office 300 Forest Ave., 2nd Fl.	Pacific Grove	CA	93950
City of Salinas	Ray Corpuz, City Manger	200 Lincoln Ave.	Salinas	CA	93901
City of Sand City	Todd Bodem, City Manager	City Hall : 1 Sylvan Park	Sand City	CA	93955
City of Seaside	John Dunn, City Manager	City Manager's Office 440 Harcourt Avenue	Seaside	CA	93955
City of Soledad	Adela P. Gonzalez, City Manager	248 Main St. P.O. Box 156	Soledad	CA	93960

Organization	Contact & Title	Address	City	State	Zip Code
Economic Development					
Big Sur Chamber of Commerce		P.O. Box 87	Big Sur	CA	93920
Carmel Chamber of Commerce	Monta M. Potter, Chief Executive Officer	P.O. Box 4444	Carmel	CA	93921
Carmel Valley Chamber of Commerce	Christina Gray, President	P.O. Box 288	Carmel Valley, CA	CA	93924
Central Coast Small Business Development Center		SBDC Cabrillo College 6500 Soquel Dr.	Aptos	CA	95003
Greenfield Chamber of Commerce	Paul Mugan, Economic Development and Housing Director	45 El Camino Real, P.O. Box 127	Greenfield	CA	93927
Hispanic Chamber of Commerce of Monterey County	Carlos Garcia, Chair	319 Salinas Street	Salinas	CA	93901
King City Chamber of Commerce & Agriculture	Gerry Ramirez, President	200 Broadway St., Suite 40	King City	CA	93930
Marina Chamber of Commerce	Jessica McKillip, President	P.O. Box 425	Marina	CA	93933
Monterey County Business Council	Nancy Martin, Executive Director	P.O. Box 2746	Monterey	CA	93942
Monterey Peninsula Chamber of Commerce	Jody Hansen, President/CEO	30 Ragsdale Drive, Suite 200	Monterey	CA	93940
Moss Landing Chamber of Commerce	Jean Kester, President	8071 Moss Landing Rd	Moss Landing	CA	95039

Organization	Contact & Title	Address	City	State	Zip Code
North Monterey Chamber of Commerce	Denise Amerison, Executive Director	10700 Merritt Street	Castroville	CA	95012
Oldtown Salinas Association		10B Midtown Ln.	Salinas	CA	93091-3405
Pacific Grove Chamber of Commerce	Moe Ammar, President	P.O. Box 167	Pacific Grove	CA	93950
Salinas Valley Chamber of Commerce	Paul Farmer, President & CEO	119 East Alisal St. P.O. Box 1170	Salinas	CA	93901
Salinas Valley Enterprise Zone	Andrew Myrick, Enterprise Zone Manager	65 West Alisal St., 2nd Floor	Salinas	CA	93901
Seaside-Sand City Chamber of Commerce	Jim Vossen, President	505 Broadway Ave.	Seaside	CA	93955
Soledad-Mission Chamber of Commerce	Catherine Lindstrom, Preident	641 Front Street	Soledad	CA	93960
Salinas United Business Association	Jose Martinez-Saldana	546 E. Market St	Salinas	CA	93905
AI Consultation					
Housing Associations					
Apartment Association of Monterey County	Steven Romberg	975 Cass St.	Monterey	CA	93940
Monterey County Association of REALTORS	Sandy Haney, Chief Executive Officer	201 A Calle Del Oaks	Del Rey Oaks	CA	93940

Organization	Contact & Title	Address	City	State	Zip Code
Monterey Commercial Property Owners Association	Bob Massaro, Executive Director	P.O. Box 1953	Monterey	CA	93942
Affordable Housing Developments					
Benito Street Affordable	Leticia Esparza, Property Manager	425 Benito Street	Soledad	CA	93960
Benito Farm Labor Center	Leticia Esparza, Property Manager	425 Benito Street	Soledad	CA	93960
Casanova Plaza	Sheila Buchand, Property Manager	800 Casanova Ave.	Monterey	CA	93940
Catalyst		235 Martella St.	Salinas	CA	93901
El Estero Senior		151 Park Ave.	Monterey	CA	93940
El-Gin Village	Jose Acosta, Property Manager	350 Casentini St.	Salinas	CA	93907
Fanoe Vista	Marissa Saucedo, Area Manager	550 Fanoe Rd.	Gonzales	CA	93926
Gabian Plaza		730 & 736 Williams Rd.	Salinas	CA	93905
King City Migrant	Araceli Trujillo, Property Manager	440 Jayne St.	King City	CA	93930
Lakeview Towers		58 Natividad Rd.	Salinas	CA	93906

Organization	Contact & Title	Address	City	State	Zip Code
Las Casas De Madera		510 E Market St.	Salinas	CA	93905
Leo Meyer Senior Plaza	Sandra Rosales, Property Manager	425 Queen St.	King City	CA	93930
Los Ositos	Sandra Rosales, Property Manager	1083 Elm Ave.	Greenfield	CA	93927
Mchi Affordable Acquisitions, Inc.		123 Rico St.	Salinas	CA	93907
MidPen Housing	Betsy Wilson	275 Main Street, Suite 204	Watsonville	CA	95076
Monterey County Housing Authority Development Corporation	Starla Warren, President	134 East Rossi St.	Salinas	CA	93901
Monterey Street Affordable	Elva Kellenbeck, Property Manager	266 1st St.	Soledad	CA	93960
Parkside Manor	Socorro Vasquez, Property Manager	1112 Parkside St.	Salinas	CA	93906
Portola Vista	Diana DeSales, Property Manager	20 Del Monte Ave.	Monterey	CA	93940
Pueblo Del Mar	Carisma Gonzales, Property Manager	3043 MacArthur Drive.	Marina	CA	93933
Steinbeck Commons		10 Lincoln Ave.	Salinas	CA	93901

Organization	Contact & Title	Address	City	State	Zip Code
Tesoro Del Campo	Lucila Vera, Property Manger	42 La Posada Dr.	Salinas	CA	93906
Tynan Village, Inc.	Sally Adams, Property Manager	323 Front St.	Salinas	CA	93901
Lenders					
Academy Mortgage Corporation	Darius Livian, Branch Manager	659 Abrego St.	Monterey	CA	93940
Bank of America Home Loans		200 E Franklin St., 200	Monterey	CA	93940
Blue Adobe Mortgage	Wendy Bartz, Loan Manager	26390 Carmel Rancho Lane	Carmel	CA	93923
Diversified Capital Funding	Dan Divine, Mortgage Consultant	30 Whitney Street	Los Altos	CA	94022
Guild Mortgage Company	Jayson Stebbing, Branch Manager	350 Woodview Ave. #300	Morgan Hill	CA	95037-8104
Mortgage California		16780 Lark Ave.	Los Gatos	CA	95032
Neighbor' Financial	Janet Tejeda	P.O. Box 909	Gonzales	CA	93926
Pacific Home Lending		536 Pearl St.	Monterey	CA	93940
Princeton Capital		16780 Lark Ave.	Los Gatos	CA	95032

Organization	Contact & Title	Address	City	State	Zip Code
RPM Mortgage Company	Steve Rammel, Branch Manager	60 Garden Court, Suite 110	Monterey	CA	93940
Treehouse Mortgage Group	Heidi Daunt, Branch Manager/Mortgage Planner	451 Washington St.	Monterey	CA	93940
Wells Fargo Home Mortgage		26619 Carmel Center Pl., #101	Carmel	CA	93923
Wells Fargo Home Mortgage Builders		50 Ragsdal Dr., Suite 150	Monterey	CA	93940
Realtors					
A&D Property Management and Real Estate		P.O. Box 4018	Monterey	CA	93940
Affinity Properties - The Phinney Group		341 Main St.	Salinas CA	CA	93901
A.G. Davi Property Management		484 Washington St.	Monterey	CA	93940
Alain Pinel Realtors		P.O. Box 7249	Carmel	CA	93921
Bailey Properties		9119 Soquel Dr.	Aptos	CA	95003
Century 21 A Property Shoppe		2033 N Main St.	Salinas	CA	93906
Century 212 Advantage		10 Katherina Avenue	Salinas	CA	93901

Organization	Contact & Title	Address	City	State	Zip Code
Century 21 Scenic Bay Properties		496 Pearl St.	Monterey	CA	93940
Coldwell Banker American Home Realty		17571 Vierra Canyon Rd.	Prunedale	CA	93907
Coldwell Banker Northern California		3375 Nona Marie P.O. Box 22070	Carmel	CA	93922
Keller Williams Realty		26200 Carmel Rancho Blvd.	Carmel	CA	93923
Legacy Real Estate Group		24571 Silver Cloud Court, Suite 101	Monterey	CA	93940
Mariner Real Estate		933 W Alisal St.	Salinas	CA	93901
Mid Coast Investments		San Carlos 3NW of 8th	Carmel	CA	93921
Mont Grove Realty		800 Lighthouse Ave., Suite C	Monterey	CA	93940
Monterey Bay Property Manegment		816 Wave Street	Monterey	CA	93940
Pacific Street Real Esate, Inc.		799 Pacific Street	Monterey	CA	93940
Jose Palma Countywide Real Estate		300 Mesa Rd.	Salinas	CA	93906-9621
Regency Management Group, Inc.	William A Silva, President	24571 Silver Cloud Court #101	Monterey	CA	93940

Organization	Contact & Title	Address	City	State	Zip Code
Roger Powers Realty		1000 Pajaro, Suite C	Salinas	CA	93901
Segal Real Estate		820 Park Row Suite #6	Salinas	CA	93901
Shankle Real Estate		261 Weebster St.	Monterey	CA	93940
Smith Realty Salinas, Inc.		911 Padre Drive	Salinas	CA	93901
Sotheby's Internatoin Realty - Monterey Peninsula, Northern California		200 Clocktower Place	Carmel	CA	93923
Steinbeck Real Estate		307 Main St., Suite 130	Salinas	CA	93901
Tom Redfern & Associated, Realtors		26485 Carmel Rancho Blvd., Suite 7	Carmel	CA	93923
Valley Pride Realty	Alma Valladares, Broker/Agent	1096 Monterey St.	Soledad	CA	93960
Government					
Local Agency Formation Commission	Kate McKenna, AICP, Executive Officer	132 W. Gabilan St, Suite 102	Salinas	CA	93901

APPENDIX B

Monitoring

Appendix B: Monitoring

The City Housing Division maintains accurate records, both program and financial, pertaining to community development activities, including housing and emergency shelter grant activities. Emergency Solutions Grant (ESG) and CDBG-funded public service activities are monitored continuously. Documentation, including activity reports, is required to be submitted with all payment requests. All loan servicing functions (pay-offs, partial payments, subordinations, annual affidavits, etc.) of outstanding loans in the City loan portfolio are also handled in-house using City Data Services interactive computer software system.

Staff works jointly with the City's Compliance Officer II who oversees compliance with federal labor standards requirements (e.g., Davis-Bacon) for all Capital Improvement Projects (CIPs) assisted with CDBG funds. Further staff oversees compliance with all federal labor standards requirements on a project-by-project basis for all other CDBG- and HOME-assisted projects, beginning with contract drafting and pre-construction conferences and proceeding through the necessary contractor submittals to project close-out. In limited instances, qualified subrecipients (e.g., HACM and CHISPA) have the resources to oversee federal labor standards with their own staff or enter into a service contract with a Labor Compliance Consulting entity to oversee all federal labor compliance responsibilities. The PW Compliance Officer attends labor compliance training when available through the State or Federal agencies to stay abreast of any regulatory changes.

The City continues to implement its formal process of executing a Memorandum of Record (MOR) with other City Departments upon allocation of CDBG funds for Capital Improvement Projects (CIPs). The MOR continues to serve as an alternate method to a Funding Agreement for ensuring program compliance for federally assisted capital improvement projects. Since implementation of the MOR process, compliance issues have declined and successful compliance has increased.

The City has also implemented various steps to further ensure compliance by all CIPs with applicable CDBG program regulations. The MOR was enhanced to include additional language pertaining to submittal of reports on a timely manner. This will assist with early detection of critical project impediments with potential to impact the annual CDBG Timeliness Ratio criteria and will allow for implementation of effective remediation steps. Further language was added to the MOR regarding compliance with 24 CFR Part 570.505 applicable to real property within the City's control which was acquired or improved in whole or in part using CDBG funds in excess of $25,000 and Change of Use Requirements for all Public Facilities & Improvements eligible under §570.201(c). A key focus during assessments is compliance with the adopted Consolidated Plan and the City's Housing Element, plus support to the City Council's Goals. Information gathered is employed to evaluate progress towards established goals; to confirm compliance with statutory and regulatory requirements of governing federal legislation (e.g., National Affordable Housing Act); to determine possible revisions to City policy and procedure, including the Consolidated Plan and Housing Element; and, to prepare performance reports such as this document.

Monitoring Consolidated Plan and HUD Program compliance: The primary action in this regard occurs during the review of proposals received as a result of the annual funding RFP. Proposals are evaluated and compared based upon the policies and priorities in place and then City staff's allocation recommendations are based upon the results of this analysis. Any proposed amendments to the Action Plan during the program year are also evaluated on this basis. In each case, the various timeliness rules, with respect to commitment and expenditure of funds, are also considered. All funding agreements contain deadlines governing timely use of funds; Salinas has a long-standing record of meeting CDBG, HOME, and ESG commitment and drawdown standards. Subrecipient funding agreements require compliance with not only the relevant federal regulations and OMB guidance, but are drafted to ensure that funded activities are carried out as contemplated in the Action Plan. Division staff continues to closely monitor the performance of other City departments whenever they receive allocations of the federal funds in question through the implementation of the Memorandum of Record (MOR) used for program and reporting compliance of CDBG assisted projects.

Compliance with housing standards: Compliance with housing standards is ongoing. Division staff schedules visits to assisted housing sites following completion of construction or rehabilitation. Recipients of deferred payment rehabilitation loans are evaluated every five years to determine feasibility and continued use of a deferred loan or conversion to amortized loans; the process includes a site visit to determine the up-keep of the unit and gathering of financial household information to determine eligibility. Desk monitoring of completed new construction projects is conducted to determine the appropriate intervals for performing site visits; in addition, almost all major projects receive restricted financing from other sources (e.g., federal tax credits, State funds), which typically include rigorous ongoing monitoring requirements.

In addition, transitioning of the multi-family reporting process into the CDS database was completed in FY 2013. The CDS database tracks all funded CDBG and HOME multi-family projects from award phase, construction phase to project completion. Thereafter, the project moves into the annual reporting category where it will remain active, meaning Annual Data Collection Forms will be submitted until the expiration of the affordability period. This provides Grantees with a more efficient data gathering process and offers a more consistent method in collecting annual reports and reviewing data for compliance. City staff continues to work with the CDS database programmers to ensure accurate compliance with project's income/rent restrictions. Various challenges were encountered as numerous affordable housing projects have multiple rent/income restrictions imposed by other program regulations such as the City's Inclusionary Housing Program and the former Salinas Redevelopment Agency (SRA). Thus, making it arduous to achieve comprehensive program compliance for each restricted unit. Staff continues to research and implement system changes in order to attain comprehensive program compliance for all existing affordable housing projects.

As stated previously, City staff continues to enforce revised reporting policies for all CDBG and HOME projects. Annual, Quarterly or Monthly Reporting is accomplished through CDS. Grantees

continue to submit Quarterly Progress Reports (QPR) with reporting periods as follows: Period 1-July 1 to September 30; Period 2-October 1 to December 31; Period 3-January 1 to March 31; and Period 4-April 1 to June 30. Current reporting requirements during Period four for all CDBG and HOME assisted projects remains the same as prior years as grantees are required to submit an Annual Project Narrative following the end of the fiscal year.

All active FTHB program participants are monitored to determine that homeowners are using subject properties as their principal place of residence, maintaining proper hazard insurance and are current on property taxes. Additional monitoring takes place throughout the year as homeowners contact staff to receive information on refinancing, subordination, loan payoff or just to ask questions about their loans. During these consultations, staff confirms that the information provided matches information in their project file.

As part of the City's deferred rehabilitation loan program, staff has prepared a plan to begin the monitoring of these loans every five years as stipulated in their agreement; subject properties will be monitored for: deferred loan continued eligibility, using home as their principal place of residence, maintaining proper hazard insurance and are current on property taxes. The City also utilizes CDS as a notification tool to remind staff when a loan is due for a review.

Public Services: Staff prepares an annual Monitoring Plan. Monitoring of program progress, accomplishments, and compliance with HUD program rules is an ongoing activity conducted by staff by means of thorough review of monthly reimbursement requests, monthly activity reports, and rate of expenditures.

Staff completes a Risk Assessment of every subrecipient every year and in most cases, a Desk Review Monitoring, utilizing two checklists designed for that purpose. The Desk Review Monitoring draws on information in the file, but also documents submitted during the application process (e.g. annual agency audit) since most have submitted applications for the following fiscal year. This year, to determine compliance with accommodations for Persons of Limited English Proficiency, staff requested copies of outreach materials and applications. All agencies had materials in Spanish. Staff also carefully reviewed intake forms and discovered that a few agencies had not correctly incorporated HUD's nine revised categories for reporting ethnicity and race. Corrections were made immediately. The intake forms were also useful to review the categories of beneficiary data such as income levels, disabled, single parent, and elderly that HUD requires.

The Monitoring Plan also identifies the agencies to be monitored on-site since current staffing levels do not permit on-site monitoring of each of the 24 subrecipients every year. The results of the Desk Review Monitoring guide staff in the selection of agencies for the on-site review. Monitoring standards used are HUD's forms under CDBG standards "Checklist for On-site Monitoring of a Subrecipient" in the "Managing CDBG, A Guide Book for Grantees on Subrecipient Oversight". Forms used to complete the monitoring visit are in the "CPD Grantee Monitoring Handbook" under CDBG Entitlement depending upon the type of activity provided. Staff notifies the agency about potential visit dates to conduct a site visit and requests review of program documents such as

but not limited to: agency's payroll ledger, employee time cards, receipts for other claimed expenses, the most recent financial audit, personnel policies, equal opportunity policy, case files, and client files that support the reported data for Salinas clients (as noted on the monthly Activity Data Report). After the monitoring visit, a follow-up letter is sent stating the results of the visit. If there are any issues or signs of non-compliance, it is discussed in detail with the program manager/executive director to assist in bringing the agency in compliance at the exit conference.

CDBG-Public Facilities: Public Facility Improvement Projects (where improvements have been completed) are required to annually submit an "Annual Data Collection Form" designed to capture service data such as: the total number of direct beneficiaries, race and ethnicity of each beneficiary, and all data required under HUD's Community Planning and Development Performance Measurement System. The City's Housing staff has currently transitioned all open projects to the CDS website, thus streamlining the reporting process and creating an improved database of all funded projects. As in prior reports, all data continues to be gathered on a monthly and/or quarterly and annual basis. Upon receipt of data, staff continues to review to ensure compliance with appropriate national objectives.

CDBG-Capital Improvement Projects: Staff continues to monitor projects during the design phase, bid opening phase, construction phase and completion phase to ensure compliance with all applicable federal provisions (i.e., Davis-Bacon, Minority Business Enterprise/Women Business Enterprise, Section 3, Executive Order 11246, Executive Order 11063, and Title 24 CFR Part 85). The City continues to revise and improve its existing tools to assist with project monitoring during these phases. Such tools include: Federal Labor Compliance Checklist; Contractor and Subcontractor Compliance Worksheet; Quarterly Progress Report; and monthly or bi-weekly correspondence with the subrecipient or assigned City of Salinas Construction Inspector. Additionally, the City continues to review the previously developed standard CDBG-Bid Specification Package that includes all applicable federal forms and provisions to ensure all forms and data are current. During the reporting period, staff reviewed the draft bids and specification for the Cesar Chavez Park Improvements (#9023) and made updates as needed. The City will continue to assess current process and research better methods for ensuring compliance with all federal provisions. Currently, the established process continues to significantly reduce the amount of staff time previously required to achieve compliance.

As previously reported, Labor compliance in Capital Improvement Projects continues to be a high priority. The PW Labor Compliance Officer continues to increase her knowledge regarding the Federal labor compliance regulations and continues to attend State and Federal Labor Compliance trainings.

Appendix C: Alisal Neighborhood Revitalization Strategy Area

Alisal Neighborhood
Revitalization Strategy Area

City of Salinas
Community and Economic Development Department

SALINAS
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ACKNOWLEDGEMENTS

Mayor Joe Gunter
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Jose Castaneda, Councilmember
Kimbley Craig, Councilmember
Gloria De La Rosa, Councilmember
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Communities Organized for Relational Power in Action (COPA)

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Alisal Neighborhood Revitalization Strategy Area

Background

The Alisal Homeownership and Neighborhood Revitalization Strategy (Alisal HNR Strategy) was first established in 1993 as supplement to prior community-based planning initiatives developed to improve safety, economic, and housing conditions for residents in the Alisal area of Salinas.

