



City of Salinas Consolidated Plan 2006-2010 and FY 2005-2006 Action Plan

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1 Executive Summary

1.1 What is the Consolidated Plan?

The Consolidated Plan, as required by the Department of Housing and Urban Development (HUD), combines planning and application requirements from several statutes. The Plan, updated in five-year increments, is:

- a collaborative process whereby the community establishes a unified vision for community development actions;
- a comprehensive housing affordability strategy (CHAS) that sets forth a jurisdiction's policy for allocating investment among housing needs activities;
- a statement of specific long-term and short-term community development objectives and priority non-housing community development needs;
- an application for funding under the Community Planning and Development formula grant programs (CDBG, HOME, ESG, and HOPWA);
- a strategy to be followed in carrying out HUD programs; and
- a management tool for tracking and measuring results.

1.2 Elements of the Consolidated Plan

The City of Salinas 2006-2010 Consolidated Plan contains three main sections.

The Plan begins with a Housing and Homeless Needs Assessment, which documents non-homeless housing needs (including special needs populations), homeless housing needs, public housing needs, and lead paint based housing needs.

Next, the Housing Market Analysis section describes current housing market conditions in Salinas, and summarizes the existing inventory of homeless and special needs facilities and services in the City. The Housing Market Analysis also lists barriers to affordable housing.

The third section presents the City's Strategic Plan, which assigns a high, medium, and low priority to the City's housing needs and establishes a five-year work plan to address these issues.

1.3 Community Participation Process

As a first step in the community participation process, the Consolidated Plan team conducted in-depth interviews with local stakeholders, including affordable housing advocates, public agency representatives, faith-based organizations, affordable housing developers, and service providers to seniors, farmworkers, homeless, disabled persons, and people with HIV/AIDS.

As a second community participation component, the City of Salinas’ organized two public events to receive community input for the Consolidated Plan. At the first meeting, data on existing housing market conditions was presented, along with a set of preliminary needs, based on the key informant interviews. Meeting participants then refined the list of needs based on their own knowledge and experience and offered strategies to address the needs. At the second community event, held as part of a City Council meeting, community members had an opportunity to comment on the complete draft Consolidated Plan.

1.4 Salinas Overview

The City of Salinas lies at the center of Monterey County’s \$3.0 billion agriculture industry and houses many of the service workers that commute to Monterey County’s coastal areas. In recent years, Salinas has also become a refuge for Santa Cruz County and southern Bay Area residents in search of more affordable housing.

These factors have contributed to a significant population growth rate in Salinas. Between 1990 and 2000, the U.S. Census reports that Salinas’ population expanded over 32 percent, from 108,777 to 143,776 persons, accounting for 92 percent of Monterey County’s growth. The City’s General Plan anticipates this growth to continue, and plans to accommodate 213,000 persons at full buildout.

The strong demand for housing and lack of available land have led to dramatic housing price increases in recent years. The City of Salinas currently ranks as one of the least affordable housing markets in the nation, with housing sale prices falling beyond local incomes.

1.5 Housing and Homelessness Needs Assessment

The Housing and Homelessness Needs Assessment documents the various housing needs experienced by the community in general, special needs populations, and homeless people. Based on an analysis of housing market data, interviews with local stakeholders, and community input, the following needs emerged:

1. More affordable ownership housing serving all incomes, and more affordable rental housing for very low and low income households.
2. More large units at affordable sale prices and rents.
3. Increased supply of housing and available land for residential development.
4. Strategies to improve substandard units and maintain adequate living conditions for Salinas residents.
5. More affordable housing – particularly rental units – for seniors living on fixed incomes, including congregate living.
6. More accessible, affordable housing for persons with disabilities.
7. More affordable housing for people living with HIV/AIDS.
8. More affordable housing for low-income farmworker households.
9. Seamless integration of homeless services provided within a Continuum of Care framework to address the needs of the homeless in general and homeless subpopulations, in particular.

10. Greater access to federally-subsidized housing, particularly through public housing units, given the long list for Section 8 vouchers.
11. Continuing outreach and education to the community regarding the hazards of lead poisoning, particularly with regard to lead-based paint hazards.

1.6 Housing Market Analysis

1.6.1 Population and Household Trends

According to the U.S. Census, the total population in Salinas increased from 108,777 in 1990 to 151,060 in 2000. This constitutes a 39 percent population growth over the ten year period, with an average annual growth rate of three percent. During this time, the average household size in Salinas also increased from 3.2 to 3.7 people per household. At \$49,220, the 2004 estimated median household income in Salinas is \$5,389 less than the County median and \$8,804 less than the regional median household income.

Salinas' rapid expansion, large households, and low incomes point to the need for additional supply of housing in Salinas overall, as well as a particular need for both larger and affordable units.

1.6.2 Housing Sale Prices and Rents

Salinas home prices have experienced significant rises in recent years. Median sale prices both in Salinas and Monterey County have appreciated by an annual average of nearly 15 percent each year for the past five years.

The median sale price of single-family homes sold between August and November of 2004 was \$518,000. An analysis of condominiums sold in Salinas during the same time period reveals a median sale price of \$305,000. These housing sale price data suggest that households up to 120 percent of Area Median Income (AMI) have extremely limited ability to purchase a home in Salinas.

In contrast with home sale prices, Salinas rents have remained relatively stable in recent years. In the fourth quarter of 2004, the average rental price of a unit was \$878 for a one bedroom, one bath unit; \$1,077 for a two bedroom, one bath unit; and \$1,350 for a three bedroom, one bath unit. However, despite relatively moderate rent increases, an analysis of local incomes and rents suggests that very low and low income households in Salinas will still encounter difficulty in locating an adequately-sized affordable unit.

1.6.3 Special Needs Housing Supply

The Consolidated Plan makes a sincere effort to document all housing units in Salinas designated specifically for the enumerated sub-populations. Because of their low incomes, most of these sub-populations are also able to access income-restricted housing such as Section 8 housing or units produced through Salinas' Inclusionary Housing Ordinance.

A survey of special needs housing supply in the Salinas area shows:

- 615 elderly residential care units;
- 482 nursing home beds;

- 376 affordable age-restricted units;
- 139 farmworker-targeted units;
- 276 adult day-care spaces;
- 249 adult residential facility beds;
- 11 residential treatment beds; and
- 68 beds for people with HIV/AIDS.

1.6.4 Homeless Facilities and Services

Over the last five years, homeless service providers in Monterey County have made tremendous strides in their ability to work together, streamline services, and coordinate the development of new and existing facilities and services. Much of this can be credited to the work of the Coalition of Homeless Service Providers, funded in large part by the Monterey County Department of Social and Employment Services. Thanks to these efforts and groups such as Sun Street Center, Shelter Outreach Plus, Salinas I-HELP (Interfaith Homeless Emergency Lodging Program), and Interim, the Salinas area benefits from over 130 emergency shelter spaces and over 350 transitional and permanent housing slots serving homeless people.

1.7 Five-Year Strategic Plan

The Strategic Plan section of the Consolidated Plan serves as a blueprint for addressing the needs identified in the Housing and Homelessness Needs Assessment. The Strategic Plan establishes a work plan with Strategies and Objectives to guide the allocation of housing funds and the implementation HUD programs over the next five years. These Strategies and Objectives specifically address each of the 11 needs identified in the Housing and Homelessness Needs Assessment, and also target Non-Housing Community Development Needs. Too numerous to summarize here, the Strategies and Objectives are described in detail in Section 4 of this Consolidated Plan.

2 Introduction

2.1 The Consolidated Plan

The Consolidated Plan, as required by the Department of Housing and Urban Development (HUD), combines planning and application requirements from several statutes. The Plan, updated in five-year increments, is:

- a collaborative process whereby the community establishes a unified vision for community development actions;
- a comprehensive housing affordability strategy (CHAS) that sets forth a jurisdiction's policy for allocating investment among housing needs activities;
- a statement of specific long-term and short-term community development objectives and priority non-housing community development needs;
- an application for funding under the Community Planning and Development formula grant programs (CDBG, HOME, ESG, and HOPWA);
- a strategy to be followed in carrying out HUD programs; and
- a management tool for tracking and measuring results.

2.2 Organization of Consolidated Plan

The City of Salinas 2006-2010 Consolidated Plan contains three main sections.

The Plan begins with a Housing and Homeless Needs Assessment, which documents non-homeless housing needs (including special needs populations), homeless housing needs, public housing needs, and lead paint based housing needs.

Next, the Housing Market Analysis section describes current housing market conditions in Salinas, and summarizes the existing inventory of homeless and special needs facilities and services in the City. The Housing Market Analysis also lists barriers to affordable housing.

The third section presents the City's Strategic Plan, which assigns a high, medium, and low priority to the City's housing needs and establishes a five-year work plan to address these issues.

2.3 Community Participation Process

As a first step in the community participation process, the Consolidated Plan team conducted in-depth interviews with 26 local stakeholders. These included affordable housing advocates, public agency representatives, faith-based organizations, affordable housing developers, and service providers to seniors, farmworkers, homeless, disabled persons, and people with HIV/AIDS.

Appendix A contains a complete list of contacts. The team asked each stakeholder to assess local housing and community development needs from their unique perspectives.

As a second community participation component, the City of Salinas' organized two public events to receive community input for the Consolidated Plan. The first meeting was held at a local middle school to facilitate access by neighborhood residents and offer a familiar setting for the discussion. At the meeting, data on existing housing market conditions was presented, along with a set of preliminary needs, based on the key informant interviews. Meeting participants then refined the list of needs based on their own knowledge and experience and offered strategies to address the needs. A diverse group participated in the meeting, including service providers, local residents, and lenders.

At the second community event, held as part of a City Council meeting, community members had an opportunity to comment on the complete draft Consolidated Plan. These comments were incorporated into the Final Draft of the Consolidated Plan.

For each public event, the City of Salinas conducted extensive outreach, sending invitations directly to local stakeholders, posting announcements in the local Spanish and English newspapers, distributing 1,100 flyers through the public school system, posting notices at three recreation centers and City Hall, and passing out flyers at the office of a major homeless service organization in Salinas.

2.4 Salinas Overview

The City of Salinas lies at the center of Monterey County's \$3.0 billion agriculture industry. Thanks to its temperate climate and fertile soils, the area has become the number one vegetable-producing region in the nation, supplying 80 percent of the nation's lettuces and artichokes. The agriculture industry drives the City's economy, and mainly provides relatively low-skilled and low-wage jobs. While the City has endeavored to attract light industrial firms to complement the agriculture industry and offer higher paying jobs, the City recognizes and appreciates its agricultural base and history.

Salinas also houses many of the workers that commute to Monterey County's coastal areas, where housing prices exceed service workers' pay scales. In recent years, Salinas has also become a potential refuge for Santa Cruz County and southern Bay Area residents in search of more affordable housing. Rapidly escalating home values in these areas have effectively expanded Santa Cruz and Bay Area commute zones to encompass Salinas.

These factors have contributed to a significant population growth rate in Salinas. Between 1990 and 2000, the U.S. Census reports that Salinas' population expanded over 32 percent, from 108,777 to 143,776 persons, accounting for 92 percent of Monterey County's growth. The City's General Plan anticipates this growth to continue, and plans to accommodate 213,000 persons at full buildout.

With this rapid growth, Salinas has largely been built out; little vacant land remains for residential development within the City limits. As such, the General Plan projects that most new residential

development over the next 20 years will occur to the north and east of Salinas in the zone designated as the “Future Growth Area.” The Future Growth Area contains 3,525 acres, and currently remains unincorporated and outside the City’s sphere of influence. The General Plan states the City’s intent to work with the Local Agency Formation Commission (LAFCo) to extend Salinas’ sphere of influence and subsequently incorporate this area. This process is currently in its early stages, with the City, LAFCo, and local land owners establishing the plans for the Future Growth Area.

The strong demand for housing and lack of available land have led to dramatic housing price increases in recent years. The Housing Market Analysis section of this Consolidated Plan documents this rise in housing values. The City of Salinas currently ranks as one of the least affordable housing markets in the nation, with housing sale prices falling beyond local incomes. Consequently, many households pay excessive portions of their income towards housing costs, and crowd into units to share rent and mortgage payments. The following section of the Consolidated Plan discusses these trends in greater detail.

3 Housing and Homelessness Needs Assessment

3.1 Non-Homeless Housing Needs

3.1.1 *Housing Affordability*

Cost Burdened Households. Table 1 shows housing need for renters and homeowners in Salinas, as reported by the 2000 U.S. Census. The data indicate that a significant portion of households are cost burdened. “Cost burdened” is defined by HUD as paying more than 30 percent of household income towards rent, mortgage payments, utilities, taxes, and insurance.

Among renters, almost 38 percent of households are cost burdened. Furthermore, 17 percent of renters pay more than 50 percent of their income towards housing costs. Overpayment rates also remain high among Salinas homeowners, though slightly lower than among renter households. Almost 30 percent of owner households pay more than 30 percent of income towards housing costs, and 11 percent pay more than 50 percent of household income.

Overpayment is particularly pronounced at the lower income levels. For example, 79 percent of extremely low income households (both renters and owners) pay more than 30 percent of income towards housing costs, and 62 percent of these households pay more than 50 percent of household income.

In general, larger households experience a lesser cost burden than smaller households, due to the distribution of expenses among more household members. For example, 32 percent of large renter households pay more than 30 percent of income towards housing costs, compared to 40 percent of small renter households.

However, large households experience more “housing problems,” which include overcrowding. Overcrowding occurs when the number of persons in a household exceeds the number of habitable rooms in a unit. Almost 90 percent of large renter households report housing problems, compared to only 60 percent of small households. Similar trends occur among homeowners. These findings suggest that households are combining and living in inadequately sized units to ease their cost burdens.

Buying Power of Salinas Households. To supplement the data on overpayment, Table 2 compares Salinas households’ buying power and the sale prices and rents in the Salinas housing market.

Assuming a 5.0 percent downpayment, 30-year term, a fixed 6.5 percent interest rate, and 2004 California Department of Housing and Community Development (HCD)-defined income limits for a family of four, households within each income category can afford the following sale price ranges:¹

<u>Income Level</u>	<u>Affordable Sale Price Range</u>
Very Low-Income (30% to 50% AMI)	\$58,962 to \$98,270
Low-Income (51% to 80% AMI)	\$100,235 to \$157,232
Moderate-Income (81% to 120% AMI)	\$159,197 to \$235,847

These affordable sale prices were compared with fully verified single-family home and condominium sales in Salinas between August and November 2004.² Over 470 single-family homes and 53 condominiums sold in Salinas during this sample period, with median sale prices of \$518,000 and \$305,000, respectively.

This analysis suggests that households earning up to 120 percent of AMI have extremely limited ability to purchase a home in Salinas. Very low income households cannot afford any of the units sold during the sample period. The low income price range includes 0.2 percent of the single-family homes and 0.0 percent of the condominiums sold during the study period. The moderate income range captures 0.2 percent of the single-family homes and 7.5 percent of condominiums. In total, households up to 120 percent of AMI could afford only two of the 473 single-family homes and four of the 53 condominiums sold during the sample period.

The area median income for Salinas, as defined by HCD, remains unchanged in 2005, while housing sale prices have continued to escalate, further impacting the affordability of local homes.

It is important to note that this analysis does not take into account bedroom size in the supply. While a household may be able to afford a particular unit, the number of bedrooms may be inadequate for the size of the family. Therefore, considering the larger household sizes predominant in Salinas, the need for affordable ownership housing is likely greater than indicated by this analysis.

Table 1 also describes the ability of Salinas households to rent a unit in the City. This analysis indicates that very low and low income households in Salinas will encounter difficulty in locating an adequately-sized affordable unit. Assuming 30 percent of household income is dedicated to rent and utilities, four-person households up to 80 percent of AMI can only afford \$1,170 a month

¹ Each income category is defined as follows:

Very low income – 30% to 50% of Area Median Income (AMI)

Low income – 51% to 80% of AMI

Moderate income – 81% to 120% of AMI

Workforce income – 121% to 160% of AMI

² All sales are from the Monterey County Assessor’s Office, as compiled by First American Real Estate Solutions (FARES), a private data vendor.

in rent, exclusive of utilities. This compares with a median rent of \$1,350 for a three-bedroom one-bath apartment in Salinas as of the fourth quarter of 2004.

Need #1: More affordable ownership housing serving all incomes, and more affordable rental housing for very low and low income households.

3.1.2 Overcrowding

Households often cope with high housing costs by living in overcrowded conditions. HUD states that overcrowding occurs when the number of persons in a household exceeds the number of habitable rooms in a unit. A household is defined as “severely overcrowded” when it contains over 1.5 persons per habitable room. Table 2 shows 2000 Census data regarding the number of people per room in Salinas units. Data for Monterey County are also shown for comparison purposes.

Almost a third of Salinas households, or 12,500 households, live in overcrowded conditions. In contrast, only 21 percent of Monterey County households as a whole are overcrowded. Furthermore, over 23 percent of Salinas households live in severely overcrowded units, compared to 13 percent of Monterey County households.

The Census also indicates that overcrowding is particularly pronounced among renters. Almost 43 percent of renter households reside in overcrowded conditions, compared to 22 percent of owners.

Need #2: More large units at affordable sale prices and rents.

3.1.3 Housing Supply

The number of housing units in Salinas is directly linked to the affordability and overcrowding needs discussed above.

The State of California requires the Department of Housing and Community Development (HCD) to identify housing needs for each region in the State in response to projected population and household growth. State law further mandates that each Council of Governments (COG) distribute the housing needs allocation to each jurisdiction in the COG’s region. The Association of Monterey Bay Area Governments (AMBAG) oversees the Regional Housing Needs Determination (RHND) process for Monterey and Santa Cruz Counties, and determines the jurisdictions’ “fair share” of regional housing need.

The following table shows Salinas’ RHND for 2000 to 2007.

RHND for Salinas, 2000 to 2007

	Total Need	Very Low Income	Low Income	Moderate Income	Above Moderate Income
# of Units	1,349	290	248	332	479
% of Total	100%	21%	18%	25%	36%

Source: AMBAG, 2000.

State law requires jurisdictions to demonstrate that “adequate sites” will be made available to accommodate housing production commensurate with their RHND. As stated in the 2002 Housing Element, the City estimates that adequate space exists for approximately 264 units on vacant land within City limits. However, if taking into account permitted housing production (units constructed or under construction at writing of this report), the potential for reuse of underutilized commercial land, development of vacant residential land, inclusionary housing unit production, and expansion into the Future Growth Area, available sites exist for over 3,050 units. Considering these factors, the Housing Element states that available sites exist to effectively address the RHND at all income levels.

However, annexation and development of the Future Growth Area is currently in its preliminary stages. City of Salinas staff anticipate development of new housing will not likely begin in the Future Growth Area until mid-2007, given the complex annexation process and the area’s significant infrastructure needs. As a result, more short-term steps should be taken to augment the local housing supply at all affordability levels.

Additional data on Salinas housing production is included in the Housing Market Analysis section of this Consolidated Plan.

Need #3: Increased supply of housing and available land for residential development.
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3.1.4 Substandard Units

The exact number of housing units in Salinas needing rehabilitation is difficult to estimate. According to the 2000 Census, 307 units in the City lack complete plumbing facilities and 362 lack complete kitchen facilities. Each figure makes up less than one percent of total units, and may be duplicative, with some units lacking both plumbing and kitchen facilities.

In reviewing this data, however, it is important to note that the U.S. Census likely undercounts more makeshift housing units. Undocumented Salinas residents are also less likely to respond to Census inquiries, and are more prone to living in substandard housing. The Census also does not account for other more subtle housing problems, such as inadequate wiring, leaks, or heating.

A Housing Condition Survey conducted in 1991 by the Salinas Department of Community Development found that 29 percent of existing units were in need of rehabilitation. The survey also found that 51 percent of units exhibited a minor degree of blight, such as failing paint or deteriorated roof covering. The study was conducted 14 years ago, and over 7,000 new housing

units have been constructed in the interim, most of which would still be in relatively good condition.³ Also, very few dwellings have been demolished during this period.⁴ Assuming that all 7,000 units built since 1991 remain in good condition, approximately 25 percent of Salinas units, or about 10,000 units, suffer from a lack of maintenance and rehabilitation.

Need #4: Strategies to improve substandard units and maintain adequate living conditions for Salinas residents.

³ Housing production number based on U.S. Census data from 1990 and 2000 and Salinas Housing Element Table H-2, Housing Production Since January 2000.

⁴ Only five units were demolished from 1995 to 2004, according to the Salinas Development and Engineering Services Department.

Table 1: Salinas Housing Needs, 2000

Household by Type, Income, & Housing Problem	Renters					Owners					Total Households
	Elderly (1 to 2 persons)	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters	Elderly (1 to 2 persons)	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Owners	
Extremely Low Income HH (<=30% AMI)	548	1,354	812	483	3,197	403	264	188	95	950	4,147
% with any housing problems	62.6	93.4	95.7	78.3	86.4	60.3	81.1	94.7	73.7	74.2	83.6
% Cost Burden >30%	61.9	87.9	85.8	75.4	81	60.3	75.8	81.4	73.7	70.1	78.5
% Cost Burden >50%	48.2	69.4	66.4	61.1	63.7	42.9	64.4	77.1	57.9	57.2	62.2
Very Low Income HH (>30% to <=50% AMI)	372	1,390	1,320	353	3,435	713	319	399	98	1,529	4,964
% with any housing problems	73.4	89.6	97	90.1	90.7	46	92.2	95.2	89.8	71.3	84.7
% Cost Burden >30%	69.4	76.3	61	87.8	70.8	46	87.8	68.9	89.8	63.5	68.6
% Cost Burden >50%	45.7	25.5	11.4	56.7	25.5	21.7	70.5	51.4	81.6	43.5	31
Low Income HH (>50 to <=80% AMI)	365	1,900	1,689	735	4,689	834	875	1,093	174	2,976	7,665
% with any housing problems	54.8	70.5	93.5	68.7	77.3	17.9	75.4	96.3	79.9	67.2	73.4
% Cost Burden >30%	52.1	42.1	14.2	59.9	35.6	16.7	62.9	51.1	77.6	46.4	39.8
% Cost Burden >50%	26	5.8	0.8	6.8	5.7	5.9	30.3	13.6	43.1	18.1	10.5
Mod. & Above Mod. Income HH (>80% AMI)	585	3,605	1,719	1,795	7,704	2,243	6,359	3,735	1,328	13,665	21,369
% with any housing problems	20.5	30.4	78.2	13.6	36.4	9.7	28.1	68.1	26.2	35.8	36
% Cost Burden >30%	20.5	6.8	2	7	6.8	9.1	22.9	16.7	25.6	19.2	14.7
% Cost Burden >50%	7.7	0.7	0	0.6	1	2.1	2.7	0.7	5.3	2.3	1.8
Total Households	1,870	8,249	5,540	3,366	19,025	4,193	7,817	5,415	1,695	19,120	38,145
% with any housing problems	50.1	59.9	89.9	43	64.7	22.4	37.8	76.7	38.1	45.5	55
% Cost Burden >30%	48.5	39.9	32	36.8	37.9	21.8	31.8	29.8	37.3	29.5	33.7
% Cost Burden >50%	30.7	17.3	12.7	16.5	17.1	10.1	10.6	9.7	16.5	10.8	13.9

Notes:

Any housing problems: cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities.

Elderly households: 1 or 2 person household, either person 62 years old or older.

Renter: Data do not include renters living on boats, RVs or vans. This excludes approximately 25,000 households nationwide.

Cost Burden: Cost burden is the fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

Source: U.S. Census, 2000; BAE, 2005.

Table 2: Affordability of Housing Stock in Salinas

Income Level	FOR-SALE		
	Affordable Sale Price Range (a) (b)	Percent of SFRs on Market within Price Range (c)	Percent of Condos on Market within Price Range (c)
Very Low-Income (30% to 50% AMI)	\$58,962 to \$98,270	0.0%	0.0%
Low-Income (51% to 80% AMI)	\$100,235 to \$157,232	0.2%	0.0%
Moderate-Income (81% to 120% AMI)	\$159,197 to \$235,847	0.2%	7.5%

Income Level	RENTAL	
	Maximum Affordable Rent (d)	Average Rent 3 BR Apartment (e)
Very Low-Income (30% to 50% AMI)	\$410 to \$714	\$1,350
Low-Income (51% to 80% AMI)	\$729 to \$1,170	\$1,350
Moderate-Income (81% to 120% AMI)	\$1,185 to \$1,778	\$1,350

Notes:

(a) Affordable sale price based on a four-person household income, as set by HCD 2004 income limits.

(b) Based on the following assumptions: 5% down payment
30 year mortgage
6.5% fixed annual interest rate

(c) Includes all full and verified home sales between August and November 2004 in Salinas. If only units that matched the needs of a four-person family were counted, the number of affordable units within each income category would be even lower.

(d) Affordable rent is 30% of monthly household income, less utility allowance as set by Monterey County Housing Authority.

(e) As of 2004 Q4.

Source: First American Real Estate Solutions; Realfacts, Inc.; CA HCD; BAE, 2005.

Table 3: Persons per Room/Overcrowding

Shaded area indicates overcrowded households.

Persons per Room (a)	% of Households	
	City of Salinas	Monterey County
0.50 or less	38.0%	50.6%
0.51 to 1.00	29.3%	28.9%
1.01 to 1.50	9.6%	7.2%
1.51 to 2.00	9.6%	6.2%
2.01 or more	13.5%	7.2%
Total	100.0%	100.0%

Notes:

(a) Rooms exclude bathrooms, kitchens, hallways and closets. The Census defines "overcrowding" as having more than one person per room.

Sources: 2000 U.S. Census, SF3; BAE, 2005.

3.2 Non-Homeless Persons with Special Needs

The special needs populations include elderly and frail elderly, persons with disabilities, persons diagnosed with HIV/AIDS and related diseases, and farmworkers. Depending on age and need for services, self-sufficiency may not be an appropriate goal for certain segments of the special needs population. This sub-section estimates, to the extent feasible, the number of persons within each special needs group requiring supportive housing and the number of housing units available to them. This sub-section also includes a discussion of any challenges or obstacles these special needs groups encounter when trying to find housing in Salinas.

3.2.1 Elderly

HUD defines the elderly as those persons 62 years of age or older. The elderly are considered a special needs group because they can have difficulty finding and retaining adequate affordable housing due to limited incomes, health care costs, disabilities, and the need for proximity to public transportation. The distinction between elderly and frail elderly is based on the individual's ability to independently perform routine daily activities. Frail elderly need assistance with activities such as eating, bathing, using the restroom, shopping, or going outside. Elderly persons 85 years of age or older have a higher probability of being classified as "frail elderly."

Supportive services needed by the frail elderly range widely, from assistance with activities of everyday living such as bathing, shopping and eating, to professional services such as physical therapy and medication. Supportive services needed by the non-frail elderly are similarly broad, and include transportation and in-home services to medical care.

According to the 2000 Census, 16 percent of Salinas households are over age 65, and two percent are over 85.⁵ Of households over age 65, 30 percent rent and 71 percent own their home.⁶ This proportion changes somewhat for householders over the age of 85, of whom 37 percent rent and 63 percent own their housing.

The State of the Cities Data Systems (SOCDS) CHAS Data Book reports that in Salinas 13 percent of senior householders aged 62 to 74 ("elderly") have mobility or self-care limitations, as do 17 percent of those aged 75 and older ("extra elderly"). Mobility or self-care limited households are those in which one or more persons has 1) a long-lasting condition that substantially limits one or more basic physical activities, such as walking, climbing stairs, reaching, lifting, or carrying and/or 2) a physical, mental, or emotional condition lasting more than six months that creates difficulty with dressing, bathing, or getting around inside the home. CHAS data further concludes that 31 percent of elderly one- and two-member households have housing problems such as cost burden or overcrowding.

⁵ The 2000 U.S. Census does not provide age of householder with an age break at 62. For general population—not household—data, the 2000 Census reports that 12,606 persons, or 8.3 percent of the Salinas population, are over the age of 62 and 0.9 percent is over the age of 85.

⁶ Age of household is defined by the age of the "head of household."

The most important factor affecting housing for seniors is income. Most elderly people live on fixed incomes due to retirement, disability, and/or death of a spouse, making housing costs a key issue. For many elderly people, the only source of income is Social Security, which amounts to not much more than \$800 a month. With the high cost of housing in Salinas, this means that seniors are often forced to choose between paying for housing versus paying for food and medications.

According to the CHAS dataset, among renters aged 62 and older, 50 percent have some housing problems, with 49 percent paying more than 30 percent of their income in rent, and 31 percent paying more than 50 percent of their income in rent. While not ideal, the proportion of homeowners over 62 with housing problems is considerably better: 22 percent have some housing problems, with 22 percent experiencing a housing cost burden over 30 percent of income, and 10 percent carrying a cost burden greater than 50 percent of income.⁷

In general, seniors are in need of smaller, inexpensive units in close proximity to public transportation and services such as groceries, banks, pharmacies, and salons. Additionally, seniors who can still live independently can benefit from larger dwellings that they could share with other seniors.

The California Department of Social Services, Community Care Licensing Division, reports 36 residential care facilities for the elderly in Salinas, with a combined total capacity to accommodate 615 persons. There are also five nursing homes in Salinas, with the ability to provide accommodations to 482 residents. Each of the five is classified as a “skilled nursing facility,” defined as a health facility which provides skilled nursing care and supportive care to patients whose primary need is for availability of skilled nursing care on an extended basis. All five nursing homes take Medi-Cal and Medicare, and one of the nursing homes provides secure or “locked” facilities for elderly patients such as those with Alzheimer’s who are at risk of wandering away from non-secure facilities.

Additionally, Salinas has four apartment complexes comprised of affordable housing with age restrictions. Combined, these complexes have 376 affordable units designated for elderly residents.

Need #5: More affordable housing – particularly rental units – for seniors living on fixed incomes, including congregate living.
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3.2.2 Disabled

The disabled special needs population consists of individuals who have an illness or impairment that hinders their ability to function independently. Disabled persons have special housing needs because of their fixed incomes, need for accessible housing, and high health care costs.

According to the 2000 Census, 30,117 persons residing in Salinas have disabilities, or 19.9

⁷ 2000 CHAS Data Book. “Any housing problem” includes cost burden greater than 30 percent of income and/or overcrowding and/or without complete kitchen or plumbing facilities.

percent of the population.⁸ This is comparable to the prevalence of disabilities in the national, state, and county populations, which are 20.8, 20.2, and 18.5 percent respectively.

Need #6: More accessible, affordable housing for persons with disabilities.

The disabled population requires accessible housing adapted to accommodate their particular disability needs, which vary by individual. In general, physical requirements often include roll-in showers, wheelchair ramps, lower toilets and counters, handrails and widened doors. Supportive housing needs for the chronically mentally ill include short-term “crisis” facilities staffed 24-hours a day, transitional housing programs, and supportive housing where individuals can live mostly independently but with attached services.

People with disabilities have a wide variety of housing needs, depending on the individual’s specific type and degree of impairment. Many people with disabilities do not require 24-hour care and seek housing on the private market. The Consortium for Citizens with Disabilities (CCD), a national coalition of consumer, advocacy, provider and professional organizations who advocate on behalf of people of all ages with disabilities and their families, commented on this issue in a January 2005 public letter to HUD. CCD expressed the concern that “Referring to people with disabilities solely within a sub-category of ‘special needs populations’ does not provide an accurate assessment of a jurisdiction’s housing needs with respect to all people with disabilities, but limits the assessment to people with disabilities with supportive housing needs. As HUD well knows, many people with disabilities do not need supportive housing but do need decent, safe, and affordable housing.” Therefore, the housing needs of many people with disabilities are identical to other income-restricted households, sometimes supplemented by private in-home supportive services.

Many persons with disabilities are not employed, surviving on fixed incomes from sources such as Supplemental Security Income (SSI), a federal income supplement program designed to help aged, blind, and disabled people who have little or no income. With the high cost of housing in Salinas, the disabled population therefore has similar housing needs as the elderly, often with the added obstacle of public prejudice and fear. In addition, a proportion of the disabled are injured farmworkers, many of whom are monolingual Spanish speakers with low levels of education, further limiting these individuals’ ability to secure stable housing.

The Central Coast Center for Independent Living (CCCIL), an advocacy and information center serving disabled persons in Salinas, reports that many of their clients cannot even afford the cheapest affordable housing. Instead they must live with family members, who do not always have the means to support them, or resort to homeless shelters, which are not always accessible given their disability. As an alternative means of finding shelter, some end up in a nursing care facility even when that high level of care is not needed.⁹ Others attempt to find permanent housing through housing assistance programs such as Section 8. However, despite the preference

⁸ Includes physical disabilities, mental disabilities, self-care disabilities, and go-outside-home disabilities.

⁹ Some nursing homes designed for the elderly, because of age restrictions, will exclude persons with disabilities even if they meet the income requirements.

they are given on the waiting list because of their disability status, the wait is often a year or longer, and in the interim they must live with someone else or become homeless.

To address the special needs of disabled persons, Monterey County allocates more than one third of Salinas' Section 8 vouchers to people with disabilities. For disabled persons who require more assistance at home, Salinas has 58 licensed community care facilities that serve approximately 900 people.¹⁰ The California Department of Social Services, Community Care Licensing Division, reports five adult day care facilities with a combined capacity to serve 276 individuals. In addition, Salinas has 33 adult residential care facilities which can serve up to 249 persons, although one of the facilities, with a capacity of 24, has a probationary license status.

Additional services of information and referral, advocacy, personal assistance services, peer counseling, independent living skills training, and systems advocacy are provided by Central Coast Center for Independent Living. CCCIL also provides housing assistance in the form of self-advocacy training in how to look for accessible, affordable and available housing, and about the removal of architectural barriers.

In addition to physical disabilities, some people face mental health or substance abuse issues that can hinder their ability to maintain stable housing. Without appropriate treatment, people with mental health disabilities may find it difficult to secure or maintain housing. However, access to mental health counseling is very limited throughout Monterey County, and this is compounded by the limited range of public transportation.

There are a number of issues related to substance abuse itself, as well as access to substance abuse treatment services, that impact housing stability. People with issues of substance use or abuse may need assistance meeting basic housing responsibilities such as paying rent and utilities. Like mental health services, the availability of substance abuse treatment is limited county-wide, and long waiting lists usually mean that a slot is not open when an individual is seeking treatment. Unfortunately, when a slot does become available, the opportunity for intervention may be lost. Once individuals do manage to successfully complete treatment, they often have trouble finding follow-up or continuing support services.

3.2.3 Persons with AIDS and Related Diseases

The lengthening lifespan of people infected with HIV in combination with addition of new patients means that more people are living with HIV and AIDS in Salinas. According to the California Department of Health Services Office of AIDS, 847 people in Monterey County had been diagnosed with AIDS as of January 2005. Out of these individuals, 473 are now deceased, leaving 374 individuals with the disease. There have also been 148 diagnoses of HIV in Monterey County, of which three are now deceased. The *Monterey County HIV and AIDS Annual Report, 2004* concludes that in 2003-04, 70 (48%) of the 145 HIV patients in Monterey County resided in Salinas at the time of diagnosis, as did 120 (32%) of the 374 AIDS patients.¹¹

¹⁰ City of Salinas General Plan Housing Element, September 2002.

¹¹ The majority of programs and services addressing HIV/AIDS—such as prevention, testing and counseling, treatment, and services related to housing for people with AIDS—are currently addressed at the

People living with HIV/AIDS often face similar challenges and need similar resources to meet their housing needs as the general low-income and very-low-income population. A small number can meet their housing needs through receipt of housing assistance such as Section 8 or through HOPWA. People who cannot obtain affordable housing inevitably pay a larger percentage of their income toward housing costs, or resort to sharing a unit with additional people to lower the per-person cost. Individuals who pay a high percentage of their incomes for housing and those who are living doubled- or tripled-up are known to be at increased risk of becoming homeless.

People living with HIV/AIDS have varied housing and housing-related service needs. Some people need emergency one-time or periodic monetary assistance to pay their rent or mortgage. Others require supportive housing attached to on-site services, such as helping residents consistently take their medications, substance abuse or mental health services, or life skills training.

HIV/AIDS housing and housing-related services in Monterey County are administered by John XXIII AIDS Ministry. As of June 2002 the County had 37 dedicated units, up from ten in 1997. Additionally, John XXIII offered the following services in Monterey County as of June 2002:

- \$40,000 was available to provide financial assistance to address emergency housing-related needs. In 2001, 185 people were served.
- 16 households were provided with a shallow-rent subsidy as a homelessness prevention strategy.
- 15 beds of transitional housing were available, an increase from 10 beds in 1997.
- 30 beds of permanent housing were available, while no permanent housing was available in 1997.
- John XXIII AIDS Ministry worked in partnership with 4 housing agencies to provide HIV/AIDS-dedicated housing.¹²

As part of the *2002 Monterey County HIV/AIDS Housing Plan*, a Steering Committee reviewed findings from the recently-conducted needs assessment, including data from a housing survey, focus groups of people living with HIV/AIDS, key informant interviews, and document and data reviews. Using this information, as well as utilizing on their knowledge as providers and advocates, the Steering Committee identified the needs described below.

Need #7: More affordable housing for people living with HIV/AIDS.

county level. The following discussion, therefore, uses statistics and analyses of need that have been conducted county-wide, and addresses Salinas specifically where data are available and/or where the City feels needs of Salinas residents with HIV/AIDS differ from those in other parts of Monterey county.

¹² *2002 Monterey County HIV/AIDS Housing Plan*, June 2002.

The affordable housing crisis in Salinas affects all people surviving on low or fixed incomes, which includes most people living with HIV/AIDS. Although there are several dedicated units, they are far too few to protect this special needs group from the pressure of escalating housing prices. People in Salinas living with HIV/AIDS face the following obstacles when trying to obtain affordable housing:

- Available units are often not affordable to those with the lowest incomes.
- Even those people who receive a rental subsidy voucher, which would cover a portion of their rent, may not be able to find a unit, given the lack of affordable housing.
- Affordable housing units are so scarce people are forced to “double up,” live in units with quality problems, or in remote but less expensive areas of the County without access to public transportation.
- People living with HIV/AIDS sometimes have trouble maintaining stable housing due to mental health and substance abuse issues, criminal history, low incomes, and/or undocumented status.

The Monterey County Health Department reports that Latinos have the fastest growing rate of HIV infection in Monterey County. In recent surveys and focus groups conducted by Natividad Immunology Division Outpatient (NIDO) Clinic targeting Latinos living with HIV, 77 percent affirmed that they had insurance to pay for HIV medical treatment, the primary source being Medi-Cal. Some 83 percent of respondents said they did not pay for HIV/AIDS medication. Most (71%) receive assistance through the AIDS Drug Assistance Program (ADAP). In addition, approximately 48 percent of survey and focus group participants said that they receive some type of housing assistance, while 52 percent received none.

Cultural competency does not seem to be a major concern with regard to HIV/AIDS service providers in Salinas. All NIDO focus group participants confirmed that local service agencies have materials printed in Spanish and all have Spanish-speaking staff or provide interpreters if necessary. However, 60 percent of the participants in the focus group composed of gay men felt that local agencies did not understand their cultural and linguistic needs.

Although there is a basic safety net of services for people living with HIV/AIDS in Salinas, there are still gaps in services, especially with regard to transportation, substance abuse recovery services, dental services, mental health and emotional support.

Like the disabled population, many people living with HIV/AIDS are not employed; in the NIDO focus groups, 45 percent reported not working. In addition, 42 percent reported having six or fewer years of education. Individuals in this population therefore often live on a fixed, low income from a source such as SSI.

3.2.4 Farmworkers

Salinas's economy is based largely on the agricultural industry, with a large supporting workforce. The size of the farmworker population is difficult to estimate because of seasonal variations, underreporting, and differences in the definition of "farmworker." The 2000 Census counted 8,178 farmworkers living in Salinas. The California Employment Development Department reports the existence of 19,100 agricultural jobs in Salinas zip codes, although only 2,967 of those jobs are located in incorporated areas of the City.

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

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

However, a number of respondents reported conditions that would not pass a HUD inspection for livability. One-fourth of farmworkers reported appliances that did not work, and a notable portion of respondents (8%) lacked opening windows, a telephone (12%), a heating unit (20%), or a fire alarm or smoke detector (34%). Other problems included electrical (25%) and heating issues (24%). Over half of respondents (56%) also reported poor water quality that they perceived as unsafe to drink. Moreover, 17 percent reported having no plumbing facilities; 34 percent had leaking faucets, 33 percent had cracking, peeling, or chipped paint, 20 percent had holes in the wall or floor, 18 percent had mice, 48 percent had roaches, and 15 percent had a leaking ceiling.

On average, farmworkers in the Salinas Valley spend 47 percent of their income on housing (\$430 out of \$917 monthly family income), 17 percent higher than the HUD 30 percent affordability threshold. In a recent survey, 32 percent of farmworkers reported that excessive housing costs led to them having to move out of their home involuntarily during the previous 12 months. Given their low incomes and the high cost of housing in the area, farmworker families often share housing units, doubling- or tripling-up with other individuals or families. At least one-third of farmworkers share their home with non-family members in order to ease the rent burden.¹³

Inevitably, families' doubling- and tripling-up in order to share housing costs has led to overcrowding among farmworker households. The average number of persons per farmworker household is 5.3, compared to averages of 3.18 people per household for Monterey County. The

¹³ *Farmworker Housing and Health Assessment Study: Salinas and Pajaro Valley Final Report*, June 2001.

high number of people per household is not offset by larger homes; more than two-thirds (68%) of farmworker households have more than two persons per bedroom, a HUD-recommended occupancy guideline. Of the 27 percent of farmworker households living in one-bedroom units, one-fifth have more than five people sleeping in the unit. Of the 25 percent in three-bedroom units, 20 percent had more than eight people in the house. Additionally, 31 percent of Salinas Valley farmworker households report someone sleeping in a living room, dining room, or hallway.¹⁴

A portion of the farmworker sub-population is undocumented. Undocumented immigrants encounter challenges when trying to meet their basic housing needs. In order to secure housing on the open market or through most housing agencies, individuals must have proper identification and documentation. Furthermore, most federally funded housing programs, including Section 8 and other subsidy programs, exclude persons who are undocumented. This means that some of the people most in need are unable to obtain housing assistance, and others are unable to find any housing and instead must resort to homeless shelters.

Several organizations have worked to secure more affordable housing for Salinas' farmworkers. The two most active organizations in this area Community Housing Improvement Systems and Planning Association, Inc. (CHISPA) and the Center for Community Advocacy (CCA).

The Center for Community Advocacy is a nonprofit organization whose mission is to improve housing conditions as well as provide outreach, health services, and educational programs to farmworkers and other low-income families. CCA's overarching goal is to help farmworkers help themselves. CCA conducts outreach at labor camps to educate farmworkers about their basic rights. In this way, the community can develop its own leaders, improve conditions in the labor camps, and advocate for the construction of new affordable housing. When CCA works with a nonprofit developer to rebuild or rehabilitate a housing site, the farmworkers are included in decision-making on design issues, safety, and other issues that will impact residents.

CHISPA also works to rehabilitate and construct new farmworker housing in the Salinas Valley. They have been successful in demolishing the dilapidated buildings intended to serve single migrant farmworkers in the 1940s, which are not appropriate for permanent occupation by large families as they are now being used. In their place they build new affordable units for farmworkers, some of which are "sweat equity" homes. With a sweat equity arrangement, the sale price of the homes are significantly reduced because the homeowners themselves provide much of the labor to build them. In addition, sweat equity homeowners can apply for assistance from the City, County and state to help them make down payments on their new homes.

One such development is the Williams Ranch subdivision, just outside of northeast Salinas in an area that will eventually be annexed. Williams Ranch is a 466-acre mixed use subdivision with 2,087 proposed residential units as well as schools, commercial retail, office space, and park land. The development must make 12 percent of its units affordable to low-income residents, including farmworkers, which will result in about 250 affordable units. In addition, one developer donated a piece of land valued at \$1 million to CHISPA to build 68 affordable units.

¹⁴ Ibid.

Despite these groups' actions, however, the 2001 *Farmworker Housing and Health Assessment Study*, as well as anecdotal reports from service providers suggests that significant need remains. Additional efforts are required to assure that all farmworkers have decent, safe and affordable housing.

Need #8: More affordable housing for low-income farmworker households.
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3.3 Areas of Minority/Ethnic Concentration – Housing and Non-Housing Needs

According to the 2000 Census, approximately 76 percent of the Salinas population is an ethnic minority, with 64 percent being Hispanic or Latino.¹⁵ By comparison, 53 percent of the California population is an ethnic minority, and 32 percent are Hispanic or Latino. The next largest ethnic group in Salinas is comprised of Asians, who make up 6 percent of the population, followed by Black or African-Americans, who constitute 3 percent of the City's residents. Each of the other ethnic groups—American Indian and Alaska Native, Native Hawaiian and Other Pacific Islander, and Other races—compose less than one percent of Salinas' population.

A minority or ethnic “concentration” is defined here as any census tract in which the percent of an ethnic group's population within that tract is at least 20 percent greater than in Salinas as a whole.¹⁶ For example, if Salinas had a population that was 15 percent Asian overall, a census tract would have to have 25 percent of its population be Asian in order to qualify as a tract with a “concentration” of Asians. Ethnic concentrations were found only for the Hispanic or Latino population, in census tracts 5, 6, 7, 8, 9, and 106.02. These tracts are all adjacent to each other on the east side of Salinas (see Table 4 and Figure 1).

3.4 Disproportionate Housing Needs

A difference of 10 percent or more in the incidence of housing problems between the total Salinas population and a minority group indicates a disproportionate need of a minority group.

According to State of the Cities Data Systems (SOCDS) CHAS data, no disproportionate need exists for Asian non-Hispanic households at any income level, White non-Hispanic households at any income level, or mobility and self-care limited individuals at any income level.

Disproportionate need does exist, however, among Black non-Hispanic households earning 30 to 50 percent and 50 to 80 percent of median family income (MFI), and for Hispanic households earning 50 to 80 percent and more than 80 percent of MFI.¹⁷

¹⁵ In discussing racial categories as defined by the U.S. Census and the federal government, it is important to note that Hispanic or Latino is not a racial category. In fact, Hispanics or Latinos can be of various races. Hispanic or Latino refers to an ethnicity. The Census addresses this issue by offering aggregated data on Hispanic individuals of all races, as well as data for Non-Hispanic individuals of each race. This report adheres to this convention when referring to racial and ethnic categories.

¹⁶ These definitions of “minority concentration” and related terms are specified by the U.S. Department of Housing and Urban Development (HUD) and are applied on a national basis.

¹⁷ There are too few Pacific Island non-Hispanic households and Native American non-Hispanic households with housing problems for the numbers to be statistically meaningful for these groups.

Among Black non-Hispanic households earning 30 to 50 percent of MFI, there are 110 households who rent. All of these households experience housing problems, defined as housing and utility costs greater than 30 percent of income and/or overcrowding and/or housing without complete kitchen or plumbing facilities. Among this ethnic and income group, there are also 29 households that own their home, 86 percent of whom experience housing problems.

Black non-Hispanic households earning between 50 and 80 percent of MFI do not fare much better. There are 95 households in this group that rent, 84 percent of whom have housing problems. Each of the four Black non-Hispanic households in this income group that own their unit also experience housing problems as defined by HUD.

As a whole, Hispanic households in Salinas experience the most housing problems, with 74 percent experiencing some kind of problem.

Hispanic households earning between 50 and 80 percent of MFI experience disproportionate housing needs, with 3,115 renter households (83 percent with problems) and 1,555 owner-occupied households (86 percent with problems).

Higher incomes do not insulate Hispanic households from housing problems: Hispanic households earning more than 80 percent of MFI are the only ethnic group in that income category to experience disproportionate housing needs. This group has 3,520 renter-occupied households, 57 percent with housing problems, and 5,035 owner-occupied households, 59 percent of which experience housing problems.

3.5 Areas of Low-Income Concentration

The 2000 Census reports that Salinas' median household income is \$44,220. Following the HUD formula that households earning less than 80 percent of median income are "low-income," Salinas households earning less than \$35,376 would be considered "low-income" households. For the purposes of this discussion on income concentration, "low-income" households will be defined as those earning less than \$34,999 per year (79 percent of median), the closest point of analysis in Census data. According to this definition, 39 percent of Salinas households are low-income. In order for a census tract to qualify as having a concentration of these households, it would have to have 20 percent more low-income households than the City as a whole, or 59 percent. Only two tracts in Salinas qualify under this criteria: Tracts 10 and 13. Tract 13 is located at the center of the City and contains Salinas' downtown area, while Tract 10 is located at the southern edge of town and is primarily unincorporated land.

Table 4: Minority Population Census Tracts

Minority/Ethnic Group	Citywide %	% Needed to Qualify as "Concentration"	Tracts with Minority Concentration
Hispanic or Latino	64.1%	84.1%	Tracts 5, 6, 7, 8, 9, 106.02
Asian	5.9%	25.9%	None
Black or African American	3.0%	23.0%	None
American Indian or Alaska Native	0.4%	20.4%	None
Native Hawaiian or Pacific Islander	0.2%	20.2%	None
Some Other Race	0.3%	20.3%	None
Two or More Races	1.9%	21.9%	None
Total Minority Population	75.8%	95.8%	Tract 7

Sources: 2000 Census; BAE, 2005.

Figure 1: Census Tracts with Concentrations of Hispanics or Latinos

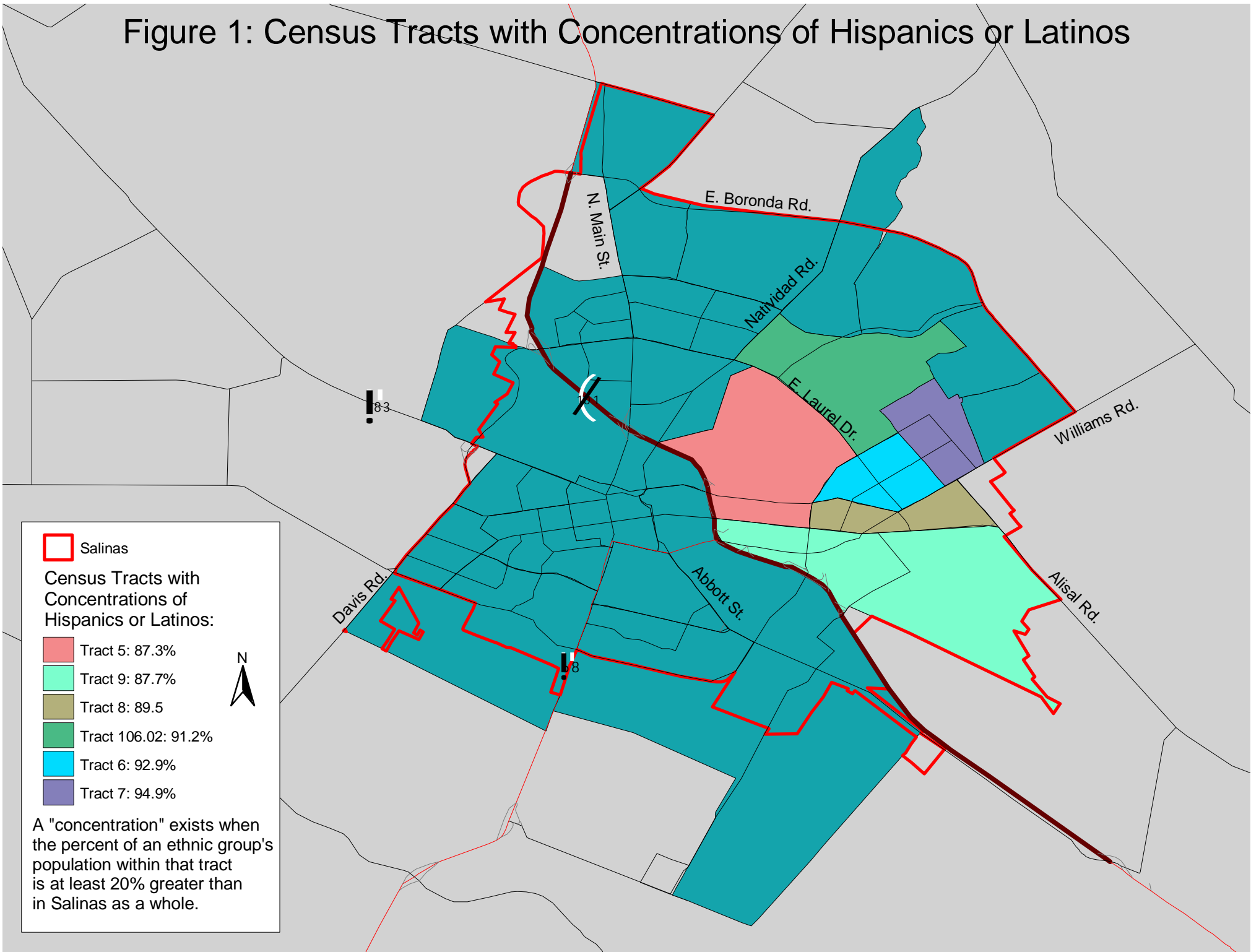


Table 5: Income Concentrations by Census Tract

<u>Household Income Group</u>	<u>Citywide %</u>	<u>% Needed to Qualify as "Concentration"</u>	<u>Tracts with Income Concentration (a)</u>
Less than \$34,999	38.6%	58.6%	Tracts 10 and 13
\$35,000 to \$49,999	18.6%	38.6%	None
\$50,000 to \$74,999	21.7%	41.7%	None
\$75,000 to \$124,999	16.8%	36.8%	Tract 106.03
\$125,000 to \$199,999	3.2%	23.2%	None
\$200,000 or more	1.1%	21.1%	None

Notes: (a) For community development and policy-making purposes, Census tracts of primary interest are those with concentrations of low-income residents (Tracts 10 and 13). Other income concentrations described here are for informational purposes, to better describe the overall demographics of the city.

Sources: 2000 Census; BAE, 2005.

3.6 Homeless Housing Needs

A number of factors contribute to the cause and nature of homelessness in Salinas. Certainly, the orientation of the economy towards agriculture is one such factor. This industry tends to be seasonal in its demand for labor, attracting migrant workers for intense periods but offering little in terms of job or wage stability. As the major metropolitan area in the agriculturally rich Salinas Valley, the City of Salinas is ultimately where many migrant workers find themselves after they have been drawn to the region by economic opportunity.

Another factor contributing to homelessness in Salinas is the increasing inability of low and moderate income households to afford housing in the region. This issue is discussed in Section 2.1 of this Plan. In Salinas, the escalating cost of housing combines with the vagaries of a seasonal labor market creates a situation that leaves some individuals without a safety net.

According to several homeless service providers interviewed in the context of this Plan, these two factors are exacerbated by the increasing use of drugs and alcohol among those operating on the margins of the economy. Local observers indicate that the use of readily available methamphetamines is on the rise, as is the use of other “pain relieving” medications and alcohol. Combined with the symptoms frequently associated with homelessness, such as depression and a feeling of being socially or economically disconnected, the taking of and addiction to drugs, alcohol and other medications among certain populations has led to a complex set of homeless issues facing the larger Salinas community.

3.6.1 Homeless Population

There have been a number of excellent efforts in recent years to collect information regarding the extent and nature of homelessness in Salinas and Monterey County. In 1999, Applied Survey Research conducted the most comprehensive Homeless Census to date for the Monterey Department of Social Services and the Community Action Agency. In 2002, Applied Survey Research updated their 1999 census and studied homeless youth and foster teens in greater detail. Most recently, the United Way sponsored another homeless count, conducted by the Action Council in January 2005.

The Consolidated Plan focuses mainly on the results of the 2005 Homeless Census & Survey; however, as no data was collected regarding homeless subpopulations during this latest census, it also makes use of the 2002 and 1999 studies. Table 6 shows the results from the 2005 Homeless Census & Survey. This data is also presented in Table 1A, contained in Appendix B.

Table 6: Salinas Homeless Population, 2005

	Sheltered		Unsheltered (a)	Total
	Emergency	Transitional		
1. Homeless Individuals	70 (N)	27 (N)	846 (E)	943
2. Homeless Families with Children	(N)	6 (N)	10 (E)	16
2a. Persons in Homeless Families with children	(N)	13 (N)	31 (E)	44
Total (lines 1+2a) (c)	70 (N)	40 (N)	878 (E)	988

Notes:

(a) Unsheltered estimates are the actual street counts for each group multiplied by 1.31. Assumes only 69% of homeless street population can be counted at any one time, per Homeless Census, Monterey County 2005.

(b) N = Enumerated counts. E = Estimates based on enumerated counts.

(c) Totals may not sum due to rounding.

Sources: DRAFT *Monterey County Homeless Census and Survey, 2005*; BAE, 2005.

The 2005 Census estimates a total of up to 988 homeless persons in Salinas, with 70 individuals in emergency shelters, 40 in transitional housing, and up to 846 on the street. Note that the 2005 Census assumes a 69 percent “capture rate” for the unsheltered homeless. This assumes that on the day of the count, nearly one third (31 percent) of the unsheltered homeless were not observed. Therefore, while the actual 2005 street count only found 670 persons, the capture rate suggests the actual number of unsheltered people is 878.

The 2005 Census also applied a “turnover rate” to its point-in-time count. This methodology acknowledges that people drift in and out of homelessness depending on particular circumstances. Some experience a single occurrence of homelessness, while others go through multiple bouts. Therefore, to estimate the total number of people who are homeless in a given year, as opposed to a single point in time, a “turnover rate” is often used. The 2005 Homeless Shelter Survey assumes a 3.55 turnover rate, resulting in a total, annualized homeless estimate of up to 3,507 persons in the City of Salinas (3.55 x 988).

In part due to changes in requirements from HUD, the 2005 Census methodology differed from the ones used in the 2002 and 1999 counts. While all of the studies used a point-in-time enumeration of sheltered and unsheltered homeless, the 2005 study did not include information from informants (service providers who were aware of other homeless persons that may be missed by the other enumeration methods) and miscellaneous sources (enumerations in non-traditional locations where homeless individuals might have spent the night on the evening of the Census such as hospitals, mental health facilities, jail, motels that accept vouchers, and others). Without these supplemental data sources, the 2005 Census likely results in a lower count than the 2002 Census. To further complicate matters, the 2005 Census occurred a month earlier (January versus February), at a time when a greater percentage of seasonal workers would be employed. It also occurred after a cold, rainy night, perhaps leading more homeless to seek out shelter of some sort.