Why a Neighborhood Revitalization Strategy Area (NRSA)?

Under the Community Development Block Grant (CDBG) program, the U.S. Department of Housing and Urban Development (HUD) offers a special tool to deliver focused revitalization activities through the Neighborhood Revitalization Strategy Area (NRSA) regulations. Typically, expenditure of CDBG funds must meet strict eligibility and recordkeeping requirements. Communities with approved NRSAs are offered enhanced flexibility in undertaking economic development, housing, and public service activities with CDBG funds within the NRSAs. This flexibility is designed to promote innovative programs in economically disadvantaged areas of the community.

Areas of Enhanced Regulatory Flexibility

A key flexibility offered by the NRSA designation is the ability to qualify activities for CDBG funds using area-wide benefit. Specifically:

- The City may classify job creation or retention efforts focused on the targeted neighborhood as meeting the Low and Moderate Income (LMI) Area benefit national objective requirements.
    - Businesses that receive such assistance need not track the specific income of newly hired employees to demonstrate LMI benefit.
    - This provision reduces the administrative burden to the business and is intended to provide an incentive to businesses to participate in the community's job creation/retention programs.
- The City is allowed to aggregate housing units for which CDBG funds were obligated during each program year and treat them as a single structure.
    - At least 51 percent of total number of units must be occupied by LMI households. This permits greater flexibility in applying the LMI housing national objective criteria for the housing category, instead of qualifying on a per unit basis.
    - For example, households with incomes slightly above the LMI level may also qualify for rehabilitation assistance to fix up their homes.
    - However, homeownership assistance must only be provided to households that meet the LMI limits.

- Economic development activities carried out in the NRSA may be excluded from the "aggregate public benefit" standards.[1] This reduces recordkeeping requirements. This affords greater flexibility in selecting and implementing economic development activities, and reduces the amount and scope of information that must be collected and documented.
- All public services offered within the NRSA and carried out as part of qualified projects under the NRSA by a Community-Based Development Organization (CBDO) are exempt from the Citywide 15-percent public services "cap" for spending CDBG funds whereby no more than 15 percent of the City's total CDBG grant can be spent on public services. This permits the City to offer a more intensive level of services with the targeted neighborhood, as needed to stimulate revitalization. This flexibility includes job training and other employment related services and as such, it can provide an important foundation for economic opportunity for neighborhood residents.

What Area is Qualified as a NRSA?

In order to be designated as a NRSA, the targeted neighborhood must be a contiguous area and primarily residential. The area must also contain a high percentage of low and moderate income (LMI) households.

Why Update the Alisal NRSA?

The NRSA is required by HUD to be updated periodically to reconfirm eligibility, reflect the changing needs of the neighborhood, and to update the community's strategy and priorities for the area and to adjust the boundaries if necessary and appropriate.

Alisal NRSA Geographic Area

The Alisal NRSA is located in the heart of Salinas, the county seat and largest municipality in Monterey County. With new Census tract and block group boundaries, available housing and demographic data, and opportunities for improvements, the City proposed an expansion of the NRSA area. The updated Alisal NRSA covers approximately 2.6 square miles, or about 11 percent of the whole City. The updated NRSA includes all or portions of nine contiguous Census tracts and 24 block groups. These are:

- Census tract 5.01 block groups 1 and 2
- Census tract 5.02 block groups 1 and 2
- Census tract 6 block groups 1, 2, 3, and 4
- Census tract 7.01 block groups 1, 2, and 3
- Census tract 7.02 block groups 1, 2, and 3
- Census tract 8 block groups 1, 2, and 3

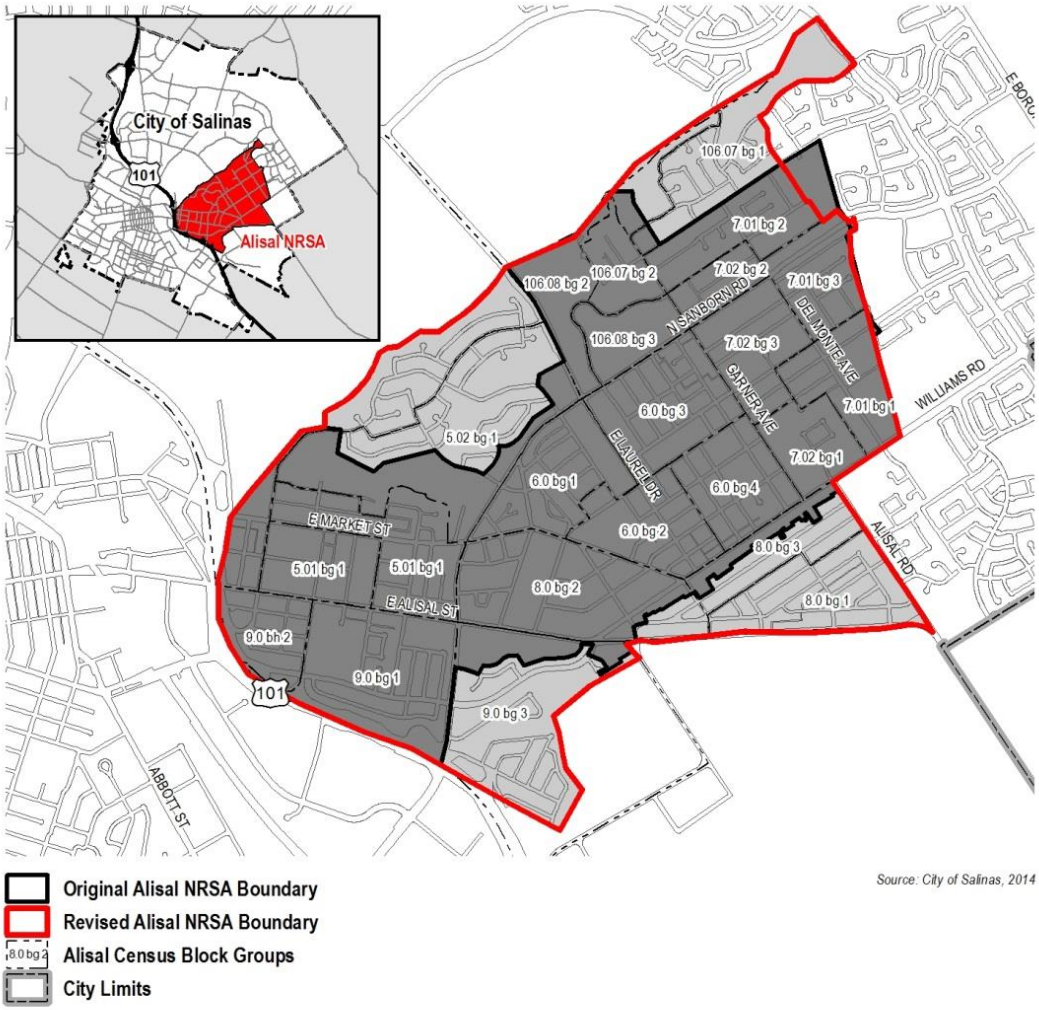
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[1] Public Benefit standards: The CDBG authorizing statute requires that activities qualifying under particular categories of eligibility must meet standards of Public Benefit established by HUD in regulations. Specifically, it requires that an activity carried out under the category of economic development must meet the standards of Public Benefit set forth in 24 CFR 570.482(f). In general, for every $35,000 in CDBG funds expended on economic development activities, at least one full-time equivalent job must be created or retained.

- Census tract 9 block groups 1, 2, and 3
- Census tract 106.07 block groups 1 and 2
- Census tract 106.08 block groups 2 and 3

The Alisal NRSA, located just east of Highway 101, is predominately residential (76 percent), most of which is lower-density residential. Medium-density residential uses are located in the northeastern and southeastern portions of the NRSA. Higher-density uses are located in these areas, as well as along the major corridors such as Williams Road, Sanborn Road, Laurel Drive, and Alisal Street. Commercial and mixed use areas are located along the NRSA's three major corridors (Williams Road, Sanborn Road, and Alisal Street). Figure 1 provides a comparison between the existing and the proposed NRSA boundaries. The expansion is also intended to capture a future opportunity to provide improvements to an existing park that serves primarily Alisal residents.

Figure 1: Comparison between Existing and Proposed NRSA Boundaries



Neighborhood Profile

General Overview

Examination of demographic characteristics provides insight regarding the needs in a community. The Alisal NRSA includes some of the most distressed residential neighborhoods in Salinas and qualifies as a NRSA based on the high percentage of low to moderate income (LMI) residents. The NRSA faces challenges such as inadequate public infrastructure, high levels of unemployment, high levels of poverty, and violent criminal activity. This demographic profile highlights the disparity between the NRSA and the City of Salinas as a whole. Specific findings included in this profile are highlighted below.

- The NRSA had a much higher proportion of large households compared to the City as a whole.
- More than half of residents (62 percent) speak English "less than very well."
- Per capita income in all 24 block groups was lower than the City median per capita income of $17,396.
- Within the Alisal NRSA, a third (33.3 percent) of all residents lives in poverty, a higher proportion than the City overall (21 percent).
- Two of the NRSA's nine census tracts are identified by HUD as racially/ethnically concentrated areas of poverty, and are the only areas in the City to be identified as such.
- Close to half of NRSA residents work in low-paying industries.
- There is a higher proportion of renter households in the NRSA compared to the City as a whole.
- The NRSA's housing stock is older, with more than three-quarters of all housing units (75.7 percent) built before 1979 (36 or more years old).
- In the NRSA, there is a slightly higher incidence of "cost burden" (proportion of income spent on rent or homeownership) compared to all City households.
- Overcrowding is significantly more prevalent in the NRSA compared to the City as a whole. In fact, overcrowding in the NRSA is more than twice the level of overcrowding seen citywide.
- Nineteen of the 22 public housing complexes owned and administered by the Housing Authority of the County of Monterey (HACM) in Salinas are located within the NRSA.
- In 2014, 17 of the 27 homicides in Salinas occurred in the 93905 ZIP code that includes the Alisal NRSA. In 2014, 15 of the 18 homicides occurred in the same area.[2]

[2] Gatlin, Allison. "Agencies Aim to Bolster Public Safety in Alisal". *Salinas Californian*. November 16, 2014.

Low and Moderate Income Areas

HUD CPD Notice 96-01 indicates that the NRSA must be primarily residential and contain a percentage of low and moderate income residents that is equal to the "upper quartile percentage" or 70 percent, whichever is less but, in any event, not less than 51 percent. HUD LMI data indicates that the Alisal area is made up of 72.6 percent low and moderate income residents (compared to the overall average of 53.2 percent for the City of Salinas), which exceeds the low to moderate income requirements of HUD CPD Notice 96-01. The average percentage of LMI residents is above the 51 percent requirement for NRSAs and significantly exceeds the upper quartile percentage for Salinas, which is 67.8 percent. The LMI population by block group for the NRSA is shown in Figure 2 and Table 1. Close to 41 percent of all LMI residents in Salinas live within the Alisal NRSA.

Figure 2: Low and Moderate Income Areas (2014)

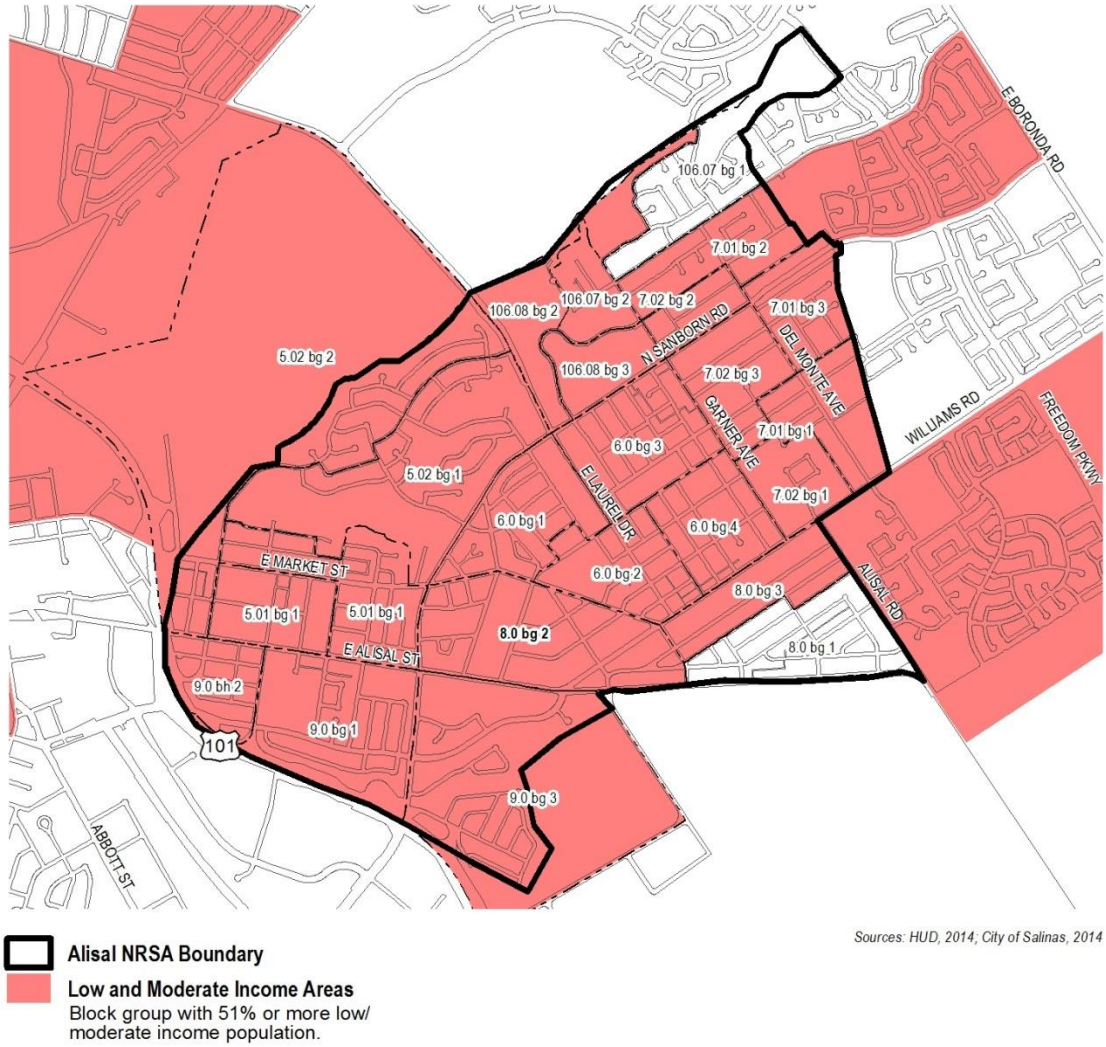


Table 1: Income Characteristics (2009-2013)

Block Group	Low and Moderate Income(LMI) Population	Total Population	% LMI Population	Median Household Income	Median Per Capita Income
Census Tract 5.01, BG 1	1,920	2,065	93.0%	$28,750	$7,726
Census Tract 5.01, BG 2	1,625	1,895	85.8%	$26,211	$8,972
Census Tract 5.02, BG 1	1,520	2,685	56.6%	$54,602	$15,290
Census Tract 5.02, BG 2	1,075	1,550	69.4%	$36,480	$12,305
Census Tract 6, BG 1	1,810	2,325	77.8%	$41,362	$14,449
Census Tract 6, BG 2	1,505	1,925	78.2%	$42,237	$12,094
Census Tract 6, BG 3	1,190	1,485	80.1%	$34,506	$9,631
Census Tract 6, BG 4	765	1,345	56.9%	$46,250	$14,201
Census Tract 7.01, BG 1	1,540	1,710	90.1%	$23,250	$8,018
Census Tract 7.01, BG 2	1,970	2,415	81.6%	$42,417	$9,131
Census Tract 7.01, BG 3	1,635	1,870	87.4%	$26,771	$7,157
Census Tract 7.02, BG 1	1,470	1,940	75.8%	$41,520	$10,028
Census Tract 7.02, BG 2	1,665	1,775	93.8%	$26,875	$5,897
Census Tract 7.02, BG 3	2,120	2,545	83.3%	$33,244	$9,638
Census Tract 8, BG 1	410	1,140	36.0%	$50,703	$16,094
Census Tract 8, BG 2	1,015	1,645	61.7%	$55,521	$13,748
Census Tract 8, BG 3	1,280	1,880	68.1%	$33,938	$12,610
Census Tract 9, BG 1	1,185	1,750	67.7%	$34,492	$11,698
Census Tract 9, BG 2	1,320	1,345	98.1%	$43,226	$10,078
Census Tract 9, BG 3	1,580	2,790	56.6%	$36,953	$14,450
Census Tract 106.07, BG 1	685	2,205	31.1%	$47,212	$12,945
Census Tract 106.07, BG 2	1,940	2,495	77.8%	$37,143	$7,863
Census Tract 106.08, BG 2	900	1,540	58.4%	$38,625	$7,788
Census Tract 106.08, BG 3	705	905	77.9%	$57,277	$9,594
Total NRSA	**32,830**	**45,225**	**72.6%**		
Total City of Salinas	80,310	150,835	53.2%	$49,264	$17,396

Source: U.S Department of Housing and Urban Development (HUD), 2014. American Community Survey, 2009-2013.

Population Profile

Population Growth

Census 2010 data show that 46,736 persons lived in the Alisal NRSA. According to the Census, Salinas' population grew 5.4 percent between 2000 and 2010 but within the NRSA area, there was

almost an 8.8 percent drop in the number of residents.[3] A disproportionate number of low and moderate income residents live in the Alisal NRSA. While NRSA residents made up 31 percent of the City's population, they represented 41 percent of the City's low and moderate income residents. The Alisal NRSA has a very high population density, approximately 17,975 persons per square mile, or more than twice the population density for the City of Salinas (6,500 persons per square mile).

Table 2: Population Growth (2000-2010)

Year	City of Salinas		Alisal NRSA	
	Population	% Change	Population	% Change
2000	142,685	--	51,222	--
2010	150,441	5.4%	46,736	-8.8%

Note: 2000 Census block groups for the Alisal NRSA do not correspond exactly to the updated NRSA boundary. The 2000 block group includes a small residential area that is not included in the 2010 block groups. The drop in population can be seen across the whole area even when the inconsistent block groups are not included.
Source: Bureau of the Census, 2000 and 2010.

Age Composition

In general, Alisal NRSA residents tend to be younger than residents citywide. In 2010, close to 70 percent of the area's residents were between five and 44 years of age (compared with 63.7 citywide). The NRSA also has a significantly lower proportion of older residents (over 55 years of age).

Table 3: Age Distribution (2010)

Age Group	City of Salinas	Alisal NRSA
0 - 4 Years	9.5%	11.9%
5 - 17 Years	21.8%	23.9%
18 - 24 Years	12.0%	13.8%
25 - 44 Years	29.9%	31.8%
45 - 54 Years	11.5%	8.7%
55 - 64 Years	7.8%	5.4%
65+	7.5%	4.5%
Total	100%	100%

Source: Bureau of the Census, 2010.

[3] The exact reasons for the drop in population cannot be determined. However, possible explanations may be related to undercounting in the Census due to people living in illegal arrangements such as converted garages, or multiple families/individuals living together to save on housing costs but did not participate in the Census as part of the household.

Race and Ethnicity

Similar to the City, Alisal residents are predominately Hispanic. While three quarters of the City's population is Hispanic, almost all (95 percent) of Alisal residents are Hispanic. The most striking difference between the racial and ethnic makeup of the City and the NRSA is among White and Asian residents (Table 4).