Given these methodological differences, an analysis of homeless trends in Salinas is difficult. Nevertheless, it is worth noting that the number of homeless persons declined by 31 percent throughout Monterey County between the 2002 and 2005 counts. However, the 2005 Census also

found a greater concentration of the County’s homeless population in Salinas, compared to 2002. In 2002, only 22 percent of the total homeless population could be found in Salinas. Three years later, almost 50 percent were found in the City. Furthermore, the observed homeless street count in Salinas jumped 80 percent (from 372 to 670) while it dropped by 39 percent across the rest of the County. The implications of these apparent trends for Salinas are significant. Without a corresponding increase in homeless facilities and services, the City could experience a much greater presence of homelessness on the street and a greater percentage of underserved homeless individuals.

3.6.2 Homeless Subpopulations

Within the homeless population, there are a number of subpopulations that have needs that may differ from the homeless population in general. These include various ethnic groups, chronically homeless individuals, mentally ill persons, chronic substance abusers, veterans, persons with HIV/AIDS, domestic violence victims, and youth. Many homeless individuals and families fall into more than one of these categories. There may also be subpopulations that are eligible for services not available to the general public (e.g., veterans) or subgroups that face difficulty accessing services for various reasons (e.g., lack of English fluency). An effective service delivery system, therefore, is one that accounts for each of these phenomena and considers “the whole person” in the delivery of care. This notion is behind the Continuum of Care concept and is one that needs to be continually reinforced in the planning process. Appendix A contains a summary of the current Monterey County Continuum of Care.

Need #9: Seamless integration of homeless services provided within a Continuum of Care framework to address the needs of the homeless in general and homeless subpopulations, in particular.

3.6.2.1 The Extent of Homelessness by Racial and Ethnic Group

The 2005 Homeless Survey found that nearly half of the respondents were White (49 percent), one quarter reported being of “some other race” (28 percent) and 16 percent were Black or African American. Of the total population surveyed, 37 percent reported being of Hispanic or Latino origin.

These numbers are similar to those from the 1999 Homeless Census (the last study to look at the demographic profile of the homeless population in Monterey County). According to this census, the majority of homeless respondents were Caucasian (57 percent), followed by 24 percent Latino, 13 percent African American, and 5 percent Native American. This differs significantly from the typical ethnic distribution of homeless populations in other communities across the U.S. In 1998, the U.S. Conference of Mayor’s Study drew from a sample that was 49 percent African American, 32 percent Caucasian, and 12 percent Latino.

Two main factors contribute to the different ethnic makeup of the homeless in Monterey County. First is the greater representation of the Latino community in California in general, and second is the agricultural nature of the region’s economy which attracts migrant labor from Mexico and

other Latin American countries. It is thought that if the homeless census had been conducted in a growing season, the representation of Latinos would be even higher.

While the 2005 Census does not provide the ability to cross-tabulate demographic features of the homeless population, other results from the 1999 Census indicate:

- The majority of the homeless are non-Hispanic Caucasian (55 percent), while 24 percent identify themselves as Latino and 13 percent identify as African American;
- Latinos were more likely to be married (22 percent) compared to 9 percent of Caucasians and 5 percent of African Americans;
- African Americans were more likely to be staying with friends or family (22 percent) compared to 19 percent of Latino respondents and 14 percent of Caucasian respondents;
- Shelter use is highest among Latinos; 41 percent of those surveyed indicated they had slept in a shelter the night before;
- The duration of episodic homelessness was similar across ethnicities with the majority of respondents being homeless between one and two years. Caucasians, however, are generally homeless for longer periods (between two and ten years).
- Latinos were significantly less likely to receive government assistance (16 percent) compared to 36 percent of Caucasians and 37 percent of African Americans receiving assistance;
- Long-term unemployment was greater among Caucasians, with 48 percent being unemployed for a year or more;
- Latinos were less likely to access counseling for emotional or psychological issues, with 84 percent of Latino respondents indicating that they had not received such assistance.

3.6.2.2 *Chronically Homeless*

A chronically homeless person is defined as an unaccompanied homeless individual with a disabling condition who has either been continuously homeless for a year or more, or has had at least four episodes of homelessness in the past three years.

In order to be considered chronically homeless, a person must have been sleeping in a place not meant for human habitation (e.g., living on the streets) and/or in an emergency homeless shelter. A disabling condition is defined as a diagnosable substance use disorder, serious mental illness, developmental disability, or chronic physical illness or disability including the co-occurrence of two or more of these conditions. A disabling condition limits an individual's ability to work or perform one or more activities of daily living.

The 2005 Homeless Survey found that 14 percent of respondents could be characterized as chronic homeless according to the HUD definition. This indicates a slight decrease from the 2002 Homeless Census which found that nearly 17 percent of the total homeless population in Monterey County could be defined as chronically homeless. Applying the 14 percent chronically homeless rate for Monterey County to Salinas' homeless population at the time of the 2005 Census results in a total count of 123 chronically homeless persons in Salinas.

3.6.2.3 Severely Mentally Ill

Comparing the results of the 2005 and 1999 homeless surveys indicates a significant decline in the percentage of homeless persons with mental illness in Monterey County over the last six years. The 2005 Homeless Survey found that 16 percent of countywide respondents indicated that they have received, or are currently receiving, treatment for a disabling physical or mental health condition (including chronic drug or alcohol use). Applying the 2005 percentage to the 2005 homeless population in Salinas, it appears that 143 homeless individuals suffer from mental illness.

In 1999, 29 percent of the homeless population surveyed had received counseling for personal or emotional problems, 22 percent had taken medication for emotional or psychological disorder, and 15 percent had one or more psychiatric hospitalizations. Based on this 1999 data, at least 25 percent of the homeless in Monterey County can be presumed to have some level of psychiatric disability.

To augment these findings, between August and December 2002, Interim, Inc., a non-profit public benefit corporation, and Monterey County Behavioral Health (MCBH), a County agency, surveyed 309 adults with psychiatric disabilities regarding their housing needs and preferences. Of those surveyed:

- Eleven percent were homeless at some point during the previous year;
- Of those with housing, more than half are paying over 50 percent of their income toward housing costs;
- The majority of respondents (88 percent) were "extremely low income" with income levels at or below \$12,000 per year. Two-thirds of respondents had incomes below \$9,600 per year.

3.6.2.4 Chronic Substance Abuse

Closely linked to issues of mental illness is that of chronic substance abuse. It is common for individuals experiencing emotional or psychological trauma to search for relief through stimulants, alcohol, or other substances. Similarly, for those caught in economic circumstances that are physically or emotionally demanding, requiring the laborer to be away from home and supportive community structures for extended periods of time, drug and alcohol use and abuse can be a crutch and, ultimately, a source of trauma and loss of control.

The 2005 Homeless Survey found 17 percent of respondents are currently receiving treatment or services for chronic drug use while 16 percent are currently receiving treatment of services for

chronic alcohol use. These numbers are significantly lower than those estimated in 1999, in part due to the different nature of the question. In 1999, the Homeless Survey queried drug and alcohol use, not whether or not the respondent was receiving treatment for it. The 1999 Survey found:

- One third (33 percent) of survey respondents receive or have received counseling in their lifetime for alcohol or drug problems;
- More than half (55 percent) indicate that they use alcohol on an on-going basis;
- Among those who drink, nearly half (47 percent) indicate that their family considers them to be an excessive drinker;
- Across most indicators of well-being (stability of housing, income, food and health care), excessive drinkers fare considerably worse than the overall homeless population surveyed;
- More than one third of homeless respondents (36 percent) use non-prescription drugs;
- More than half of those who use non-prescription drugs (55 percent) use marijuana, 30 percent use cocaine, 17 percent use heroin.

Service providers to homeless and non-homeless persons who suffer from substance abuse indicate several trends affecting this population in the larger Salinas area: (1) the use of methamphetamines has risen dramatically in recent years; (2) most individuals who are substance abusers are also victims of mental illnesses such as bi-polar disorders, schizophrenia, and depression; and (3) among the farm worker population, self-medication for pain relief from physical injuries sustained on the job is a principal cause of substance abuse.

Marijuana, methamphetamines, Vicadin, and alcohol are among the most popular pain medications used. Illegal substances and illegally obtained prescription medications are readily accessible from sources both within and outside the region. Migrant workers are one source of these substances as they travel back and forth to their home country or region.

3.6.2.5 Veterans

According to the 2005 Homeless Survey, 27 percent of respondents indicated having ever been in the U.S. military. According to the 1999 Homeless Survey, 20 percent of the homeless population in Monterey County had served in the U.S. military. While veterans were more likely to be eligible to receive government benefits than other respondent groups, they are less likely to receive these benefits than other eligible groups. In 1999, only 38 percent of them never applying for assistance.

The 1999 Homeless Census found that veterans in Monterey County developed more chronic medical conditions during homelessness than other respondent groups. Nearly 26 percent of

homeless veterans (compared to 15 percent of the general homeless population) reported some form of chronic illness.

However, providers of services to mentally ill homeless and non-homeless individuals in the County observe that there is very little correlation between veterans and their mentally ill patients. Homeless veterans in Monterey County, according to these service providers, are no more likely to have issues with mental illness or substance abuse than the general population.

3.6.2.6 Persons with HIV/AIDS

The 2005 Homeless Survey found 12 percent of respondents have received or are currently receiving treatment or services for HIV/AIDS related illness. This represents a slight jump from the 1999 Homeless Survey which found that 9 percent of homeless people in Monterey County had been diagnosed with HIV/AIDS.

Like other homeless populations, those living with HIV/AIDS also experience homelessness in a variety of ways. These include periodic bouts, one-time crisis points (needing assistance in paying the rent), sustained homelessness, and the need for supportive services that enable them to take their medication and improve their situation with sustained assistance and guidance.

3.6.2.7 Victims of Domestic Violence

To date, none of the censuses or surveys of homeless individuals have specifically gathered data regarding victims of domestic violence. Service providers and government officials interviewed in the context of the Consolidated Plan indicated that a major gap in the provision of services exists with respect to single women. While several programs exist for women with children (including the Salinas Domestic Violence Emergency Shelter as well as Shelter Outreach Plus' Natividad Shelter and Homeward Bound transitional living program), none exist for single women or women without children seeking refuge from a violent situation in their home.

3.6.2.8 Youth (Under 18 Years of Age)

Recent studies by the National Coalition for Homelessness (2001) indicate that homeless youth are the fastest growing segment of the homeless population in the U.S. According to the 2002 Homeless Census and Homeless Youth/Foster Teen Study in Monterey County, there were a total of 110 homeless youth (16 percent of the total homeless population) in Salinas at the time of the study.

The 2002 study defines homeless youth between the ages of 14-21 who are homeless with their families or on their own. The study confirmed several national findings that indicate that most homeless youth come from within a 50-mile radius of their prior home.¹⁸ It also found that:

- The largest group of homeless youth were Hispanic/Latino males who are 18 years old living in either Salinas or on the Monterey Peninsula;
- Nearly one quarter (22 percent) of all homeless youth were 16 years old or younger;

¹⁸ Baggett G., et al., 1998, as cited in the 2002 *Homeless Census and Homeless Youth/Foster Teen Study*.

- Salinas is home to more homeless youth than any other region in the County – hosting 39 percent of the County total;
- Like the homeless adult population, the majority of homeless youth (64 percent) are male;
- Half of the homeless female youth were currently or had been pregnant, and nearly one in five homeless youth (19 percent) have children;
- The majority (53 percent) of homeless youth identify themselves as Hispanic/Latino, followed by 35 percent Caucasian, 6 percent African American and 4 percent Asian/Pacific Islander;
- One fifth of the homeless youth had been homeless more than two years;
- A majority of homeless youth interviewed (64 percent) did not attend school at the time of the survey.
- Of homeless respondents who were still in high school, only 62 percent reported being on track to graduate when they are 19.
- Of those not in schools, 26 percent indicated they were not in school because they had to work, 23 percent did not want to go to school, and 13 percent indicated they had already graduated.
- Among the working homeless youth, nearly 88 percent earn less than \$8.00 per hour.

Additional research indicates a strong relationship between foster care and homelessness. According to the 2002 study, one in ten homeless youth reported having been placed into foster care at some point in their life. This percentage is lower than the national average which ranges from 16 to 41 percent of homeless youth.

3.7 Public Housing Needs

In Monterey County, the Housing Authority of the County of Monterey (HACM) is responsible for providing public housing and administering the Section 8 Housing Assistance Program. Information in this section has been obtained from the Housing Authority.

3.7.1 Public Housing Supply

Throughout Monterey County, the Housing Authority currently owns or manages 1,386 housing units and administers another 3,991 units. Table 7 shows the 742 units in Salinas managed by the Housing Authority.

In addition to its public housing units, the Housing Authority of Monterey County receives a pre-allocated number of Section 8 subsidies each year to administer for the entire County of Monterey. The vouchers are not allocated by city, and recipients may choose to rent a unit wherever they find an eligible unit within Monterey County.

As of February 2005, the Housing Authority has 4,039 units under lease with the Section 8 Housing Choice Voucher Program in the County and 2,329 in the City of Salinas.

Every month, the Housing Authority issues approximately 80 to 100 Section 8 Vouchers. In mid-2003, the Housing Authority reported that only half of the individuals who qualify for Section 8 Vouchers in Monterey County were able to successfully use them because many rental owners and managers are not willing to accept them.

3.7.2 Public Housing Demand

As of January 2005, all of the public housing units in Monterey County were occupied. According to the Monterey County Housing Authority Five Year and Annual Plan FY 2004, of the nearly 4,000 households on the waiting list for public housing, nearly all of them are either extremely low income (69%) or very low income (25%).¹⁹ Nearly 81 percent were families with children. Households with disabilities constituted over 12 percent of those waiting. The elderly only represent five percent of those on the list. Table 8 contains the breakdown of the Public Housing Waiting list by income, subpopulation and race/ethnicity.

As of May 31, 2004, the Monterey County Housing Authority also had 4,797 families on its Section 8 waiting list. Due to this backlog, the Section 8 waiting list has been closed since October 31, 2003. The vast majority of those on the waiting list are considered extremely low income (72%) or very low income (26%). Families with children are also in the majority (74%). Reflective of the general low income population in Salinas, the majority of those on the waiting list classified themselves as White/Hispanic (67%). The breakdown of the Section 8 Waiting list by income, subpopulation and race/ethnicity is shown in Table 9.

Need #10: Greater access to federally-subsidized housing, particularly through public housing units, given the long list for Section 8 vouchers.

¹⁹ Public housing is limited to households with annual incomes up to 80 percent of the AMI.

Table 7: Public Housing Owned and/or Managed by the Monterey County Housing Authority

Sub-Population Targeted	Name of Housing Development	Units
Families	Hacienda Plaza	97
	Laurel / Rider / Alamo	25
	Northridge Plaza	79
	Scattered Sites	29
	Scattered Sites	50
	El-Gin Village	49
	Rider Manor	17
	Natividad	39
	Lakeview Towers	49
	Tesoros del Campo	56
	Jardines Del Monte	11
	Parkside Manor	7
	Del Monte / Sanborn	85
<i>Subtotal</i>	<i>593</i>	
Disabled Persons	Housing Authority owned units	5
	<i>Subtotal</i>	<i>5</i>
Migrant/Farm Worker	Housing Authority manages USDA Rural Development Farm Labor Housing	37
	Casas Del Sol	22
	Catalyst	5
	<i>Subtotal</i>	<i>64</i>
Elderly	Parkside Manor	80
	<i>Subtotal</i>	<i>80</i>
TOTAL		742

Note: Highlighted facilities will be modernized within the next 3 years.

Sources: Monterey County Housing Authority, 2005; BAE, 2005.

Table 8: Public Housing Waiting List, Monterey County, 2004.

	<u>Number of Households</u>	<u>Percent of Total Households</u>
Waiting List Total	3,980	
Extremely Low Income (Up to 30% of AMI)	2,742	68.9%
Very Low Income (30% to 50% of AMI)	982	24.7%
Low Income (50% to 80% of AMI)	256	6.4%
Families with Children	3,212	80.7%
Elderly Families	200	5.0%
Families with Disabilities	494	12.4%

	<u>Number of Households</u>	<u>Percent of Total Households</u>
Waiting List by Race/Ethnicity		
White/Hispanic	2,939	73.8%
White/Non-Hispanic	512	12.9%
African American/Hispanic	12	0.3%
African American/Non-Hispanic	295	7.4%
American Indian/Hispanic	5	0.1%
Native Hawaiian/Other Pac Isl/Hispanic	0	0.0%
Native Hawaiian/Other Pac Isl/Non-Hispanic	6	0.2%
No Race/Hispanic	2	0.1%
No Race/Non-Hispanic	11	0.3%
American Indian/Non-Hispanic	46	1.2%
Asian/Hispanic	50	1.3%
Asian/Non-Hispanic	101	2.5%

Source: Monterey County Housing Authority, Annual Plan, 2004; BAE, 2005.

Table 9: Section 8 Waiting List, Monterey County, 2004.

	<u>Number of Households</u>	<u>Percent of Total Households</u>
Waiting List Total	4,797	
Extremely Low Income <=30% of AMI	3,457	72.1%
Very Low Income >=30% but <=50% of AMI	1,236	25.8%
Low Income >50% but <80% of AMI	104	2.2%
Families with Children	3,531	73.6%
Elderly Families	393	8.2%
Families with Disabilities	703	14.7%

	<u>Number of Households</u>	<u>Percent of Total Households</u>
Waiting List by Race/Ethnicity		
White/Hispanic	3,206	66.8%
White/Non-Hispanic	870	18.1%
African American/Non-Hispanic	388	8.1%
Asian/Non-Hispanic	171	3.6%
American Indian/Non-Hispanic	56	1.2%
Aian/Hispanic	52	1.1%
No Race/Non-Hispanic	19	0.4%
African American/Hispanic	14	0.3%
Pacific Islander/Non-Hispanic	10	0.2%
American Indian/Hispanic	6	0.1%
No Race/Hispanic	4	0.1%
Pacific Islander/Hispanic	1	0.0%

Source: Monterey County Housing Authority, Annual Plan, 2004; BAE, 2005.

3.8 Needs Related to Lead-Based Hazards

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

Lead paint in good condition is not considered a significant hazard due to the difficulty inherent in ingesting lead paint that is properly adhered to the building surface. While the absolute ban on the use of lead-based paint in residential structures dates to 1978, starting as far back as 1940, manufacturers began to reduce the amount of lead in commercial residential paint.²⁰ A HUD report notes that 24 percent of homes built between 1960 and 1977 were estimated to have lead paint, compared to up to 87 percent of units built prior to 1940.²¹ Pre-war housing, therefore, generally has the highest level of lead paint hazards to the concentration of lead in the paint and the likelihood of increasing paint deterioration over time. Areas with a greater concentration of new housing (e.g., Southern and Western states) have fewer units with lead paint hazards than areas with older housing stocks.

Lacking a more precise means of determining the level of lead paint hazards in Salinas' housing stock, this report estimates the potential number of units with lead paint hazards simply by examining the age of the housing stock. According to the 2000 Census, there were 39,659 units in Salinas, 66 percent (26,135) of which were constructed prior to 1980 (the closest date to the 1978 ban on lead paint). These units represent the universe of units that potentially contain lead-based paint. However, as noted above, the newer units in those totals are much less likely to contain lead paint. Moreover, the number of units with *deteriorated* lead paint is presumed to be less due to the lower proportion of the oldest units in the range.

According to the CHAS data developed by HUD, 14 percent of the pre-1980 dwellings (3,633 units) are occupied by household with incomes below 50 percent of the median. Additionally, 34 percent (8,707 units) of pre-1980 units are occupied by households with 51 to 80 percent of the area median income.

In Monterey County, the risks to children, adolescents, and even adults, are considered most severe among members of the County's Hispanic population (specifically from the state of Oaxaca, Mexico) due to the influx and use of products coming from Mexico and other Latin American countries. These products, such as candy, medicinal folk remedies, and pottery used for cooking and eating, can contain much higher levels of lead than those in the U.S. due to a lack of screening and awareness in those countries.

According to the Monterey County Health Department, Division of Environmental Health, very few of the incidents of elevated blood levels can be attributed to lead paint or dust in houses with lead paint. Health inspectors use specialized equipment to test paint, dust, and soil as well as

²⁰ Final Report: National Survey of Lead and Allergens in Housing, HUD, 10/31/2002, page 4-11.

²¹ Ibid., page 4-3.

other household products and have found that certain cultural habits and cuisine, including the consumption of grasshoppers with elevated lead levels, are more likely causes of elevated levels in children, particularly Latino children.

The Monterey County Health Department reports that the dramatic growth in the region's Hispanic population, as well as increased awareness and testing among pediatricians, may contribute to the fact that the number of reported cases of lead poisoning has increased in Monterey County over the past decade. Among persons five years old and younger, the rate per 100,000 persons increased by 85 percent (from 9.7 to 17.7) between the early and late 1990s. More dramatically, that rate increased by more than 100 percent (from 230 to 462) over the same period among persons 21 years old or younger.²²

The Monterey County Health Department counted 193 cases of elevated blood levels are reported to and followed up by Inspectors from the Health Department. Of these, 56 have been in the City of Salinas, with many concentrated in East Salinas.

Need #11: Continuing outreach and education to the community regarding the hazards of lead poisoning, particularly with regard to lead-based paint hazards.

4 Housing Market Analysis

4.1 Current Market Conditions

4.1.1 Population and Household Trends

According to the U.S. Census, the total population in Salinas increased from 108,777 in 1990 to 151,060 in 2000. This constitutes a 39 percent population growth over the ten year period, with an average annual growth rate of 3.3 percent. Salinas saw a significantly faster growth rate than either the County or the region, which had 1.2 and 1.3 percent annual growth rates, respectively. During this time, the average household size in Salinas increased from 3.21 to 3.66 people per household (see Table 10).

Salinas is predominately made up of family households, defined by the Census as two or more individuals who are related by birth, marriage, or adoption, although they also may include other unrelated people. Non-family households consist of people who live alone or who share their residence with unrelated individuals. Claritas Inc., a private data vendor, estimates that families composed 78 percent of Salinas households in 2004, six percent higher than the County and nearly ten percentage points higher than the region as a whole.

The population of Salinas is also younger on average than that of the County or region, with 62 percent under the age of 35. For comparison, 55 percent of the County and 53 percent of the region is under age 35 (see Table 11).

At \$49,220, the 2004 estimated median household income in Salinas is \$5,389 less than the County median and \$8,804 less than the regional median household income (see Table 12). Despite this, approximately one-half (50%) of Salinas households still manage to own their home, up from 46 percent in 1990. The percentage of owner-occupied households in Salinas is slightly lower than the County (55%) and the region (58%).

Salinas' rapid expansion, large households, and low incomes point to the need for additional supply of housing in Salinas overall, as well as a particular need for both larger and affordable units.

4.1.2 Sale Prices

Tables 13 and 14 contain recent fully verified and confirmed sales of single-family residences (SFRs) and condominiums in Salinas. The median sale price of SFRs sold between August and November of 2004 was \$518,000. Condominiums are generally more affordable, although they often have fewer bedrooms and thus may not be suitable for families with more than one or two children. An analysis of condominiums sold in Salinas during the same time period reveals a median sale price of \$305,000.

Salinas home prices have experienced significant rises in recent years. As illustrated in Table 15, median sale prices both in Salinas and Monterey County have appreciated by an annual average of nearly 15 percent each year for the past five years. This trend appeared to slow slightly in

2001 and 2002, but 2004 once again showed a 22 percent increase in median sale price over the previous year in Salinas, and a 24 percent increase for the County.

As stated in Section 2.1, these housing sale price data suggest that households up to 120 percent of Area Median Income (AMI) have extremely limited ability to purchase a home in Salinas. In total, households up to 120 percent of AMI could afford only two of the 473 single-family homes and four of the 53 condominiums sold during the August and November of 2004 sample period.

4.1.3 Rents

In contrast with home sale prices, Salinas rents have remained relatively stable in recent years. Between 2002 and 2003, rents grew by 1.7 percent, and then increased by another 0.3 percent between 2003 and 2004. In the fourth quarter of 2004, the average rental price of a unit was \$878 for a one bedroom, one bath unit; \$1,077 for a two bedroom, one bath unit; and \$1,350 for a three bedroom, one bath unit (see Table 16).

As stated in Section 2 of the Consolidated Plan, despite relatively moderate rent increases in recent years, very low and low income households in Salinas will still encounter difficulty in locating an adequately-sized affordable unit. Assuming 30 percent of household income is dedicated to rent and utilities, four-person households up to 80 percent of AMI can only afford \$1,170 a month in rent, exclusive of utilities. This compares with a median rent of \$1,350 for a three-bedroom, one-bath apartment in Salinas.

4.1.4 Vacancy Rates

From the mid-1990s to 2000, Salinas experienced increasing demand for housing, as reflected in the extremely low vacancy rates. The 2000 U.S. Census reported that the overall vacancy rate in Salinas was 3.4 percent. The vacancy for ownership units was only 1.0 percent, significantly lower than the rate of 3.8 for rental units. Housing economists suggest that vacancy rates of 1.5 to 2.0 percent for ownership units and 5.0 to 6.0 percent for rental units allow for adequate mobility, create sufficient incentive to maintain housing, and prevent price escalation due to scarcity of housing. Salinas's low vacancy rates during this time, therefore, indicated a strong demand for housing and challenges for households in search of affordable housing.²³

In more recent years, the tight rental housing market in Salinas has eased somewhat. As illustrated in Table 16, vacancy rates for rental units in Salinas have increased slightly each year since 2001. As of the fourth quarter of 2004, 5.5 percent of rental units in Salinas were unoccupied, compared to 2001's vacancy rate of 3.0 percent. Unfortunately, post-2000 Census figures are not available for the ownership market.

4.1.5 Housing Supply

According to the 2000 U.S. Census, there are 39,659 housing units in Salinas, a 15 percent increase from 1990. In 1990, 54 percent of the Salinas housing stock consisted of rental units, while the other 46 percent were owner-occupied. By 2000 this distribution had changed to 50 percent renter-occupied and 50 percent owner-occupied.

²³ City of Salinas General Plan Housing Element, September 2002.

The 2000 Census reports that 22 percent of owner-occupied units were built between 1990 and 2000. Another 12 percent of owner-occupied units were built during the 1980s, 19 percent during the 1970s, 19 percent during the 1960s, and 28 percent were constructed before 1960.

The age of the renter-occupied housing stock is somewhat older: only 11 percent of renter-occupied units were built during the 1990s, compared with 21 percent and 27 percent constructed during the 1980s and 1970s, respectively. Some 18 percent of rental units were built during the 1960s and 23 percent were built prior to 1960 (see Table 17). These numbers imply that the production of rental units has slowed since 1990, a finding supported by anecdotal concerns of low-income service providers.

According to the 2000 Census, the largest proportion of owner-occupied homes have three bedrooms (42%), followed by two bedroom units (21%), and four bedroom units (18%) (see Table 18).

At the same time, the vast majority (85%) of rental units in Salinas have two or fewer bedrooms. This leaves only 15 percent of the rental stock to serve households needing more than two bedrooms, a necessity for larger families.

In all, only 39 percent of all units have three or more bedrooms. Large families, therefore, may encounter difficulty finding a home in Salinas without resorting to overcrowding. The short supply of large affordable units is of particular concern in Salinas because of the City's large household sizes and low incomes.

Table 19 displays residential building permits from 2000 to 2004. Construction of every type of unit declined during this period. The number of units for which residential building permits were issued diminished annually by an average of 20 percent during these years. The result was that the number of units issued permits in 2004 was less than half the number permitted in 2002. This trend occurs as Salinas reaches its buildout capacity and less land remains for residential development. Again, this limited housing supply has contributed to the escalation in local housing prices.

Table 10: Population and Household Trends, 1990-2004

<u>City of Salinas</u>	<u>1990</u>	<u>2000</u>	<u>Average Annual Change 1990-2000</u>	<u>2004 (est.)</u>
Population	108,777	151,060	3.3%	158,630
Households	33,360	38,298	1.4%	39,565
Average Household Size	3.21	3.66		3.74
Household Type				
Families	75.0%	78.4%		78.0%
Non-Families	25.0%	21.6%		22.0%
Tenure				
Owner	46.3%	50.1%		
Renter	53.7%	49.9%		
Monterey County				
Population	355,660	401,762	1.2%	418,102
Households	112,965	121,236	0.7%	125,049
Average Household Size	2.96	3.14		3.18
Household Type				
Families	73.5%	72.5%		72.0%
Non-Families	26.5%	27.5%		28.0%
Tenure				
Owner	50.6%	54.6%		
Renter	49.4%	45.4%		
Monterey Region (a)				
Population	622,091	710,598	1.3%	729,997
Households	207,953	228,260	0.9%	232,263
Average Household Size	2.85	2.98		3.01
Household Type				
Families	70.1%	69.2%		68.9%
Non-Families	29.9%	30.8%		31.1%
Tenure				
Owner	54.9%	57.7%		
Renter	45.1%	42.3%		

Notes: (a) Monterey Region is defined as Monterey County, Santa Cruz County, and San Benito County.

Sources: 1990 & 2000 U.S. Census; Claritas, 2005; Bay Area Economics, 2005.

Table 11: Age Distribution, 2000

<u>Age</u>	<u>City of Salinas</u>	<u>Monterey County</u>	<u>Monterey Region (a)</u>
Under 15	26.3%	23.9%	22.6%
15 to 19	7.9%	7.7%	7.7%
20 to 24	8.2%	7.7%	7.8%
25 to 34	17.4%	15.9%	15.3%
35 to 44	15.2%	15.4%	15.9%
45 to 54	9.9%	12.3%	13.6%
55 to 61	3.9%	5.3%	5.6%
62 to 74	8.1%	7.1%	6.8%
75 to 84	2.3%	3.5%	3.5%
85 +	0.8%	1.2%	1.3%
Total	100.0%	100.0%	100.0%
Median Age	28.5	31.7	32.8

Notes: (a) Monterey Region is defined as Monterey County, San Benito County, and Santa Cruz County.

Sources: 2000 U.S. Census; Bay Area Economics, 2005.

Table 12: Household Income Distribution, 2004

Estimated Income	City of Salinas	Monterey County	Monterey Region (a)
Less than \$15,000	11.2%	10.1%	10.1%
\$15,000 to \$24,999	10.5%	9.5%	8.8%
\$25,000 to \$34,999	12.5%	11.3%	10.5%
\$35,000 to \$49,999	16.7%	15.2%	14.2%
\$50,000 to \$74,999	21.5%	21.1%	19.9%
\$75,000 to \$99,999	13.3%	13.1%	13.5%
\$100,000 to \$149,999	10.4%	11.9%	13.4%
\$150,000 to \$249,999	3.0%	5.3%	6.8%
\$250,000 to \$499,999	0.6%	1.6%	2.0%
\$500,000 and over	0.3%	0.9%	0.9%
Total	100.0%	100.0%	100.0%
Median Household Income	\$49,220	\$54,609	\$58,024

Notes: (a) Monterey Region is defined as Monterey County, San Benito County, and Santa Cruz County.

Sources: Claritas, 2005; Bay Area Economics, 2005.

Table 13: SFR Sales in Salinas from August to November 2004 by # of Bedrooms (a)

	<u>ALL UNITS</u>	<u>ALL UNITS</u>	<u>TWO BEDROOM</u>	<u>THREE BEDROOM</u>	<u>FOUR+ BEDROOM</u>	<u>UNKNOWN BEDROOM</u>
	<u>Number of Units</u>	<u>% of Total</u>	<u>Number of Units</u>	<u>Number of Units</u>	<u>Number of Units</u>	<u>Number of Units</u>
Less than \$200,000	1	0.2%	0	0	1	0
\$200,000 to \$249,999	2	0.4%	0	0	1	1
\$250,000 to \$299,999	5	1.1%	0	1	0	4
\$300,000 to \$349,999	7	1.5%	2	2	0	3
\$350,000 to \$399,999	31	6.6%	7	5	0	19
\$400,000 to \$449,999	66	14.0%	4	21	1	40
\$450,000 to \$499,999	99	20.9%	4	27	6	62
\$500,000 to \$549,999	78	16.5%	2	8	1	67
\$550,000 to \$599,999	64	13.5%	1	7	1	55
\$600,000 to \$649,999	58	12.3%	0	2	4	52
\$650,000 to \$699,999	12	2.5%	0	1	0	11
\$700,000 to \$749,999	8	1.7%	0	0	2	6
\$750,000 to \$799,999	7	1.5%	0	1	0	6
\$800,000 to \$849,999	9	1.9%	0	0	0	9
\$850,000 to \$899,999	5	1.1%	0	0	0	5
\$900,000 to \$949,999	7	1.5%	1	0	0	6
\$950,000 to \$999,999	3	0.6%	0	0	0	3
\$1,000,000 to \$1,999,999	11	2.3%	0	0	0	11
\$2,000,000 +	0	0.0%	0	0	0	0
Total	473	100.0%	21	75	17	360
Median Sale Price	\$518,000					

Notes:

(a) Represents all full and verified condominium sales in Salinas from August 25, 2004 to November 9, 2004.
Sources: First American Real Estate Solutions, 2004; BAE, 2004.

Table 14: Condominium Sales in Salinas from Aug. to Nov. 2004 by # of Bedrooms (a)

	<u>ALL UNITS</u>	<u>ALL UNITS</u>	<u>ONE BEDROOM</u>	<u>TWO BEDROOM</u>	<u>THREE BEDROOM</u>	<u>UNKNOWN BEDROOM</u>
	<u>Number of Units</u>	<u>% of Total</u>	<u>Number of Units</u>	<u>Number of Units</u>	<u>Number of Units</u>	<u>Number of Units</u>
Less than \$200,000	0	0.0%	0	0	0	0
\$200,000 to \$249,999	5	9.4%	2	0	0	3
\$250,000 to \$299,999	19	35.8%	0	1	0	18
\$300,000 to \$349,999	19	35.8%	0	1	1	17
\$350,000 to \$399,999	2	3.8%	0	0	0	2
\$400,000 to \$449,999	1	1.9%	0	0	0	1
\$450,000 to \$499,999	1	1.9%	0	0	0	1
\$500,000 to \$549,999	1	1.9%	0	1	0	0
\$550,000 to \$599,999	1	1.9%	0	0	0	1
\$600,000 to \$649,999	0	0.0%	0	0	0	0
\$650,000 to \$699,999	0	0.0%	0	0	0	0
\$700,000 to \$749,999	1	1.9%	0	0	0	1
\$750,000 to \$799,999	1	1.9%	0	0	0	1
\$800,000 to \$849,999	0	0.0%	0	0	0	0
\$850,000 to \$899,999	2	3.8%	0	0	0	2
\$900,000 to \$949,999	0	0.0%	0	0	0	0
\$950,000 to \$999,999	0	0.0%	0	0	0	0
\$1,000,000 to \$1,999,999	0	0.0%	0	0	0	0
\$2,000,000 +	0	0.0%	0	0	0	0
Total	53	100.0%	2	3	1	47
Median Sale Price	\$305,000					

Notes:

(a) Represents all full and verified condominium sales in Salinas from August 27, 2004 to November 9, 2004.
Sources: First American Real Estate Solutions, 2004; BAE, 2004.

Table 15: Historic Median Sale Price Data for All Home Sales

Year (a)	Monterey County	% Change from Previous Yr	Salinas	% Change from Previous Yr
2000	\$280,000	23.3%	\$259,000	25.1%
2001	\$307,000	9.6%	\$300,000	15.8%
2002	\$340,000	10.7%	\$319,000	6.3%
2003	\$390,000	14.7%	\$369,000	15.7%
2004	\$485,000	24.4%	\$450,000	22.0%
Avg Ann. Appreciation 2000-2004	14.7%		14.8%	

Notes:

(a) 2004 data reflects sales from January to September 2004.

Source: DataQuick Information Systems, 2004; BAE, 2005.

Table 16: Salinas Rental Housing Market, Fourth Quarter 2004

CURRENT MARKET DATA:

<u>Unit Type</u>	<u>Number</u>	<u>Percent of Mix</u>	<u>Avg. Sq. Ft.</u>	<u>Avg. Rent</u>	<u>Avg. Rent/Sq. Ft.</u>
Studio	94	2.8%	402	\$728	\$1.81
Jr. 1 BR	32	0.9%	575	\$825	\$1.43
1 BR/1 BA	1,146	33.9%	702	\$878	\$1.25
2 BR/1 BA	801	23.7%	818	\$1,077	\$1.32
2 BR/2 BA	934	27.6%	975	\$1,152	\$1.18
2 BR TH	194	5.7%	850	\$900	\$1.06
3 BR/1 BA	32	0.9%	900	\$1,350	\$1.50
3 BR/2 BA	151	4.5%	1,241	\$1,485	\$1.20
Totals	3,384	100.0%	830	\$1,029	\$1.24

AVERAGE RENT HISTORY:

<u>Unit Type</u>	<u>2002</u>	<u>2003</u>	<u>2002-2003 Change</u>	<u>2004</u>	<u>2003-2004 Change</u>
Studio	NA	NA	NA	\$727	NA
Jr. 1 BR	\$797	\$775	-2.8%	\$812	4.8%
1 BR/1 BA	\$865	\$882	2.0%	\$881	-0.1%
2 BR/1 BA	\$1,003	\$1,041	3.8%	\$1,068	2.6%
2 BR/2 BA	\$1,126	\$1,141	1.3%	\$1,153	1.1%
2 BR TH	\$900	\$900	0.0%	\$900	0.0%
3 BR/1 BA	NA	NA	NA	NA	NA
3 BR/2 BA	\$1,478	\$1,478	0.0%	\$1,487	0.6%
All	\$1,011	\$1,028	1.7%	\$1,031	0.3%

OCCUPANCY RATE:

<u>Year</u>	<u>Average Occupancy</u>
2001	97%
2002	95%
2003	95%
2004	94%
2004 Q4	94.5%

AGE OF HOUSING INVENTORY:

<u>Year</u>	<u>Percent of Inventory</u>
Pre 1960s	0%
1960s	7%
1970s	27%
1980s	53%
1990s	7%
2000s	7%

Sources: RealFacts, Inc.; BAE, 2005.

Table 17: Age of Housing Stock by Tenure

Year Built	Owner Occupied		Renter Occupied		All Units	
	Number	Percent	Number	Percent	Number	Percent
1999 to March 2000	939	4.9%	134	0.7%	1,073	2.8%
1995 to 1998	1,909	10.0%	908	4.8%	2,817	7.4%
1990 to 1994	1,413	7.4%	1,014	5.3%	2,427	6.3%
1980 to 1989	2,271	11.9%	4,027	21.1%	6,298	16.5%
1970 to 1979	3,638	19.0%	5,153	27.0%	8,791	23.0%
1960 to 1969	3,535	18.5%	3,390	17.8%	6,925	18.1%
1950 to 1959	2,826	14.8%	2,079	10.9%	4,905	12.8%
1940 to 1949	1,539	8.0%	1,216	6.4%	2,755	7.2%
1939 or earlier	1,084	5.7%	1,152	6.0%	2,236	5.8%
Total	19,154	100.0%	19,073	100.0%	38,227	100.0%

Source: 2000 U.S. Census; BAE, 2005.

Table 18: Tenure by Number of Bedrooms, 2000

Number of Bedrooms	Owner Occupied		Renter Occupied		All Units	
	Number	Percent	Number	Percent	Number	Percent
No Bedrooms	1,708	8.9%	3,982	20.9%	5,690	14.9%
One Bedroom	1,403	7.3%	6,116	32.1%	7,519	19.7%
Two Bedroom	3,948	20.6%	6,065	31.8%	10,013	26.2%
Three Bedroom	8,025	41.9%	2,406	12.6%	10,431	27.3%
Four Bedroom	3,380	17.6%	457	2.4%	3,837	10.0%
Five or More Bedrooms	690	3.6%	47	0.2%	737	1.9%
Total	19,154	100.0%	19,073	100.0%	38,227	100.0%

Source: 2000 U.S. Census; BAE, 2005.

Table 19: New Residential Building Permit Trends, 2002-2004

Permit Type	2002		2003		2004		Average Annual Change 2002-2004	
	Bldgs	Units	Bldgs	Units	Bldgs	Units	Bldgs	Units
Single Family	442	442	257	257	231	231	-27.7%	-27.7%
Two Family	7	14	0	0	0	0	-100.0%	-100.0%
Three and Four Family	3	9	4	14	2	6	-18.4%	-18.4%
Five or More Family	1	92	23	273	1	25	0.0%	-47.9%
Total	453	557	284	544	234	262	-28.1%	-31.4%

Source: U.S. Census Bureau; BAE, 2005.

4.2 Special Needs Housing Supply

Table 20 summarizes the housing supply for non-homeless special needs populations in Salinas. A sincere effort has been made to document all housing units in Salinas designated specifically for the enumerated sub-populations. Because of their low incomes, most of these sub-populations are able to access income-restricted housing such as Section 8 housing or units produced through Salinas' Inclusionary Housing Ordinance. Therefore, Table 20 is intended to be an inventory of housing restricted to the corresponding sub-population, but is not necessarily an accurate representation of the total housing supply available to these groups.

4.3 Homeless Facilities and Services

Over the last five years, homeless service providers in Monterey County have made tremendous strides in their ability to work together, streamline services, and coordinate the development of new and existing facilities and services. Much of this can be credited to the work of the Coalition of Homeless Service Providers, funded in large part by the Monterey County Department of Social and Employment Services. The Coalition has effectively centralized many of the research, data management (including the new Homeless Management Information System (HMIS)), and grant application processes required by each of the providers.

In addition, the Local Homeless Assistance Committee (LHAC), a non-governmental/non-profit entity, is responsible for the Continuum of Care planning process in Monterey County assisted by Monterey County's Department of Social and Employment Services/Community Action Partnership (DSES/CAP) and the Coalition of Homeless Services Providers (Coalition). The LHAC is a balanced, community-wide, strategic planning group consisting of nonprofit homeless service providers, representatives of local governmental jurisdictions, and community members to include homeless or formerly homeless persons.

To provide a sense of the facilities and services that assist homeless persons and subpopulations, this Plan includes a formal inventory and the Continuum of Care Housing Activity Chart and Service Activity Charts. These are contained in Table 21 and Appendix A, respectively.

Table 20: Special Needs Housing Supply (a)

<u>Elderly</u>	<u>Capacity</u>	<u>People with Disabilities</u>	<u>Capacity</u>
<i>Elderly Residential Care Facilities (b)</i>		<i>Adult Day Care (e)</i>	
Almost Home	6	Hope Rehabilitation Services	60
Aninzo's Home Care	6	Salinas Senior Day Program	21
Baltazar Care Home	6	Social Vocational Services	45
Bethany's Place of Care	6	Social Vocational Services #2	90
Colonial Manor	42	VNA Salinas Adult Day Care Center	60
Cristine's Guest Home	6	TOTAL	276
Cristine's Guest Home II	6		
Cristine's Guest Home III	6	<i>Adult Residential Facilities (f)</i>	
Faithful Care Home	6	Aromin's Residential Care Home #1	6
Faithful Care Home II	6	C & D Care Facility #2	6
Feel at Home Residential Care Facility	6	Cauntay Board & Care Home	6
Geriliz RCFE	6	Cauntay Board and Care Home #2	10
Green Pines Residential Care Home	6	CNS Residential Care Home	6
Home Away From Home	8	Corbert Residence	6
Home Away From Home II	8	De Villa's Board and Care	6
Leorene Care Home	6	Family Home Care	6
M & M Residential Care	5	Fernandez Guest House	6
Mabuhay Guest Home	6	Gardenia's Guest Home	6
Madonna Drive Care Home	6	Hanzen Christie Residential Care Home	6
Madonna Manor	68	Interim's Acacia House	6
Mante Board & Care Home II	6	Interim's Casa de Paloma	6
Mary Lord Residential Care Home	6	Interim's Soledad House	8
Mega Care Residential Care Home	5	J & C Residential Care Home	5
Queen of Angels	10	Liwanag Board & Care Home	6
R and Q Residential Care Home	6	Mante Board & Care Home	6
Rona's Tender Care Home	4	Melinda's Guest Home	6
Sampaguita Guest Home	6	MJM Home Care	6
San Juan Residential Care Facility	4	MJM Home Care II	6
Santo Nino Residential Care Home	6	MJM Home Care III	6
Serra Village Inn	7	New Horizon Adult Residential Facility	34
Southside Residential Care Home Facility	8	Pajaro Adult Care	6
St. Augustine Residential Care Home	6	Paloma Guest Home	24
St. Charles Guest Home	6	Park Ridge Adult Care Home	6
Summerville at Harden Ranch	83	Regina's Guest Home	6
Villa Serra Retirement & Assisted Living	225	Swaner Guest Home	6
Young at Heart of Salinas, The	6	Swaner Guest Home II	6
TOTAL	615	Toledo Residential Home Care II	6
		Toledo Residential Home Care III	6
		Twin Creeks Home	6
		Valen Care Home	6
		Willow Glen Residential Care Home #5	6
		TOTAL	249
		<i>Community Residential Treatment System (g)</i>	
		Interim's Manzanita	11
		TOTAL	11
		People with HIV/AIDS	
		Capacity	
		Addington Way Homes	2
		Casa Esperanza	5
		Casa de Paz	8
		New Horizons	4
		Safe Haven	35
		Safe Shelter II	2
		Men in Transition	12
<i>Farmworkers (d)</i>			
Capacity			
Las Casas de Madera	75		

USDA Rural Development Farm Labor Housing	37	TOTAL	68
Casa Del Sol	22		
Catalyst	<u>5</u>		
TOTAL	139		

Notes:

- (a) A good faith effort has been made to ensure the accuracy and completeness of this list. Despite this, it is possible that facilities may exist that are not listed here.
- (b) Elderly Residential Care Facilities 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. The facilities provide services to persons 60 years of age and over and persons under 60 with compatible needs. These facilities may also be known as assisted living facilities, retirement homes and board and care homes. The residents in these facilities require varying levels of personal care and protective supervision.
- (c) Nursing Homes, also known as Skilled Nursing Facilities, are health facilities that provide continuous skilled nursing care and supportive care to patients whose primary need is for the availability of skilled nursing care or supportive care on an extended basis. These facilities provide 24-hour inpatient care and at a minimum include physician, skilled nursing, dietary, pharmaceutical services and an activity program.
- (d) The units listed here are those restricted solely to farmworker households. However, this count does not provide an accurate representation of the housing available to farmworkers in Salinas. Many units that are designated for low or very low income households are occupied by farmworkers, even if the units are not reserved specifically for this group. Because agricultural workers comprise the majority of the low and very low income population in Salinas, income-restricted units produced through inclusionary ordinances or State- or Federally-subsidized units often times *de facto* farmworker housing.
- (e) Adult Day Care facilities are facilities of any capacity that provide programs for frail elderly and developmentally disabled and/or mentally disabled adults in a day care setting.
- (f) Adult Residential Facilities 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.
- (g) Community Residential Treatment Systems provide a social rehabilitation program in a residential setting for people with major mental health disorders. These facilities offer programs that assist the client with self help and social skills, behavior adjustment, interpersonal relationships and vocational preparation.

Sources: California Department of Social Services, Community Care Licensing Division; California Department of Mental Health; California Advocates for Nursing Home Reform; Monterey County Housing Authority; John XXIII AIDS Ministry; CHISPA; Alliance on Aging; BAE, 2005.

Table 21: Homeless Facilities and Services			
Emergency Shelters in Salinas			
NAME	CLIENTELE	CAPACITY (Beds)	SERVICES
John XXIII Aids Ministry	Individuals and families with HIV/AIDS	Temporary motel lodging (number varies – estimated at 30)	Provide housing and related services to people living with HIV/AIDS; and to generate and foster compassionate understanding, provide HIV education, prevention and testing activities, and emotional and end-of-life services to individuals and families at risk for, or living with, HIV/AIDS in Monterey and San Benito Counties, California.
Salinas Domestic Violence Shelter	Women and children	12	Emergency Homeless Shelter for women and their children. Domestic Violence Shelter.
Salvation Army – Step 2	Men	10	Long-term lease of four motel rooms for emergency shelter.
Shelter Outreach Plus: Natividad Shelter	Women and children	37	The largest and only provider of many of the services and programs for the homeless and victims of domestic violence in Monterey County operates a 30- to 60-day emergency shelter in Salinas that offers women and children safety and assistance as they begin the rehabilitative process necessary to break the cycle of abuse or homelessness.
Shelter Outreach Plus I-HELP Salinas (varies in location at local churches with over 60 parishes who are signed up to help cook and/or house)	Single Men	24	Housing, food, case management, toiletries, transportation, bus passes, clothing, food pantry (no cost to the client).
Victory Mission	Single Men	50	Church-based, charitable organization provides 2000

			meals per month and shelter for approximately 50 men each night. Family day every Thursday. The church also gives away items donated to it, including clothing, food, furniture, and cars. This is a Christian-based program for substance abusers or any one interested in changing their lives
TOTAL		133+	

Transitional & Permanent Housing in Monterey County			
NAME	CLIENTELE	CAPACITY (Beds)	SERVICES
Shelter Outreach Plus – Men in Transition	Men	18	The Men in Transition program is housed in Salinas on Soledad Street. The program provides transitional housing with 18 single occupancy rooms for men who are committed to an independent lifestyle.
Shelter Outreach Plus – Homeward Bound	Women and children	62	This 18-month transitional living program provides a community setting for women and children who are motivated to take an active step toward an independent, productive, and violence-free life through employment or job training/ educational activities
Sun Street Center’s Men’s Residential Program	Men	54	This program is a 54-bed alcohol and drug recovery center that adheres to a staff coordinated social model (self-help) program with the responsibility for recovery resting with each individual; located in Salinas. This program reports a 71% success rate.

Sun Street Centers: Seven Suns Men's Transitional Housing	Men	56	This program is adjacent to the Residential Program and has facilities to house 56 graduates of the Residential Program. This facility is supported solely by the occupants, located in Salinas. This program reports a 55% success rate.
Sun Street Centers Pueblo Del Mar Recovery Community (PDM)	Families	56	This is a transitional living program providing fifty-six (56) units for Monterey County homeless families who are committed to their recovery process and are moving toward self-sufficiency; located in Marina. This program reports an 82% success rate.
Door to Hope	Women	14	This program provides residential alcohol and drug addiction treatment for women in Salinas and Monterey County. The Door to Hope program is the only residential program designed specifically for women. There are 6 beds for single women and 8 beds for families). There is a long waiting list for this facility.
Community Human Services Project: Next Step	Men and Women	36	Provides residential assistance for men and women recovering from substance abuse.
John XXIII Aids Ministry	Individuals and families with HIV/AIDS	Stable housing for 18 to 24 months	John XXIII AIDS Ministry is the principal provider of AIDS-specific housing in Monterey County
Interim – Bridge House	Adults	12	The Bridge House is a specialized twelve-bed transitional residential

			treatment program designed for individuals with psychiatric disabilities who also have a substance abuse disorder.
Interim-Manzanita House	Mentally ill (not exclusively for homeless, although nearly 70 percent of those served are homeless).	15	Manzanita House in Salinas offers a community-based alternative to in-patient psychiatric care. The fifteen-bed residential treatment program provides services for adults with mental illness who are in crisis or psychiatric distress. It is also an emergency shelter for people in crisis.
Interim – Acacia House	Mentally ill (not exclusively for homeless, although nearly 70 percent of those served are homeless).	6	Shared, permanent, affordable and supportive group housing for individuals with mental illness.
Interim – Casa de Paloma	Mentally ill – restricted to permanent affordable, supportive housing for mentally ill	6	All private rooms. All leased separately (every bedroom leased as a separate unit) – all unrelated adults. Everyone over 18 in all facilities.
Interim - Soledad House	For low and very low income and homeless individuals who are mentally ill	8	One house with 8 bedrooms
California Street Housing	For low and very low income and homeless individuals who are mentally ill	4 units with 8 people living there	
Hotels	Mentally Ill	Varies	Interim works with Shelter Outreach Plus to identify mentally ill people
TOTAL		351+	

Supportive Services and Programs		
ORGANIZATION	CLIENTELE	SERVICES
Food Bank for Monterey County	Hungry individuals and families	Provides emergency or supplemental food to hungry people.
Interim, Inc. MC Home Program	Homeless adults with mental illness	Provides outreach and integrated services for homeless adults with mental illness to help them transition from the streets to permanent housing.
Franciscan Workers of Junipero Sierra - Dorothy's Place Kitchen and Hospitality Center	Hungry and homeless individuals and families.	<p>Food kitchen and day shelter. Also assist the children and families of agricultural workers living in residential camps. Last year, Dorothy's Place served 105,000 meals. It serves breakfast and lunch every day: approximately 85 people for breakfast and between 2-300 meals for lunch.</p> <p>Dorothy's Place is a day shelter open from 8 a.m. to 4 p.m. where individuals can get their mail (approximately 100 people do), get rudimentary health care, take a shower and do laundry.</p> <p>In occasional emergency situations, Shelter Outreach Plus' I-HELP program will use this day facility to house homeless men.</p>
Coalition of Homeless Service Providers		
Shelter Outreach Plus	Men, Women & Families	Operates seven programs throughout the county focusing on outreach, emergency housing, transitional housing, case management, emergency food, and domestic violence emergency shelter. Additionally, Shelter Outreach Plus operates the Family Helpline, a toll-free, 24-hour bilingual Information and Referral Hotline-HELP (Interfaith Homeless Emergency Lodging Program) offers single men shelter, food, and support through the gracious, generous, and continued support of over 60 Monterey County churches, synagogues, temples, and religious organizations. I-HELP operates one program in Salinas and one on the Peninsula.
Door to Hope		Drug and alcohol recovery program for women.
Sun Street Centers: Outpatient Recovery	Adults	This intensity outpatient program is designed specifically for adults who have an alcohol or drug

Services		problem. The program offers a wide variety of counseling and education services with daytime and evening access; located in Salinas.
Sun Street Centers: Prevention Unit	Families and Individuals of all ages	In Salinas, Sun Street Center has one Community Resource and Recovery Center which provides drop-in services for families or individuals with alcohol and drug problems, counseling, community prevention and education trainings and community advocacy and policy development for adults and youth.
Sun Street Centers: Driving Under the Influence Program	Driving-age Adults	Sun Street Centers offers countywide Driving Under the Influence Services for first and multiple offenders. These services are State Licensed and are supported through participant fees; one is located in Salinas.
Veterans Transition Center of Monterey County	Veterans	Support services and housing referrals to homeless veterans and their families in Monterey County. Provides case management, outreach, and housing referrals to assist homeless veterans in returning to independent living.
Monterey County Department of Social and Employment Services	Monterey County residents	The Department of Social and Employment Services directly administers over seventy programs that daily serve an estimated 60,000 residents of Monterey County. These services include a variety of public assistance programs, employment services, family and children's services and programs for disabled adults and older individuals.
Monterey County Behavioral Health Department	Mentally Ill and Substance Abuse	<p>County program assists Monterey County citizens with mental health and addictive disorders to live in the community. Adult Services provides mental health services, medication support, case management, brokerage and groups for those individuals who have a chronic persistent mental illness and meet the targeted population of those we serve. That includes those people with schizophrenia, bipolar disorder, and atypical psychosis.</p> <p>Creating New Choices or CNC (formerly MCSTAR Program) - Crime reduction through supervised treatment of mentally ill offenders after release from custody.</p> <p>MCHOME Program - Stabilization of homeless</p>

		<p>persons with mental illness through assistance with medical, mental, and housing needs and employment or educational opportunities.</p> <p>A 24-hour crisis team is located at Natividad Medical Center. Assessment for acute care, including inpatient psychiatric services, is available at the Emergency Room.</p> <p>Services at all sites are delivered by staff who are licensed behavioral health professionals. Consumers of the system are also employed by the department and deliver services also.</p> <p>The staff is both multi-lingual and multi-cultural. Other languages include Spanish, Polish, American Sign, Tagalog, and Portuguese.</p> <p>The County provides funding and collaborative support to a number of non-profit organizations as well as providing services directly.</p>
Monterey County Behavioral Health Department	Emotional disturbed children	<p>Seriously emotionally disturbed children and youth who are in or at risk of out of home placement or who are qualified under special education. Services include: (1) Acute Inpatient Hospital (2) Outpatient services include individual, family and group therapy. (3) Medication evaluation and follow up (4) Case management. (5) A family preservation program which is available 24 hours, 7 days a week providing in home supportive services to families who have children who are at risk of out of home placement.</p>
CalWORKS Employment Assistance Program	CalWORKS families	<p>Monterey County Departments of Social Services and Behavioral Health have combined to enable heads of households of CalWORKS families on public assistance to address mental health and substance use problems that interfere with their ability to work.</p> <p>Services provided include assessment, pre-treatment counseling, group counseling and education, referral to contract services for mental health and substance abuse. Case management services are available for all participants.</p>
Center for Community Advocacy	Low income and farm workers	<p>The Center is dedicated to improving housing conditions and opportunities for low-income and farm workers in Monterey County, California.</p>

MOST (Mobile Outreach Services Team) – Shelter Outreach Plus	Any homeless population	Mobile van delivers services and referrals and other emergency food, tarps, clothing (work with John XXIII); possibility of needle exchange, we can transport them to the hospital.
Shelter Outreach Plus Information and Referral Service (I&R)	All	Bi-lingual, 24-hour hotline for any kinds of questions regarding any kind of crisis: date rape, suicide, food, any form of social service paid for by the county
Catholic Charities – Diocese of Monterey		Faith-based organizations provide specified human services (counseling and support services such as help with eviction, utility shutoff, food, lodging or other critical problems) to the poor and disadvantaged, to promote justice, peace, human dignity, self-determination and self-sufficiency in accord with the Gospel and Catholic Social Justice Teachings, and to cooperate with other individuals and groups of goodwill to strengthen our communities.
Clínica de Salud de Valle de Salinas		Public health clinic providing bi-lingual health services to the Latino community in Salinas.
Community Human Services		Provides drug abuse and alcohol counseling and referrals to transitional housing resources. Does not provide homeless services directly.
Salvation Army’s Good Samaritan Center	Veterans	Assists veterans with housing and program placement.
Housing Advocacy Council		Rental assistance. First Time Home Buyer Workshops. Tenant education/housing search counseling. Information on current housing services available in Monterey County.
Unity Care Group, Inc.		<p>Unity Care Group is a non-profit organization serving at-risk youth in five counties throughout the Bay Area. Unity Care Group has partnered with Monterey County to open the area’s first Transitional Housing Program dedicated to serving youth who have aged out of the foster care system.</p> <p>The main objective of the Monterey County THP is to provide sustainable transitional living for youth while they are going to school, receiving job training, securing employment and learning skills necessary for independent living.</p>
Women’s Crisis Center	Women	Provides a 24-hour telephone crisis line for access to support services and emergency motel vouchers.
Conflict Resolution and Mediation Center of Monterey	All	Available to clients regardless of ability to pay. Aims to reduce barriers to service, including physical, linguistic, cultural and economic. Among

County		other services, mediates conflicts between tenants and landlords.
Central Coast Center for Independent Living	Disabled persons	Provides advocacy, education, and support to disabled persons and their families.
YWCA	Women	Provides a 24-hour telephone crisis line that provides entry into a domestic violence shelter and access to services and support.