Table 4: Race/Ethnicity (2010)

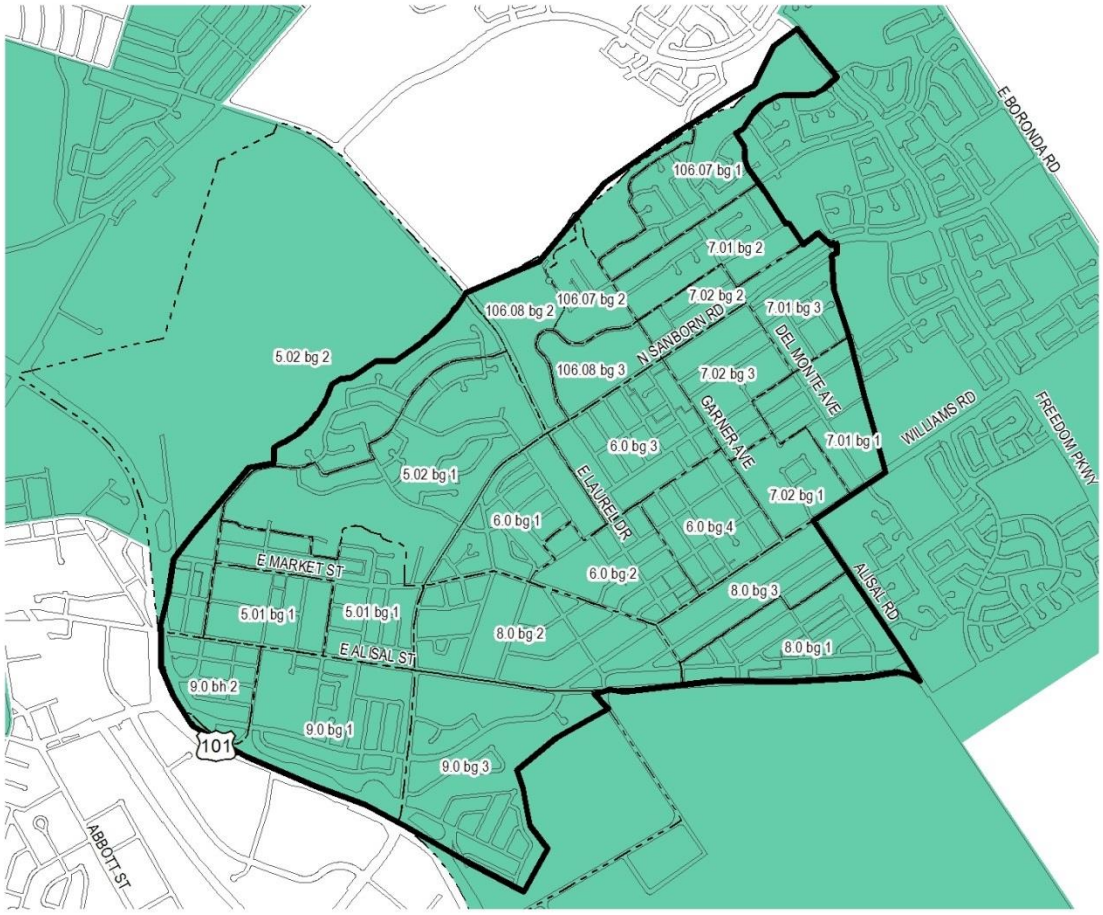
Race/Ethnicity	City of Salinas	Alisal NRSA
Non-Hispanic White	15.5%	3.0%
Black or African American	1.6%	0.3%
Hispanic or Latino	75.0%	95.1%
American Indian or Alaska Native	0.3%	0.1%
Asian/Pacific Islander	6.0%	0.9%
Other	0.1%	0.2%
Two or more races	1.5%	0.3%
Total Population	100%	100%

Source: Bureau of the Census, 2010.

Figure 3 shows concentrations of minority households by Census block group in the NRSA. A "concentration" is defined as a block group whose proportion of minority households is greater than the overall Salinas 2010 minority average of 84.5 percent. As shown on Figure 3, all block groups in the NRSA have a minority population greater than 84.5 percent. In fact, all but one block groups has minority population higher than 95 percent. Race and ethnicity have implications on housing choice in that certain demographic and economic variables correlate with race. For example, some minority groups tend to live in larger households, and minority workers tend to have lower incomes than White residents.

Reflective of the demographics in the area, close to 90 percent of residents over the age of five speak Spanish at home (ACS, 2009-2013) compared with 64 percent of residents citywide. Among Spanish speakers in the Alisal area, 62 percent spoke English "less than very well." Linguistic isolation can hamper access to employment, transportation, medical and social services, voting, and schooling.

Figure 3: Minority Concentration Areas



Sources: Census 2010; City of Salinas, 2014

Alisal NRSA Boundary

Minority Concentration Area
Block groups with a minority population (other than non-Hispanic White) greater than the overall Salinas minority population of 84.5 percent

Household Type and Size

Different household types generally have different housing needs. In the NRSA, households are predominantly families with children. Family households comprise the majority (89 percent) of households in the Alisal NRSA, a higher proportion than the City as a whole (Table 5). Families with children account for close to 70 percent of all households in the area. The percentage of seniors living alone (3.9 percent) is lower compared to all City households (6.4 percent). Over 17 percent of households have at least one elderly (65+ years) member.

Single-parent households often require special consideration and assistance as a result of their greater need for affordable housing, as well as accessible day care, health care, and other supportive services. In the Alisal NRSA, 22.7 percent of families with children were headed by single parents.

Table 5: Household Type (2010)

Household Type	Alisal NRSA	City of Salinas
Families	89.0%	78.0%
Families with Children	69.7%	46.0%
Married Families With Children	47.0%	31.5%
Male Headed Families with Children	8.5%	4.5%
Female Headed Families with Children	14.2%	10.1%
Non Family Households	11.0%	22.0%
Senior Living Alone	3.9%	6.4%
Households with Elderly (65+ years) Members	17.3%	20.4%

Source: Bureau of the Census, 2010.

The majority (52.3 percent) of households in the NRSA include five or more members. Households with five or more members are considered large households. These households are usually families with two or more children or families with extended family members such as in-laws or grandparents. It can also include multiple families living in one housing unit in order to save on housing costs. Large households face more limited housing options as adequately sized, affordable housing units are often limited. To save for necessities such as food, clothing, and medical care, lower- and moderate-income large households may reside in smaller units, resulting in overcrowding. The NRSA had a much higher proportion of large households compared with the City (30.4 percent).

Table 6: Household Size (2010)

	Alisal NRSA			City of Salinas		
HH Size	Owner-Occupied HHs	Renter-Occupied HHs	All HHs	Owner-Occupied HHs	Renter-Occupied HHs	All HHs
1 - 2 Person HHs	26.7%	13.6%	17.8%	40.7%	35.0%	37.6%
3 - 4 Person HHs	26.1%	31.7%	29.9%	31.5%	32.4%	32.0%
5+ Person HHs	47.2%	54.7%	52.3%	27.8%	32.6%	30.4%

Source: Source: Bureau of the Census, 2010.

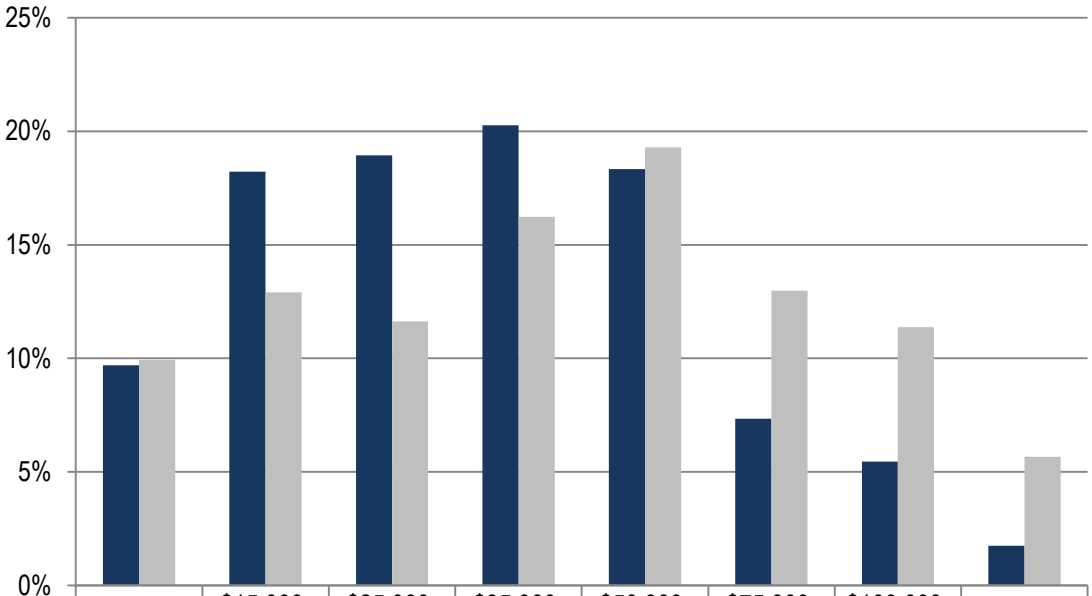
Income and Labor Force Profile

Income Distribution

The median income in Salinas in 2013 ($49,264) was 17 percent lower than the County median income of $59,168. In the Alisal NRSA, only four of the 24 block groups had a higher median household income than the City. More than half of all NRSA block groups had median household incomes under $40,000. Median income in the NRSA ranged from a low of $23,250 (tract 7.01 block group 1) to a high of $57,277 (tract 106.08 block group 3) (Table 1). Per capita income in all 24 block groups was lower than the City median per capita income of $17,396 (Table 1).

Figure 4 shows that the distribution of income in the NRSA is skewed toward the lower end. The NRSA has a higher proportion of households earning under $50,000 and a lower proportion of households earning over $50,000.

Figure 4: Income Distribution



	<$15,000	$15,000-24,999	$25,000-$34,999	$35,000-$49,999	$50,000-$74,999	$75,000-$99,999	$100,000-$149,999	>$150,000
Alisal NRSA	9.7%	18.2%	18.9%	20.3%	18.3%	7.3%	5.5%	1.7%
Salinas	9.9%	12.9%	11.6%	16.2%	19.3%	13.0%	11.4%	5.7%

Source: American Community Survey 2009-2013

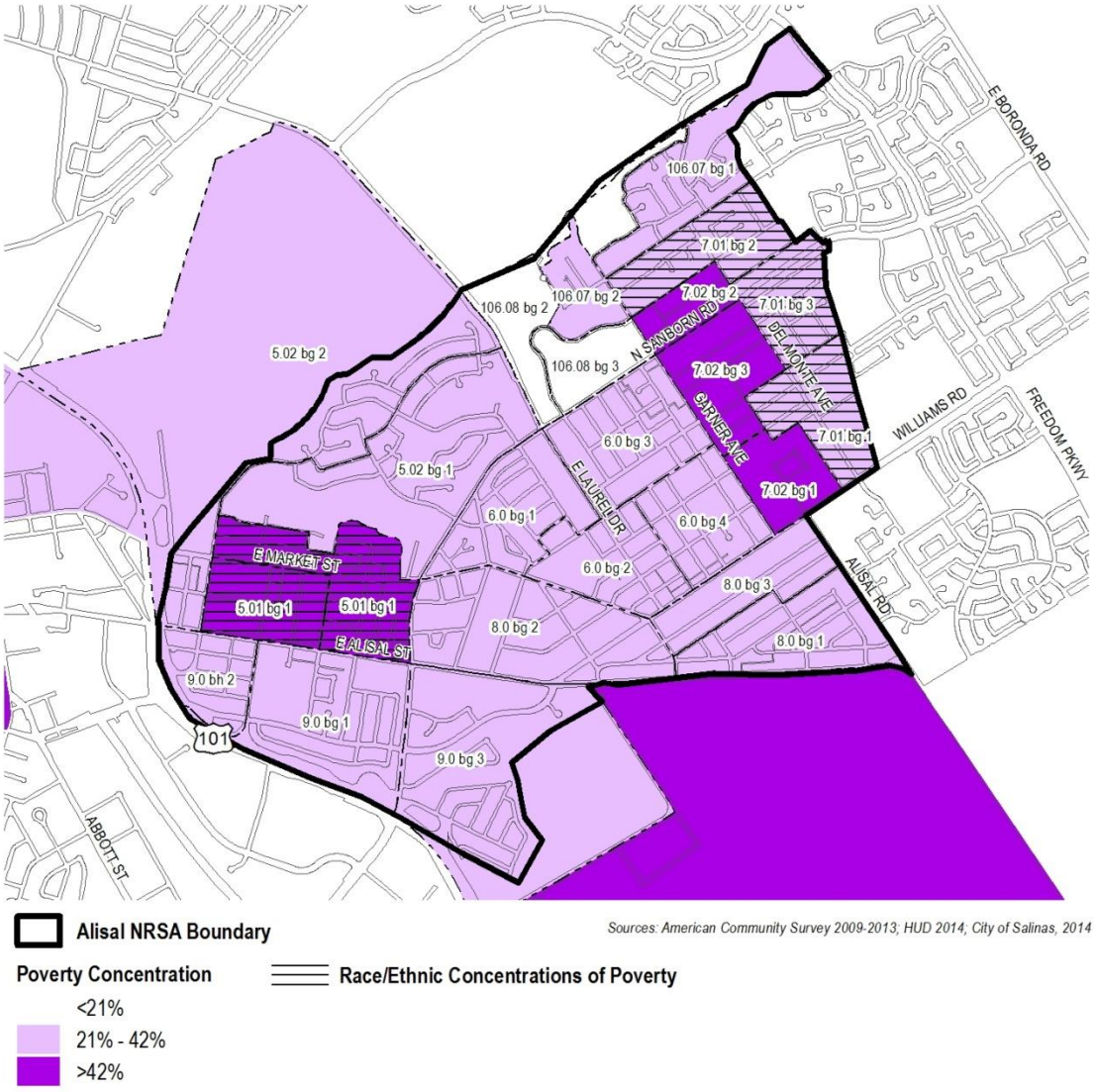
Poverty

In Salinas, 21 percent of residents were found to be living below the poverty level (according to 2009-2013 ACS data). In the Alisal NRSA, a third (33.3 percent) of all residents were living in poverty. In two areas of the NRSA, the proportion of residents living in poverty was twice the proportion citywide (21 percent). Identifying concentrations of poverty is important, as research indicates that this concentration of poverty can result in higher crime rates, underperforming public schools, and poor housing and health conditions, as well as limited access to private services and job opportunities. The consequences of poverty are particularly harmful to children. Children who grow

up in densely poor neighborhoods and attend low income (and/or nonperforming) schools face many barriers to academic and occupational achievement.

In an effort to identify racially/ethnically concentrated areas of poverty (RECAPs), HUD has identified census tracts with a majority non-White population (greater than 50 percent) and has a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area (in 2010), whichever threshold is lower. In the City of Salinas, the two RECAPs identified by HUD are located within the Alisal NRSA. Specifically, census tracts 5.01 and 7.01 are identified as RECAPs (see Figure 5).

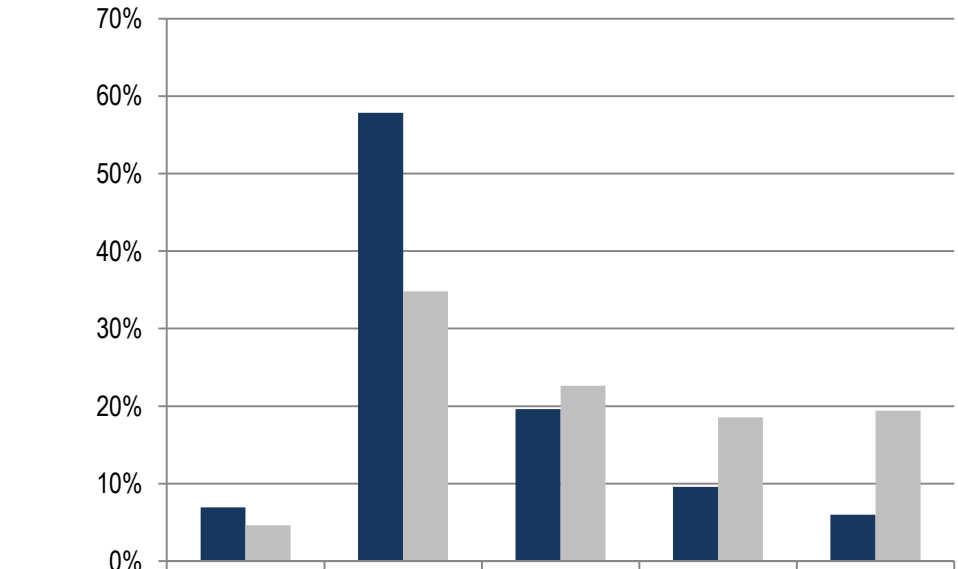
Figure 5: Poverty Concentration



Educational Attainment

Low educational attainment may be a key contributor to low earnings for residents in the NRSA. Figure 6 shows that in the Alisal NRSA, close to 65 percent of residents (over the age of 25) have less than a high school degree. This proportion is very high in comparison with residents citywide (39.4 percent with less than a high school degree). The proportion of residents with college degrees in the NRSA is three times less that at the City level.

Figure 6: Educational Attainment



	No Schooling	Up to 12 grade (No Diploma)	High School Diploma (or equivalent)	Some College	College Degree
Alisal NRSA	6.9%	57.8%	19.6%	9.6%	6.0%
Salinas	4.6%	34.8%	22.6%	18.5%	19.4%

Source: American Community Survey, 2009-2013.

Employment

Table 7 shows the distribution of employment among different industries and median earnings within the City of Salinas and the NRSA. Census data confirm that Salinas' economy is centered on agriculture, healthcare, and education. Over 40 percent of employed residents within the NRSA worked in the agriculture industry in 2013 and nine percent worked in retail jobs, both industries that typically offer lower compensation and benefits. This is a significant fact as this indicates that close to half of NRSA residents work in low-paying industries with limited or no benefits. In addition, 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. The proportion of NRSA residents employed in the three industries with the highest earnings (public administration, finance and insurance and real estate and rental and leasing, and information) is significantly lower compared to the proportion citywide.

ACS 2009-2013 data indicate that within the NRSA, 14.8 percent of persons in the civilian labor force were unemployed. The proportion of unemployed NRSA residents was higher compared to the City (11.6 percent), County (11 percent), and State (11.5 percent) during the same time period.

Table 7: Industry and Earnings (2009-2013)

Industry	Percent of Total Employment		City Median Earnings
	City of Salinas	Alisal NRSA	
Agriculture, Forestry, Fishing/Hunting, and Mining	21.1%	41.5%	$16,612
Construction	5.4%	3.8%	$32,019
Manufacturing	5.6%	5.3%	$29,978
Wholesale Trade	3.5%	4.4%	$23,438
Retail Trade	11.1%	9.0%	$20,545
Transportation and Warehousing, and Utilities	4.1%	4.0%	$37,986
Information	1.2%	0.4%	$42,592
Finance and Insurance, and Real Estate/Rental/Leasing	3.2%	1.6%	$44,156
Professional, Scientific, and Management, and Administrative and Waste Management Services	7.8%	7.2%	$25,462
Educational Services, and Health Care/Social Assistance	18.4%	8.8%	$32,326
Arts, Entertainment, Recreation, and Accommodation and Food Services	7.9%	7.7%	$15,122
Other Services, Except Public Administration	5.3%	4.1%	$22,263
Public Administration	5.4%	2.1%	$55,869
Total	100.0%	100.0%	$24,433

Source: American Community Survey, 2009-2013

Housing Profile

Housing Growth

As shown in Table 8, housing growth in the City of Salinas outpaced the County. In the NRSA, however, the number of housing units dropped by just less than one percent between 2000 and 2010. According to the 2010 Census, there were 9,984 housing units in the NRSA, a decrease of about 51 units from 2000.

Table 8: Housing Unit Growth

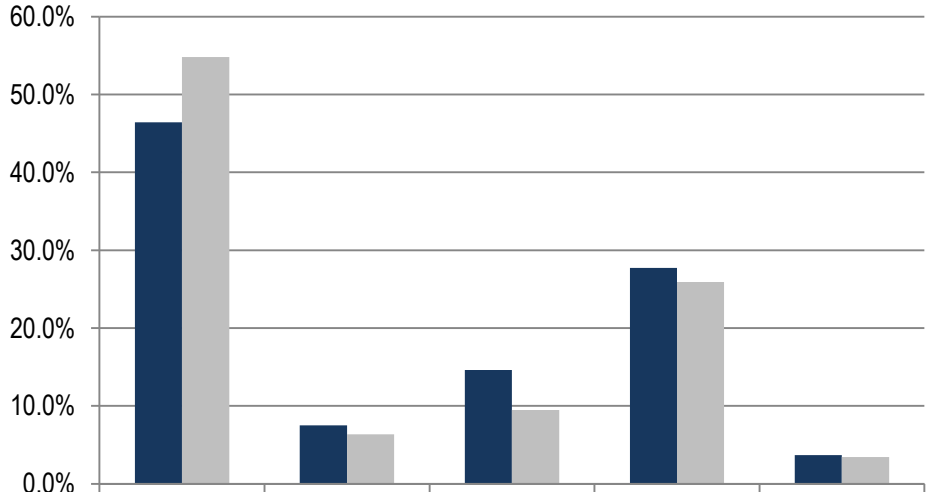
City/County	# of Units 2000	# of Units 2010	% Change 2000 to 2010
Alisal NRSA	9,935	9,884	-0.5%
Salinas	39,659	42,651	7.5%
Monterey County	131,708	139,048	5.6%

Note: 2000 Census block groups for the Alisal NRSA do not correspond exactly to the updated NRSA boundary. The 2000 block group includes a small residential area that is not included in the 2010 block groups. The drop in housing unit growth can be seen across the whole area even when the inconsistent block groups are not included.
Sources: Bureau of the Census, 2000 and 2010 Census

Housing Stock Characteristics

The housing stock in Salinas includes three categories: single-family dwelling units, multi-family dwelling units, and other types of units such as mobile homes. Single-family detached units comprise a substantial majority of the NRSA's housing stock (46.4 percent) followed by multi-family developments with five or more units (Figure 7). Compared to the City, the NRSA has more multi-family housing. Correspondingly, there is a higher proportion of renter-households in the NRSA compared to the City as a whole. According to ACS, in the NRSA, 67.6 percent of households were renter-occupied and 32.4 percent of households were owner-occupied (compared to 45.1 percent and 54.9 percent, respectively, in the City of Salinas). Citywide, a substantial income and housing disparity exists between owner- and renter-households. HUD data indicate that Salinas renters are more likely to be lower and moderate income and are more likely to experience housing problems such as cost burden and substandard housing conditions.