4.4 Barriers to Affordable Housing

4.4.1 Supply of Developable Land

As stated in earlier in the Consolidated Plan, Salinas has largely been built out, and little vacant land remains for residential development within the City limits. Salinas also places a high priority in preserving the agricultural lands that surround it and contribute to its economy. As such, the General Plan projects that most new residential development over the next 20 years will occur to the north of Salinas in the zone designated as the “Future Growth Area.” This strategy preserves the more fertile lands to the south and southwest. Annexation and development of the Future Growth Area is currently in its preliminary stages, and City of Salinas staff estimate that development of new housing in the Future Growth Area will not likely begin until mid-2007.

The limited supply of short-term developable land, coupled with strong housing demand from the local and regional markets have led to significant home sale price increases in recent years. Increasing home values and the limited supply of land drive up land prices. Affordable housing developers must compete with market rate developers for land in this market, increasing their costs and limiting production. High land costs also hinder the ability of market rate developers to build inclusionary housing units and smaller, more affordable product types.

4.4.2 Infrastructure Costs in Future Growth Area

The City of Salinas, per its 2002 General Plan, will provide adequate levels of public services and facilities to the Future Growth Area without reducing the level of service for existing urbanized areas. These services include roads, parks, schools, and other community facilities. The General Plan also states, “The City has policies and programs in place to ensure that new development pays its fair share of needed public improvements.”

The City, land owners, and developers are currently in the process of developing a financing plan for the infrastructure in the Future Growth Area. Mello-Roos Bonds and associated community facilities districts (CFD) are a common strategy for financing new infrastructure in California. New homeowners in the CFD assume responsibility for paying off the bonds through an increase in their property tax bill. Assessment districts represent another common way to fund the construction, operation, and maintenance of public facilities and services.

In either case, at least a portion of the cost of new infrastructure may fall upon homeowners in the Future Growth Area. While these costs may not directly impact the home sale price (in fact, they could lead to lower sale prices to make up for higher property taxes), they nevertheless affect the affordability of new housing in the Future Growth Area. Homebuyers and lenders will consider annual payments to the CFD or assessment district, which effectively reduce the size of an affordable mortgage.

4.4.3 Local Opposition to Development

Given the rich agricultural resources surrounding Salinas, and the high value associated with open space in the region, new development in Salinas could encounter resistance from neighbors and other groups. Misconceptions about higher density products and affordable housing can also

generate local opposition to development. These efforts could restrict the number of units in the Future Growth Area and within the City's existing limits.

Local opposition to development can compel developers to reduce residential densities, which hinders the development of condominiums, townhomes, multifamily rental units, and other higher density product types. As a project's financial performance is directly linked to the number of units per acre, lower densities reduce the ability of developers to provide affordable units through inclusionary housing. The financial performance of multifamily rental units, which provide a valuable source of housing for low and moderate income households, is particularly sensitive to density when evaluating their financial feasibility.

5 Five-Year Strategic Plan

The Strategic Plan section of the Consolidated Plan serves as a blueprint for addressing the needs identified in the Housing and Homelessness Needs Assessment. The Strategic Plan establishes a work plan with strategies and objectives to guide the allocation of housing funds and the implementation of HUD programs over the next five years.

5.1 Priority Analysis

The strategies listed in the Five-Year Strategic Plan are based on and coincide with the policies, programs, and objectives described in the City of Salinas 2002 Housing Element. The strategies also reflect input from community stakeholders, service providers in the area, and City staff. This input was provided as part of the Consolidated Plan process and during the preparation of the City's Housing Element.

The Consolidated Plan's ranking of needs is based on multiple factors, including:

- The priorities identified in the Salinas 2002 Housing Element;
- The findings from the Consolidated Plan's Housing and Homelessness Needs Assessment;
- Current market conditions as described in the Housing Market Analysis (see Sections 2 and 3 of this Plan);
- The severity of needs among all groups and subgroups, including the relative need between varying income groups;
- The City's current housing stock;
- Likely available funding over the next five-year period for various housing and community development activities; and
- Input from community members and organizations at the Consolidated Plan public meetings and through in-depth interviews with service providers.

Based on these factors, each need identified in the Housing and Homelessness Needs Assessment was assigned a High, Medium, or Low level priority. It is important to note that a Medium and Low level priority does not preclude the City from later providing funding for a particular activity. The priority is simply a relative description of the amount of resources that the City expects to dedicate to a particular need.

5.2 Non-Homeless Housing Needs

5.2.1 *Need #1: More affordable ownership housing serving all incomes, and more affordable rental housing for very low and low income households.*

As discussed in Section 2.1.1, an analysis of buying power found that households with up to moderate incomes could afford only one percent of market rate homes in Salinas. The analysis also indicated that households with very low and low incomes could not afford the average rent for an adequately-sized unit in the City. Data from the U.S. Census echoes this finding, and

shows that almost 38 percent of renter households are cost burdened, paying over 30 percent of gross income towards housing costs. As such, the lack of affordable ownership housing and the lack of affordable rental housing for very low and low income households represents a primary challenge facing Salinas.

Priority – High

Strategies

- 1. Update the City’s Inclusionary Housing Ordinance to require a greater percentage of affordable units.** The City is currently working with community stakeholders to update its Inclusionary Housing Ordinance. The new ordinance would increase the required affordable component in new residential developments from 12 percent to between 20 and 35 percent. The new ordinance would also expand the program beyond low income households to serve very low, moderate, and workforce income (160 percent of AMI) households. If applied to new development as projected in the 2002 Salinas General Plan, the updated Inclusionary Housing Ordinance would generate between 3,700 and 6,400 affordable ownership and rental units.
- 2. Continue to implement the City’s First Time Homebuyer Program.** The First Time Homebuyer program provides eligible low-income families and individuals with a low-interest, deferred payment loan for the purchase of their first home. This successful program has served an average of 20 households annually.
- 3. Support homeowner education classes.** At the public “needs assessment” meeting, participants noted that while several organizations offer homebuying and financial management classes, the groups lack sufficient funding to conduct additional outreach and expand these services. In addition to Spanish-language services, need also exists for native Latin-American language skills (e.g., Quechua). The City will, as feasible, support efforts by homebuying education groups to expand their programs to serve additional people and a broader audience.
- 4. Continue to support the efforts of local affordable housing developers building rental and ownership housing in Salinas.** The City will offer pre-development support and assist with construction and permanent financing where feasible in order to reduce the cost of affordable rental housing development. The City will work with non-profit developers to ensure that they maximize the use of all available funding sources for these activities.

Objectives

1. Oversee the development of 500 inclusionary housing units over the next five years.
2. Support the development of 350 affordable units over the next five years.

3. Provide financial assistance to 60 first-time homebuyers over the next five years.

5.2.2 Need #2: More large units at affordable sale prices and rents.

The Census reports that almost a third of Salinas households, or 12,500 households, live in overcrowded conditions. Salinas' relatively large average household size (3.66 persons per household, per the 2000 Census) also points to the need for larger units.

Priority – Medium

Strategies

1. **Require minimum sized affordable units as part of the Inclusionary Housing Ordinance.** To assure that the affordable units produced under the revised Inclusionary Housing Ordinance provide adequate living space, the Ordinance will include minimum size requirements for these units.
2. **Encourage developers to provide larger units through the Inclusionary Housing Ordinance.** The City will work with developers as they submit affordable housing plans to provide larger units with more bedrooms through the Inclusionary Housing program.
3. **Encourage developers to include second dwelling units, or “in-law units,” within their plans.** Participants at the public “needs assessment” stated that these units address the fact that many households have several generations living together for cultural and economic reasons.

Objectives

1. Adopt program guidelines to implement revised inclusionary housing regulations by July 2006.
2. Publicize City zoning regulations that allow second dwelling units to be added in existing single-family subdivisions.

5.2.3 Need #3: Increased supply of housing and available land for residential development.

The limited amount of space available for residential development in Salinas drives up the value of vacant land. This trend increases the cost to build market rate and affordable housing, thereby limiting supply. The following strategies would augment the amount of vacant land for new development, support the development of infill sites, and encourage higher density development where appropriate. These efforts would help ensure that the adequate sites for housing, identified in the City's 2002 Housing Element, are effectively utilized to meet the City's housing needs.

Priority – High

Strategies

- 1. Continue efforts to annex properties in the City's Future Growth Area.** The City has an excellent track record for approving annexations that are necessary to provide housing for its growing population. Altogether, the City has provided 7,230 new units through annexations since 1984. The City will continue this effort, working with the Local Agency Formation Commission (LAFCO), local property owners, and residential developers to annex and build out the Future Growth Area. The City Council has directed staff to advance the Future Growth Area planning as expeditiously as possible. As such, three Specific Plans which cover the majority of projected new units in the Future Growth Area are currently under development. The current schedule, as of April 2005, provides for the City Council to consider the three Specific Plans, their Environmental Impact Reports (EIRs), and the Annexation/Sphere of Influence Amendment applications by the spring of 2006.
- 2. Encourage and facilitate in-fill development and re-use of properties within the City limits.** The 2002 Salinas General Plan allows for higher densities within selected parts of the City, particularly within designated Focused Growth Areas. Increased densities up to 24 units per acre facilitate development by allowing the developer to spread the land cost over a greater number of units. The City will continue efforts to spark development at in-fill sites, and establish incentive programs to promote these projects, such as priority permit processing and density bonuses. The City will also actively identify suitable sites for infill development and consider financial assistance for site assembly and acquisition.
- 3. Continue to enact the Salinas Redevelopment Agency's Implementation Plan for the City's Redevelopment Project Areas.** The City has adopted two Project Areas: the Central City and Sunset Avenue/Buena Vista Area. Goals, policies, and strategies have been formulated for these Project Areas to eliminate blight, revitalize the commercial and industrial base, facilitate the construction and rehabilitation of housing, and improve and stabilize neighborhoods. In particular, the Implementation Plan calls for the direction of tax increment revenue to improve, retain, and develop affordable housing. The City will continue to implement and monitor the programs set forth in the Plan.
- 4. Continue to implement the actions funded by the Downtown Rebound Planning Grant provided by the California Department of Housing and Community Development (HCD).** In August 2002, Salinas was awarded a \$150,000 Downtown Rebound Planning Grant by HCD. The grant was used to develop a site inventory of underutilized sites with the 250-acre downtown core and establish Mixed-Use Regulations for Housing. The area designated for Mixed-Use within the Central City area allows a maximum residential density of 80 units per acre if developed as part of a Mixed-Use project. The City will continue these activities to support in-fill development in the Central City.

5. **Encourage higher-density residential development in the Future Growth Area, as appropriate.** The City will work with residential developers, as they submit Specific Plans for the Future Growth Area, to provide for higher density townhome and multifamily projects. This strategy is supported by the 2002 General Plan, which emphasizes the need for higher residential densities around commercial districts, transit hubs, and village centers.

Objectives

1. Complete the annexation process for Phase I of the Future Growth Area by the end of 2006.
2. Approve 180 new residential units within the current City limits over the next five years.

5.2.4 Need #4: Strategies to improve substandard units and maintain adequate living conditions for Salinas residents.

As stated in the Housing and Homelessness Needs Assessment, an estimated 25 percent of Salinas units, or about 10,000 dwellings, suffer from a lack of maintenance and rehabilitation. The City's Code Enforcement staff faces an ongoing challenge to enforce state and local regulations governing property maintenance, while considering the needs of households who live in non-compliant units.

Priority – High

Strategies

1. **Continue to implement the Housing Services Program (HSP).** The HSP is a home repair and improvement program serving lower-income property owners. Through the HSP, the City provides technical and financial assistance through low interest loans up to \$63,000, provided a minimum of 51 percent of the units on the property serve low or very low income households. Loan amounts can be increased when overcrowding justifies expansion for additional bedroom space. These tools allow property owners to correct deficiencies and improve their property. The City also provides deferred-payment loans to low income homeowners aged 62 and older and provides grants to qualifying homeowners to make units handicapped accessible. Rental housing serving low income households can also receive rehabilitation financing..
2. **Continue to improve housing conditions in the Alisal Homeownership and Neighborhood Revitalization Strategy Area.** The Alisal Homeownership and Neighborhood Revitalization Strategy Area covers 2.5 square miles or 12 percent of the City. As a former unincorporated area, development standards were not as rigorous as those in other parts of Salinas, and public infrastructure was also inadequate. To address these needs, the City offers (1) first-time homebuyer

assistance, (2) Redevelopment Agency façade and affordable housing loan and grant assistance, (3) financial assistance to the area’s Community Housing Development Organization, and (4) the implementation of a “Weed and Seed” program through the U.S. Department of Justice. The City will continue these efforts and market the programs through brochures, bilingual public service announcements, listings in service directories, and the posting of public notices.

3. **Continue to operate the Jazz-Up Program.** The Jazz-Up Program, funded by CDBG monies and the Redevelopment Agency, provides residential exterior painting and minor repairs (e.g., fences) to qualifying low income households at no cost. The program employs youth from the Monterey County Summer Youth Program, and is limited to census tracts with a majority of low income households.

Objectives

1. Serve 65 households through the HSP Program over the next five years.
2. Serve 25 households through the Jazz-Up Program over the next five years.

5.3 Non-Homeless Persons With Special Needs

5.3.1 Need #5: More affordable housing – particularly rental units – for seniors living on fixed incomes, including congregate living.

According to the 2000 Census, 16 percent of Salinas households are over age 65, and two percent are over 85. A significant portion of this population, which has fixed incomes and health issues, experiences difficulties securing safe, affordable, and decent housing. The Census reports that among renters aged 62 and older in Salinas, 50 percent report some housing problems. Almost 50 percent of senior renters pay more than 30 percent of their income in rent, and 31 percent pay more than 50 percent of their income in rent. Homeowners over 62 years encounter similar challenges.

Priority – High

Strategies

1. **Continue to support efforts to develop affordable senior housing.** The City and its Redevelopment Agency has and continues to cooperate with developers building new senior housing. Examples of these projects include Regency Court, Salinas Seniors Apartments, and Los Abuelitos, now under construction. Among other projects, the City intends to provide CDBG and HOME funds for Sherwood Seniors Village, a 136-unit project being developed by CHIPSA (Community Housing Improvement and Systems Planning, Inc.).
2. **Continue to support senior-related services in Salinas.** The City will continue to provide financial support, as feasible, to organizations that provide a broad range of

services for seniors in the area. Examples of these agencies include Legal Services for Seniors, Meals on Wheels, the Alliance for Aging, and the Monterey County OMBUDSMAN.

Objectives

1. Support the development of 300 units of senior housing over the next five years.
2. Allocate \$200,000 of funding to senior service organizations over the next five years.

5.3.2 *Need #6: More accessible, affordable housing for persons with disabilities.*

As stated in the Housing and Homelessness Needs Assessment, the disabled population consists of individuals who have an illness or impairment that hinders their ability to function independently. Disabled persons have special housing requirements because of their fixed incomes, need for accessible housing, and high health care costs. According to the 2000 Census, 30,117 persons residing in Salinas have disabilities, or 20 percent of the population.²⁴

Priority – Medium

Strategies

1. **Conduct a housing needs assessment of disabled persons in Salinas.** One of the issues identified by service providers is the lack of comprehensive data on the housing requirements of people with disabilities. Without this information detailing the specific and varied needs of this sub-population, it is difficult for service providers to solicit funding or other forms of assistance from government agencies or private foundations.
2. **Consider instituting a “visitability” ordinance in Salinas.** The concept of visitability simplifies the sometimes-complex requirements of “universal design,” and fuses the concepts of accessibility and community integration. Visitability has three simple provisions: (1) a no-step entrance, (2) doorways wide enough to accommodate entry by wheelchairs, and (3) a main-floor bathroom with a doorway and space sufficient to enter with a wheelchair and close the door.²⁵

A visitability ordinance in Salinas would require that new housing construction comply with these minimum requirements for accessibility. These requirements would be mandatory for new development only, and potentially only new development that uses public funds. Similar ordinances are being enacted around the country. There are currently 25 in total, primarily targeting new construction using any public funds.

²⁴ Includes physical disabilities, mental disabilities, self-care disabilities, and go-outside-home disabilities.

²⁵ National Center for the Dissemination of Disability Research website. <http://www.ncddr.org>

3. **Continue to support organizations that serve disabled people and assist with their housing needs.** The City has historically provided financial support through CDBG funds to the Central Coast Center for Independent Living (CCCIL). CCCIL offers a range of services including independent living information and referral, advocacy, housing assistance, personal assistance services, peer support, independent living skills and life skills training, and assistive technology, to persons with disabilities who live in the counties of Santa Cruz, Monterey, and San Benito. To the extent feasible, the City will continue to support CCCIL and other groups serving disabled people.
4. **Continue to support the development of housing that serves disabled persons.** Examples of recent projects are Lupine Gardens, a HUD Section 811 project with 20 efficiency apartments for low income adults with psychiatric disabilities. The City supported this project through CDBG and HOME grants.

Objectives

1. Explore the feasibility of a visitability ordinance in Salinas.
2. Conduct a detailed housing needs assessment for disabled people in Salinas.
3. Allocate \$50,000 of funding to organizations serving disabled persons in Salinas over the next five years.

5.3.3 Need #7: More affordable housing for people living with HIV/AIDS.

City resources for persons with HIV/AIDS are extremely limited, as HIV/AIDS services are typically organized and administered at the County level. Should fiscal resources become available, City activities would be designed to complement existing County and State programs to avoid duplication of efforts.

Priority – Low

Strategies

1. **Continue to support local organizations that serve people living with HIV/AIDS.** The City has historically supported John XXIII AIDS Ministry, Monterey County’s primary HIV/AIDS service provider, through CDBG and ESG funds.
2. **Promote increased education regarding HIV/AIDS and its impacts.** This strategy is primarily achieved through the support of organizations focused on HIV/AIDS.

Objectives

1. Allocate \$50,000 of funding over the next five years to organizations that serve persons with HIV/AIDS in Salinas.

5.3.4 Need #8: More affordable housing for low-income farmworker households.

Farmworkers represent an integral part of Salinas' agriculture industry, but suffer from low incomes. As stated in the Housing and Homelessness Needs Assessment, the average farmworker in the Salinas Valley spends 47 percent of household income on housing, 17 percent higher than the HUD 30 percent affordability threshold. Due to their low incomes and the high cost of housing in the area, farmworker families often share housing units, doubling- or tripling-up with other individuals or families. And while migrant farmworkers are a smaller percentage of the farmworker population than in the past, their housing needs also merit attention. Given the vital role farmworkers play in the local economy and the dire housing circumstances they regularly experience, the housing need of this population represents a significant concern for the City. A combination of affordable housing that serves the population at large, as well as farmworker-specific housing is needed.

Priority – Medium

Strategies

- 1. Continue to provide financial support for the development of farmworker housing.** The City has allocated \$1.0 million of local funds for the construction of farmworker family housing. These funds, combined with \$500,000 in County funds, \$500,000 from the State Department of Housing and Community Development (HCD), and \$1 million in grants from the U.S. Department of Agriculture, have been used to develop a model farmworker urban homeownership project. To the extent feasible, the City will continue to support affordable housing developers and advocacy groups in their efforts to provide both permanent and interim affordable housing for local farmworkers.
- 2. Continue to facilitate the development of farmworker housing through land use policies.** With respect to land use, the City permits labor camps pursuant to a conditional use permit under several zoning codes. The City also permits labor camps serving six or fewer persons in high density multi-family residential zones by right. The City's permitting process has also encouraged the development of migrant farmworker housing. For example, the City has granted concessions on development standards when appropriate (e.g., parking spaces, open space requirements) to lower the development cost of housing to serve farmworkers.

Objectives

1. Support the development of 75 units of housing serving farmworkers over the next five years.
2. Allocate \$50,000 of support to organizations that serve farmworkers over the next five years to continue and expand their programs and services.

5.4 Homeless Needs

5.4.1 *Need #9: Seamless integration of homeless services provided within a Continuum of Care framework to address the needs of the homeless in general and homeless subpopulations, in particular.*

Priority – Medium

Strategies

1. **Continue to support homeless service providers in Salinas.** The City has provided financial support to local service groups in the past, and will, as feasible, continue to direct CDBG, HOME, and ESG monies to homeless activities. These valuable services include emergency shelters, transitional housing, supportive services, permanent housing, and the provision of food and clothing. Examples of local service providers include Sun Street Center, Shelter Outreach Plus, Salinas I-HELP (Interfaith Homeless Emergency Lodging Program), and Interim.

Service providers at the public needs assessment meeting pointed out a particular need for emergency shelters for migrant farmworkers (especially those with substance abuse or mental illness problems), intensive supportive housing for women attempting to reunite with their children, and shelters for single women without children. Need also exists for outreach to individuals who primarily speak Quechua or other native Latin American languages. The City will, to the extent possible, support efforts by local service providers to address these gaps.

2. **Actively support organizations that work to prevent homelessness.** The City also directs monies to groups such as the Conflict Resolution and Mediation Center and the Housing Advocacy Council, which work with tenants and landlords to resolve disputes and avoid evictions. Again, the City has provided financial support through CDBG, HOME, and ESG monies in the past, and will, as feasible, continue to do so in the future. These services represent a critical component of a comprehensive strategy to combat homelessness.
3. **Support the development of Single-Room Occupancy (SRO) facilities as opportunities arise to ease homeless people's transition to permanent housing.** The Salinas Redevelopment Agency recently supported the development of Plaza Grande, a 91-unit SRO facility for very-low income residents. These projects play a vital role in assisting formerly homeless individuals as they transition to permanent housing, and will be pursued as appropriate sites are identified.
4. **Assist Monterey County and the Coalition of Homeless Services Providers in their efforts to coordinate planning for the provision of services for the homeless.** The City will continue to provide technical assistance to these agencies as they prepare documents such as the 2002 Monterey County Community-Based Homeless Services Plan. The Plan provides an ongoing long-range strategy that acts

as a guide for local responses to homelessness, as well as the basis for the annual HUD Exhibit 1 Narrative for Continuum of Care funding.

5. **Engage with the homeless service providers regarding the future of the Soledad Street area and the issue of consolidated homeless services in that area.** Studies from other regions suggest that concentrating services in one geographic area of the city can alleviate homelessness and result in fewer homeless individuals and families living on the street. Coordinating the City's economic development, redevelopment, and public safety efforts with those of the business community, property owners, and non-profit service providers in the area of Soledad Street could contribute to this effort. Any such efforts must also consider the long term impact upon the neighborhood and its institutions, while seeking a balance between homeless needs and the need for area revitalization.

6. **Examine the 10-year plan to address chronic homelessness developed by the Monterey County Mentally Ill Street Homeless Planning Oversight Panel.** This Plan has broad-based support from the Monterey County Department of Social Services and many of the homeless service providers in the area. It represents a good mechanism for coordinating the provision of shelter, housing, and services to the homeless population in Salinas.

Objectives

1. Allocate \$500,000 of funding to homeless service organizations over the next five years.
2. Support the development of 45 housing units for homeless or formerly homeless individuals over the next five years, including transitional and permanent supportive housing.
3. Participate in a working group to discuss the provision of homeless services on Soledad Street.
4. Consider endorsement of the 10-year plan developed by the Monterey County Mentally Ill Street Homeless Planning Oversight Panel.

5.5 Other Housing-Related Needs

5.5.1 Need #10: Greater access to federally-subsidized housing, particularly through public housing units, given the long list for Section 8 vouchers.

The Housing Authority of Monterey County (HAMC) provides valuable housing assistance to some of the region's neediest households. These groups include special needs populations, such as farmworkers, disabled persons, homeless people, and families in need of supportive housing. Unfortunately, given the large waitlists for public housing and Section 8 vouchers, the Housing Authority will likely contribute a relatively small amount of Salinas' future supply of affordable housing.

Priority – Low

Strategies

1. **Continue to support the Housing Authority’s efforts to increase its supply of subsidized housing in Salinas.** Projects such as Tynan Village, a 171-unit mixed-use mixed-income project recently approved by the Salinas City Council, will augment the supply of local affordable housing. The City of Salinas and its Redevelopment Agency also supported the construction of Jardines del Monte, an innovative 11-unit infill project designed to encourage needed in-home childcare providers. As other similar opportunities arise, the City will guide the Housing Authority through the entitlement process and assist the Authority in addressing community concerns during the development process.
2. **Continue to support the Section 8 rental assistance program.** Currently, more than 2,000 Salinas households received Section 8 assistance through the Housing Authority. The City will encourage property owners to rent units through the program as additional vouchers become available. In addition, the City will support the Housing Authority as it advocates for higher payment standards in response to changes in the housing market.
3. **Encourage Housing Authority residents to participate in the Housing Authority’s established Resident Advisory Council (RAC).** This would encourage public housing residents to become more involved in management and participate in homeownership.
4. **Participate with the Housing Authority in its Section 32 Homeownership by exploring options to provide down payment assistance to Housing Authority residents and potential homeowners.**
5. **As funds are available, continue to assist with funding for the rehabilitation of housing owned or managed by the Housing Authority.**

Objectives

1. Support the completion of Tynan Village by 2007.
2. Set aside a portion of HOME funds for downpayment loans to HACM clients.

5.5.2 Need #11: Continuing outreach and education to the community regarding the hazards of lead poisoning, particularly with regard to lead-based paint hazards.

According to the Monterey County Health Department, Division of Environmental Health, very few of the incidents of elevated blood levels can be attributed to lead paint or dust in houses with lead paint. Health inspectors report that certain cultural habits are more likely causes of elevated

levels in Salinas children. Nevertheless, some threat from lead paint likely exists and steps should be taken to mitigate this issue.

Priority – Low

Strategies

1. **The City will continue to inspect housing units participating in the Housing Services Rehabilitation Program for signs of lead-based paint hazards.** In the event that any exist, appropriate mitigation measures will be taken to abate the hazard. The current HSP Guidelines require that all housing units participating in the Program be inspected for lead-based paint hazards.
2. **The City will also continue to abate lead based paint hazards through the Jazz-Up Program.** The Program offers exterior painting and minor repairs to qualifying homeowners. This provides another opportunity to test for lead-based paint in Salinas homes.
3. **The City will continue to offer public education materials on lead-based paint and other lead-related hazards.** These education materials will be distributed through the various City agencies which regularly interact with the public, including Neighborhood Services, Recreation, and Permit and Inspection Services. Local service and health organizations also serve as important partners in outreach and education efforts around lead-based hazards.

Objectives

1. Test all units served by the HSP and Jazz-Up programs for lead-based paint hazards.
2. Provide informational flyers regarding lead hazards to HSP and Jazz-Up program participants, as well as to other appropriate City agencies and services organizations for public distribution.

5.6 Non-Housing Community Development Needs

In addition to affordable housing, the Consolidated Plan also considers non-housing community development needs. These include services and facilities that contribute to a safe and attractive living environment, and expand economic opportunities for low and moderate income persons.

The non-housing community development needs and priorities were identified after reviewing information from the following sources:

- City of Salinas 2002 General Plan and Housing Element
- City of Salinas 2000-2005 Consolidated Plan
- City of Salinas Facilities Transitional Plan (1995)

- Input from community members and key stakeholder interviewed as part of the Consolidated Plan process.

5.6.1 Need #12: Services for “at risk” youth in Salinas.

The City is acutely aware of the need to create a positive and peaceful environment for Salinas’ youth. Gang violence continues to plague particular Salinas neighborhoods, despite notable efforts by a host of public agencies and non-profit organizations to promote peace. East Salinas, in particular remains a hotspot for violence. The following strategies will continue the ongoing effort to cultivate a safe community.

Priority – High

Strategies

- 1. Continue to support the Weed and Seed Program described under Section 4.2.4.** The “weed” part of this program includes a coordinated effort by the Salinas Police Department, City Attorney, Code Enforcement staff, the Probation Department, the Parole Office, and District Attorney to eliminate crime in the area. The “seed” component includes neighborhood revitalization activities via the City of Salinas working with organizations such as the YMCA, Boys and Girls Clubs, the Salvation Army, Partners for Peace, and Police Activities League, and neighborhood faith groups.
- 2. Continue financial support of recreational and educational activities for youth throughout the City.** The City has a strong history of directing CDBG funds to various youth-related services and activities. These include Big Brothers, Big Sisters of Monterey County, the City After School Program, Salinas Barrios Unidos, the Breadbox Recreation Centers, and the Second Chance Youth Program, among others.

Objectives

1. Allocate \$1.0 million to youth-related programs, services, and facilities over the next five years.

5.6.2 Need #14: Improved public parks

Public parks serve a social, recreational, and environmental function in urban areas, and can significantly enhance the quality of life for the surrounding neighborhoods. However, if poorly maintained, public parks can also become a source of blight and a public safety hazard. The City of Salinas aims to produce new parks and maintain existing parks such that they represent a positive resource for the community.

Priority – Medium

Strategies

1. **Adhere to the policies listed in the Salinas 2002 General Plan discussing Parks, Recreational Facilities, and Services.** These policies are attached as Appendix C.
2. **Continue efforts to upgrade existing parks that serve areas impacted by insufficient open space.** Many of the City's neighborhood parks require infrastructure repairs, including the replacement of sidewalks, athletic courts, restroom facilities, and playground equipment. The maintenance of these facilities is essential to providing adequate and safe recreational opportunities in the community.