Figure 7: Housing Unit Type (2009-2013)



	Single Unit Detached	Single Unit Attached	Multi Family 2 - 4 Units	Multi Family 5+ Units	Mobile Homes
Alisal NRSA	46.4%	7.5%	14.6%	27.7%	3.7%
City of Salinas	54.8%	6.4%	9.5%	25.9%	3.5%

Source: American Community Survey, 2009-2013

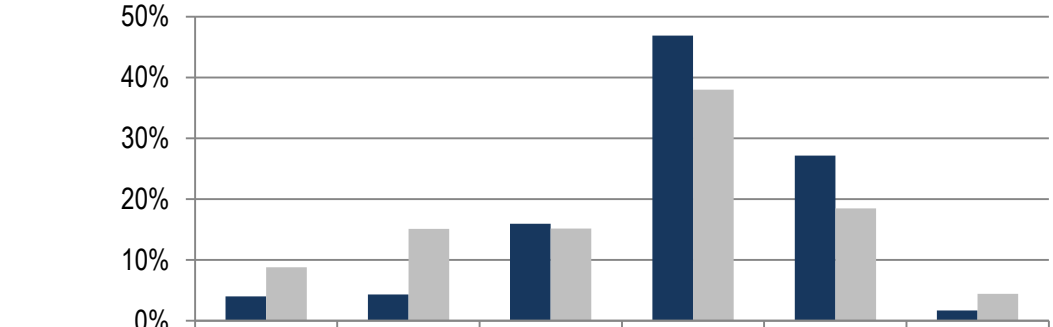
Housing Age and Conditions

Housing age can indicate general housing conditions within a community. Housing is subject to gradual deterioration over time. Deteriorating housing can depress neighboring property values, discourage reinvestment, and eventually impact the quality of life in a neighborhood. In general, most homes begin to require major repairs or have significant rehabilitation needs at 30 or 40 years of age. Furthermore, housing units constructed prior to 1979 are more likely to contain lead-based paint.

The housing stock in the NRSA is considered older, with more than three-quarters of all housing units (75.7 percent) built before 1979 (36 or more years old) (Figure 8). The median year built for all units in the City was 1975. In comparison, the median year built for units in more than 70 percent of block groups in the NRSA was older than the citywide median (1975). In general, residential areas

in the northern part of the NRSA, north of Sanborn Road, tend to be newer, with a median year built that ranged from 1976 (39 years old) to 1983 (32 years old). Given the age of the housing stock, housing rehabilitation needs in the Alisal neighborhood can be expected to increase substantially in the upcoming decade.

Figure 8: Housing Unit Age (2009-2013)



	2000 or Later	1990-1999	1980-1989	1960-1979	1940-1959	1939 or Earlier
Alisal NRSA	4.0%	4.3%	15.9%	46.9%	27.1%	1.7%
City of Salinas	8.8%	15.1%	15.2%	38.0%	18.5%	4.5%

Source: American Community Survey, 2009-2013

Housing Cost

The Salinas Metropolitan Statistical Area (MSA) ranks as the fifth least affordable region in the United States in 2014. In 2014 (third quarter), only 16.7 percent of the homes sold in the Salinas MSA were affordable to a family earning the area's median income.[4] The City of Salinas itself also ranked as the third worst place in the country for first-time homebuyers.[5] According to the Zillow website, the median home value (as of January 2015) in the 93905 ZIP code (which includes the NRSA) is $278,200 (compared to $359,000 for the City of Salinas). Home values in the 93905 ZIP code have increased 17.5 percent over the past year. The median price of homes currently listed in the 93905 ZIP code is $339,900, while the median price of homes that sold is $328,529. The median rent price in the ZIP code 93905 is $1,600, which is higher than the Salinas median of $1,276.

Housing Problems

Cost Burden

According to the federal government, when a household spends more than 30 percent of its income on housing, that household is considered cost burdened. A cost burden of 30 to 50 percent is considered moderate; payment in excess of 50 percent of income is considered a severe cost burden. Cost burden is an important housing issue because paying too much for housing leaves less money available for basics such as food and living expenses as well as for emergency expenditures. Housing cost burden typically is linked to income levels. The lower the income, the larger

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

[5] 2014's Best and Worst Cities for First-Time Home Buyers. WalletHub.com.

percentage of a household's income is allotted to housing costs. Cost burden by low income households tends to occur when housing costs increase faster than income. In the NRSA, there is a slightly higher incidence of cost burden compared to all City households. Cost burden in the NRSA, and Citywide, was more prevalent for renter-households. A third of renter-households in the NRSA use 30 to 50 percent of their income for housing costs, and 30 percent of NRSA households use more than half of their income to pay for housing.

Table 9: Housing Cost Burden (2009-2013)

Household	Cost Burden (30 – 50%)	Severe Cost Burden (50%+)
Alisal NRSA Households		
Owner-Occupied	22.0%	19.1%
Renter-Occupied	33.5%	29.8%
All Households	30.0%	26.6%
All City Households		
Owner-Occupied	25.1%	18.4%
Renter-Occupied	30.9%	27.8%
All Households	28.4%	23.7%

Source: American Community Survey, 2009-2013

Overcrowding

According to State and federal guidelines, an overcrowded housing unit is defined as a unit with more than one person per room, including dining and living rooms but excluding bathrooms, kitchens, hallways, and porches. Severe overcrowding is described as households with more than 1.5 persons per room. Household overcrowding is reflective of various living situations: 1) a family lives in a home that is too small; 2) a family chooses to house extended family members; or 3) unrelated individuals or families are doubling up to afford housing. However, cultural differences also contribute to the overcrowded conditions since some cultures tend to have larger households and have a range of attitudes about intergenerational living and preventing street homelessness by sharing home spaces, no matter how small. Also, recently arrived immigrants may stay with relatives on a temporary basis until they get established.

Approximately 36.6 percent of all households in the Alisal NRSA were overcrowded and 12.2 percent were severely overcrowded. Overcrowding is significantly more prevalent among renter-households than owner-households (Table 10). Overcrowding is significantly more prevalent in the NRSA compared to the City as a whole. In fact, overcrowding in the NRSA is more than twice the level of overcrowding seen citywide.

Table 10: Overcrowding (2009-2013)

Area	Overcrowded (1+ occupants per room)			Severely Overcrowded (1.5+ occupants per room)		
	Renter	Owner	Total	Renter	Owner	Total
Alisal NRSA	44.8%	17.9%	36.6%	14.6%	6.8%	12.2%
City of Salinas	23.5%	9.6%	17.5%	7.2%	2.4%	5.1%

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

Assisted Housing

The Housing Authority of the County of Monterey (HACM) owns and administers 22 public housing complexes (372 units) in Salinas, most of which are located within the NRSA. As of 2015, there were 19 housing developments with a total of 202 units in the NRSA.

Housing developments utilizing federal, State, and/or local programs—including State and local bond programs, Low-Income Housing Tax Credits (LIHTC), density bonus, or direct assistance programs—are often restricted for use as low-income housing and provide another source of affordable housing. A number of developments located within the NRSA have been identified where some or all of the units are affordable for low to moderate income households. Together, these projects provide 390 units of affordable housing.

Table 11: Affordable and Public Housing in the Alisal NRSA

Name	Address	Funding Source	Total Units
Non-Public Housing Affordable Development			
Jardines Del Monte	1253 Del Monte Avenue	HOME, SRA, Inclusionary	11
La Gloria Apartments	539 E. Market Street	HOME, SRA, Inclusionary, Density Bonus	22
Las Casas de Madera	510 East Market Street	CDBG, Salinas Housing Trust Fund	75
Loma El Paraiso	541 Roosevelt Street	CDBG	43
Los Abuelitos Senior Apartments	528 East Market Street	Low Income Housing Tax Credit	25
Roosevelt Street Townhomes II	504 Roosevelt Street	Low Income Housing Tax Credit	22
Roosevelt Townhomes	522 Roosevelt Street	Low Income Housing Tax Credit	22
Salinas Point (aka Los Padres) Apartments	1260 John Street	HOME, SRA	164
Wesley Oaks	138 Carr Ave	HOME, Salinas Housing Trust Fund, Inclusionary	6
Public Housing Development (HACM)			
Del Monte Manor	1415 Del Monte Avenue	Public Housing	44
Del Monte Townhomes	1259 Del Monte Avenue	Public Housing	17
Scattered Site	1011 E. Laurel Drive	Public Housing	15

Table 11: Affordable and Public Housing in the Alisal NRSA

Name	Address	Funding Source	Total Units
Scattered Site	1029 Rider Avenue	Public Housing	4
Scattered Site	1111 Alamo Way	Public Housing	2
Scattered Site	1112 Alamo Way	Public Housing	4
Scattered Site	1062 N. Sanborn Road	Public Housing	10
Scattered Site	540 Williams Road	Public Housing	3
Scattered Site	312 Williams Road	Public Housing	3
Scattered Site	737 Mae Avenue	Public Housing	4
Scattered Site	1113 D Street	Public Housing	6
Scattered Site	24 N. Wood Street	Public Housing	4
Scattered Site	775 Elkington Avenue	Public Housing	6
Scattered Site	780 Elkington Avenue	Public Housing	7
Scattered Site	1012 N. Sanborn Road	Public Housing	11
Rider Manor	1030 Rider Avenue	Public Housing	18
Sanborn Arms	1058 N. Sanborn Road	Public Housing	16
Sanborn Estates	1025 N. Sanborn Road	Public Housing	14
Sanborn Plaza	1039 N. Sanborn Road	Public Housing	14

Sources: HACM; AMBAG Data Package for Housing Element Update; City of Salinas Housing Division.

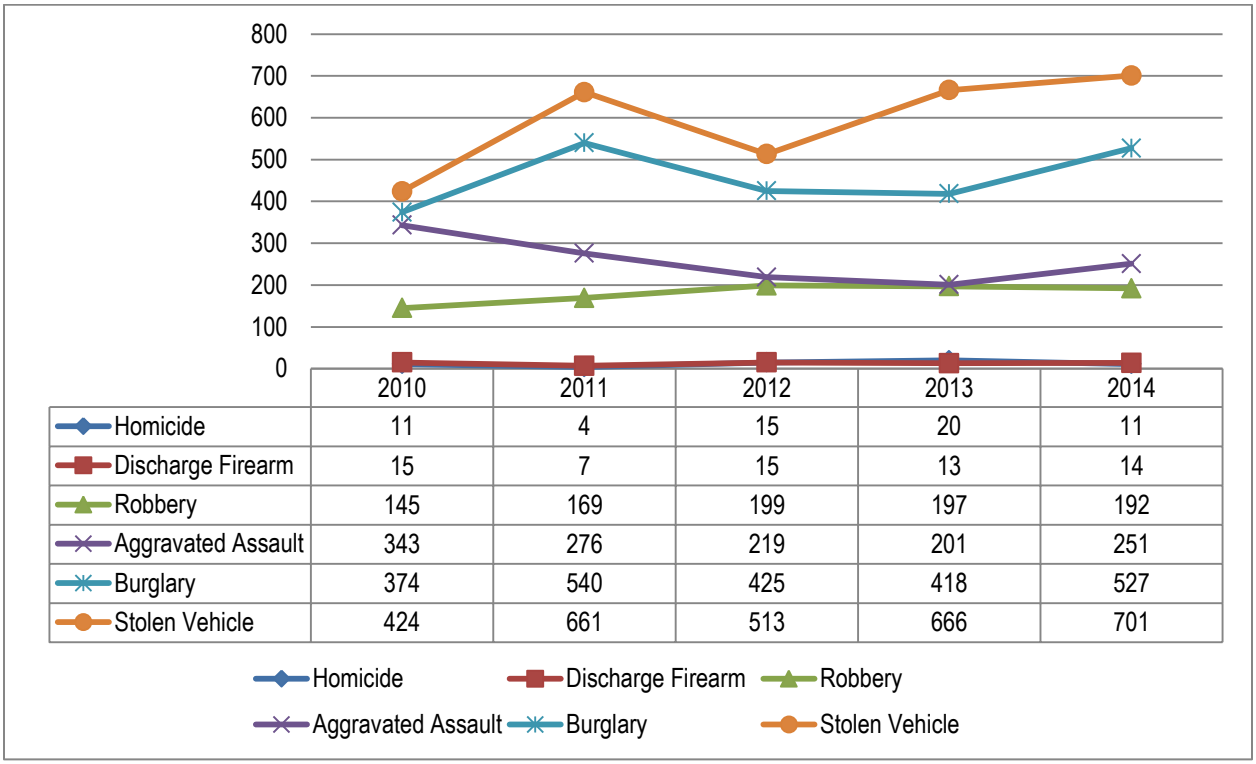
Public Safety

An issue of continued concern within the Alisal NRSA is crime and violence. In 2014, 11 of the 27 homicides in Salinas occurred in the Alisal NRSA. While the number of violent crimes in the area has generally remained at the same level, the number of economic crimes (burglary, auto theft, and robbery) is trending upward (Figure 9).

According to local law enforcement, Monterey County has an estimated 5,000 certified and affiliated gang members, with approximately 3,000 of them living in the City of Salinas. There are approximately 71 gangs countywide, with 16 street gangs and two prison gangs in Salinas. Monterey County has two California State Prisons: the Salinas Valley State Prison and the Correctional Training Facility. Both are approximately 30 miles south of Salinas, which contributes to local gang problems. Gang associates and family members often move to cities like Salinas to be close to incarcerated gang members. This has led to multigenerational and intergenerational sibling gang members in communities such as East Salinas (Alisal). [6]

[6] Community Alliance for Safety and Peace. "Salinas Comprehensive Strategy for Community-wide Violence Reduction 2013-2018."

Figure 9: Crime Statistics (2010-2014)



	2010	2011	2012	2013	2014
Homicide	11	4	15	20	11
Discharge Firearm	15	7	15	13	14
Robbery	145	169	199	197	192
Aggravated Assault	343	276	219	201	251
Burglary	374	540	425	418	527
Stolen Vehicle	424	661	513	666	701

Root causes of crime include social and economic disadvantage (e.g., poverty and poor educational and employment opportunities), unsupportive social environments (e.g., inequality and discrimination, lack of leaders and mentors, under-resourced neighborhoods, and overlooked mental health issues), and unstable family or support networks (e.g., high-conflict, low communication, low trust, and low responsibility and expectations). Neighborhoods with a deficit of educational and economic opportunities often experience higher crime levels and higher incarceration rates, which then lead to fewer opportunities and increased crime. According to one study, a 10 percent decrease in an individual's wages is associated with 10 to 20 percent increase in his or her criminal activity and the likelihood of incarceration.

Furthermore, the City and many nonprofit organizations assist in the prevention, intervention, and the reduction of youth violence by providing youth and parents a number of healthy alternatives to destructive behavior.

Community Outreach

The Alisal NRSA update was conducted in conjunction with a number of the City's planning initiatives:

- FY 2015-FY 2019 Consolidated Plan
- 2015 Analysis of Impediments to Fair Housing Choice
- 2015-2023 Housing Element





An extensive and comprehensive outreach program was implemented to solicit input from Salinas residents. This outreach program included five community workshops, stakeholder interviews, and a housing and community needs survey. The complete summaries of the various outreach methods are included as an appendix to the Consolidated Plan and are not repeated in this report. Survey results that isolate the responses from ZIP Code 93905 are included as Appendix B to this report.

Community Workshops

Two of the community workshops were targeted for residents in the Alisal NRSA:

Alisal Needs
Thursday, Jan. 29, 2015
Maria J. Torres-Gil Community Center
245 Calle Cebu

Housing Policies and Needs
Thursday, Feb. 26, 2015
National Steinbeck Center, 1 Main Street

These meetings were conducted in Spanish with English translation. More than 100 residents and community stakeholders attended the two Alisal workshops.

Comments from Workshop Participants

The following were common themes identified by participants of all five community workshops:

- **Affordable Rental Housing** - Under the Housing priority issue area, affordable rental housing was voted as the top spending priority in every workshop. This result is indicative of the great need for affordable housing in Salinas given the relatively high cost of living in relation to income. This need was also emphasized prominently in the group discussions during all the workshops, as well as the other outreach activities.

- **Emphasis on Youth** – Within the Community Programs category, youth-related programs were voted as a top priority in three of the five workshops. The emphasis on youth development was also evident throughout all outreach activities.
- **Jobs** - Job creation and job training were the top two issues within Economic Development issue area throughout all the workshops. In many of the workshops, residents explained that part of the issue with housing was not only that it was unaffordable but the lack of well-paying jobs made the cost of housing more unbearable.

However, participants at the two workshops targeted for the Alisal neighborhood also identified a few distinct needs:

- **Housing for Large Families in Alisal** - Participants in the Alisal Needs Assessment workshop were the only group that indicated housing for large families as an important housing priority. This trend reflects the small group discussions, during which many residents described overcrowding and high density in the Alisal neighborhood.
- **Health Priorities in Alisal** - For community facilities, residents from Alisal voted health care clinics as their number one community facilities priority. Access to healthy foods and health care services were voted as the second and third top spending priorities for community programs. These results indicate that improved health conditions are an important priority for Alisal residents.
- **Lighting for Safety** - Finally, lighting improvements came in as a number one neighborhood improvement priority in both of the Spanish-language workshops, suggesting that residents from Alisal in particular have street lighting concerns.

How to Invest Your HUD Dollars?

As part of the workshops, participants were asked to each invest their "HUD bucks" on a range of housing and community development needs. Based on this exercise, participants' investment preferences were summarized in Table 12.

Table 12: Investment Priorities by Workshop Participants

Category	Top 3 Needs in Category	Percent of Investment within Category
Housing	Affordable Rental Housing	28.2%
	Senior Housing	14.0%
	Homeownership Assistance	13.6%
Community Facilities	Health Care Clinics	13.1%
	Youth Centers	11.8%
	Parks and Recreation	11.3%
Community Programs	Youth Programs	10.7%
	Crime Prevention Programs	9.0%
	Emergency Rental/Utility Assistance	8.8%
Economic Development	Job Creation	36.8%
	Job Training	26.8%
	Small Business Loans	12.1%

Table 12: Investment Priorities by Workshop Participants

Category	Top 3 Needs in Category	Percent of Investment within Category
Neighborhood Improvements	Lighting Improvements	17.6%
	Road Improvements	13.9%
	Water/Sewer Improvements	12.2%

When looking at the various needs across the categories, the top ten needs are:

1. Affordable Rental Housing
2. Job Creation
3. Health Care Clinics
4. Youth Programs
5. Youth Centers
6. Parks and Recreation
7. Senior Housing
8. Homeless Shelters
9. Homeownership Assistance
10. Crime Prevention Program

Survey Results

A total of 362 people responded to the housing and community needs survey. While the survey did not specifically asked respondents for their address, ZIP Code information was requested. Among the respondents, 87 came from ZIP Code 93905, which encompasses mostly the East Salinas area. The majority of respondents from this ZIP Code were Latino (75 percent) and 60 percent were renters. With regard to household characteristics, the following were reported:

- 37 percent included children under the age of 12
- 32 percent included farmworkers
- 29 percent were single-parent households
- 28 percent included elderly members
- 21 percent were female-headed households
- 15 percent included extended family members
- 12 percent included disabled family members

Table 13 summarizes the responses from ZIP Code 93905.