Objectives

1. Increase the City's amount of parkland beyond 1.52 acres per 1,000 persons over the next five years. The Salinas 2002 General Plan established 3.0 acres of parkland per 1,000 residents as a citywide goal.
2. Allocate \$500,000 to park improvement activities over the next five years.

5.7 Barriers to Affordable Housing

5.7.1 Supply of Developable Land

As stated in previous sections of this Plan, the lack of developable residential land contributes to the high cost of local housing. The strategies associated with Need #1 directly address this barrier to affordable housing. To summarize, the relevant strategies are:

1. Continue efforts to annex properties in the City's Future Growth Area
2. Encourage and facilitate in-fill development and re-use of properties within the City limits.
3. Continue to enact the Salinas Redevelopment Agency's Implementation Plan for the City's Redevelopment Project Areas.
4. Continue to implement the actions funded by the Downtown Rebound Planning Grant provided by the California Department of Housing and Community Development (HCD).
5. Encourage higher-density residential development in the Future Growth Area, as appropriate.

5.7.2 Infrastructure Costs in Future Growth Area

City of Salinas staff overseeing the annexation of the Future Growth Area report that to minimize infrastructure development costs in the Future Growth Area, the annexation application to the Local Agency Formation Commission (LAFCO) will cover the majority of the area slated for development. This strategy allows for more cost efficient provision of roads and utilities, in particular, as the backbone infrastructure can be financed and constructed all at once, achieving economies of scale. Depending on the financing plan for local infrastructure improvements, these cost savings can be passed onto homeowners, making housing more affordable. As the City,

landowners, and developers refine the infrastructure financing plan, they will continue to explore other means to lower costs.

5.7.3 Local Opposition to Development

Opposition to higher density and affordable housing development can stem from misinformation and misconceived notions regarding the impacts of physical appearance of such development. This “fear of the unknown” can often be resolved through information and outreach. The City will continue to work with local affordable and market rate housing developers to educate the community about the nature of affordable housing and the potential benefits of medium to higher density development.

These educational strategies can include slideshows of other attractive communities with comparable densities, data on the pressing need for more affordable units, positive profiles of affordable housing residents, and discussions around the relationship between higher densities and affordability. The educational presentations will occur in neighborhood meetings to build support for a new development, as well as in Planning Commission and City Council meetings.

At the same time, the City will collaborate with housing developers to assure that new development meets design and livability guidelines, fits the scale of the surrounding neighborhood, and enhances the community’s character and appearance. Developments that promote economic integration will implement goals outlined in the General Plan and the Consolidated Plan.

5.8 Institutional Structure

Both the public and private sector play vital roles in addressing the needs identified in this Consolidated Plan. Increasingly, however, due to the budget concerns facing local, State, and Federal government, the private sector (including for-profit and non-profit agencies) will require a more pro-active approach to locate the necessary funds to support their activities.

On the public side, the City serves as the funnel for HOME, CDBG, ESG, and ADDI funds, allocating these monies to local agencies and individuals according to the Consolidated Plan, the Salinas General Plan, and other guiding policy documents. The City relies heavily on these Federal funds to drive much of its community development work, particularly in light of its own fiscal shortfalls.

Local service agencies targeting seniors, the homeless, the disabled, farmworkers, and low income households rely on these dollars for their activities. Currently, many of these groups operate at or above capacity and cannot expand their service to meet the need. A loss of Federal funds, therefore, could represent a potentially significant gap in the service delivery system.

The City also impacts local housing conditions through its own policies and housing programs. These include the updated Inclusionary Housing Ordinance, Specific Plans and zoning requirements in the Future Growth Area, and Redevelopment Agency activities. Each of these elements allows the City to leverage private sector activity to address its affordable housing and

community development goals. If successful, these efforts could contribute a significant amount of affordable housing development in Salinas and represent a potential strength in the service delivery system. For example, if passed, the Inclusionary Housing Ordinance could potentially generate 3,700 to 6,400 affordable ownership and rental units as buildout of the Future Growth Area occurs.

The Monterey County Housing Authority also represents a key component of the local community development institutional structure. The Housing Authority manages 742 public housing units in Salinas, as well as 2,329 units under lease with the Section 8 Housing Choice Voucher Program in the City of Salinas. As noted above, the Housing Authority's resources are well over capacity. Almost 4,000 households are on the waiting list for public housing units and 4,800 families remain on the Section 8 waiting list. The Housing Authority is currently developing a 171-unit rental complex in Salinas with market rate and affordable households. Nevertheless, given the backlog in demand, the Housing Authority will likely play a relatively minor role in addressing the need for affordable housing as Salinas' population continues to expand.

As another public piece of the community development institutional structure, the Low Income Housing Tax Credit (LIHTC) program provides valuable equity to support affordable housing in California and around Salinas. In Salinas, non-profit affordable housing developers such as CHISPA primarily use the LIHTC program. CHISPA has also supplied housing through using Proposition 46 dollars through the State's Joe Serna Farmworker Housing Program. CHISPA, with its strong track record of successful projects, represents a valuable resource to Salinas, and a strength in the local delivery system.

On the private sector side, market rate developers will be the primary source of new housing in Salinas. In fact, application of the Inclusionary Housing Ordinance to the Future Growth Area means that market rate developers would be the main source of affordable *and* market rate housing in Salinas. The City's role in this process is to guide the developers through the entitlement process, apply design guidelines and zoning requirements to assure successful projects, and assist developers in addressing community concerns about projects.

Non-profit groups, including affordable housing developers and service providers, also serve a vital role in addressing the City's community development need. These groups typically serve the neediest populations. Unfortunately, non-profit groups are also most vulnerable to declines in public subsidies. Service providers, in particular, rely almost exclusively on public dollars and private donations to continue operations. The City will continue to support these groups to the extent possible and as long as funding exists. The City will also back these groups efforts to secure funding from other sources, including the State and Federal government, as well as private foundations and donors.

Within this community development institutional structure, lenders serve as the source of debt that supports both market rate and affordable housing development, as well as individual home purchases. Given the regional scope of many major banks, market rate developers will often work with lenders from both inside and outside Monterey County. However, local lenders often contribute to affordable housing projects in Salinas and are the main resource for families looking

to purchase a home in the area. Discussions with lenders indicate that they have become increasingly aware of their market needs. They provide detailed information on their services in Spanish and develop products to address the disparity between incomes and home prices in the area.

5.9 Coordination

Section 4.8 above describes the relationships between various public and private entities contributing to community development activity in Salinas. For additional description of efforts to address coordination in this Consolidate Plan, please refer to Section 1.3.

5.10 Anti-Poverty Strategy

According to the 2000 Census, approximately 13 percent of the City's households fall below the poverty line. Various factors contribute to poverty conditions in an area, including residents' level of educational attainment, the status of the local and regional economy, and any real or perceived barriers that individuals encounter when attempting to find employment. Poverty is also a function of salary inequities, the changing structure of skilled and unskilled labor, and other broad national dynamics.

Given these macro-economic issues, the City of Salinas has limited control over the existence of poverty in the immediate region. Nevertheless, the City is committed to assisting households in poverty through the following strategies, some of which are already outlined in previous sections of this Consolidated Plan.

- 1. Support the development of affordable ownership and rental housing, including housing for special needs populations.** The cost of housing represents a significant portion of most households' income. The City's efforts to support the development of affordable housing therefore represents a vital step towards alleviating poverty locally. This strategy also recognizes that homeownership can play a major role in boosting a household's economic status, as the family gains equity over time.
- 2. Support youth development activities and the associated public facilities and services for these programs.** The City of Salinas assigns youth development (Need # 12) a high priority because these activities help establish a solid educational foundation, and offer young people the skills to achieve economically.
- 3. Build financial strength in low income neighborhoods and support job development for low income persons.** Efforts in the Alisal Homeownership and Neighborhood Revitalization Strategy Area represent a targeted effort to alleviate poverty in Salinas. Again, the City's activities in the area include (1) first-time homebuyer assistance, (2) Redevelopment Agency façade and affordable housing loan and grant assistance, (3) financial assistance to the area's Community Housing Development Organization, and (4) the implementation of a "Weed and Seed" program through the U.S. Department of Justice.

4. **Support homeless and homeless prevention services in Salinas.** The City's ongoing support of groups such as Sun Street Center, Shelter Outreach Plus, and Interim assist individuals transition from a life of poverty on the street to an established residence and steady employment. At the same time, homeless prevention services, such as those offered by the Conflict Resolution and Mediation Center and the Housing Advocacy Council also keep individuals and families out of poverty by helping them avoid homelessness.

6 Appendix A: List of Contacts

<u>Name</u>	<u>Organization</u>
Bertha Alsado, Community Outreach Manager	Alliance on Aging
Dyan Apostolos	Monterey County Health Department
Michael Benoit, Executive Director	Legal Services for Seniors
Marie Cassie, Director of Homeless Services	Sun Street Centers
Daniqua Dallimore, Systems Change Coordinator	Central Coast Center for Independent Living
Maria Diaz, Marketing Director	United Way
Marilyn Dorman, Executive Director	Housing Advocacy Council
Chris Fitz, Deputy Director	LandWatch Monterey County
Conrad Hebert, Executive Director	Victory Mission
John Jennings	Monterey County Health Department
Wayne Johnson, Executive Director	Monterey County AIDS Project
Doreen Mathews	Conflict Resolution & Mediation Center of Monterey County
Tom Melville, Executive Director	Coalition of Homeless Service Providers
Barbara Mitchell, Executive Director	Interim, Inc.
Robert Richelieu, Planning Manager	City of Salinas
Dianne Norby	Clinic Natividad Immunology Division Outpatient (NIDO)
Olivia Quezada, Program Manager	Central Coast Center for Independent Living
Susan Remondo	Monterey County Health Department
Linda Sanchez, Executive Director	Sun Street Centers

Eduardo Schulz, Housing Director

John XXIII AIDS Ministry

Robert Smith, Director

Franciscan Workers

Kim Stemler, Executive Director

Monterey County Housing Inc.

Starla Warren, Director of Development

Monterey County Housing Authority

Philip Wood, Executive Director

Shelter Outreach Plus

Margarita Zarraga, Program Coordinator

Monterey Co. Department of Social Services

7 Appendix B: Consolidated Plan Required Tables

7.1 Table 1A and Continuum of Care Components

The data in Table 1A was obtained from the *2005 Monterey County's Homeless Census and Survey*, as well as the 2004 Monterey County Continuum of Care. The table details the methodology and assumptions behind the housing gap analysis. Also attached is an inventory of the continuum of care components, service providers, programs, locations, populations served, and services from the 2004 Monterey County Continuum of Care.

The 2005 Homeless Census was conducted by the ACTION Council of Monterey County, and is a comprehensive observation-based methodology that identifies homeless persons in a variety of settings. These include the street, emergency shelters, transitional housing, and motels that accept vouchers. The Census uses the McKinney Act definition of homelessness.

The 2005 street count of the homeless population was observation-based and non-intrusive by design, and covered all of the U.S. Census tracts in Monterey County. The shelter count of homeless was based upon occupancy at shelter locations on the night of January 26 – morning of January 27, 2005. The shelter count included all emergency shelters, motel/hotel voucher programs, transitional housing, and permanent supportive housing locations in the county. The data collection forms used for the street and shelter counts gathered information on the number of homeless persons, and more detailed aggregate information on gender, age (adult/youth), and homeless individuals versus homeless families.

It is important to note that the methodology adopted in the 2006 Census represents a conservative approach to enumerating the homeless population. Simply put, this means the selection criteria is more likely to exclude rather than include persons in the count of the homeless population. Therefore, the results obtained should be viewed as the minimum-level of homelessness in the county. This approach has the advantage of providing a baseline of information consistent with the HUD requirements, it is easily replicated, and it can be accomplished with limited resources. One of the limitations however, is that the observation-based methodology misses a significant number of persons who meet the definition of homeless. However, it should be understood that any enumeration of the homeless population, irrespective of the methods employed, is limited in this respect.

In order to conduct an accurate census it is important to implement measures to eliminate duplication in the count. In this study, the issue of avoiding duplication in the count was addressed in a number of ways. First, the 2005 Homeless Census was conducted on a single day. By conducting the count both on the street and the shelters, and in all parts of the county on a single day, the chance of a homeless person moving locations and being counted twice is reduced. In addition, by limiting the count to a few hours in length the likelihood of counting the same person twice in multiple locations is minimized. Further methods employed to eliminate duplication included assigning teams well-defined geographic areas (census tracts) to canvass, counting areas surrounding homeless shelter locations early, and asking shelters to open doors later than usual.

Table 1A: Continuum of Care Housing Gap Analysis Chart

		<u>Current Inventory 2004</u>	<u>Under Development 2004</u>	<u>Unmet Need/Gap (a)</u>
INDIVIDUALS				
Beds/Units	Emergency Shelter(a)	114		629
	Transitional Housing (b)	198	27	580
	Permanent Housing (b)	83	32	520
	Total	395	59	1,729
PERSONS IN FAMILIES WITH CHILDREN				
Beds/Units	Emergency Shelter (a)	49		-12
	Transitional Housing (b)	412		255
	Permanent Housing (b)	28		95
	Total	489		338

Table 1A: Continuum of Care Homeless Population and Subpopulation Chart

PART 1: SALINAS HOMELESS POPULATION (c)

	<u>Sheltered</u>		<u>Unsheltered (d)</u>	<u>Total</u>
	<u>Emergency</u>	<u>Transitional</u>		
1. Homeless Individuals	70 (N)	27 (N)	846 (E)	943
2. Homeless Families with Children	(N)	6 (N)	10 (E)	16
2a. Persons in Homeless Families with children	(N)	13 (N)	31 (E)	44
Total (lines 1+2a)	70 (N)	40 (N)	878 (E)	988

PART 2: HOMELESS SUBPOPULATIONS

	<u>Sheltered (e)</u>	<u>Unsheltered (d)</u>	<u>Total</u>
1. Chronically Homeless	8 (E)	347 (E)	354
2. Severely Mentally Ill	13 (E)	Optional for Unsheltered	
3. Chronic Substance Abuse	27 (E)		
4. Veterans	2 (E)		
5. Persons with HIV/AIDS	2 (E)		
6. Victims of Domestic Violence	11 (E)		
7. Youth (Under 18 years of age)	47 (E)		

Notes:

(a) The total inventory of emergency shelters in Salinas is based on the *Monterey County Continuum of Care, 2004* and BAE telephone interviews with service providers. The unmet need/gap for emergency shelters was calculated by subtracting the inventory of shelters located in Salinas from the relevant homeless population in Salinas per the 2005 Homeless Census and Survey. The negative unmet need for family-based emergency shelters is due to the fact that the County's two domestic violence shelters are both located in Salinas but serve the entire County.

(b) The inventory and unmet need/gap for both transitional and permanent supportive housing are presented here on a countywide basis as reported in the *Monterey County Continuum of Care, 2004*. These types of shelters are presented at the County level (not the Salinas level) because this type of service is less geographically dependent and the services tend to be provided and reported Countywide. Once a homeless individual has been part of the service "intake" system and qualifies for and is transferred to transitional or permanent supportive housing, that housing could be anywhere in the County, not just the place of original homelessness.

(c) Source: Monterey County Homeless Census and Survey, 2005.

(d) Unsheltered estimates are the actual street counts for each group multiplied by 1.31. Assumes only 69% of homeless street population can be counted at any one time, per Homeless Census, Monterey County 2005.

(e) Estimates based on Countywide numbers for each subpopulation, as shown in *Monterey County Continuum of Care, 2004*. Assumes that 22% of Countywide sheltered homeless and 63% of Countywide unsheltered subpopulations are located in Salinas. This assumption is based on Salinas' percent of total Monterey County homeless population as shown in the Monterey County Homeless Census and Survey, April 2005.

Sources: *Monterey County Homeless Census and Survey, 2005; Monterey County Continuum of Care, 2004; BAE, 2005.*

7.1.1 Continuum of Care Service Activity Chart

The following table shows the continuum of care service inventory from the 2004 Monterey County Continuum of Care.

Component: Prevention

Services in place:

Rental/Utility Assistance –

- Housing Advocacy Council – rental assistance
- Catholic Charities – rental and utility assistance
- Salvation Army Monterey Peninsula and Salinas Corps – rental and utility assistance
- John XXIII AIDS Ministry – rental and utility assistance for person with HIV/AIDS
- Pacific Gas and Electric – Utility assistance
- Unity Care Group, Inc.: Program fees are placed into a savings account that can be used for rental assistance

Security Deposit Guarantee Program -

- Housing Advocacy Council

Home Share Program –

- Housing Advocacy Council provides home share education.
- Alliance on Aging matches seniors.

Tenant education, counseling, and mediation -

- Housing Advocacy Council – education, counseling, and mediation. Housing Advocacy Council is providing tenant education program for high school students.
- Alliance on Aging – education, counseling, and mediation for seniors
- Center for Community Advocacy – education for farm workers
- California Rural Legal Assistance – education, counseling, and mediation
- John XXIII AIDS Ministry – education, counseling, and mediation for people with HIV/AIDS

Advocacy representation -

- Housing Advocacy Council
- John XXIII AIDS Ministry – people with HIV/AIDS
- Center for Community Advocacy – for farm workers
- California Rural Legal Assistance
- CCCIL – Central Coast Center for Independent Living for people with disabilities

Permanent affordable housing -

- Housing Authority of the County of Monterey
- South County Housing
- CHISPA – Community Housing Improvement Systems and Planning Association
- Mid-Peninsula Housing Coalition

Services planned:

- Housing Advocacy Council, is currently implementing a financial literacy project that will initially be provided to the clients of eight non-profit agencies.
- Housing Advocacy Council is implementing a tenant education program for high school students.

How persons access/receive assistance:

Access is gained through -

- Shelter Outreach Plus' Family HELPLINE is a 1-800, bilingual, 24-hour information and referral service is the county's primary point of contact for homeless individuals and families seeking help and information regarding the county's human service agencies. Information is maintained on shelters and shelter vacancies.
- Monterey County's Resource Book, an Internet based I&R system.
- Direct call to the participating agency
- Referral from other agencies, churches, and governmental entities
- Unity Care Group, Inc. is accessible by the residents upon successful graduation from the program.

Receipt of services –

- Services require and initial intake and assessment
- Verification of status such as a shut-off or eviction notice
- Personal interview
- Agreement of a plan to preclude reoccurrence since assistance may be limited to one time only

Component: Outreach

Outreach in place:

- (1) Outreach activities for homeless persons living on the streets.

General -

- Monterey County's 1-800 bilingual, 24-hour information and referral Family HELPLINE offers help regarding the county's human service agencies and organizations - can also provide access into emergency shelters.
- Monterey County's Resource Book, an Internet based I&R system that lists all community human service agencies.
- M.O.S.T., Mobile Services Outreach Team, provides harm reduction and referral services at sites where the homeless congregate – provides transportation either directly or through bus tickets to needed programs. Works directly with street residents to gain shelter and/or access to mainstream services.
- General information, pocket-size I&R cards in Spanish and English list primary services available to the homeless such as the telephone number for emergency shelters, drug & alcohol programs, food resources, health clinics, day use centers, and others.

Veterans –

- Veterans Transition Center Staff accompany the M.O.S.T. team and visit the county's drop-in day centers at the Good Samaritan Center and Dorothy's Kitchen to link with veterans living on the street. Provides transportation to program sites.
- The Salvation Army's Good Samaritan Center's caseworker assists veterans with housing and program placement.

Mentally Ill -

- MCHOME, Monterey County Homeless Opportunities Makeup Empowerment, is a mobile team that engages those suffering from mental illness at their location. Offers immediate emergency or temporary housing and other support services including psychiatric evaluation, medications, food and transportation. Helps clients obtain mainstream benefits, stable income and permanent housing.
- MHOPE, Mental Health Opportunities, Protection, and Empowerment, is a collaborative of Monterey County's Department of Behavioral Health, Sand City Police Department, and the Salvation Army's Good Samaritan

Center to offer assessment and services to those who come into contact through the day-time drop-in centers.

Domestic Violence –

- YWCA offers a 24-hour telephonic crisis line that provides entry into a domestic violence shelter and access to services and support.
- Women’s Crisis Center offers a 24-hour telephonic crisis line for access to support services and emergency motel vouchers.

Youth –

- Community Human Services’ 24-hour telephonic crisis line provides access to services, crisis intervention, and shelter. Their Street Outreach Services Program, in conjunction with their Runaway and Homeless Youth Program, provide outreach, counseling, food vouchers, hygiene kits, clothing, drop-in center, family reunification, transportation home, and temporary foster placement, and also provides referrals and help with communication between youth and family, schools, possible employers, shelters, and housing.

HIV/AIDS –

- Monterey County AIDS Project provides information and referral throughout the county on the services available to persons with HIV/AIDS.
- John XXIII AIDS Ministry provides information to medical providers, recovery programs, food distribution sites, the Family HELPLINE, and other non-profit/governmental agencies regarding their services and housing opportunities. Networks with others to create a bilingual/bicultural English/Spanish information and referral service that links those living with HIV/AIDS to other local service providers. Provides a computerized database of service providers for anyone seeking information on available services. And networks through the Salinas AIDS Group and Monterey AIDS Group case consultation meetings attended by all HIV/AIDS service providers to include medical clinics, other nonprofit agencies, and relevant government agencies.
- John XXIII merged with Street Outreach Services to provide enhanced outreach to the chronically street homeless and those that cycle in and out of homelessness, and to offer HIV at-risk individuals referral to appropriate community wide services.

Substance Abuse -

- Shelter Outreach Plus’ M.O.S.T. staff provided information to individuals living on the street about the availability of drug and alcohol recovery programs.
- Salvation Army’s Good Samaritan Center’s staff, and Franciscan Workers Dorothy’s Place staff provide information and referral to clients at their respective daytime drop-in center regarding available recovery programs. Informational materials regarding recovery programs are posted and available.
- Interim, Inc. Outreach Aftercare offers counseling, dual recovery anonymous groups, peer support, and education to dually diagnosis individuals (having both a mental illness and substance abuse disorder).

(2) Outreach activities that occur for other homeless persons.

- All of the outreach services available to people living out-of-doors are also available to the general population of homeless adults especially the county’s I&R Family HELPLINE.
- Monterey County’s Resource Book and a produced Directory of Human Service Agencies that is available at host agencies and the libraries.
- Housing Advocacy Council’s (HAC) Homeless Intervention Delivery System (HIDS) is a listing of all service

providers in a flow-chart format outlining the sequence of steps a person needs to take to secure services. HAC trains nonprofit service staff and local government personnel in the use of HIDS. HAC also publishes a directory of housing units, programs, and services available in Monterey County.

- Franciscan Workers Dorothy's Place is a multi-service day program that provides hot meals, clothes, showers, laundry, and a variety of support services to people including information, assessment, and referral. Also operates a drop-in health care program one evening a week.
- Salvation Army's Good Samaritan Center is a multi-service day program offering case management, assessment, food, showers, laundry, information, referral, and access into a shelter and transitional housing program.
- Salvation Army's Good Samaritan Center provides free office space for representatives from mental health, advocacy for the handicapped, and HIV/AIDS to contact and work with those within the homeless community requiring assistance.
- Children's Services International, through their Administrative Offices & key child development centers, offers information, referral, education, one-stop career information, and access to other childcare providers.
- Food Bank offers access and assistance with applications for food stamps.
- Coalition of Homeless Service Providers bilingual, pocketsize Homeless Information and Referral Cards lists services and contacts of primary need services such as shelter providers, healthcare, food sites, etc.
- Catholic Charities outreach efforts through 17 Catholic parishes to provide information, referral, and access to counseling, rental and utility assistance, and motel vouchers.
- Center for Community Advocacy, California Rural Legal Assistance, and the Central Coast Center for Independent Living all provide information, advocacy, and referral.
- Monterey County's new Healthcare for the Homeless mobile health and dental clinic will have a case worker to assist with access and other referrals as well as an Internet capability.

Outreach planned:

- John XXIII Workforce Investment Program will offer a walk-in, one-stop employment desk whereby individuals can access via computer or bound volume information regarding the county's employment programs.
- All of the services planned will be available to the general homeless population.

Component: Supportive Services

Services in place:

Case management –

All transitional housing and supportive housing projects provide case management including:

- Housing Authority and Sun Street Centers at Pueblo Del Mar for families recovering from substance abuse.
- Interim, Inc. for residents living with a serious mental illness.
- Salvation Army for homeless families.
- Shelter Outreach Plus for victims of domestic violence and other homeless families.
- Veterans Transition Center for homeless Veterans and their families.
- John XXIII Casa Esperanza for those living with HIV/AIDS.
- The Unity Care Group, Inc for former foster youth

Most emergency shelter programs provide case management including:

- Community Human Services for run-a-way youth.
- Interim, Inc. for those with serious mental illness.

- Shelter Outreach Plus for victims of domestic violence and men, women, and children who are homeless.
- YWCA for victims of domestic violence.

All permanent supportive housing programs provide case management including:

- Interim, Inc. for residents living with a serious mental illness.
- John XXIII for persons with HIV/AIDS.

All recovery programs provide case management including:

- Community Human Services for substance abuse recovery.
- Door to Hope for recovery from substance abuse.
- Sun Street Centers for recovery from substance abuse.

In addition, the following agencies and/or programs provide case management services to the homeless:

- Catholic Charities for people seeking help for basic living needs and/or motel vouchers.
- Children's Service International for families with children enrolled in their Family Services & Child Care Center.
- MCHOME for mentally ill persons living on the street.
- M.O.S.T. for all homeless people living on the street willing to participate or who are seeking help.
- Salvation Army's Good Samaritan Center for homeless people seeking basic needs assistance.

Life skills –

All of the above listed transitional housing, permanent supportive housing, and recovery programs provide life skills training for their residents in such areas as, but not limited to, parenting skills, budgeting, education, employment (keeping a job or finding one), cleanliness, self-esteem, relationships, etc. Additionally, the following offer support in the following areas:

- Central Coast Center for Independent Living provides help for the disabled and community education.
- Children's Service International provides parenting and childcare classes.
- Housing Advocacy Council provides education on tenant responsibilities and homeownership. HAC also provides life skills training to the Veterans Transition Center clients.
- Salinas Adult School, Hartnell College, and Monterey Peninsula College offers help with college readiness such as time management and study skills, as well as educational and readiness programs for CalWORKs recipients.
- YWCA and Women's Crisis Center offer help in overcoming abusive relationships.
- The Salvation Army offers assistance with landlord/tenant rights and responsibilities and provides household maintenance assistance.

Alcohol and drug abuse treatment -

- Alano Club drop-in center for counseling and recovery programs for all homeless individuals.
- Community Hospital of the Monterey Peninsula provides emergency treatment and a recovery center.
- Community Human Services offers Genesis House an in-patient drug and alcohol treatment program, counseling centers, and youth services.
- Door to Hope a drug and alcohol recovery program for women providing both inpatient and outpatient services.
- Housing Authority & Sun Street Centers provides a transitional housing project with related services for substance abuse recovering families and a service center for educational programs.
- Interim, Inc. through Bridge House, a residential treatment program, assists people with both psychiatric disorders and drug/alcohol problems (dual diagnosis).
- Salvation Army's Good Samaritan Center offers onsite counseling with a drug certified counselor and referral

to the Salvation Army's two in-house patient treatment centers outside the county.

- Shelter Outreach Plus provides a drug abuse counselor for transitional housing residents.
- Sun Street Centers provides recovery programs, housing, outpatient programs, and community education.
- Veterans Transition Center's Coming Home transitional program provides NA and AA meeting for veterans at their multi-service center on the closed Fort Ord Army Base.

Mental health treatment –

- Monterey County Department of Health, Behavioral Health (MCBH), provides countywide oversight regarding mental health issues as well as program funding, medical support, counseling, and case management for people with serious psychiatric disorders.
- MCSTAR is a county program that works with mentally ill individuals in the county jail system to prevent recidivism, and homelessness for those leaving the county jail. Interim, Inc. provides the housing component.
- Interim, Inc. is the county's primary provider of support services and housing for adults within the county suffering from serious psychiatric disorders. As such, the agency offers integrated programs of support services and counseling coupled with either emergency, transitional, or permanent supportive housing to assist people build stable, healthy, and productive lives to the extent they are capable. Their programs include:
 1. 136 beds of permanent, supported housing (Community Housing & Sandy Shores);
 2. 36 beds of transitional housing (Shelter Cove);
 3. 52 beds of crisis residential, emergency shelter and/or temporary housing (Bridge, Manzanita, MCHOME & MCSTAR); and
 4. MCHOME an outreach and assistance program to the mentally ill living on the streets.

AIDS-related treatment –

- Community Hospital of the Monterey Peninsula's Outpatient Immunology Service Clinic is a specialized clinic for individuals with HIV/AIDS on the Monterey Peninsula.
- Natividad Medical Center's Immunology Department Outpatient Clinic is a specialized clinic for people with HIV/AIDS, additionally offers the MIA program (medically indigent applicant), for those living in Salinas and South Monterey County.
- Monterey County Department of Social Services provides AIDS Case Management and homecare for those in housing.
- Monterey County AIDS Project provides information and referral, AIDS Drug Assistance Program, food pantry, education, and support groups.
- John XXIII AIDS Ministry is the primary provider of AIDS related housing and emotional/spiritual support in Monterey County. Programs include case management, housing placement, prevention activities, tenant training, drop-in center, individual and family counseling, HIV/AIDS education, access to mainstream programs, food, transportation, and advocacy for services.

Education –

- Hartnell College and Monterey Peninsula College provide college readiness programs, financial assistance, and general educational opportunities.
- Central Coast College and Heald College of Business offer vocational courses and assistance with tuition applications.
- Monterey Regional Occupational Program offers vocational programs, English as a Second Language, High School Diploma, citizenship preparation, and parent education.
- Shoreline Occupational Services (Goodwill Industries) offers vocational programs and financial aid.
- Wayne's Beauty College offers vocational program and tuition assistance.
- Interim, Inc. SEES program provides supported education to assist those with mental illness to successfully

attain educational goals including college, training programs, or adult school.

Employment assistance -

- Mainstream programs include the California Department of Rehabilitation, the California Employment Development Department, and the Monterey County Office of Employment Training. Most programs are located at the One-Stop Career Centers in the county. Programs for the homeless include aptitude testing, assessment, eligibility screening, workforce preparation, training to include literacy, and other services such as placement, entrepreneurial training, and supportive services (transportation, work clothes, and car repair).
- Arbor Career Center offers various training modules, placement service, and follow-up.
- First Presbyterian Church offers employment counseling, financial assistance, and transportation to the homeless.
- Goodwill Industries offers job training in hospitality management, computer applications, bookkeeping/accounting, retail sales and culinary skills.
- Housing Authority has four job training positions with their Pueblo Del Mar transitional housing program.
- I-HELP (Interfaith Homeless Emergency Lodging Program) assists homeless single men in the program find employment primarily through day-jobs.
- Interim, Inc. offers in-house employment to adults with psychiatric disorders in such areas as peer counselors, cooks, and gardening and maintenance assistants. Some consumers work as full time counselors.
- Monterey County Behavioral Health and the CA Department of Rehabilitation collaborate to provide vocational services to mentally ill individuals, including the homeless, to help them obtain and maintain competitive employment.
- Salvation Army, through the Good Samaritan Center, provides the homeless with a useable address and voicemail, and provides day labor opportunities primarily through the state's Employment Development Department.
- Interim, Inc. SEES program assists those with mental illness obtain and maintain employment through a case services contract with State Dept of Rehab and a cooperative agreement with MCBH.
- Additionally, Shelter Outreach Plus, the Veteran's Transition Center, Children's Services International and the Housing Authority/Sun Street Centers link through case management with the One-Stop Career Centers for the residents in their emergency and transitional housing programs.

Child care –

- Children's Services International's (CSI) Family Services and Child Development Center provides licensed childcare for up to 200 children – birth to 8 years of age. Program is free to homeless families and offers full daycare, meals, counseling, health and mental health services, and parental assistance. Additionally, CSI provides a voucher program for private daycare and follow-on subsidized childcare.
- Community Human Services offers childcare for six children at Genesis House (substance abuse recovery program).
- Salvation Army's Child Development Center provides free preschool to 48 children.
- Shelter Outreach Plus offers a 19 space Head Start Program for emergency shelter residents in their Salinas facility and on-site childcare after the Head Start Program ends for the day.
- Sun Street Center's Pueblo Del Mar project offers residents on-site childcare for 24 children.

Transportation –

- Monterey Salinas Transit Authority changed a bus routing to offer service to five transitional housing projects and the Family Service and Child Development Center that are located on the closed Fort Ord Army Base in the City of Marina.

- Children’s Services International provides enrolled homeless children in their school age classroom with van transportation for center field trips.
- Interim, Inc., when necessary, provides residents with transportation to medical and other appointments, while the MCHOME program offers transportation to the street homeless with psychiatric disorders.
- Shelter Outreach Plus provides single men with nightly, in-house bus transportation to their emergency shelter program utilizing area churches, and makes bus passes available at other emergency and transitional housing sites. The M.O.S.T. program provides street homeless with transportation either by van or through bus passes to the hospital or to appointments with mainstream providers such as Social Security, Department of Social Services, and the Employment Development Department.
- Veterans Transition Center provides bus passes to transitional housing residents on a monthly basis.

Other –

- Veterans Transition Center assists eligible homeless veterans apply for and secure VA entitlements.

Income and Asset Building:

- Monterey County Department of Social and Employment Services provides CalWORKs assistance to families needing limited income support and/or assistance with childcare, clothes, vehicle repair, training, and counseling; TANF temporary financial aid to families; and General Assistance financial aid for single individuals.
- California Department of Rehabilitation offers disabled and injured adults training and transitional income support.
- Department of Veterans Affairs offers income support to former military personnel
- Children’s Services International provides subsidized childcare to allow parents to work.
- Central Coast Center for Independent Living offers benefits counseling to, and advocacy for, the disabled.
- M.O.S.T. program provides benefits counseling and assistance to individuals living on the street.
- Veterans Transition Center helps homeless veterans obtain VA benefits and services from other providers.

Legal Assistance:

- California Rural Legal Assistance offer free legal assistance. (Customers are not primarily homeless.)
- YWCA and Women’s Crisis Center offer legal assistance to victims of domestic violence.
- Monterey County Mental Health Court has a designated judge, district attorney, and public defender to handle mentally ill offender cases.

Multi-Service Homeless Drop-in Centers:

- Franciscan Workers of Junipero Serra’s Dorothy’s Place is open to all and provides free meals, showers, laundry, mailbox, information and referral, and limited case management.
- Good Samaritan Center provides the homeless with laundry, showers, voicemail, mail delivery, counseling, job assistance, storage, information and referral, and case management.

Multi-Service Center:

- Offered by the Veterans Transition Center (VTC) the building – Martinez Hall - is currently home to the VTC, the MCHOME Program, representatives from the Housing Advocacy Council and the Veterans Administration, and the Coalition of Homeless Services Providers.

Food:

- Franciscan Workers provides lunches 6 days a week through Dorothy’s Place.
- Victory Mission offers three meals a day to anyone. Do not need to be a resident to eat.
- Interim, Inc. provides a dinner meal 7 days a week at Shelter Cove transitional housing project, and on a limited

basis to residents of the neighboring Sandy Shores permanent housing project.

- Children's Services International provides meals at their Family Services & Child Care Center.
- Salvation Army's HopeMobile is a mobile canteen that provides hot lunches at various locations 5 days a week.
- Pajaro Rescue Mission provides meals to residents.
- The majority of emergency shelters have cooking facilities for both individual and group meal preparation.
- Food Bank offers targeted programs to the five transitional housing projects located on the closed Fort Ord Army Base. Their mobile food pantry delivers food biweekly to host sites.
- Food Bank provides food to the congregate feeding sites at Victory Mission, Dorothy's Place, Good Samaritan Center, Shelter Cove, and the Pajaro Rescue Mission, as well as food for distribution through John XXIII AIDS Ministry.
- Food Bank also provides food to churches serving homeless men in the I-HELP program (Interfaith Homeless Emergency Lodging Program).
- Food Bank provides emergency food through 52 food pantries operated by other nonprofit agencies and churches. Approximately 10% of the people served are homeless.
- Salvation Army offers hot food and box lunch program at their Good Samaritan Center.
- MCHOME purchases or obtains food for clients without an income.
- Community Human Services provides fast food vouchers to homeless youth and food at their drop-in center.

Medical & Dental –

- Catholic Charities provides emergency care vouchers.
- Children's Services International has an on-site health nurse and mental health clinician at their Family Service and Child Development Center. On-site dental exams for children are also conducted at the Center.
- Clinica De Salud del Valle de Salinas has six clinics that offer primary health and dental care for those with MediCal, and operates Monterey County's mobile health and dental clinic for the homeless throughout the major urban areas of the county.
- MediCare and/or sliding fee scale with proof of income. Individuals under 19 receive free medical care and immunizations and all can receive free reproductive health services.
- Community Hospital of the Monterey Peninsula and the Salinas Valley Memorial Hospital are both private hospital but will provide emergency treatment through their emergency room.
- Franciscan Workers at Dorothy's Place offers in conjunction with Natividad Medical Center a weekly free clinic for the street homeless.
- Monterey County Health Clinics (3) offer primary care for those with Medi-Cal or Medicare.
- Natividad Medical Center is a county hospital that provides health care to all. Sponsors a Medically Indigent Applicant program for anyone unable to pay – primary program for the street homeless.
- Rotary Club sponsors RotaCare Clinic, a weekly free clinic for anyone, including the homeless, needing medical care.
- Veterans Administration Clinic on the closed Fort Ord Army Base offer primary health care and counseling for all documented veterans.

Transition to Permanent Housing:

- Housing Advocacy Council assists individuals and families through education on their rights and responsibilities as tenants, by providing a security deposit guarantee program, and assistance with first month's rent.
- Housing Advocacy Council has co-located at the Veterans Transition Center to help formally homeless people access permanent housing, to include individual counseling with residents of the Veterans Coming Home project. Additionally, classes are being provided in parenting skills, anti-aggression, conflict resolution, diversity, stress management, grief and loss, budgeting and money management, credit responsibilities, job readiness, job market for veterans, and nutrition.
- John XXIII AIDS Ministry provides advocacy assistance for people living with HIV/AIDS concerning their rights and responsibilities, by assisting with locating housing, negotiating "set-asides" in other nonprofit developments, offering security deposit assistance, and/or by providing a shallow subsidy program. Works with

private landlords regarding HIV/AIDS and by providing support services to encourage landlords to rent to people with HIV/AIDS.

- Salvation Army helps with negotiating rentals and by counseling on tenant rights and responsibilities.
- Alliance on Aging operates a Home Share program that can assist homeless seniors find housing in a shared arrangement with another senior.

Misc.:

- Monterey County Mental Health Court has a designated judge that meets weekly to handle mentally ill offender cases and to assess each participant's "treatment contract" which defines the level of mental health service and supervision required.
- Housing Authority/Sun Street Centers has opened the Nancy Dodd Community Center at Pueblo Del Mar transitional housing program as a support services activities center. It enhances training in self-esteem building, empowerment, and reducing domestic violence. It adds training in food and nutrition and programs involving youth and parents: families in control, educational advocacy, tutorial program for after school homework, teenage youth counseling, mental health art therapy, reading skills for young children, and Success by Six.

Services planned:

- Coalition of Homeless Services Providers is developing a Micro-Enterprise Program that will teach clients how to establish and operate their own business. The program will be open to all homeless individuals but is primarily for individual residents in the county's transitional housing programs.
- Coalition of Homeless Services Providers is developing an Individual Development Account Program in conjunction with transitional housing providers to assist and encourage residents to save as a way to build their financial assets for the future.
- Children's Services International is considering a training program to inform all involved and interested parties regarding the impacts of homelessness on children. Additionally, will continue to expand preexisting Pre-Kindergarten Transition programs between schools and the Family Service & Child Care Center.
- Community Human Services is planning a transitional supportive housing program for older homeless youth called Safe Passage.

How homeless persons access/receive assistance:

- Outreach is the primary first contact into the system for many of the homeless especially the Family Helpline, M.O.S.T., and MCHOME. For the street homeless that contact is primarily made through the M.O.S.T. program and/or the county's two daytime drop-in centers. M.O.S.T. can either transport clients directly or provide bus passes to service providers, and then follows-up with clients to ensure service.
- The second primary access point is through direct entry into, or contact with, the program/service. The location of human service providers to the sites where homeless people congregation is within walking distance and therefore accessible. When walking is not an option, bus passes through the various programs like M.O.S.T., daytime drop-in centers, and shelters are available to assist in accessing needed services.
- The third most active entry point into the network of care is through the case management efforts at emergency shelters and transitional housing projects whereby case managers after accomplishing a needs assessment and an action plan can/will schedule appointments, arrange meetings, and provide transportation as required to the necessary service.
- The two daytime drop-in centers attract the homeless and thus can provide referral, and possibly transportation, to necessary services. Many services such as food, case management, clothing, showers, and laundry are available at, or through, the drop-in centers.
- Social support groups for the mentally ill offer peer counseling and drop-in opportunity for the homeless that can lead to entry into the county's behavioral health system.
- The One-Stop Career Centers are centrally located close to homeless congregating points and provide a centralized collection of mainstream activities to benefit to the homeless.

- Healthcare providers such as the clinics, RotaCare, and emergency rooms are walk-in facilities that are accessed either by foot, bus passes provided by programs like M.O.S.T., or in an emergency by ambulance.
- Monterey County's Healthcare for the Homeless mobile health and dental clinic van has developed sites for regular visits that are close to where the homeless congregate to allow walk-up access.

7.1.2 Continuum of Care Housing Activity Chart

The following table shows the continuum of care housing inventory from the 2004 Monterey County Continuum of Care.

Fundamental Components in CoC System - Housing Inventory Chart

EMERGENCY SHELTER

Provider Name	Facility Name	HMIS	Geo Code	Target Population		2004 Year-Round Units/Beds				2004 All Beds		
				A	B	Family Units	Family Beds	Individual Beds	Year- Round	Seasonal	Overflow/Voucher	
Current Inventory												
Community Human Svcs	Safe Place	C	69053	YMF				4		4		
Interim, Inc	Manzanita House	C	63162	SMF				15		15		
	MCHOME	C	69053	SMF				14		14		
	MCSTAR	C	69053	SMF				11		11		
	Rescue Mission	P 01/06	69053	SM				40		40		
Salvation Army	Step 2, Emg Hsg	C	69053	M			5	10		10		
Shelter Outreach Plus	Welcome House	C	63444	M					18	18		
	Lexington Court	C	69053	M			2	12		12		
	Natividad Family	C	63162	M			12	39	1	40		
	I-HELP - Peninsula	C	62334	SM					24	24		
	I-HELP - Salinas	C	63162	SM					24	24		
Victory Mission	Victory Mission	P 01/06	63162	SM					52	52		
YWCA	Lawson House	N	62334	M	DV		5	14	3	17		
Catholic Charities		C	63444	M							20	
Interim, Inc		C	62334	M							5	
John XXIII AIDS Ministry		C	62334	M	HIV/AIDS						30	
Salvation Army		C	69053	M							8	
SUBTOTAL								24	75	206	281	63

TRANSITIONAL HOUSING

Provider Name	Facility Name	HMIS	Geo Code	Target Population		2004 Year-Round Units/Beds				2004 All Beds		
				A	B	Family Units	Family Beds	Individual Beds	Year- Round	Seasonal	Overflow/Voucher	
Current Inventory												
Community Human Services	Genesis House	C	69053	M					36	36		
Housing Authority	Pueblo del Mar	C	69053	M			54	216		216		
	Bridge House	C	63162	SMF					12	12		
Interim, Inc	Shelter Cove	C	69053	SMF					36	36		
	Casa Esperanza	C	69053	SMF	HIV/AIDS				5	5		
Salvation Army	Casa de las Palmas	C	63444	M			9	54		54		
Shelter Outreach Plus	Homeward Bound	C	69053	M			27	108		108		
	Lexington Court	C	69053	M			6	20		20		
	Men in Transition	C	63162	SM					18	18		
Sun Street Centers	Transitional Housing	C	63162	SM					21	21		
	Residential Housing	C	63162	SM					18	18		
Veterans Transition Center	Coming Home	C	69053	M	Vets		6	14	52	66		
SUBTOTAL								102	412	198	610	
Under Development												
Community Human Services	Safe Passage	C	69053	YMF					27	27		
SUBTOTAL										27	27	

PERMANENT SUPPORTIVE HOUSING

Provider Name	Facility Name	HMIS	Geo Code	Target Population		2004 Year-Round Units/Bed				2004 All Beds		
				A	B	Family Units	Family Beds	Individual Beds	Total Beds	Seasonal	Overflow/Voucher	
Current Inventory												
Interim, Inc	Acacia House	C	69053	SMF					6	6		
	Case de Paloma	C	69053	SMF					6	6		
	California Street	C	69053	SMF					8	8		
	Sandy Shores	C	69053	SMF					28	28		
	Soledad House	C	69053	SMF					8	8		
John XXIII AIDS Ministry	Safe Shelter	C	69053	FC	"	2	12			12		
	New Horizons	C	69053	SMF	"	2	8		8	16		
	Safe Haven	C	69053	M	"	1	4		15	19		
	Welcome Home	C	69053	M	"	1	4		4	8		
SUBTOTAL								6	28	83	111	
Under Development												
Interim, Inc	Lupine Gardens		69053	SMF					20	20		
John XXIII AIDS Ministry	Casa de Paz		69053	SMF					12	12		
SUBTOTAL										32	32	

Source: Monterey County Continuum of Care, 2004.

7.2 Table 1B: Special Needs (Non-Homeless) Populations

Table 1B presents the unmet housing need of special need (non-homeless) populations in Salinas. The table shows the number of people in each sub-population in need of supportive housing or services and their priority level, as well as the amount of funding and resulting number of units the City hopes to provide over the next five years.

Table 1B: Special Needs (Non-Homeless) and Homeless Populations

Special Needs Sub-Population	Priority Need Level	Unmet Need (Persons) (a)	Dollars to Address Unmet Need (g)	Goals (Units)
Elderly	High	456 (b)	\$22,800,000	160
Frail Elderly	High	64 (b)	\$3,200,000	20
Persons with Disabilities	Medium	2,070 (c)	\$103,500,000	30
Persons with HIV/AIDS	Low	122 (d)	\$6,100,000	20
Farmworkers	Medium	818 (e)	\$40,900,000	75
Homeless	Medium	878 (f)	\$43,900,000	45

Notes:

(a) Note that these are generally conservative estimations of need, and it is likely that a significant portion of these persons are adequately housed in market rate non-supportive housing.

(b) The 2000 Census shows 520 elderly low income households paying more than 50% of income towards housing costs. The Census also shows that 12.4 percent of Salinas' elderly population is "frail." Therefore, frail elderly need approximately 12.4 percent of 520 housing units, while the remaining units are needed by the non-frail elderly population. This analysis assumes one person per household requires supportive housing.

(c) According to the U.S. Census, this is the number of people in Salinas over the age of 15 with a mental disability, self-care disability, or go-outside-home disability. As this table is intended to be a count of the number of people in need of supportive housing, certain categories of disability were excluded. For example, a person in a wheelchair with no other disability is unlikely to need supportive housing. This analysis assumes that 10% of the remaining disabled population requires supportive housing.

(d) The 2004 Monterey County HIV/AIDS Annual Report shows 190 people with HIV or AIDS living in Salinas. The best count of housing inventory designated for this population shows 68 units in Salinas (see Table 20), leaving a need of 122 units.

(e) Salinas' 2002 Housing Element reports a housing need for 8,178 farmworkers. These people may or may not need supportive housing or services. This analysis thus assumes that 10% of the remaining farmworker population requires supportive housing.

(f) Estimate based on 2005 *Monterey County Homeless Census and Survey*.

(g) Assumes cost of \$100,000 per unit and two persons per household.

Sources: 2000 U.S. Census; Monterey County HIV and AIDS Annual Report, 2004; California Department of Social Services, Community Care Licensing Division; California Department of Mental Health; California Advocates for Nursing Home Reform; Monterey County Housing Authority; John XXIII AIDS Ministry; CHISPA; Alliance on Aging; Monterey County Homeless Census and Survey, 2005; BAE, 2005.

7.3 Table 1C: Summary of Specific Homeless/Special Needs Objectives

Table 1C summarizes the needs associated with homeless and special needs populations in Salinas, as well as the stated objectives for addressing these needs. Additional detail on the City's strategies to address these needs is contained in Section 4 of this Consolidated Plan.

7.3.1 More affordable housing – particularly rental units – for seniors living on fixed incomes, including congregate living.

Priority Need Category - Seniors

Priority – High

Objectives

- Support the development of 300 units of senior housing over the next five years.
 - Allocate \$200,000 of funding to senior service organizations over the next five years.
-

7.3.2 More accessible, affordable housing for persons with disabilities.

Priority Need Category – Persons with disabilities

Priority – Medium

Objectives

- Explore the feasibility of a visitability ordinance in Salinas.
 - Conduct a detailed housing needs assessment for disabled people in Salinas.
 - Allocate \$50,000 of funding to organizations serving disabled persons in Salinas over the next five years.
-

7.3.3 More affordable housing for people living with HIV/AIDS.

Priority Need Category – Persons with HIA/AIDS

Priority – Low

Objectives

- Allocate \$50,000 of funding over the next five years to organizations that serve persons with HIV/AIDS in Salinas.
-

7.3.4 More affordable housing for low-income farmworker households.

Priority Need Category – Farmworkers

Priority – Medium

Objectives

- Support the development of 75 units of housing serving farmworkers over the next five years.
 - Allocate \$50,000 of support to organizations that serve farmworkers over the next five years to continue and expand their programs and services.
-

7.3.5 Seamless integration of homeless services provided within a Continuum of Care framework to address the needs of the homeless in general and homeless subpopulations, in particular.

Priority Need Category – Homeless

Priority – Medium

Objectives

- Allocate \$500,000 of funding to homeless service organizations over the next five years.
- Support the development of 45 housing units for homeless or formerly homeless individuals over the next five years, including transitional and permanent supportive housing.
- Participate in a working group to discuss the provision of homeless services on Soledad Street.

7.4 Table 2A: Priority Housing Needs

Table 2A presents housing need data from the State of the Cities Data Systems (SOCDS) CHAS Data Book (also included in Table 1 in the main body of the Consolidated Plan). It also contains information on the priority need level of each income group, any unmet need, and the goal for addressing this need.

Table 2A: Priority Housing Needs

RENTERS

	Elderly			Small Related			Large Related			Total
	Priority Need Level	Unmet	Goal	Priority Need Level	Unmet	Goal	Priority Need Level	Unmet	Goal	
	H, M, L	Need		H, M, L	Need		H, M, L	Need		
0-30% AMI	M	260	60	M	940	75	H	540	75	1,740
31-50% AMI	M	170	60	H	350	60	H	150	75	670
51-80% AMI	M	90	30	H	110	60	M	10	10	210

OWNERS

	Total		
	Priority Need Level	Unmet	Goal
	H, M, L	Need	
0-30% AMI	L	540	0
31-50% AMI	M	670	20
51-80% AMI	H	540	120

SPECIAL NEEDS POPULATION

	Total		
	Priority Need Level	Unmet	Goal
	H, M, L	Need	
0-80% AMI	M	2,200	350

Total Households 6,570

TOTAL SECTION 215 GOALS 6,000

Sources: SOCDs CHAS Data: Housing Problems Output for All Households

7.5 Table 2B: Priority Community Development Needs

The following table shows non-housing community development needs and the estimated dollars to address the needs in the 2005-2006 Fiscal Year.

Table 2B: Priority Community Development Needs

	<u>Priority Need Level (optional)</u>	<u>Estimated Priority Units (optional)</u>	<u>Estimated \$ to Address ('05-'06 estimates)</u>
PUBLIC FACILITY NEEDS			
Neighborhood Facilities			\$2,870,800
Parks and/or Recreation Facilities			\$13,381,000
Health Facilities			\$400,000
Parking Facilities			\$8,606,000
Airport Improvements			\$3,616,300
Asbestos Removal			\$15,000
Non-Residential Historic Preservation			\$440,000
Libraries			\$8,580,000
Other Public Facilities			\$2,015,000
INFRASTRUCTURE			
Sanitary Sewer			\$5,000,000
Street Maintenance and Sweeping			\$24,547,700
Flood Drains			\$450,000
Traffic Signals			\$850,000
Industrial Waste			\$2,040,000
Other Infrastructure			\$1,836,500
PUBLIC SERVICE NEEDS			
Handicapped Services			\$96,000
Substance Abuse Services			\$496,000
Health Services			\$221,500
Other Public Service Needs			\$1,244,000
YOUTH PROGRAMS			
Youth Services			\$1,190,300
Child Care Services			\$350,000
SENIOR PROGRAMS			
Senior Services			\$1,105,000

Sources: City of Salinas Housing and Community Development; City of Salinas Public Works; BAE, 2005.

7.6 Table 2C: Summary of Specific Housing and Community Development Objectives

Table 2C summarizes the objectives for addressing housing and community development needs in Salinas. Additional detail on the City's strategies to address these needs is contained in Section 4 of this Consolidated Plan.

Priority Need Category – Affordable Rental and Owner-Occupied Housing

Objectives:

- Oversee the development of 500 inclusionary housing units over the next five years.
 - Support the development of 350 affordable units over the next five years.
 - Provide financial assistance to 60 first-time homebuyers over the next five years.
 - Adopt program guidelines to implement revised inclusionary housing regulations by February 2006.
 - Publicize City zoning regulations that allow second dwelling units to be added in existing single-family subdivisions.
 - Support the development of 75 units of housing serving farmworkers over the next five years.
 - Support the development of 45 housing units for homeless or formerly homeless individuals over the next five years, including transitional and permanent supportive housing.
 - Support the completion of Tynan Village by 2007.
-

Priority Need Category – Public Facilities

Objectives:

- Increase the City's amount of parkland beyond 1.52 acres per 1,000 persons over the next five years. The Salinas 2002 General Plan established 3.0 acres of parkland per 1,000 residents as a citywide goal.
- Allocate \$500,000 to park improvement activities over the next five years.

- Complete necessary improvements to Breadbox Center over the next five years. This includes a total budget of \$20,000 for new floor coverings and \$75,000 for a new roof.
 - Complete development of Sherwood Hall Center. This includes a total budget of \$2.1 million through 2006.
-

Priority Need Category – Infrastructure

Objectives:

- Complete East Salinas street lighting project over next five years. This project has a total budget of \$2.5 million. The project is currently in Phase 9.
-

Priority Need Category – Public Services

Objectives:

- Allocate \$200,000 of funding to senior service organizations over the next five years.
 - Conduct a detailed housing needs assessment for disabled people in Salinas.
 - Allocate \$50,000 of funding to organizations serving disabled persons in Salinas over the next five years.
 - Allocate \$50,000 of funding over the next five years to organizations that serve persons with HIV/AIDS in Salinas.
 - Allocate \$50,000 of support to organizations that serve farmworkers over the next five years to continue and expand their programs and services.
 - Allocate \$500,000 of funding to homeless service organizations over the next five years.
 - Allocate \$1.0 million to youth-related programs, services, and facilities over the next five years.
 - Continue to support ongoing operation of the Breadbox Center, with an annual goal of 25,000 visits.
-

Priority Need Category – Economic Development

Objectives:

- Serve 65 households through the HSP Program over the next five years.
- Serve 25 households through the Jazz-Up Program over the next five years.
- As funding becomes available, revive the City’s façade improvement grant program in the Central City and Sunset Redevelopment Areas. When operational, the program aims for an annual goal of two façade improvement grants.

Priority Need Category – Planning and Administration

Objectives:

- CDBG funds will continue to be utilized to plan for and implement programs to assist and benefit the community’s low income residents. Annual goal: one planning study.

Annual ACTION PLAN for FY 2005-06

NARRATIVE PORTION

Introduction

The FY2005-06 allocation from the U.S. Department of Housing and Urban Development (HUD) is \$2,839,031 (CDBG); \$997,438 (HOME); and, \$109,868 (ESG). The total to be appropriated is \$5,687,015, comprised of: 2005-06 funds equaling \$3,946,337; reallocated funds of \$1,340,678, and 2005-06 program income estimated to be \$400,000 (\$200,000 from CDBG and \$200,000 from HOME). The community submitted proposals for projects and activities totaling over \$8.3 million, \$2.6 million more than was available. The assignment of CDBG, HOME and ESG funds to activities was approved by the Salinas City Council on May 17, 2005, following a public hearing held on the Draft ACTION PLAN on April 19, 2005.

Following a public hearing on May 17, 2005, the Salinas City Council approved the 2006-2010 Consolidated Plan for CDBG, HOME and ESG programs. The Consolidated Plan sets forth priority needs for community development and housing actions and was developed by the firm of BAY AREA ECONOMICS, with the involvement of the community, under the direction of staff from the Office of the City Manager: Housing & Community Development Division. The allocation of funds set forth in the ACTION PLAN is designed to implement the Consolidated Plan.

A. ANNUAL ACTION PLAN SUMMARY NARRATIVE

Affordable Housing and Housing Rehab Activities

Last year there was a decline in requests for funds to develop affordable housing; the trend continued this year with only one housing proposal (other than in-house requests). Staff ascribes the reduced interest primarily to the lack of available sites and increasing costs of development. However, the sole proposal is for an exciting project and it comes from an experienced developer. CHISPA requested \$2 million towards the \$18 million project to convert an existing motel (808 North Main Street) into affordable, permanent housing for seniors. Staff is recommending City participation of \$1,300,000 from a combination of HOME and CDBG funds; the funds would be applied to the cost to purchase the site.

In total, this year's proposed ACTION PLAN allocates \$2.9 million for affordable housing and housing rehabilitation activities. Affordable housing funds are recommended for allocation as follows: \$950,000 (HOME) and \$350,000 (CDBG) for CHISPA's "Sherwood Village Senior Apartments" project; and the First Time Homebuyers Down Payment Assistance Program (HOME-\$725,000, including \$135,000 for the Alisal strategy area). In the rehabilitation category there is the City's Housing Services Program, with both direct and deferred rehabilitation loans (HOME-\$600,000 and CDBG-\$185,000); Housing Accessibility Assistance (CDBG-\$65,000); and the East Salinas "Jazz Up" Program (\$30,000) operated by the Redevelopment Department.

CDBG funding of \$294,000 is proposed for Housing Services program delivery costs for rehabilitation, down payment assistance, and other housing activities. HOME funding of \$188,000 is proposed for HOME administration. Last year a CDBG reserve (\$100,000) was established to be used to acquire units in danger of leaving the category of 'affordable housing' due to loan foreclosure; these funds remain available for use in the coming year.