Table 13: Priority Needs Identified by Survey Respondents (ZIP Code 93905)

Category	Top 3 Needs in Category
Housing	Affordable Rental Housing
	Housing for Large Families
	Permanent Supportive Housing for the Homeless
Community Facilities	Youth Centers
	Homeless Shelters
	Child Care Centers
Community Programs	Youth Programs
	Neighborhood Cleanups
	Homeless Services
Economic Development	Job Training
	Job Creation
	Store-Front Improvement
Neighborhood Improvements	Road Improvements
	Sidewalk Improvements
	Lighting Improvements

When looking at the various needs across the categories from the survey respondents, the top ten needs are:

1. Youth Programs and Activities
2. Neighborhood Cleanups
3. Youth Centers
4. Homeless Services
5. Homeless Shelters
6. Crime Prevention
7. Affordable Rental Housing
8. Lighting Improvements
9. Road Improvements
10. Child Care Centers

Stakeholder Interviews

A total 18 agencies and organizations participated in the stakeholder interviews. While the interviews were primarily for citywide issues. Some comments were particularly relevant to the Alisal neighborhood:

- Concentration of affordable housing in the area due to lower land costs. The City should work to de-concentrate affordable housing in the community.
- Overcrowding is a substantial and important issue to address. It was suggested that the City should encourage secondary units and to legalize unpermitted units.
- Affordable child care through the Family Friend & Neighbor model.

Strategies and Objectives

In establishing the strategies and objectives for the Alisal NRSA, several factors are considered:

- This document provides guidance primarily for the use of CDBG funds;
- The strategies and objectives must be realistic relative to the level of funding available; and
- Programs and activities must be consistent with the Council goals and CDBG regulations.

Alisal residents would continue to be eligible to participate in programs that are offered citywide. In addition, this updated strategy for the Alisal NRSA is designed to take full advantage of the benefits afforded by the NRSA designation. The NRSA will be implemented through the Consolidated Plan Annual Action Plan process. Upon the close of each program year, the City will provide a summary of progress in implementing the Consolidated Plan, including the NRSA. In response to the housing market conditions and issues/concerns voiced by Alisal residents, the City has identified the following strategies for the Alisal area:

Public Services

Support local nonprofit organizations to establish CBDO status to provide public services focused in the Alisal NRSA.

The CDBG program limits the expenditure of CDBG funds on public services to 15 percent of the City's total annual allocation. However, a Community-Based Development Organization (CBDO) working in a NRSA is exempt from this 15 percent cap. In order to qualify as a CBDO, an organization must have the following characteristics:

- Is organized under State or local law to engage in community development activities in a specific geographic area within the community;
- Has as its primary purpose the improvement of the physical, social, economic environment of its service area by addressing one or more critical problems in the area, with particular attention to the needs of LMI persons;
- If a for-profit organization, the profits to shareholders or members are incidental to its operations;
- The governing body's membership consists of 51 percent LMI residents of its service area or owners or officers of entities located in the service area or representatives of LMI organizations in the service area;
- Is not an agency or instrumentality of the grantee (City), and no more than one-third of the board is elected or appointed public officials or employees of the grantee; and
- The governing body is nominated by the general membership of the organization.

Objectives, Milestones, and Performance Measures:

- Engage in capacity-building activities to identify entities that can be organized as CBDO to provide services targeted for the Alisal NRSA, with the objective of establishing at least one CBDO by 2017.

- Once CBDO(s) are organized, set aside CDBG funding for public services, especially youth and employment training services, with the objective of beginning setting aside additional CDBG Public Service dollars in Fiscal Year (FY) 2017.
- Between FY 2017 and FY 2019, provide additional CDBG Public Service dollars to assist 920 Alisal residents.

Residential Rehabilitation

Provide rehabilitation assistance to LMI and median income households in the Alisal NRSA.

Under the general CDBG program, using CDBG funds to provide housing rehabilitation assistance to individual households must meet the strict LMI requirements. Households must have incomes at or below 80 percent of the Area Median Income (AMI) to qualify for assistance. Households with income exceeding this LMI level, even slightly, are typically not eligible. However, within the NRSA, households assisted are aggregated in a manner that as long as 51 percent of the households assisted during a program year meet the LMI requirements, the program can benefit some households with slightly higher incomes. This is especially important for ownership housing rehabilitation assistance. Citywide, only 28 percent of the existing homeowners are LMI and many households that earn below the median income within the Alisal neighborhood would also benefit for rehabilitation assistance. Therefore, the City would consider expanding the housing rehabilitation programs within the Alisal NRSA to benefit some households with incomes below the AMI (i.e., extending assistance to median income homeowners that earn between 81 and 100 percent of the AMI.

Objectives, Milestones, and Performance Measures:

- Raise the qualifying income level for rehabilitation assistance to 100 percent of the AMI by 2016.
- Expand marketing of housing rehabilitation assistance with the objective of assisting to 10 households over five years. This equates to 25 percent of the City's overall goal of housing rehabilitation loan assistance for the entire City. Overall, the households to be assisted should be primarily LMI with the flexibility of assistance a limited number of median income households.
- Promote accessibility grants.

Economic Development

Provide economic development activities in the Alisal NRSA.

The City will develop new economic development programs targeted for the Alisal NRSA. Specifically, two programs would be considered.

1. Micro Business Assistance

Financial assistance between $5,000 and $10,000 may be provided to micro businesses (with five or fewer employees). Eligible activities include:

- Grants, loans, loan guarantees and other forms of financial support, for the establishment, stabilization, and expansion of micro businesses. Typical uses include purchase of new equipment or restocking of inventory. Other uses may also include obtaining the proper training and licensing required to operate a small home care center in order to expand affordable child care services in the area.
- Technical assistance, advice, and business services to owners of micro businesses; and
- General support to micro business owners, including child care, transportation, counseling and peer support groups.

2. Commercial Rehabilitation Assistance

This program would provide loans up to $30,000 to business owners or property owners to address code compliance, tenant improvements, exterior improvements, etc.

Objectives, Milestones, and Performance Measures:

- Develop new programs by 2019.
- Marketing new programs with the objective of assisting four businesses in the Alisal NRSA in FY 2019.

Neighborhood Improvements

Pursue public facility and infrastructure improvements in the Alisal NRSA.

Through the Capital Improvement Program, the City will undertake a range of community facility and infrastructure improvements in the Alisal NRSA, including parks and recreational facilities, streetlight installation, sidewalk improvements, etc. The selection of improvement projects should be consistent with the City's various planning efforts, including the Bikeway Master Plan, and the Salinas Urban Greening Plan.

The City purchased 1081 Buckhorn Drive with HUD Economic Development Initiatives (EDI) funds with the specific objective to develop a child care center. While this 0.8-acre property is located immediately outside of the Alisal NRSA, it is expected that this child care center would primarily serve Alisal residents.

Objectives, Milestones, and Performance Measures:

- Pursue public facility and infrastructure improvements in the Alisal NRSA with the objective of completing one improvement project between FY 2015 and FY 2019.
- Pursue the development of a new child care center at 1081 Buckhorn Drive, partnering with a nonprofit organization, by FY 2019.

Appendix A: Acronyms Guide

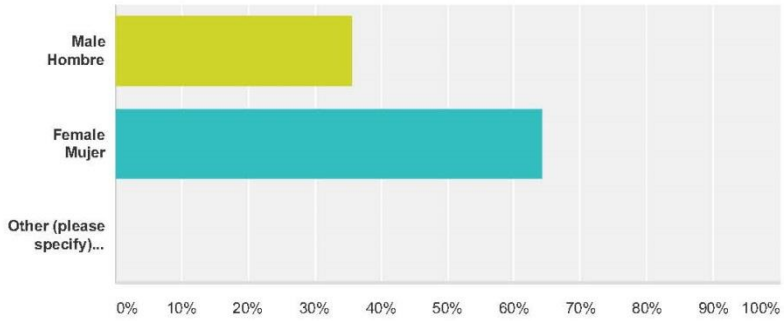
AMI	Area Median Income
ACS	American Community Survey
CBDO	Community Based Development Organization
CDBG	Community Development Block Grant
CPD	Community and Planning Development
HACM	Housing Authority of the County of Monterey
HOME	HOME Investment Partnerships Grant
HUD	Housing and Urban Development (U.S. Department)
LMI	Low and Moderate Income
MSA	Metropolitan Statistical Area
NRSA	Neighborhood Revitalization Strategy Area
SRA	Successor Redevelopment Agency

Appendix B: Survey Responses (ZIP Code 93905)

Salinas Housing and Community Needs Assessment SurveyEncuesta Sobre las Necesidades de Vivienda y del Desarrollo Comunitario de Salinas

Q1 What is your sex/gender? ¿Que es su sexo/género?

Answered: 84 Skipped: 3

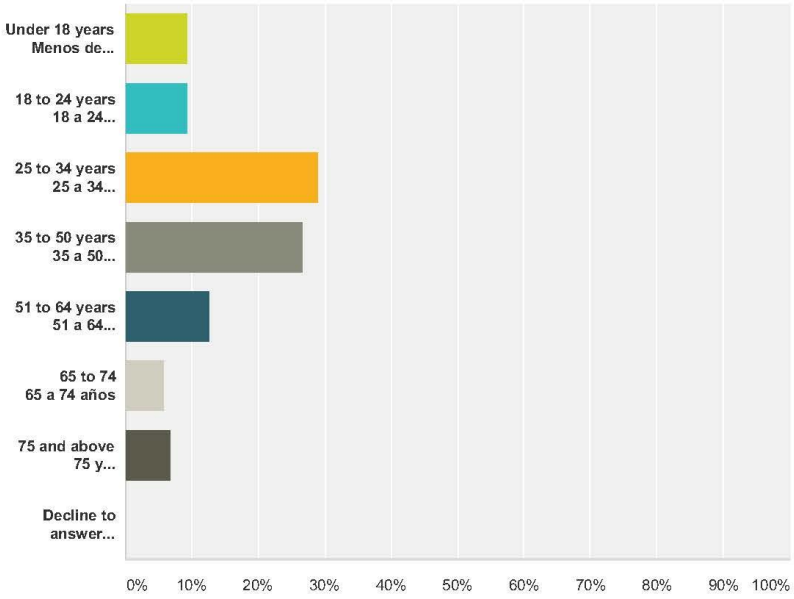


Answer Choices	Responses	
Male Hombre	35.71%	30
Female Mujer	64.29%	54
Other (please specify) Otro (por favor, indique)	0.00%	0
Total		84

#	Other (please specify) Otro (por favor, indique)	Date
	There are no responses.	

Q2 How old are you? ¿Cuántos años tiene?

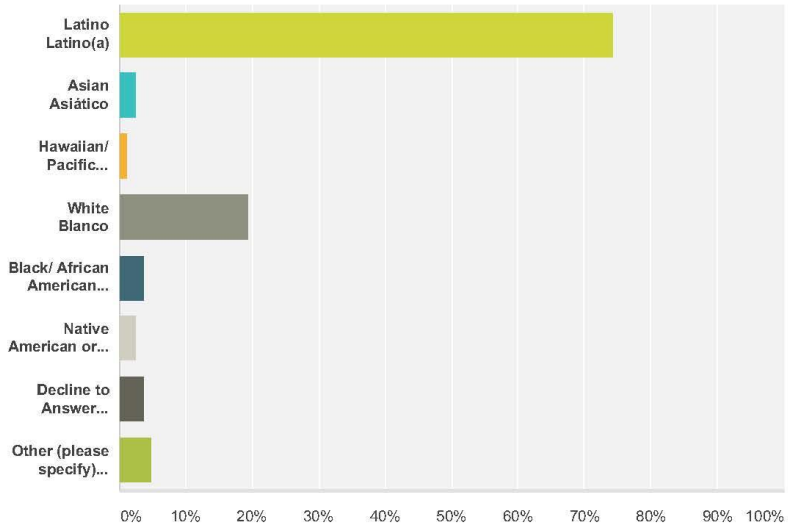
Answered: 86 Skipped: 1



Answer Choices		Responses	
Under 18 years	Menos de 18 años	9.30%	8
18 to 24 years	18 a 24 años	9.30%	8
25 to 34 years	25 a 34 años	29.07%	25
35 to 50 years	35 a 50 años	26.74%	23
51 to 64 years	51 a 64 años	12.79%	11
65 to 74	65 a 74 años	5.81%	5
75 and above	75 y mayor	6.98%	6
Decline to answer	Prefiero no responder	0.00%	0
Total			86

Q3 What race or ethnicity do you identify with? Check all that apply. ¿Cómo se identifica de raza o etnicidad? Marque lo que corresponda.

Answered: 82 Skipped: 5



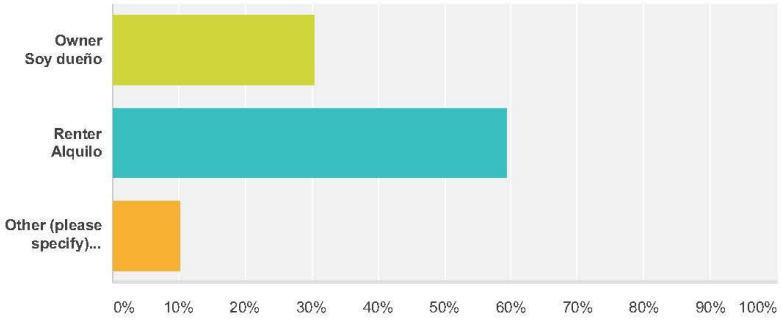
Answer Choices	Responses	
Latino Latino(a)	74.39%	61
Asian Asiático	2.44%	2
Hawaiian/ Pacific Islander Hawaiano / de las Islas Pacifico	1.22%	1
White Blanco	19.51%	16
Black/ African American Negro / Afro-Americano	3.66%	3
Native American or Alaska Native Indígena o nativo de Alaska	2.44%	2
Decline to Answer Prefiero no responder	3.66%	3
Other (please specify) Otro (por favor indique)	4.88%	4
Total Respondents: 82		

#	Other (please specify) Otro (por favor indique)	Date
1	American	3/19/2015 6:43 PM
2	Latino Mexicana	3/19/2015 4:29 PM
3	White Portuguese American	2/13/2015 12:17 PM

4	Filipino Latino Half Mexican/Filipino	12/23/2014 3:18 PM

Q4 Do you rent or own? ¿Es dueño de su vivienda o alquila?

Answered: 79 Skipped: 8

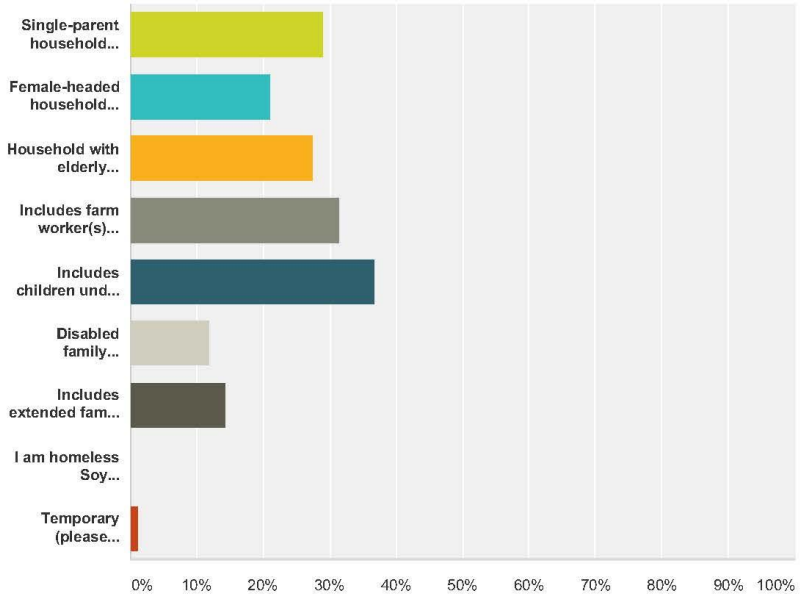


Answer Choices		Responses	
Owner	Soy dueño	30.38%	24
Renter	Alquilo	59.49%	47
Other (please specify)	Otro (Por favor, indique)	10.13%	8
Total			79

#	Other (please specify) Otro (Por favor, indique)	Date
1	Live @ home	3/19/2015 2:13 PM
2	Live with parents	3/10/2015 7:06 PM
3	Lives with parents Live with my parents	2/16/2015 5:45 PM
4	N/A	2/16/2015 1:17 PM
5	Daughter of owner	2/16/2015 12:10 PM
6	N/A	2/16/2015 11:55 AM
7	N/A	2/13/2015 12:36 PM
8	Lives with parents Living with my parents	2/13/2015 12:08 PM

Q5 Which of the following describes your housing situation and household composition? ¿Cuál de las siguientes opciones caracteriza la situación de su hogar? Marque todo lo que corresponde.

Answered: 76 Skipped: 11

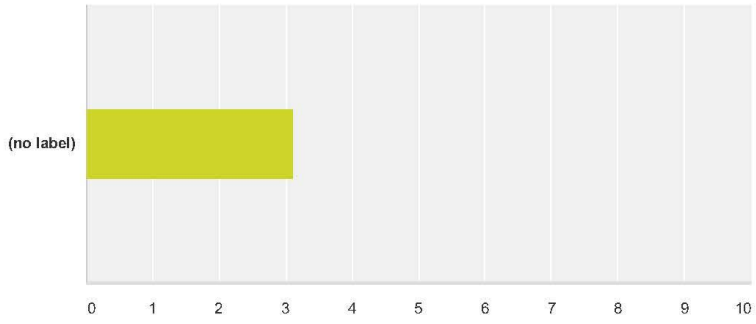


Answer Choices	Responses	
Single-parent household Padre or madre soltero(a)	28.95%	22
Female-headed household Hogar encabezado por mujer	21.05%	16
Household with elderly person(s) Incluye personas en la tercer edad	27.63%	21
Includes farm worker(s) Incluye trabajador(es) agricultor(es)	31.58%	24
Includes children under 12 Incluye menores de 12 años	36.84%	28
Disabled family member(s) Incluye persona(s) con discapacitadas	11.84%	9
Includes extended family (e.g. aunts, cousins, etc.) Incluye familia extendida (abuelos, tíos, primos, etc.)	14.47%	11
I am homeless Soy persona(s) sin hogar	0.00%	0
Temporary (please specify) Areglo temporal (Por favor explique)	1.32%	1
Total Respondents: 76		

#	Temporary (please specify)	Areglo temporal (Por favor explique)	Date
1	N?A		2/13/2015 1:07 PM

Q6 How would you rate the physical condition of your home? ¿Cómo calificaría la condición de su hogar?

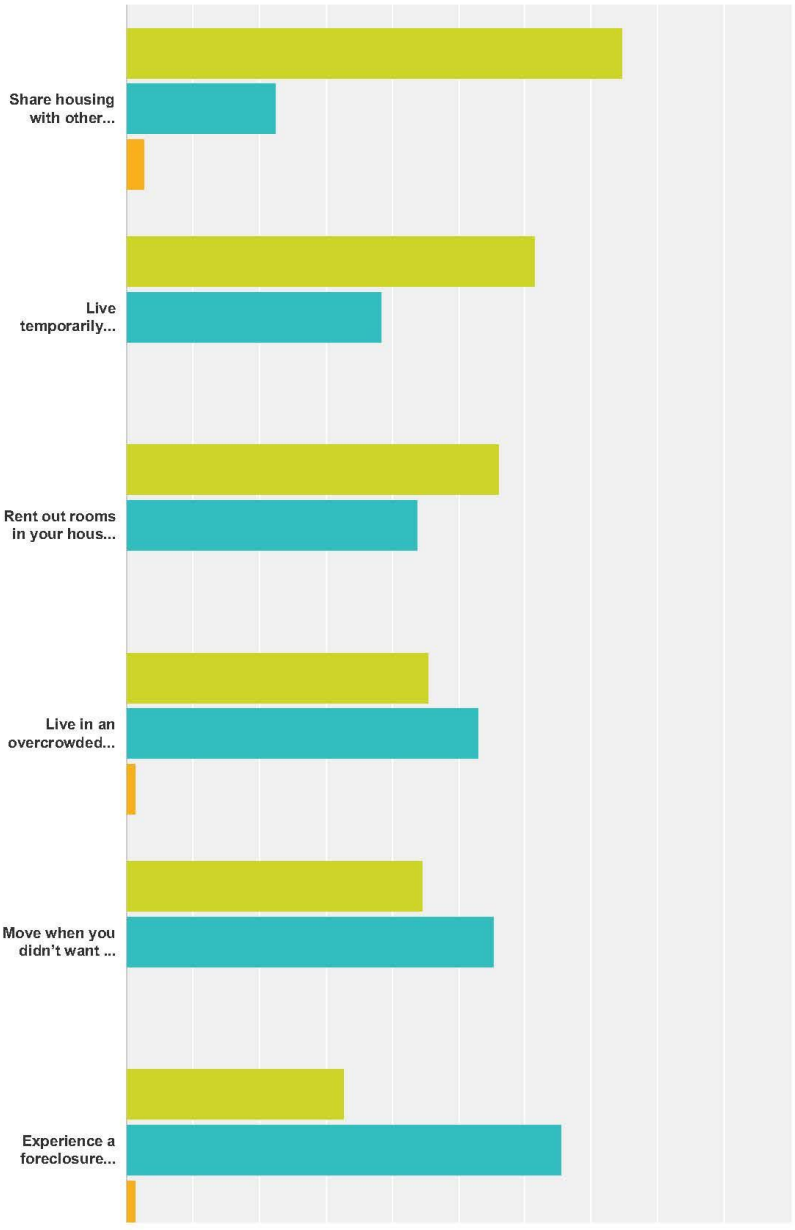
Answered: 81 Skipped: 6



	1 Terrible: Unsafe Living ConditionsTerrible: En condicion peligrosos	2 Poor: Major repairs NeededMalo: Necesita inmensas reparaciones	3 Fair: Needs minor improvements (paint)Suficiente: Necesita pequenas mejores (ejemplo: pintura)	4Good: Generally, in good conditionBueno: En buenas condiciones	5Excellent: Completely new or remodeledExcelente: Nuevo o recientemente renovado	Total	Weighted Average
(no label)	6.17% 5	23.46% 19	25.93% 21	40.74% 33	3.70% 3	81	3.12

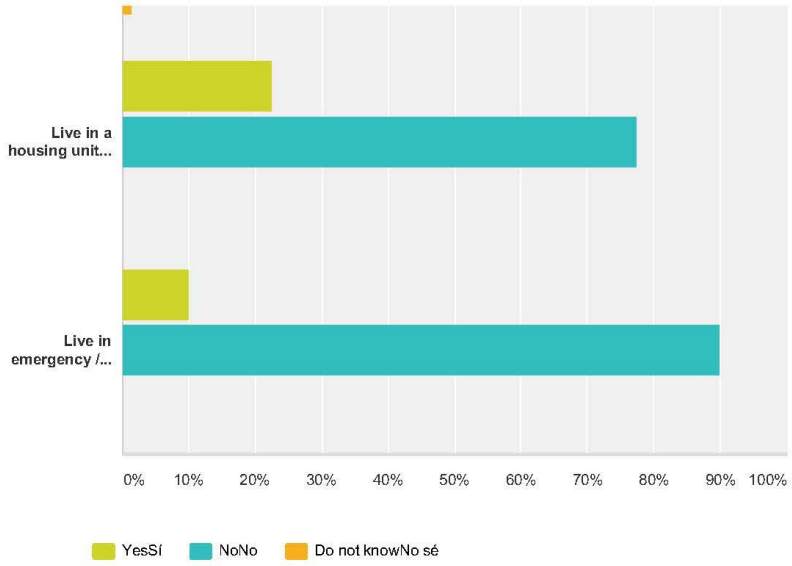
Q7 Have you needed to do any of the following as a result of the cost of living? ¿Ha tenido usted alguna de estas experiencias debido al costo de vida?

Answered: 81 Skipped: 6



9 / 34

Salinas Housing and Community Needs Assessment SurveyEncuesta Sobre las Necesidades de Vivienda y del Desarrollo Comunitario de Salinas

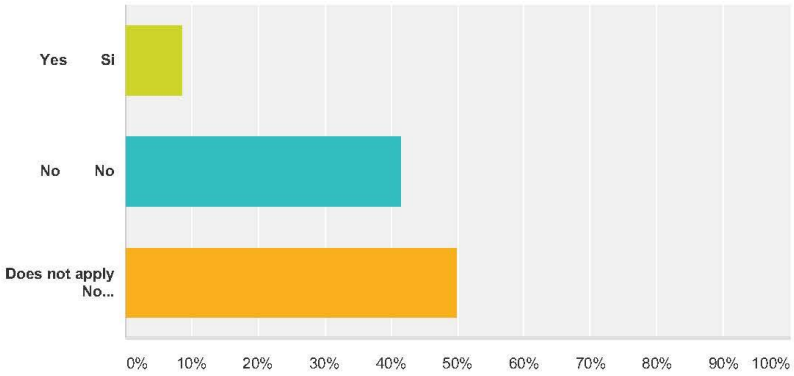


	YesSí	NoNo	Do not knowNo sé	Total
Share housing with other families Compartido una vivienda con otra(s) familia(s)	**74.65%** 53	**22.54%** 16	**2.82%** 2	71
Live temporarily with family or friends Vivido temporalmente con familia o amigos	**61.64%** 45	**38.36%** 28	**0.00%** 0	73
Rent out rooms in your house Alquilado cuartos a otras personas	**56.25%** 36	**43.75%** 28	**0.00%** 0	64
Live in an overcrowded unit Hacinamiento (demasiada gente para la vivienda)	**45.45%** 30	**53.03%** 35	**1.52%** 1	66
Move when you didn't want to Mudado de su hogar forzosamente	**44.62%** 29	**55.38%** 36	**0.00%** 0	65
Experience a foreclosure Juicio hipotecario ("foreclosure", o perdida de una propiedad)	**32.81%** 21	**65.63%** 42	**1.56%** 1	64
Live in a housing unit without adequate plumbing, heat, or electricity Vivido en un hogar sin agua, electricidad u otros servicios	**22.58%** 14	**77.42%** 48	**0.00%** 0	62
Live in emergency / temporary housing Vivir en alojamiento temporal / de emergencia	**10.00%** 6	**90.00%** 54	**0.00%** 0	60

#	Other (please specify) Otro (Por favor indique)	Date
1	Rento de bajo ingreso.	3/19/2015 12:04 PM
2	None of the abovae	12/23/2014 4:45 PM

Q8 If you have a disability, have you ever been denied a request to relax or modify housing rules, policies, or practices to accommodate your disability?¿Se le ha negado alguna vez una solicitud para modificar o disminuir reglamentos de vivienda para acomodar una discapacidad o limitación física?

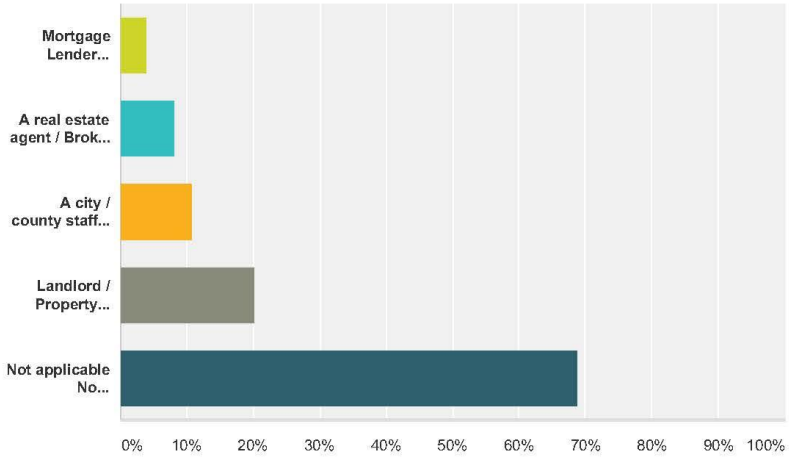
Answered: 82 Skipped: 5



Answer Choices	Responses	
Yes Si	8.54%	7
No No	41.46%	34
Does not apply No aplica	50.00%	41
Total		82

Q9 Have you personally ever experienced housing discrimination by any of the following? Check all that apply.¿Ha enfrentado personalmente discriminación de vivienda por parte de algún(as) de las siguientes personas? Marque todo que corresponde.

Answered: 74 Skipped: 13

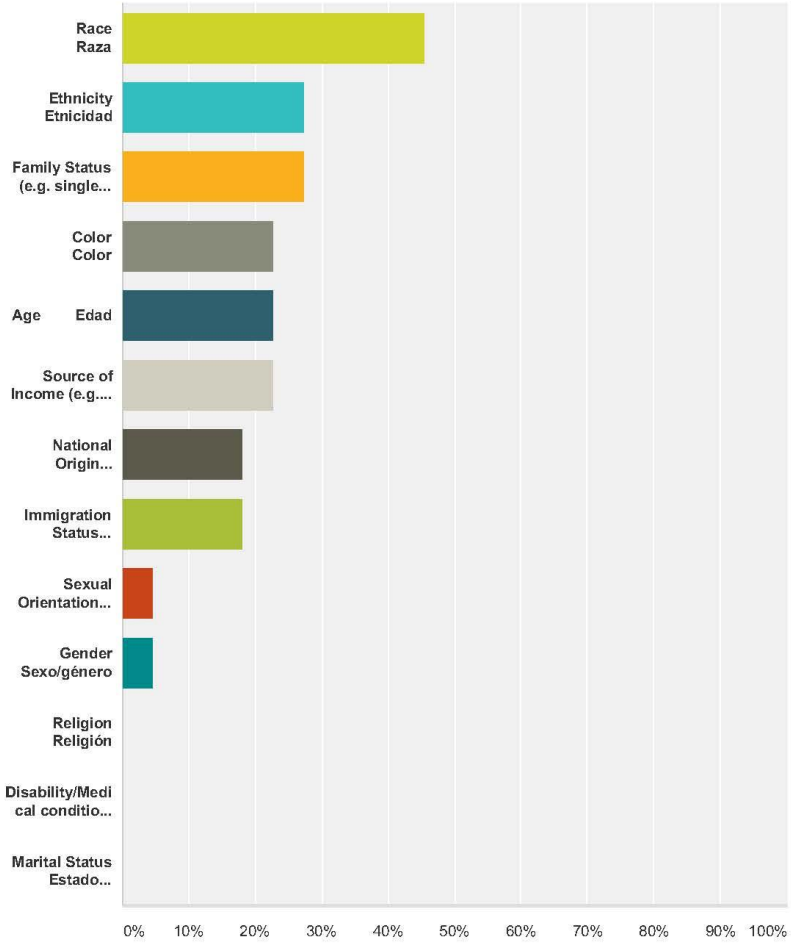


Answer Choices		Responses	
Mortgage Lender	Prestamista de hipotecas	4.05%	3
A real estate agent / Broker	Agente de bienes raíces	8.11%	6
A city / county staff person	Empleado de la cuidad/ del condado	10.81%	8
Landlord / Property Manager	Propietario/administrador de la propiedad	20.27%	15
Not applicable	No aplica	68.92%	51
Total Respondents: 74			

#	Other (please specify) Otra persona:	Date
	There are no responses.	

Q10 If yes, what was the reason for the housing discrimination? Check all that apply. ¿Si enfrento discriminación de vivienda, cuál creé que fue el motivo de la discriminación? Marque todo que corresponde. corresponde.

Answered: 22 Skipped: 65



Answer Choices	Responses
Race Raza	45.45% 10
Ethnicity Etnicidad	27.27% 6

Family Status (e.g. single parent with child; expecting child) Situación familiar (ejemplo: padre soltero con hijos, madre embaracada)	**27.27%**	6
Color Color	**22.73%**	5
Age Edad	**22.73%**	5
Source of Income (e.g. welfare, unemployment insurance) La fuente de ingreso (ejemplo: asistencia pública)	**22.73%**	5
National Origin País de origen	**18.18%**	4
Immigration Status Estatus de inmigración	**18.18%**	4
Sexual Orientation Orientación sexual	**4.55%**	1
Gender Sexo/género	**4.55%**	1
Religion Religión	**0.00%**	0
Disability/Medical condition Discapacidad/Enfermedad	**0.00%**	0
Marital Status Estado Civil	**0.00%**	0
Total Respondents: 22		

#	Other (please specify) Otro (por favor explique)	Date
1	income No tener pruebas de ingreso	3/19/2015 3:10 PM
2	income no proof of income	3/13/2015 11:32 AM
3	Did not qualify because of no children	2/13/2015 1:08 PM
4	income socio-economic disposition (poor but not on public assistance)	2/13/2015 1:02 PM

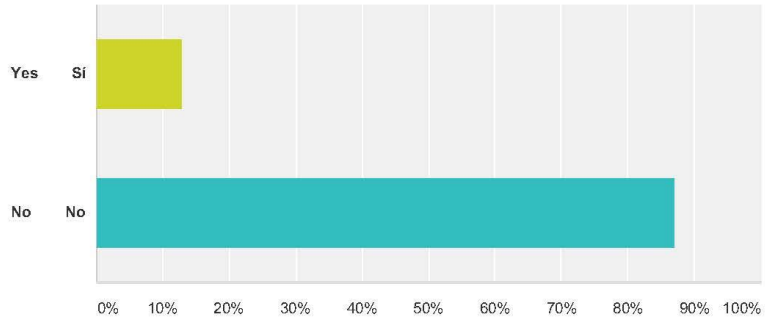
Q11 Briefly describe how you were discriminated against: Por favor explique brevemente la manera en que fue discriminado(a):

Answered: 16 Skipped: 71

#	Responses	Date
1	Enfadosos. Por ser mexicana y no quieren dar alojarse auto.	3/19/2015 4:40 PM
2	i no tener buen récord	3/19/2015 3:10 PM
3	Different race	3/19/2015 2:22 PM
4	Landlord refused to rent to me and my wife when we were younger (20's). Several mortgage lenders offered only ARM's when I wanted to refinance a fixed rate mortgage.	3/19/2015 2:09 PM
5	Por el Pais, costumbres color.	3/19/2015 12:05 PM
6	I don't have a good record	3/13/2015 11:32 AM
7	belittled, talked down to	3/13/2015 10:49 AM
8	Administration does not provide any maintenance to the complex	3/9/2015 8:16 PM
9	Because we are too many people in one household	3/9/2015 8:00 PM
10	Would not rent to me	2/22/2015 9:08 AM
11	I was only 21 years young and getting to rent on my own made it very difficult. I was discriminated because of my age. The landlord flat out asked me if I was going to party on the premises if he were to rent to me. I did responded kindly and said "No". At my age I had graduated from College with my A.A. degree, had a full time job and with a child under the age of 3. I had the income to afford the unit. Not only was I denied because of my age, but I was also denied because I had no rental history because I lived with my mother all my life until I turned 21. I thought that was a good age to leave my mom's unit. This is common now a days. It is getting even harder to rent in Salinas, Ca. It is so sad. The outcome was that I was able to rent with a co-signer and after that now I am older and I do not face that problem.	2/20/2015 3:11 PM
12	Not enough income	2/13/2015 1:39 PM
13	Because I do not speak English	2/13/2015 1:27 PM
14	Leased at month-to-month, never late yet given 30 days to make room for friend of apartment manager	2/13/2015 1:02 PM
15	Unless I wanted to live in Seaside, I could not buy a house. Of course this was in 1961 and I am sure this does not apply now	12/26/2014 7:56 PM
16	Refused apartment we wanted to rent. In another city, not Salinas	12/23/2014 4:47 PM

Q12 If you were discriminated against, did you report the incident? Si usted fue víctima de discriminación, ¿denunció el incidente?

Answered: 23 Skipped: 64

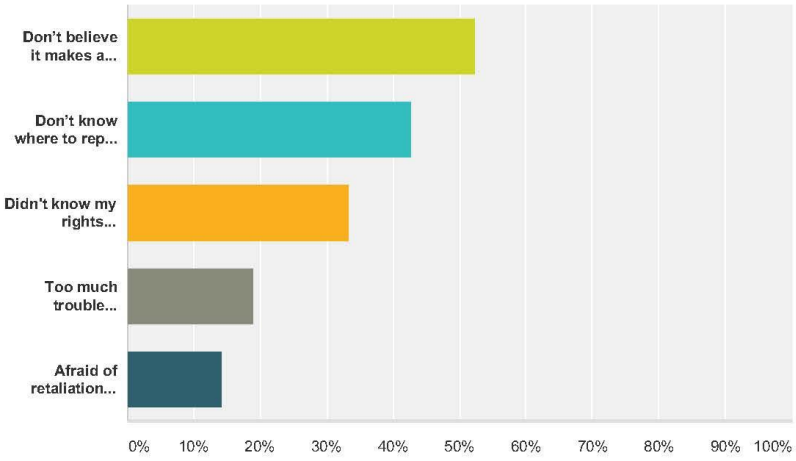


Answer Choices	Responses	
Yes Sí	13.04%	3
No No	86.96%	20
Total		23

#	When and whom did you report it to? ¿Cuándo y dónde lo denunciaste?	Date
1	Boss of real estate	3/19/2015 2:22 PM
2	Better Business Bureau	3/19/2015 2:09 PM
3	Where do I report	3/13/2015 10:49 AM
4	I did not have the time to report the incident.	2/20/2015 3:11 PM
5	Simon Salinas Office	2/13/2015 1:08 PM
6	There were no one to report it to	12/26/2014 7:56 PM

Q13 If you said you did not report the incident, what was the reason you did not? Si no lo denunció, ¿cuál fue la razón por la que no lo hizo?

Answered: 21 Skipped: 66

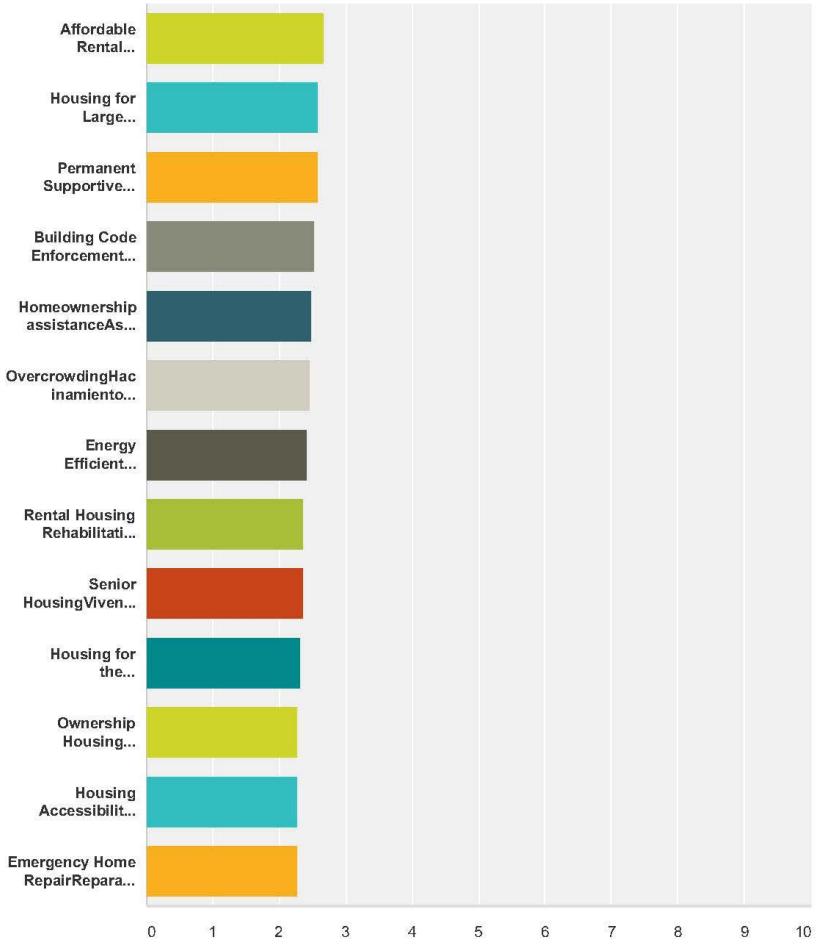


Answer Choices		Responses	
Don't believe it makes a difference	No creo que lograría cambiar la situación	52.38%	11
Don't know where to report	No sé donde debo hacer la denuncia	42.86%	9
Didn't know my rights	No sabía cuáles eran mis derechos	33.33%	7
Too much trouble	No vale la pena / Es una molestia demasiado grande	19.05%	4
Afraid of retaliation	Tengo miedo de la retaliación	14.29%	3
Total Respondents: 21			

#	Another reason: Otra razón:	Date
1	No one in city government cared at that time	12/26/2014 7:56 PM

Q14 Please rate the level of need in regards to HOUSING and HOUSING PROGRAMS in Salinas. A rating of 0 indicates there is No Such Need; a rating of 3 indicates there is a High Need.Por favor califique el nivel de necesidad con respecto a VIVIENDAS y PROGRAMAS DE VIVIENDA en Salinas. Una calificación de 0 significa que no hay una necesidad y 3 significa que hay gran necesidad.