Public Facilities/Improvements

CDBG funding of \$1,002,000 is proposed to be allocated to the following capital improvements: \$85,000 to restore the 04-05 funding for the ADA Restroom projects at Closter and Central Parks (Council reallocated this amount during the current fiscal year in order to have sufficient funds to award a bid for improvements at Cesar Chavez Park); \$290,000 in additional funding for North Salinas Area Phase One ADA curb ramp improvements; \$462,000 for the East Salinas Street Light Improvement Project - Phase IX (residential areas in Census Tract 06); \$75,000 to replace the roof at the Breadbox Recreation Center and \$90,000 to install sidewalk and ADA pedestrian ramps along Sanborn Road (between Acosta and Garner).

The additional funding for the first Phase of the North Salinas ADA curb ramp project is needed because of changes in federal rules regarding pedestrian curb ramps. In order to use federal (CDBG) funds to install the planned handicap-accessible sidewalk ramps (as budgeted in FY04-05), the City now must rip out and replace existing ramps that do not meet current federal standards. The result of this new regulation will virtually double the cost of this phase of the project, and the effect is that the planned second phase remains unfunded at this time.

Funding was allocated in the prior year's ACTION PLAN to install a traffic signal at the intersection of Sanborn and Kimmel in East Salinas (\$275,000 – CDBG) and to install illuminated crosswalks at two dangerous intersections: Natividad Road at Sorrentini Drive and on John Street at Los Padres School (\$200,000 - CDBG). Design and engineering work for these projects was completed in FY2004-05; the installation is scheduled to occur during the first part of FY2005-06. At this time the previously budgeted CDBG amounts are expected to be sufficient to complete these projects.

Alisal Home Ownership & Neighborhood Revitalization Strategy Area (NRSA)

In the Revitalization Strategy Area, \$135,000 in HOME funds are proposed to be allocated to housing-related activities, and \$537,000 in CDBG funds are proposed to be allocated to public improvement activities (streetlights and recreation center re-roofing). These specific activities have already been listed in the "Affordable Housing and Housing Rehab Activities" and "Public Facilities/Improvements" categories above. In addition, housing rehab loan and accessibility assistance grant programs are available within the area.

Public Services

For FY05-06, applications received for CDBG Public Service funding totaled \$836,612, approximately the same as the current year. The amount of the CDBG allocation that can be applied to public services activities is subject to a regulatory cap, because the primary focus of CDBG is physical improvements to housing and community facilities, rather than social services. During the 04-05 program year, \$560,000 went to public services from CDBG. The reduction in anticipated program income results in a reduced level of public services funds; the maximum available is \$460,000, an 18% reduction.

The services proposed for funding are: recreational activities and after-school programs for low-income youth; food provision; gang prevention activities; housing assistance for the elderly and persons with disabilities; rental and conflict mediation/ fair housing services; family recovery services/substance abuse treatment; neighborhood support; and meal delivery to elderly/disabled persons. [Some similar activities are also funded through the ESG program, discussed below in the section headed: Homeless Services.]

This ACTION PLAN cycle represents the second year of implementation for the Public Services Funding Parameters established by Council late in 2003. Summarizing the parameters: (a) minimum grant amounts are set at \$10,000 per agency; (b) funds (\$20,000) are set aside to fund programs not funded during the current year; (c) at least 25% of funds are to go toward “core services;” and (d) ten percent of the total (\$46,000) is held aside from staff’s recommendations so they can be allocated by Council.

On March 29, 2005, the City Council’s Public Services Subcommittee met to review staff’s funding recommendations. The Subcommittee examined staff’s suggested allocations covering 90% of the available funds (\$414,000).

After hearing staff’s recommendation, the Subcommittee discussed options for allocating the Council set-aside of \$46,000. Concern was expressed regarding the impact of increasing the minimum grant amount in a year when the available funds had dropped by such a large amount. Due to the overall reduction in available public services funds (\$100,000 less than 2004-05), the Subcommittee recommended, with Council subsequently concurring, that the implementation of the \$10,000 grant minimum be deferred – and that the minimum be continued at \$8,000 per activity. The full Council accepted the committee’s recommended allocations; the ACTION PLAN table reflects the eleven changes in allocations from the draft presented to Council on April 19.

Homeless Services

As required by regulation, the annual allocation of \$109,868 in Emergency Shelter Grant (ESG) monies is recommended for services and shelter activities for the homeless (including some activities designed to prevent homelessness). This amount is \$2,800 (or 3%) less than we had to allocate in the current year. The number of providers has dropped over time due to consolidation and realignment of the nonprofit agencies that address this critical need. Several years ago, Peninsula Outreach and Shelter Plus merged; two of the new organization’s activities are recommended for continued funded with ESG. Two other agencies are proposed for continued funding: *John XXIII AIDS Ministry* (\$17,000) and the *Housing Advocacy Council* (\$14,200). ESG has been helping the *Franciscan Workers* to operate the “Green Gold Inn” for several years; staff recommends continued funding at the level of \$24,168. FY04-05 was the first year ESG was employed to fund *INTERIM*’s “MCHOME” program – designed as the first step in reaching those of the Salinas homeless population who suffer from mental illnesses. This year *Monterey County AIDS Project* (MCAP) submitted an application for a new activity, but insufficient ESG funds preclude its consideration.

Activities recommended for funding include: operation of a homeless center/shelter; overnight emergency lodging; AIDS prevention / education outreach to the homeless; outreach and support to the mentally ill homeless, and a homeless prevention emergency rent / security deposit

program. The specific recommended amounts are found in the ACTION PLAN table on the following pages.

Administration

CDBG funds in the amount of \$565,000 are proposed for administrative expenses related to the three HUD grants. The majority of these funds go to employee services. Under the program rules, up to ten percent of the annual HOME allotment to Salinas may be used for administrative costs. This year, as in recent years, the full amount will be needed. The cost of overseeing the Emergency Shelter Grant funds is included within the CDBG administrative budget.

Relocation and Contingency

CDBG funds in the amount of \$44,000 are proposed for required relocation costs resulting from grant-funded activities and for activity cost overruns or program changes and additions. Such contingency funds are not spent without first transferring the relevant appropriation to a Council-approved project or activity. A slightly larger amount (\$75,116) is proposed to be set aside for contingencies under the HOME program. No contingency is proposed for ESG as the nature of the activities funded typically results in all allocations being spent as planned.

Contingency accounts are kept to a minimum because we do not want funds to sit idle, especially considering the need for timely expenditure of federal grant funds. Additional funds may become available over the next several months from several housing projects that have received allocations over the past several years but that have not proceeded. Staff will return to Council with a recommendation as to how to handle these slow-moving projects.

7.7 Table 3: Action Plan Table, 2005-2006

CITY OF SALINAS
ACTION PLAN FOR CDBG, HOME, AND ESG FUNDS--FY 2005-06
For Final City Council Review--May 17, 2005

The City anticipates receiving **\$2,839,031** in Community Development Block Grant (CDBG) funds, **\$997,438** in HOME funds, **\$-0- ADDI** (American Dream Downpayment Initiative) funds, and **\$109,868** in Emergency Shelter Grant (ESG) funds from the U.S. Department of Housing and Urban Development. Listed below are specific activities to be funded in FY 2005-06 using total FY 2005-06 fund allocations of \$3,946,337, reallocated funds of **\$1,340,678** and estimated FY 2005-06 program income from various activities of **\$400,000**, for a grand total of **\$5,687,015**. [PLAN also includes \$88,256 in HOME admin funds accrued in prior years.]

PROPOSED USE OF CDBG, HOME, AND ESG FUNDS FOR FY 2005-06

ACTIVITIES/ DESCRIPTION	LOCATION	FY 2005-06 CDBG FUNDS	FY 2005-06 HOME FUNDS	FY 2005-06 ADDI FUNDS	FY 2005-06 ESG FUNDS	REALLOCATED FUNDS FROM PRIOR YEARS	ESTIMATED PROGRAM INCOME (NEW) FROM VARIOUS ACTIVITIES	TOTAL 2005-06 BUDGET
<u>Planning and Administration</u>								
1. Management, planning, & coordination of CDBG- & HOME-funded activities, including planning activities and demographic database development	City-wide	\$565,000	\$0	\$0	\$0	\$0	\$0	\$ 565,000
2. HOME Administration	City-wide	\$0	\$99,744		\$0	\$88,256	\$0	\$188,000
Subtotal - Planning and Administration		\$565,000	\$99,744	\$0	\$0	\$88,256	\$0	\$ 753,000
<u>Housing Services</u>								
3. Housing Services Program Delivery Costs for Rehabilitation Activities	City-wide	\$294,000	\$0	\$0	\$0	\$0	\$0	\$294,000
Subtotal - Housing Services		\$294,000	\$0	\$0	\$0	\$0	\$0	\$294,000

PROPOSED USE OF CDBG, HOME, AND ESG FUNDS FOR FY 2005-06

ACTIVITIES/ DESCRIPTION	LOCATION	FY 2005-06 CDBG FUNDS	FY 2005-06 HOME FUNDS	FY 2005-06 ADDI FUNDS	FY 2005-06 ESG FUNDS	REALLOCATED FUNDS FROM PRIOR YEARS	ESTIMATED PROGRAM INCOME (NEW) FROM VARIOUS ACTIVITIES	TOTAL 2005-06 BUDGET
Affordable Housing Activities								
4. Affordable Housing Reserve--to buy units in foreclosure to prevent loss of affordable units	City-wide	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5. American Dream Downpayment Initiative--First Time Home Buyers	City-wide	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6. First Time Home Buyers Downpayment Assistance Program (29.30)	City-wide	\$0	\$0	\$0	\$0	\$590,000	\$0	\$590,000
7. First Time Home Buyers Downpayment Assistance Program (29.30)	AHNRSA*	\$0	\$0	\$0	\$0	\$135,000	\$0	\$135,000
8. Sherwood Seniors Village: Convert motel into 136 units-- CHISPA (CHDO = \$897,500)(CDBG =	808 North Main St.	\$350,000	\$897,500	\$0	\$0	\$0	\$52,500	\$1,300,000
Subtotal - Affordable Housing Activities		\$350,000	\$897,500	\$0	\$0	\$725,000	\$52,500	\$2,025,000
* Alisal Homeownership and Neighborhood Revitalization Strategy Area								
Housing Rehabilitation								
9. Housing Accessibility Assistance (HAA) 29.10	City-wide	\$65,000	\$0	\$0	\$0	\$0	\$0	\$65,000
10. Housing Rehabilitation Assistance--long-term financing of major residential rehab (29.30 = \$600,000)	City-wide	\$185,000	\$0	\$0	\$0	\$500,000	\$100,000	\$785,000
11. Jazz Up Program--Neighborhood Painting/Fix-Up Program (SRA)	East Salinas	\$30,000	\$0	\$0	\$0	\$0	\$0	\$30,000
Subtotal - Housing Rehabilitation		\$280,000	\$0	\$0	\$0	\$500,000	\$100,000	\$880,000
Total - All Housing Activities/ Rehabilitation		\$630,000	\$897,500	\$0	\$0	\$1,225,000	\$152,500	\$2,905,000

PROPOSED USE OF CDBG, HOME, AND ESG FUNDS FOR FY 2005-06

ACTIVITIES/ DESCRIPTION	LOCATION	FY 2005-06 CDBG FUNDS	FY 2005-06 HOME FUNDS	FY 2005-06 ADDI FUNDS	FY 2005-06 ESG FUNDS	REALLOCATED FUNDS FROM PRIOR YEARS	ESTIMATED PROGRAM INCOME (NEW) FROM VARIOUS ACTIVITIES	TOTAL 2005-06 BUDGET
Slum and Blight								
12. Demolish health and safety hazards (04-05 funds available)	City-wide	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal - Slum and Blight		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Public Facilities/Improvements								
13. N.S. ADA Curb Ramp Modifications, Phase 1 (CIP 9027) additional funding	North Salinas Area	\$290,000	\$0	\$0	\$0	\$0	\$0	\$290,000
14. ADA Curb Ramp & Sidewalk	Sanborn Road (between Garner & Acosta)	\$19,000	\$0	\$0	\$0	\$0	\$71,000	\$90,000
15. ADA Restroom Upgrades: City Parks, additional funding (CIP 9033)	Closter Park* Central Park	\$0	\$0	\$0	\$0	\$0	\$85,000	\$85,000
16. Breadbox Center ReRoof Project:	745 N. Sanborn Rd. *	\$75,000	\$0	\$0	\$0	\$0	\$0	\$75,000
17. East Salinas Area Street Lights--Phase 9	Census Tract 06 (AHNRSA)	\$462,000	\$0	\$0	\$0	\$0	\$0	\$462,000
18. Illuminated Crosswalk	Intersection of East Market and Wood Alley	\$0	\$0	\$0	\$0	\$0	\$0	\$0
19. North Main Street--ADA Ramps- Phase 1	Alvin Drive north to Lamar St.	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20. Traffic Signal Installation	East Alisal at Towt *	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal - Public Facilities/Improvements		\$846,000	\$0	\$0	\$0	\$0	\$156,000	\$1,002,000

PROPOSED USE OF CDBG, HOME, AND ESG FUNDS FOR FY 2005-06

ACTIVITIES/ DESCRIPTION	LOCATION	FY 2005-06 CDBG FUNDS	FY 2005-06 HOME FUNDS	FY 2005-06 ADDI FUNDS	FY 2005-06 ESG FUNDS	REALLOCATED FUNDS FROM PRIOR YEARS	ESTIMATED PROGRAM INCOME (NEW) FROM VARIOUS ACTIVITIES	TOTAL 2005-06 BUDGET
Public Services								
22. Alisal Center for Fine Arts: Arts and cultural activities for youth	East Salinas	\$10,000	\$0	\$0	\$0	\$0	\$0	\$10,000
23. Alliance on Aging: Senior Aides Program	City-wide	\$10,000	\$0	\$0	\$0	\$0	\$0	\$10,000
24. Alliance on Aging: HOMESHARE program	City-wide	\$0	\$0	\$0	\$0	\$0	\$0	\$0
25. Alliance on Aging: OMBUDSMAN-- Assistance to seniors in long-term care	City-wide	\$10,000	\$0	\$0	\$0	\$0	\$0	\$10,000
26. Big Brothers, Big Sisters of Monterey County †	City-wide	\$8,000	\$0	\$0	\$0	\$0	\$0	\$10,000
27. Breadbox Rec Center, (CITY)-- Recreation services for at-risk youth & families	East Salinas	\$45,000	\$0	\$0	\$0	\$0	\$0	\$45,000
26. Central Coast Center for Independent Living-- Housing assist. for persons w/ disabilities	City-wide	\$8,000	\$0	\$0	\$0	\$0	\$0	\$8,000
27. Citizenship Project (Youth in Action)	City-wide	\$10,000	\$0	\$0	\$0	\$0	\$0	\$10,000
28. City After School Program-- Recreational/educational activities	East Salinas	\$62,500	\$0	\$0	\$0	\$0	\$0	\$62,500
28. Community Human Services-- Rising Eagle Replacement Program	City-wide	\$0	\$0	\$0	\$0	\$0	\$0	\$0
29. Community Human Services -- Super Parents	City-wide	\$10,000	\$0	\$0	\$0	\$0	\$0	\$10,000
30. Conflict Resolution and Mediation Center--Rental and conflict mediation	City-wide	\$17,000	\$0	\$0	\$0	\$0	\$0	\$17,000
31. Door to Hope -- Substance abuse recovery service for women †	City-wide	\$8,000	\$0	\$0	\$0	\$0	\$0	\$10,000

PROPOSED USE OF CDBG, HOME, AND ESG FUNDS FOR FY 2005-06

ACTIVITIES/ DESCRIPTION	LOCATION	FY 2005-06 CDBG FUNDS	FY 2005-06 HOME FUNDS	FY 2005-06 ADDI FUNDS	FY 2005-06 ESG FUNDS	REALLOCATED FUNDS FROM PRIOR YEARS	ESTIMATED PROGRAM INCOME (NEW) FROM VARIOUS ACTIVITIES	TOTAL 2005-06 BUDGET
32. Food Bank for Monterey Co. Salinas Food Access Project	City-wide	\$13,500	\$0	\$0	\$0	\$0	\$0	\$13,500
33. Franciscan Workers -- homeless assistance (Green Gold Inn)	Soledad Street	\$0	\$0	\$0	\$24,168	\$0	\$0	\$24,168
† New Funding Request								\$0
34. Housing Advocacy Council-- Emergency rent/security deposit program for low-income	City-wide	\$0	\$0	\$0	\$14,200	\$0	\$0	\$14,200
35. INTERIM-- "MCHOME" emergency housing and support for homeless w/ mental illness	City-wide	\$10,000	\$0	\$0	\$26,000	\$0	\$0	\$36,000
36. John XXIII AIDS Ministry-- homeless prevention & support services	City-wide	\$10,000	\$0	\$0	\$0	\$0	\$0	\$10,000
37. John XXIII AIDS Ministry-- HIV/AIDS homeless prevention and fair housing activities	City-wide	\$0	\$0	\$0	\$17,000	\$0	\$0	\$17,000
38. Legal Services for Seniors-- Housing assistance for the elderly	City-wide	\$0	\$0	\$0	\$0	\$0	\$0	\$0
39. Meals on Wheels of Salinas-- Meal delivery to elderly and disabled persons	City-wide	\$12,000	\$0	\$0	\$0	\$0	\$0	\$12,000
40. Monterey County Aids Project †	City-wide	\$0	\$0	\$0	\$0	\$0	\$0	\$0
41. Safehaven (former Weed & Seed 05)	Hebbron Heights	\$101,000	\$0	\$0	\$0	\$0	\$0	\$101,000
42. Salinas Barrios Unidos-- educ. outreach & activities for at-risk youth	City-wide	\$15,000	\$0	\$0	\$0	\$0	\$0	\$15,000
43. Salinas Police Activities League-- sports activ. & mentoring for youth	City-wide	\$28,000	\$0	\$0	\$0	\$0	\$0	\$28,000
44. Second Chance Youth Program-- alternative to gangs / gang prevention program	City-wide	\$24,000	\$0	\$0	\$0	\$0	\$0	\$24,000
45. Shelter Outreach Plus: Shelter Plus-- emergency shelter for women & children	City-wide	\$0	\$0	\$0	\$14,500	\$0	\$0	\$14,500

PROPOSED USE OF CDBG, HOME, AND ESG FUNDS FOR FY 2005-06

ACTIVITIES/ DESCRIPTION	LOCATION	FY 2005-06 CDBG FUNDS	FY 2005-06 HOME FUNDS	FY 2005-06 ADDI FUNDS	FY 2005-06 ESG FUNDS	REALLOCATED FUNDS FROM PRIOR YEARS	ESTIMATED PROGRAM INCOME (NEW) FROM VARIOUS ACTIVITIES	TOTAL 2005-06 BUDGET
46. Shelter Outreach Plus: I-HELP-- emergency overnight lodging for homeless men	City-wide	\$0	\$0	\$0	\$14,000	\$0	\$0	\$14,000
†New Funding Request								\$0
47. Suicide Prevention Service-- education & counseling to youth	City-wide	\$8,000	\$0	\$0	\$0	\$0	\$0	\$8,000
48. Sun Street Centers-- facility rent for alcohol/drug counseling center & educ./sub. abuse prevention training	City-wide	\$19,000	\$0	\$0	\$0	\$0	\$0	\$19,000
49. Unity Care Group †-- aid youth aging out of foster care	City-wide	\$0	\$0	\$0	\$0	\$0	\$0	\$0
50. VNA Community Services-- daycare center for adults	City-wide	\$8,000	\$0	\$0	\$0	\$0	\$0	\$0
51. Volunteer Center of Monterey County †	City-wide	\$0	\$0	\$0	\$0	\$0	\$0	\$0
52. YMCA, Salinas Community --Alisal Community Friends Program	Six sites in the Alisal area	\$13,000	\$0	\$0	\$0	\$0	\$0	\$13,000
Subtotal - Public Services		\$460,000	\$0	\$0	\$109,868	\$0	\$0	\$565,868
Relocation and Contingency								
53. Required relocation costs resulting from activities & activity cost overruns/changes (CDBG)	City-wide	\$0	\$0	\$0	\$0	\$0	\$44,000	\$44,000
54. Contingency for activity cost overruns/changes (HOME)	City-wide	\$44,031	\$194	\$0	\$0	\$27,422	\$47,500	\$119,147
Subtotal - Relocation & Contingency		\$44,031	\$194	\$0	\$0	\$27,422	\$91,500	\$163,147
GRAND TOTAL		\$2,839,031	\$997,438	\$0	\$109,868	\$1,340,678	\$400,000	\$5,687,015

PROPOSED USE OF CDBG, HOME, AND ESG FUNDS FOR FY 2005-06

ACTIVITIES/ DESCRIPTION	LOCATION	FY 2005-06 CDBG FUNDS	FY 2005-06 HOME FUNDS	FY 2005-06 ADDI FUNDS	FY 2005-06 ESG FUNDS	REALLOCATED FUNDS FROM PRIOR YEARS	ESTIMATED PROGRAM INCOME (NEW) FROM VARIOUS ACTIVITIES	TOTAL 2005-06 BUDGET
Program Totals								
Total CDBG Projects/Activities (includes FY 2005-06 CDBG funds, reallocated funds, and estimated program income)		\$2,839,031				\$0	\$200,000	\$3,039,031
Total HOME Projects/Activities (includes FY 2005-06 HOME funds, reallocated funds, and estimated program income)		\$0	\$997,438			\$1,340,678	\$200,000	\$2,538,116
Total ADDI Projects/Activities (no new funding)		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total ESG Projects/Activities		\$0	\$0	\$0	\$109,868	\$0	\$0	\$109,868
GRAND TOTAL		\$2,839,031	\$997,438	\$0	\$109,868	\$1,340,678	\$400,000	<u>\$5,687,015</u>

8 Appendix C: 2002 General Plan Policies on Parks, Recreational Facilities, and Services

to the northeast, but outside of the planning area has been designated by the State Division of Mines and Geology as an Aggregate Resource Area. Because the City does not propose any development in or adjacent to this area, nor does it have jurisdiction in this area, no goal or policy is identified to address mineral resources.

**Parks, Recreational
Facilities and
Services**

To meet the recreational needs of a growing and diverse population, the City needs to ensure that a variety of parks and recreational facilities exists. The City presently has a parkland to population ratio of 1.52 acres of parkland per 1,000 people. Improvements need to be made to existing park facilities and the parkland per person ratio needs to be increased in future growth areas to overcome the existing deficiencies and meet the needs of the growing population, respectively. The following goal and policies address the existing deficiency of parkland and future community needs for parks and recreational facilities.

Goal COS-7: Provide, develop, and maintain ample park and recreational facilities that offer a variety of recreational activities.

Policy COS-7.1: Develop a high-quality public park system that provides adequate space and facilities for a variety of recreational opportunities conveniently accessible to all Salinas residents.

Policy COS-7.2: Maximize the use of built and natural features to develop a citywide network of parks and open spaces with Carr Lake, Gabilan Creek and the Sherwood Park/Rodeo Grounds complex as essential elements of the open space network.

Policy COS-7.3: Plan park and recreation facilities in cooperation with concerned public and private agencies and organizations, particularly school districts and neighborhood residents.

Policy COS-7.4: Develop an indoor sports center.

Policy COS-7.5: Identify the recreation needs of special user groups, such as the disabled and elderly, and address these in park and recreation facility development.

- Policy COS-7.6:** Work with all school districts in planning for parks and recreation facilities to maximize community recreation opportunities through joint use.
- Policy COS-7.7:** Encourage development of private commercial recreational facilities (e.g., golf courses, sports centers, bowling alleys, family fun centers, etc.) to expand community recreational opportunities and to fill unmet needs.
- Policy COS-7.8:** While supporting the development of private recreational facilities, ensure that the supply and maintenance of public parks and recreational opportunities is adequate to ensure permanent availability of parks and recreational facilities for use by the entire community.
- Policy COS-7.9:** Require new residential development to provide land and/or fees to achieve a minimum of 3.0 acres per additional 1,000 population for developed public parklands for community or neighborhood parks.
- Policy COS-7.10:** Consider formation of special districts, issuance of bonds and other means for financing large urban parks and special facilities serving all of Salinas.
- Policy COS-7.11:** Develop and maintain an integrated system of open-space corridors and trails along utility easements, power-transmission-line rights-of-way, the reclamation ditch, stream banks, drainage-ways, slopes, and other natural features.
- Policy COS-7.12:** Link activity centers, recreational opportunities, transit nodes and other services to the integrated trails network.
- Policy COS-7.13:** Developments within Future Growth Areas shall be conditioned to provide all the land and improvements required to achieve the parkland standard of three acres of developed public parkland per 1,000 residents, to meet existing park

Responsible Agency/Department: Community Development, MBUAPCD, AMBAG
Funding Source: General Fund, federal and state funds
Time Frame: Ongoing
Related Policies: 6.1, 6.2, 6.3, 6.4

COS-26
CEQA Review of Discretionary Projects

Review development proposals for potential regional and local air quality impacts per the California Environmental Quality Act (CEQA). If potential impacts are identified, mitigation will be required to reduce the impact to a level less than significant, where feasible.

Responsible Agency/Department: Community Development, MBUAPCD, AMBAG
Funding Source: General Fund, federal and state funds
Time Frame: Ongoing
Related Policies: 6.1, 6.2, 6.3, 6.4

Parks and Recreational Facilities

COS-27
Joint Venture Open Space Management

Support the joint venture use of open space areas to reduce City maintenance costs and increase City revenues for maintaining open space and parks and recreational facilities. Cooperate with public and private organizations to provide revenue generating open space uses to generate funds to protect and maintain important open space resources in the community.

Responsible Agency/Department: Community Development, Recreation-Parks, school districts, project proponent, other public and private organizations
Funding Source: General Fund, private funding, development fees, school districts, user fees
Time Frame: Ongoing
Related Policies: 5.2, 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, 7.12

COS-28
Conservation/Open Space Plan

Use the information provided in the *Parks and Recreational Facilities* subsection of the Conservation/Open Space Plan to identify the future recreation needs of the community and the feasibility of developing parks and recreational facilities (e.g., Gabilan Creek Regional Park, indoor sports center) to meet those needs. Pursue funding to develop and maintain these facilities.

<p>Responsible Agency/Department:</p> <p>Funding Source:</p> <p>Time Frame:</p> <p>Related Policies:</p>	<p>Community Development, Recreation-Parks, school districts, County of Monterey, private developers</p> <p>General Fund, private funding, development fees, school districts, user fees, state and federal funds</p> <p>Ongoing</p> <p>5.2, 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, 7.11, 7.12</p>
<p>COS-29 Gabilan Creek Regional Park</p>	
<p>Responsible Agency/Department:</p> <p>Funding Source:</p> <p>Time Frame:</p> <p>Related Policies:</p>	<p>Coordinate with the County of Monterey to determine the feasibility of creating and maintaining a Gabilan Creek Regional Park.</p> <p>Community Development, Recreation-Parks, County of Monterey</p> <p>General Fund, development fees, state and federal funds</p> <p>Establish formal contact with the County of Monterey on this issue by the end of fiscal year 2003</p> <p>5.2</p>
<p>COS-30 AB 2766 DMV Motor Vehicle Emissions Reduction Grant Program</p>	
<p>Responsible Agency/Department:</p> <p>Funding Source:</p> <p>Time Frame:</p> <p>Related Policies:</p>	<p>Continue to pursue and use AB 2766 funds to expand and maintain the Class I, II, and III bicycle paths in the community.</p> <p>Public Works, Recreation-Parks</p> <p>General Fund, AB 2766, development fees</p> <p>Ongoing</p> <p>7.1, 7.2, 7.10, 7.11, 7.12</p>
<p>COS-31 Future Use for Carr Lake</p>	
<p>Responsible Agency/Department:</p> <p>Funding Source:</p> <p>Time Frame:</p> <p>Related Policies:</p>	<p>Work with local and nationally based partners for acquisition and development of Carr Lake as a vitally important water retention, water reclamation, flood control, urban wildlife habitat, visual attraction, and community recreation site. Such efforts may include the development of wildlife corridors for Gabilan, Natividad, and Alisal Creeks. Similar efforts should also include Reclamation Ditch (Ditch 1665) alignment where possible.</p>

Responsible
Agency/Department: Recreation-Parks, Public Works, other public/private partners
Funding Source: General Fund, other public/private funding
Time Frame: 2020 or earlier
Related Policies: 5.1, 5.2, 7.1, 7.2, 7.3, 7.10, 7.11

Energy Conservation

COS-32
Energy Efficient Public Buildings

Implement energy conservation measures in public buildings through the following actions:

- Promote energy efficient buildings and site design for all new public buildings during the site development permit process; and
- Install energy saving devices in new public buildings and retrofit existing public buildings.

Responsible
Agency/Department: Community Development, Public Works, Development and Permit Services
Funding Source: General Fund, development fees
Time Frame: Ongoing
Related Policies: 8.1, 8.2, 8.3, 8.4, 8.5, 8.6

COS-33
Promote Energy Retrofit Programs

Promote retrofit programs by the City to reduce energy usage and consequently reduce emissions from energy consumption. Encourage utility companies to provide informational literature about available retrofit programs at City offices, the Permit Center, and libraries.

Responsible
Agency/Department: Development and Permit Services, utility companies
Funding Source: General Fund, utility companies
Time Frame: Ongoing
Related Policies: 8.1, 8.2, 8.3, 8.4