Answered: 86 Skipped: 1



18 / 34

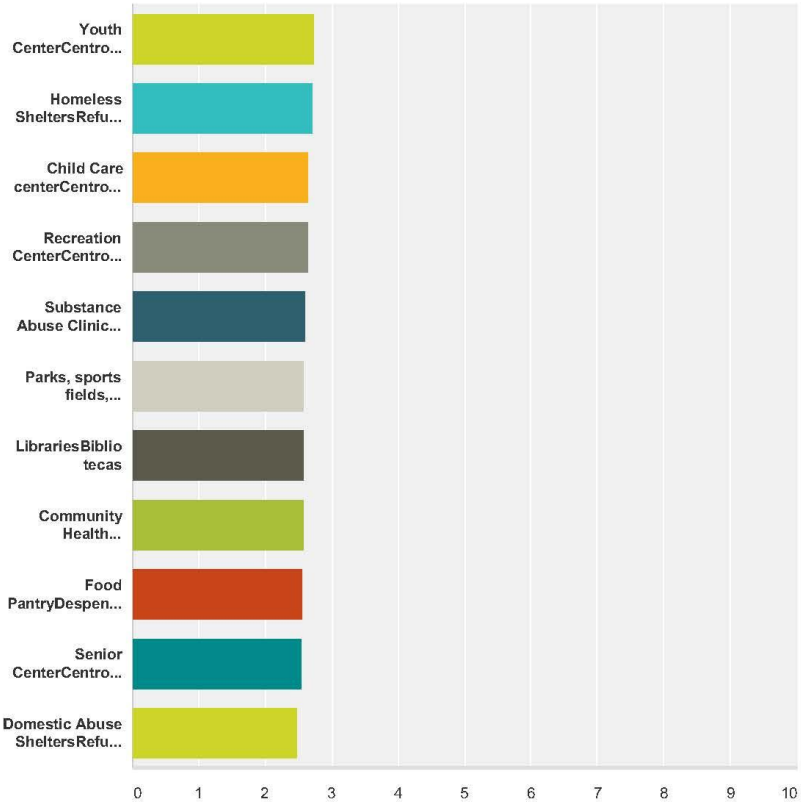
Salinas Housing and Community Needs Assessment SurveyEncuesta Sobre las Necesidades de Vivienda y del Desarrollo Comunitario de Salinas

	0No such needNo hay necesidad	1Low needPoca necesidad	2Medium needNecesidad mediana	3High needGran necesidad	Total	Weighted Average
Affordable Rental HousingViviendas asequibles para rentar	2.38% 2	2.38% 2	20.24% 17	75.00% 63	84	2.68
Housing for Large FamiliesViviendas para familias grandes	3.90% 3	5.19% 4	19.48% 15	71.43% 55	77	2.58
Permanent Supportive Housing for the HomelessVivienda permanente con servicios para las personas sin hogar	4.11% 3	4.11% 3	21.92% 16	69.86% 51	73	2.58
Building Code Enforcement (poor maintenance or construction)La aplicación del código de construcción para viviendas en mal estado	5.26% 4	5.26% 4	21.05% 16	68.42% 52	76	2.53
Homeownership assistanceAsistencia para comprar una casa	6.49% 5	6.49% 5	19.48% 15	67.53% 52	77	2.48
OvercrowdingHacinamiento (demasiada gente para la vivienda)	5.26% 4	6.58% 5	23.68% 18	64.47% 49	76	2.47
Energy Efficient ImprovementsMejoras para ahorrar energía en casa	5.26% 4	7.89% 6	26.32% 20	60.53% 46	76	2.42
Rental Housing RehabilitationRehabilitación de viviendas rentadas	3.75% 3	10.00% 8	33.75% 27	52.50% 42	80	2.35
Senior HousingVivendas para personas de la tercera edad	5.13% 4	8.97% 7	32.05% 25	53.85% 42	78	2.35
Housing for the DisabledViviendas para las personas con discapacidad	5.19% 4	10.39% 8	31.17% 24	53.25% 41	77	2.32
Ownership Housing RehabilitationRehabilitación de casas por propietario	5.26% 4	13.16% 10	30.26% 23	51.32% 39	76	2.28
Housing Accessibility Improvements (for people with disabilities)Mejoras de vivienda para personas con discapacidad	5.33% 4	14.67% 11	26.67% 20	53.33% 40	75	2.28
Emergency Home RepairReparaciónes urgentes de casa	6.67% 5	10.67% 8	30.67% 23	52.00% 39	75	2.28

#	Other (please specify)	Date
1	The answer: co-op housing. Let's talk	3/19/2015 3:18 PM

Q15 Please rate the level of need in regards to Community Facilities in Salinas. A rating of 0 indicates there is No Such Need; a rating of 3 indicates there is a High Need.Por favor califica el nivel de necesidad con respecto de INSTALACIONES PÚBLICAS en Salinas. Una calificación de 0 significa que no hay una necesidad y 3 significa que hay gran necesidad.

Answered: 87 Skipped: 0



	0 No Such NeedNo hay necesidad	1Low needPoca necesidad	2Medium needNecesidad mediana	3High needGran necesidad	Total	Weighted Average
Youth CenterCentros para jóvenes	1.25% 1	1.25% 1	20.00% 16	77.50% 62	80	2.74

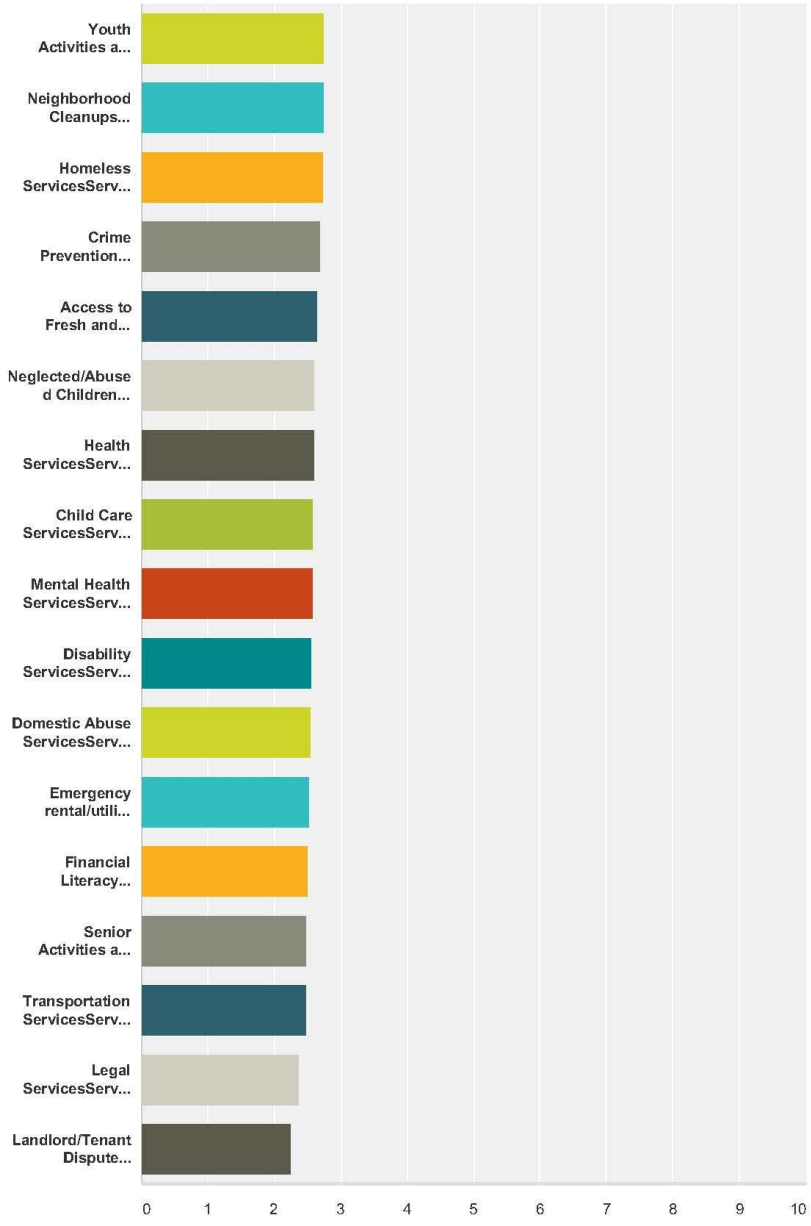
Homeless SheltersRefugios para personas sin hogar	**0.00%** 0	**2.44%** 2	**23.17%** 19	**74.39%** 61	82	2.72
Child Care centerCentros para cuidado infantil	**0.00%** 0	**6.49%** 5	**20.78%** 16	**72.73%** 56	77	2.66
Recreation CenterCentros de recreación	**3.80%** 3	**5.06%** 4	**12.66%** 10	**78.48%** 62	79	2.66
Substance Abuse Clinic / Mental Health ClinicClínicas para el abuso de drogas / de salud mental	**0.00%** 0	**6.33%** 5	**25.32%** 20	**68.35%** 54	79	2.62
Parks, sports fields, playgroundsParques, campos deportivos, patios de recreo	**2.56%** 2	**6.41%** 5	**20.51%** 16	**70.51%** 55	78	2.59
LibrariesBibliotecas	**0.00%** 0	**11.25%** 9	**18.75%** 15	**70.00%** 56	80	2.59
Community Health ClinicClínicas de salud	**0.00%** 0	**8.97%** 7	**24.36%** 19	**66.67%** 52	78	2.58
Food PantryDespensas de alimento	**0.00%** 0	**7.41%** 6	**29.63%** 24	**62.96%** 51	81	2.56
Senior CenterCentros para personas en la tercer edad	**0.00%** 0	**9.76%** 8	**26.83%** 22	**63.41%** 52	82	2.54
Domestic Abuse SheltersRefugios para víctimas de abuso domestico	**0.00%** 0	**7.50%** 6	**36.25%** 29	**56.25%** 45	80	2.49

#	Other (please specify)Otro comentario:	Date
	There are no responses.	

Q16 Please rate the level of need for COMMUNITY PROGRAMS in Salinas A rating of 0 indicates there is No Such Need; a rating of 3 indicates there is a High Need. Por favor califique el nivel de necesidad con respecto de PROGRAMAS COMUNITARIOS en Salinas. Una calificación de 0 significa que no hay una necesidad y 3 significa que hay gran necesidad.

Answered: 86 Skipped: 1

Salinas Housing and Community Needs Assessment SurveyEncuesta Sobre las Necesidades de Vivienda y del Desarrollo Comunitario de Salinas

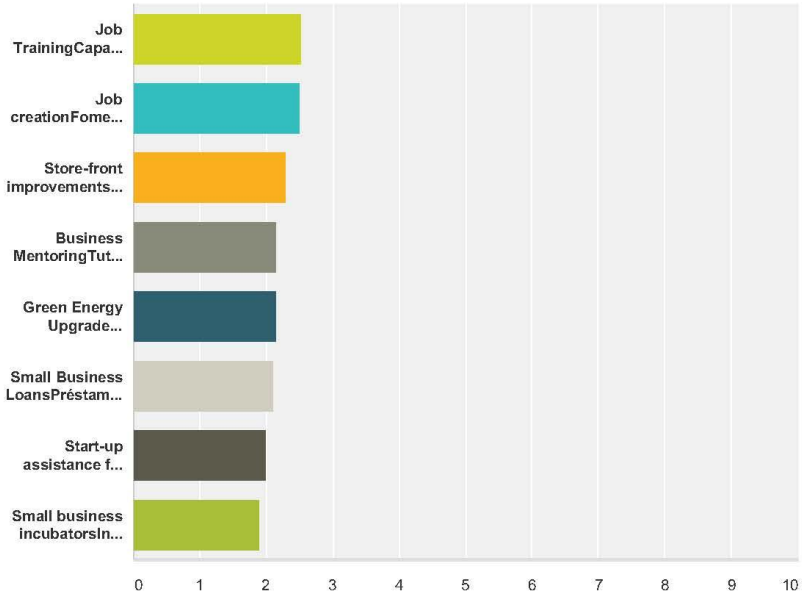


	0No such needNo hay necesidad	1Low needPoca necesidad	2Medium needNecesidad mediana	3High NeedGran necesidad	Total	Weighted Average
Youth Activities and ProgramsProgramas y actividades para jóvenes	**0.00%** 0	**4.88%** 4	**14.63%** 12	**80.49%** 66	82	2.76

Neighborhood Cleanups (trash, graffiti, etc.)Limpieza del barrio (basura, grafiti, etc.)	**1.33%** 1	**2.67%** 2	**14.67%** 11	**81.33%** 61	75	2.76
Homeless ServicesServicios para personas sin hogar	**0.00%** 0	**3.80%** 3	**18.99%** 15	**77.22%** 61	79	2.73
Crime Prevention ProgramsProgramas para la prevención de crimen	**1.30%** 1	**6.49%** 5	**14.29%** 11	**77.92%** 60	77	2.69
Access to Fresh and Healthy FoodsProgramas para acceso a alimentos saludable	**0.00%** 0	**5.19%** 4	**23.38%** 18	**71.43%** 55	77	2.66
Neglected/Abused Children ServicesServicios para niños abusados o abandonados	**0.00%** 0	**6.58%** 5	**25.00%** 19	**68.42%** 52	76	2.62
Health ServicesServicios de salud	**0.00%** 0	**7.50%** 6	**23.75%** 19	**68.75%** 55	80	2.61
Child Care ServicesServicios de cuidado de niños	**0.00%** 0	**10.13%** 8	**21.52%** 17	**68.35%** 54	79	2.58
Mental Health ServicesServicios de salud mental	**0.00%** 0	**6.58%** 5	**28.95%** 22	**64.47%** 49	76	2.58
Disability ServicesServicios para personas con discapacidad	**0.00%** 0	**8.97%** 7	**25.64%** 20	**65.38%** 51	78	2.56
Domestic Abuse ServicesServicios para víctimas de violencia domestica	**0.00%** 0	**11.54%** 9	**21.79%** 17	**66.67%** 52	78	2.55
Emergency rental/utility housing assistanceAsistencia urgente para pagos de renta y servicios de luz, agua, etc.	**2.60%** 2	**7.79%** 6	**24.68%** 19	**64.94%** 50	77	2.52
Financial Literacy Services, Credit CounselingEducación de finanzas (financial literacy services (classes, credit counseling)	**2.70%** 2	**8.11%** 6	**24.32%** 18	**64.86%** 48	74	2.51
Senior Activities and ProgramsProgramas para personas en la tercer edad	**1.20%** 1	**10.84%** 9	**26.51%** 22	**61.45%** 51	83	2.48
Transportation ServicesServicios de transporte público	**1.23%** 1	**11.11%** 9	**25.93%** 21	**61.73%** 50	81	2.48
Legal ServicesServicios legales	**2.53%** 2	**11.39%** 9	**31.65%** 25	**54.43%** 43	79	2.38
Landlord/Tenant Dispute CounselingMediación de conflicto entre propietario e inquilino	**0.00%** 0	**18.42%** 14	**36.84%** 28	**44.74%** 34	76	2.26

Q17 Please rate the level of need for ECONOMIC DEVELOPMENT in Salinas.A rating of 0 indicates there is No Such Need; a rating of 3 indicates there is a High Need. Por favor califique el nivel de necesidad del DESARLLO ECONOMICO en Salinas. . Una calificación de 0 significa que no hay una necesidad y 3 significa que hay gran necesidad.

Answered: 85 Skipped: 2

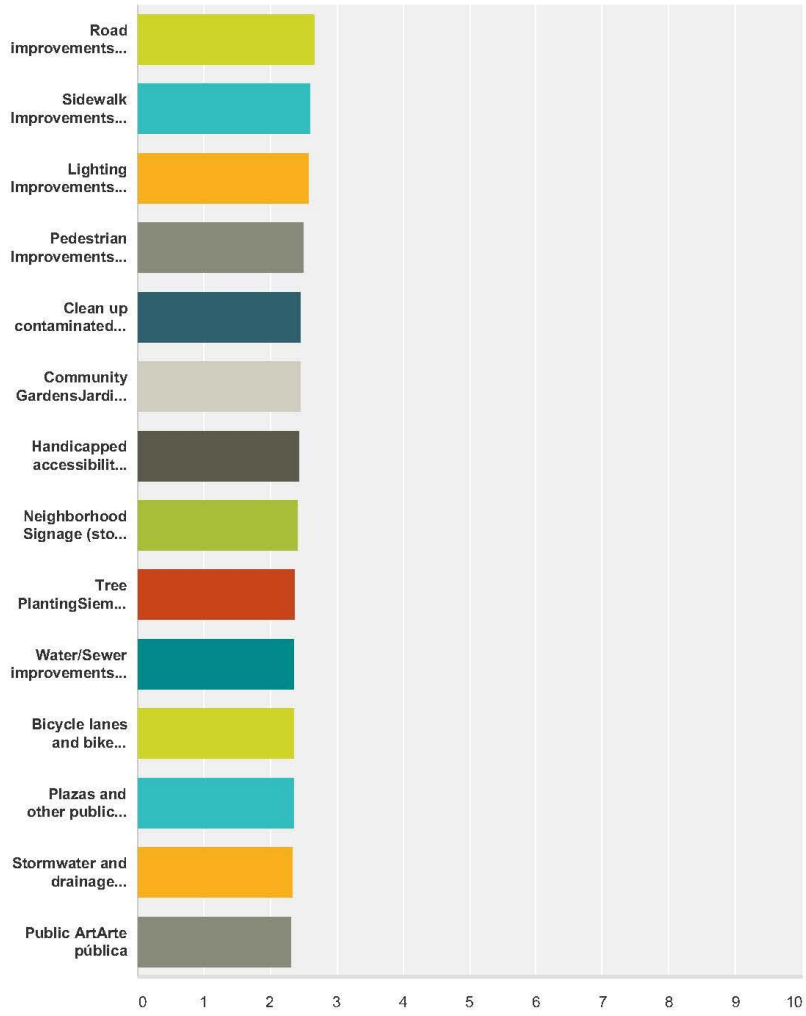


	0No such needNo hay necesidad	1Low needPoca necesidad	2Medium needNecesidad mediana	3High NeedGran Necesidad	Total	Weighted Average
Job TrainingCapacitación de empleo	0.00% 0	4.88% 4	37.80% 31	57.32% 47	82	2.52
Job creationFomentación de nuevos empleos	2.50% 2	7.50% 6	27.50% 22	62.50% 50	80	2.50
Store-front improvements for low-income areasMejoras a fachadas de las tiendas en áreas de bajo ingresobajos ingresos	2.50% 2	13.75% 11	35.00% 28	48.75% 39	80	2.30
Business MentoringTutoría y capacitación para dueños de empresas pequeñas	3.80% 3	18.99% 15	34.18% 27	43.04% 34	79	2.16

Green Energy Upgrade Assistance for Small BusinessesMejoras para ahorrar energía para empresas pequeñas	**3.85%** 3	**17.95%** 14	**37.18%** 29	**41.03%** 32	78	2.15
Small Business LoansPréstamos para empresas pequeñas	**3.66%** 3	**20.73%** 17	**36.59%** 30	**39.02%** 32	82	2.11
Start-up assistance for small businessesAsistencia inicial para empresas pequeñas	**6.10%** 5	**21.95%** 18	**37.80%** 31	**34.15%** 28	82	2.00
Small business incubatorsIncubadoras de empresas pequeñas	**6.49%** 5	**23.38%** 18	**44.16%** 34	**25.97%** 20	77	1.90

Q18 Please rate the level of need for NEIGHBORHOOD IMPROVEMENTSPor favor califica el nivel de necesidad de MEJORAS DEL VECINDARIO en Salinas.

Answered: 85 Skipped: 2



	0 No such needNo hay necesidad	1Low needPoca necesidad	2 Medium needMediana necesidad	3High needGran necesidad	Total	Weighted Average
Road improvementsMejoras a las calles	**0.00%** 0	**2.47%** 2	**28.40%** 23	**69.14%** 56	81	2.67

Sidewalk ImprovementsMejoras de las banquetas/veredas	**0.00%** 0	**4.94%** 4	**29.63%** 24	**65.43%** 53	81	2.60
Lighting ImprovementsMejoras a la iluminación de las calles	**0.00%** 0	**3.80%** 3	**34.18%** 27	**62.03%** 49	79	2.58
Pedestrian Improvements (example: slowing down traffic)Mejoras para seguridad de pedestres (por ejemplo, disminuir la velocidad de trafico)	**0.00%** 0	**11.54%** 9	**26.92%** 21	**61.54%** 48	78	2.50
Clean up contaminated sitesDescontaminación de sitios tóxicos	**1.28%** 1	**3.85%** 3	**41.03%** 32	**53.85%** 42	78	2.47
Community GardensJardines comunitarios	**2.47%** 2	**6.17%** 5	**34.57%** 28	**56.79%** 46	81	2.46
Handicapped accessibility for sidewalks and buildingsAccesibilidad para personas con discapacidad	**4.94%** 4	**4.94%** 4	**30.86%** 25	**59.26%** 48	81	2.44
Neighborhood Signage (stop signs, etc.)Mejoras de la señalización de calles	**0.00%** 0	**11.69%** 9	**33.77%** 26	**54.55%** 42	77	2.43
Tree PlantingSiembra de árboles y plantas en la via pública	**4.88%** 4	**6.10%** 5	**34.15%** 28	**54.88%** 45	82	2.39
Water/Sewer improvementsMejoras al sistema de aguas y alcantarilla	**1.32%** 1	**10.53%** 8	**39.47%** 30	**48.68%** 37	76	2.36
Bicycle lanes and bike parkingCarriles y estacionamiento para bicicletas	**3.75%** 3	**10.00%** 8	**32.50%** 26	**53.75%** 43	80	2.36
Plazas and other public gathering spacesPlazas y espacios públicos	**4.88%** 4	**13.41%** 11	**23.17%** 19	**58.54%** 48	82	2.35
Stormwater and drainage improvementsMejoras al drenaje de calles	**0.00%** 0	**13.92%** 11	**37.97%** 30	**48.10%** 38	79	2.34
Public ArtArte pública	**3.70%** 3	**13.58%** 11	**29.63%** 24	**53.09%** 43	81	2.32

#	Other (please specify):Otro comentario:	Date
1	landscaping and beautification in east salinas (sanborn area)	3/11/2015 8:39 AM

Q19 Do you have any other concerns or needs related to housing or community programs in Salinas?¿Tiene cualquier otro comentario o necesidad relacionada a vivienda o programas comunitarios en Salinas?

Answered: 48 Skipped: 39

#	Responses	Date
1	programas para padres	3/19/2015 10:50 PM
2	housing proveer centros para jovenes y casas a bajo costo	3/19/2015 4:43 PM
3	Establecer un programa de reeducación a la gente en cuanto a la educación cívica	3/19/2015 4:42 PM
4	youth mucha ayuda a los jovenes	3/19/2015 4:34 PM
5	housing Mucha necesidad en propiedades a un costo acesible para pagar	3/19/2015 4:34 PM
6	jobs more jobs	3/19/2015 3:32 PM
7	We need a new "reason for being" and realize that co-operative housing will solve our homeless situation in Salinas.	3/19/2015 3:19 PM
8	Necesitamos viviendas para miembros de 5 acuerdo 10 que un papa y mama pueden ganor de su como cosinero y reseccionista por que llo veo que se eston movrendo fuera de Salinas	3/19/2015 3:13 PM
9	housing Me gustaria que hobiera mas viviendas para personas de bajo ingresos y del campo	3/19/2015 2:39 PM
10	housing Deveria de haber mas casa de bajos ingresos para familias pequenas y ofrecer la compra de viviendas pequenas para familias pequenas.	3/19/2015 2:32 PM
11	recreation youth The city is big theirs need for more parks rest areas, recreation areas and definitely a shelter program center. Low income housing for small families.	3/19/2015 2:27 PM
12	Over concentration of low-income housing in East Salinas. Negative image the city of Salinas has	3/19/2015 2:11 PM
13	housing Que haiga viviendas de bajos ingresos para las personas del campo.	3/19/2015 1:50 PM
14	Mas ayuda a la comunidad con la rentos	3/19/2015 12:08 PM
15	We need affordable housing	3/13/2015 11:36 AM
16	Housing for low-income single parent is needed	3/13/2015 10:50 AM
17	We need to make sure that all of the Salinas Police Department force is CIT trained in order to better deal/handle people with mental illness or who are under the use of substances. We need more job opportunity for youth beyond the summer. We need a real cultural center for the people of Salinas. We need prevention program for youth who are at risk of gang involvement.	3/11/2015 11:51 PM
18	Housing alone will not make Salinas an attractive, robust and beautiful city - Pay attention to the people first - Literacy programs - more libraries in East Salinas - Cesar Chavez library is great but there should be at least one more just like it. Beautification and landscaping - paint roadside fences - East Salinas (Sanborn Rd area) - make Salinas a beautiful city - plant the dirt! Develop a tourist area which emphasizes hispanic culture - food, tiendas - mariachis - fiestas - plazas - art, etc Support good quality day cares and preschool programs Technical and trade training programs More programs focused on boys (Boys Inc) and male teens Collaborate with schools to provide active, enriched and community based programs	3/11/2015 8:50 AM
19	Art and music center for the children and the youth	3/9/2015 8:18 PM
20	Landlords never really care about the tenants need. I would like to be a homeowner and have for my children's future.	3/9/2015 8:03 PM

21	I believe that an increase in youth programs for ages 12-18 would make a significant positive impact.	2/22/2015 9:13 AM
22	I would like to see more involvement with the city expand more on housing opportunities for affordable apts. or homes.	2/20/2015 3:30 PM
23	There should be an indoor soccer field	2/16/2015 5:11 PM
24	Salinas is a small community that has "high needs" in most of the areas indicated above.	2/16/2015 1:21 PM
25	housing demand	2/16/2015 1:13 PM
26	The city needs to be more observant in landlords requirements, I believe some of the requirements are too strict. The city must provide more neighborhood security and surveillance.	2/16/2015 1:09 PM
27	1/29/15 (Spanish)	2/16/2015 12:49 PM
28	1/29/15 (Spanish)	2/16/2015 12:33 PM
29	1/29/15 (Spanish)	2/16/2015 12:12 PM
30	Help with housing 1/29/15 (Spanish)	2/16/2015 12:09 PM
31	More help for the youth 1/29/15 (Spanish)	2/16/2015 11:58 AM
32	I have a 2-bedroom apartment and they are supposedly taking one way. I used to pay $850 and now getting a $50 rent increase and one less room. 1/29/15 (Spanish)	2/16/2015 11:53 AM
33	1/29/15 (Spanish)	2/13/2015 1:43 PM
34	1/29/15 (Spanish)	2/13/2015 1:37 PM
35	Urgently need accessible housing 1/29/15 (Spanish)	2/13/2015 1:30 PM
36	The Laurel extenson needs major work, bus stops need lighting. Better seating like in Monterey. The walking trail is really bad, needs to be worked on. 2/11/15 (English)	2/13/2015 1:10 PM
37	Community programs- could use increased interaction and accountability for children, young adults and their parents/relatives interacting neighbors immediate role models. Can be accomplished through intense increase of positive adult role models in schools and after schools programs. Encourage compassion, responsibility, moderation, generosity, example of positive role modeling - quit curb drug abuse/addictions and other self-centered interests. 2/11/15 (English)	2/13/2015 1:06 PM
38	2/11/15 (Spanish)	2/13/2015 12:59 PM
39	1/15/15 (English)	2/13/2015 12:38 PM
40	Repair for hydrogen and more are needed in neighborhood 1/15/15 (English)	2/13/2015 12:20 PM
41	High school students should have job training programs available to them. I believe we are focusing too much on exercising the mind and not enough on hands-on activities in which the information we learn can be applied. 1/15/15 (English)	2/13/2015 12:13 PM
42	We need more job creations and open spaces in the city	1/29/2015 6:37 PM
43	the continued furlough of city staff as it relates to the city's ability to move necessary work forward or fund the work or other priorities/initiatives -	1/15/2015 2:16 PM
44	Our city is in need of many programs and hopefully with the new tax measure we are able to restore, add to already dwindled programs/departments and bring on new programs to help with our community.	1/2/2015 10:30 AM
45	There is a great concern over the traffic on John street. Cars travel too fast (sometimes upward of 65 miles per hour) between Wood Street and Sanborn on John Street. There is a great need for at least two (2) stop signs along this residential section. Cars that would ordinarily travel along Alisal street don't because of the many traffic lights fixed on that street.	12/26/2014 8:14 PM
46	just try to styreamline these projects already running in salinas..... the wait for services, in line, at office needs to be shortened..... and our sidewalks and roads need work ..... also we despertley need more TRAFFIC cops .... red light running in salinas is the norm now..... also rolling stop signs ..... and some kind of way to stop the illegal fireworks on holidays..... thanks for listening to my opinion..... i am a native salinas resident and wish something could be done.....	12/24/2014 9:26 AM

47	The Housing Authority needs to do a much better job of screening eligibility of Housing Assistance. Far to many in this community are receiving housing assistance that they don't qualify for. I.E. Undocumented receiving housing assistance (Section *).	12/23/2014 7:16 PM
48	Strong need for youth programs Need senior services / center	12/23/2014 4:54 PM

Q20 What is the nearest intersection to your home?: ¿Cuál es la intersección más cerca a su casa?

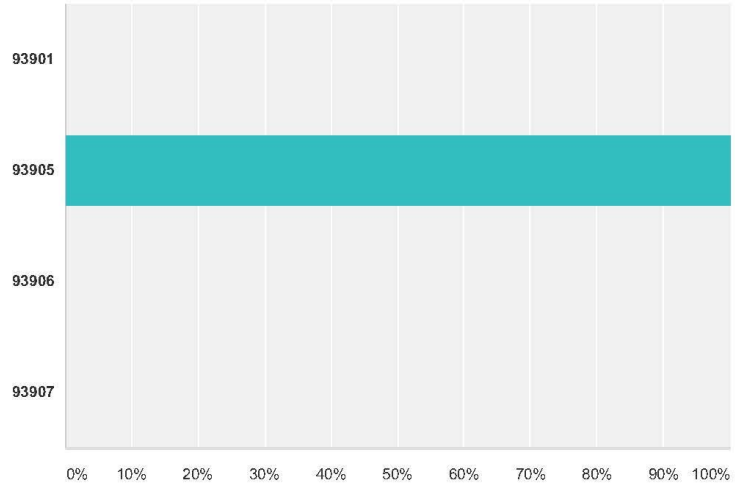
Answered: 64 Skipped: 23

#	Responses	Date
1	Market & Kern	3/20/2015 4:26 PM
2	Alisal y Williams	3/19/2015 4:50 PM
3	Alisal	3/19/2015 4:43 PM
4	Towt y Market	3/19/2015 4:42 PM
5	Bardin/ Williams	3/19/2015 4:37 PM
6	Del Monte y Williams	3/19/2015 4:34 PM
7	La Bordin	3/19/2015 3:13 PM
8	Williams Rd.	3/19/2015 2:39 PM
9	Williams Rd.	3/19/2015 2:32 PM
10	Williams	3/19/2015 2:27 PM
11	Williams Rd.	3/19/2015 2:23 PM
12	Paloma Ave & Cross Ave	3/19/2015 2:15 PM
13	E. Market and Madeira	3/19/2015 2:11 PM
14	Oregon	3/19/2015 2:04 PM
15	Sanbor y Market	3/19/2015 1:50 PM
16	Sanborn, Del Monte	3/19/2015 1:37 PM
17	Alisol - Roosevel	3/19/2015 12:08 PM
18	La Bardin	3/13/2015 11:36 AM
19	Williams and Bardin	3/13/2015 10:50 AM
20	Williams Road and Bardin Way	3/13/2015 10:47 AM
21	Atlantic	3/12/2015 3:32 PM
22	sanborn	3/12/2015 3:08 PM
23	garner	3/12/2015 2:19 PM
24	Circl and Sanborn	3/12/2015 2:05 PM
25	Right around the corner	3/12/2015 1:58 PM
26	Boronda and Sanborn	3/11/2015 11:51 PM
27	Sanborn and Gardner	3/11/2015 10:55 AM
28	Oregon	3/11/2015 10:41 AM
29	Paloma Ave and Quilla St	3/10/2015 7:13 PM
30	Carmelitas Dr and Atlantic Street	3/9/2015 8:18 PM
31	Hebron Market and Sanborn	3/9/2015 8:03 PM

32	freedom	2/22/2015 9:13 AM
33	del monte y mae	2/20/2015 5:19 PM
34	E.Market St. and N. Madeira Ave.	2/20/2015 3:30 PM
35	Williams Road	2/16/2015 5:53 PM
36	Williams	2/16/2015 5:47 PM
37	Towt and Del Monte	2/16/2015 5:16 PM
38	Bobcat Way	2/16/2015 5:11 PM
39	Alisal	2/16/2015 1:28 PM
40	Congar and Freedom	2/16/2015 1:21 PM
41	Williams and Del Monte	2/16/2015 1:09 PM
42	Norht Sanbor and Del Monte	2/16/2015 12:49 PM
43	Williams Rd and Bardin Rd	2/16/2015 12:12 PM
44	Williams and Barfin	2/16/2015 12:09 PM
45	Williams and Bardin	2/16/2015 11:58 AM
46	Raider and Del Monte	2/13/2015 1:43 PM
47	Raider and Del Monte	2/13/2015 1:30 PM
48	Bardin	2/13/2015 1:10 PM
49	Constitution and Laurel	2/13/2015 1:06 PM
50	Sanboin	2/13/2015 12:59 PM
51	Sanborn Road and Del Monte	2/13/2015 12:38 PM
52	Pacific and Del Monte	2/13/2015 12:20 PM
53	Borenda and Williams	2/13/2015 12:13 PM
54	Sanborn Rd and Market st	1/29/2015 6:37 PM
55	williams	1/16/2015 5:09 PM
56	laurel/towt	1/15/2015 2:16 PM
57	Freedom Blvd.	1/2/2015 10:30 AM
58	John and Hebbron	12/26/2014 8:14 PM
59	freedom and williams	12/26/2014 4:55 PM
60	kern and market	12/24/2014 9:26 AM
61	Alma and Machado	12/23/2014 7:16 PM
62	Market & Kern	12/23/2014 4:54 PM
63	Towt and E. Market	12/23/2014 4:32 PM
64	Boronda and Rider	12/23/2014 3:25 PM

Q21 What is your Zip Code? ¿Cuál es su código postal?

Answered: 87 Skipped: 0



Answer Choices	Responses	
93901	0.00%	0
93905	100.00%	87
93906	0.00%	0
93907	0.00%	0
Total		87

#	Other (please specify)	Date
1	Sieber Ave	3/12/2015 2:19 PM

Appendix D: SF 424 and Certifications

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

5-7-15

Signature/Authorized Official Date

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);

2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) _____ , _____(a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

   However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

   The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.

Signature/Authorized Official

5-7-14
Date

Mayor
Title

OPTIONAL CERTIFICATION
CDBG

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature/Authorized Official

Date

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

> The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



Signature/Authorized Official

Date



Title

ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

Major rehabilitation/conversion – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

Matching Funds – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction's consolidated plan.

Discharge Policy – The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from

publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

Signature/Authorized Official

Date

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

OMB Number: 4040-0004
Expiration Date: 8/31/2016

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of Salinas

* b. Employer/Taxpayer Identification Number (EIN/TIN): 94-6000412

* c. Organizational DUNS: 0109194470000

d. Address:

* Street1: 200 Lincoln Avenue
Street2:
* City: Salinas
County/Parish: Monterey
* State: CA: California
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 93901-2639

e. Organizational Unit:

Department Name: Comm and Econ Dev Dept

Division Name: Housing Division

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Ms.
* First Name: Anastacia
Middle Name:
* Last Name: Wyatt
Suffix:

Title: Planning Manager

Organizational Affiliation:

* Telephone Number: 831-758-7334
Fax Number: 831-775-4258

* Email: anastacia.wyatt@ci.salinas.ca.us

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

US Department of Housing and Urban Development (HUD)

11. Catalog of Federal Domestic Assistance Number:

14-218

CFDA Title:

Community Development Block Grants / Entitlement Grants

*** 12. Funding Opportunity Number:**

N/A

* Title:

Title I Entitlement, Sec. 106(b)

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

CDBG Program Assistance

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: 17 | * b. Program/Project: 17

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2015 | * b. End Date: 06/30/2016

18. Estimated Funding ($):

* a. Federal	1,979,589.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	604,485.00
* f. Program Income	65,000.00
* g. TOTAL	2,649,074.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☐ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr. | * First Name: Joe

Middle Name:

* Last Name: Gunter

Suffix:

* Title: Mayor

* Telephone Number: 831-758-7201 | Fax Number: 831-758-7368

* Email: salinasmayor@ci.salinas.ca.uc

* Signature of Authorized Representative: 

* Date Signed: 7-7-15

OMB Number: 4040-0004
Expiration Date: 8/31/2016

Application for Federal Assistance SF-424

* 1. Type of Submission:	* 2. Type of Application:	* If Revision, select appropriate letter(s):
☐ Preapplication	☒ New	
☒ Application	☐ Continuation	* Other (Specify):
☐ Changed/Corrected Application	☐ Revision	

* 3. Date Received:	4. Applicant Identifier:

5a. Federal Entity Identifier:	5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:	7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:	City of Salinas
* b. Employer/Taxpayer Identification Number (EIN/TIN):	94-6000412
* c. Organizational DUNS:	0109194470000

d. Address:

* Street1:	200 Lincoln Avenue
Street2:	
* City:	Salinas
County/Parish:	Monterey
* State:	CA: California
Province:	
* Country:	USA: UNITED STATES
* Zip / Postal Code:	93901-2639

e. Organizational Unit:

Department Name:	Division Name:
Comm and Econ Dev Dept	Housing Division

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:	Ms.	* First Name:	Anastacia
Middle Name:			
* Last Name:	Wyatt		
Suffix:			

Title:	Planning Manager
Organizational Affiliation:	
* Telephone Number:	831-758-7334
Fax Number:	831-775-4258
* Email:	anastacia.wyatt@ci.salinas.ca.us

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

US Department of Housing and Urban Development (HUD)

11. Catalog of Federal Domestic Assistance Number:

14-231

CFDA Title:

Emergency Solutions Grant Program

*** 12. Funding Opportunity Number:**

N/A

* Title:

Title I Entitlement, Sec. 106(b)

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

To aid street outreach efforts to assist the homeless and those at-risk of homelessness; to help improve the quality of existing homeless shelters

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: 17 * b. Program/Project: 17

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2015 * b. End Date: 06/30/2016

18. Estimated Funding ($):

* a. Federal	177,842.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	177,842.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☐ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr. * First Name: Joe

Middle Name:

* Last Name: Gunter

Suffix:

* Title: Mayor

* Telephone Number: 831-758-7201 Fax Number: 831-758-7368

* Email: salinasmayor@ci.salinas.ca.uc

* Signature of Authorized Representative:  * Date Signed: 5-7-15

OMB Number: 4040-0004
Expiration Date: 8/31/2016

Application for Federal Assistance SF-424

* 1. Type of Submission:	* 2. Type of Application:	* If Revision, select appropriate letter(s):
☐ Preapplication	☒ New	
☒ Application	☐ Continuation	* Other (Specify):
☐ Changed/Corrected Application	☐ Revision	

* 3. Date Received:	4. Applicant Identifier:

5a. Federal Entity Identifier:	5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:	7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:	City of Salinas
* b. Employer/Taxpayer Identification Number (EIN/TIN):	94-6000412
* c. Organizational DUNS:	0109194470000

d. Address:

* Street1:	200 Lincoln Avenue
Street2:	
* City:	Salinas
County/Parish:	Monterey
* State:	CA: California
Province:	
* Country:	USA: UNITED STATES
* Zip / Postal Code:	93901-2639

e. Organizational Unit:

Department Name:	Division Name:
Comm and Econ Dev Dept	Housing Division

f. Name and contact information of person to be contacted on matters involving this application:

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Middle Name:			
* Last Name:	Wyatt		
Suffix:			

Title:	Planning Manager
Organizational Affiliation:	
* Telephone Number:	831-758-7334
Fax Number:	831-775-4258
* Email:	Anastacia.wyatt@ci.salinas.ca.us

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

US Department of Housing and Urban Development (HUD)

11. Catalog of Federal Domestic Assistance Number:

14-239

CFDA Title:

HOME Investment Partnership Program

*** 12. Funding Opportunity Number:**

N/A

* Title:

Title I Entitlement, Sec. 106(b)

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

HOME Program Assistance

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: 17 * b. Program/Project: 17

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2015 * b. End Date: 06/30/2016

18. Estimated Funding ($):

* a. Federal	543,081.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	770,000.00
* f. Program Income	80,000.00
* g. TOTAL	1,393,081.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☐ ** I AGREE

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Authorized Representative:

Prefix: Mr. * First Name: Joe

Middle Name:

* Last Name: Gunter

Suffix:

* Title: Mayor

* Telephone Number: 831-758-7201 Fax Number: 831-758-7368

* Email: salinasmayor@ci.salinas.ca.uc

* Signature of Authorized Representative:  * Date Signed: 5-7-15