



City of Salinas
FY 2024-2025
Consolidated Annual Performance Evaluation Report
(CAPER - July 1, 2024, through June 30, 2025)

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This is an overview that includes major initiatives and highlights those that were proposed and executed throughout the program year. The City of Salinas (City) is designated as an entitlement community for three funding programs administered by HUD: Community Development Block Grant (CDBG); HOME Investment Partnerships; and Emergency Solutions Grants (ESG). The FY 2024-25 Consolidated Annual Performance Evaluation Report (CAPER) describes the City's affordable housing and community development activities between July 1, 2024, through June 30, 2025. The CAPER also provides an evaluation of the City's progress in carrying out the goals and objectives as stated in the Five-Year Consolidated Plan FY 2020–24 and the FY 2024–25 Action Plan.

Affordable Housing Multi-Family and Single-Family:

Housing Services Program: The Housing Services Program, which previously provided Housing Rehabilitation Direct and Deferred Loans, Housing Accessibility Assistance (HAA) Grants, and Lead Based Paint (LBP) Grants, was suspended due to staffing shortage and no allocation of funds during the past few years (including FY 2024-2025). The Program is currently being re-evaluated, and the City intends to re-instate this program in the future.

HOME American Rescue Plan: The Allocation Plan (AP) for the HOME American Rescue Plan (ARP) was submitted to HUD for final review and approval in October of 2022. By January 2023, HUD granted its final approval and awarded a total of \$2,918,774. The City is proposing to fund supportive services at two Homekey sites. These sites will collectively create 101 affordable rental housing units to house persons experiencing homelessness. The supportive services for participants of the program will include, but are not limited to case management, housing services, counseling, transportation, financial assistance, and substance abuse treatment. It is anticipated that the financial allocation for supportive services will be sustained for a minimum duration of four years with an estimated annual budget of \$620,000. In FY 2023-24, there was a change in ownership in both Homekey projects and the City collaborated with the new owners to keep these projects within the intended use and purpose.

Homeless Facilities and Services: The City continued to fund homeless services and facilities using ESG funds. The following services have been provided through ESG to date:

- **Salinas Outreach and Response Team (SORT):** SORT was developed during FY 2021-22, to provide outreach and engagement services to unsheltered encampments. Their outreach model includes effective engagement by actively locating, identifying, and building relationships with unsheltered residents. The SORT team provides linkage and referrals to supportive programs. A total of 232 persons were served in FY 24-25. A total of 15 people were placed in Emergency Shelter, 8 people were placed in transitional housing, and 36 people were placed in permanent housing. Of those, a total of 125 persons were enrolled and engaged in street outreach services through ESG in FY 24-25. . In addition, the SORT team engaged 46 persons using CDBG funds
- **Community Homeless Solutions:**
 - Rapid Rehousing** – Enrolled 72 persons in the rapid rehousing program, including 2 veterans. The CNC permanently housed 27 individuals.

Neighborhood Conditions: During FY 2024-25, one public service program was funded with CDBG funds.

- **Fair Housing and Tenant/Landlord Services Program:** Eden Council for Hope and Opportunity (ECHO) provides fair housing counseling and investigation and tenant/landlord counseling and conciliation regarding rental housing rights and responsibilities and the protections available regarding laws and ordinances. ECHO assisted 180 households during this fiscal year.

Public Facilities and Improvements:

- **Hebbron Family Center Project:** The Hebbron Family Center Project, located at 683 Fremont Street, is **under** construction and managed by the City's Public Works and Library and Community Services Departments. The project was awarded \$1,306,613 in CDBG Entitlement Funds from FY 2020-21 and FY 2021-22 CDBG program funds for the soft cost activities of the project and \$100,000 for Activity Delivery. On May 16, 2023, the City Council approved the FY 2023-24 Annual Action Plan (AAP) and allocated \$240,502 in CDBG program funds. Through a substantial amendment approved by City Council on December 5, 2023 to FY 2017-18, FY 2019-20, FY 2020-21, and FY 2021-22, the City allocated an additional \$759,498 to the project, including \$50,502 for Activity Delivery. Additionally, on December 5, 2023, the City Council also approved a substantial amendment to FY 2017-18, FY 2019-20, FY 2020-21, FY 2021-22, FY 2022-23, and FY 2023-24 to allocate an additional \$600,000 in CDBG program funds. In total, the project has been allocated \$3,057,115. in CDBG funds. The funds are earmarked for the soft costs of the project which include design, development, and project/construction management. In FY 2022-23, the Environmental Assessment for the project was completed and submitted to HUD in November 2022. Subsequently in December 2022, the demolition permit for the center was approved and in April of 2023, the existing Hebbron Family Center was demolished. The City amended the NEPA Environmental Assessment (EA) for the project on September of 2023 and the City received the Authority to Use Grant Funds (AUGF) from HUD in November of 2023. The project continued into FY 2023-24 as a Design-Build project and the general contractor has been selected and awarded the project. Construction completion is expected by December of 2025.
- **Sherwood Recreation Center Project – Phase IV:** The Sherwood Recreation Center Phase IV is a retrofit project located at 920 N. Main St., Salinas, CA, on a City owned parcel. The project involves converting the former Municipal Swimming Pool Building (approximately 12,895 sq ft) into a functional recreation center focused on youth sports programs. The scope of work includes exterior improvements like hazardous material remediation, roof repairs, façade repairs, installation of new windows and doors, improved accessibility features, parking area upgrades, landscaping, and interior improvements. The City will utilize allocated CDBG program funds to finance administrative functions, construction activities, and other contingencies arising during implementation.

Through its Fiscal Years 2021-2022, 2022-2023, 2023-2024 & 2024-2025 Annual Action Plans (AAP) the City allocated a total of \$3,951,795.20 of CDBG program for preliminary design, soft costs, and construction costs of the Sherwood Recreation Center Phase IV project. Following the bid opening for the construction of the project, and updated construction cost estimates it was determined that the project had a funding shortfall of approximately \$595,000. To help close the project funding gap, the City identified \$550,000 in unspent CDBG funds from the Republic Café project and \$45,000 from the Housing Referrals and Tenant/Landlord Services project, both previously allocated through the FY 2023-2024 Annual Action Plan.

The design process was completed and submitted to the City for plan review in July 2024. The environmental review phase of the project was completed in March 2025. Construction is expected to begin February 2026 and be completed by October 2026.

- **Chinatown Neighborhood Improvements:** The Chinatown Neighborhood Improvements is not a one parcel project, but instead the revitalization of an entire neighborhood as identified in the City's Chinatown Revitalization Plan. The City's Community Development Department manages this project. This neighborhood project received a total of \$577,980 in CDBG entitlement funds towards construction activities with an additional \$30,000 earmarked for Activity Delivery. In FY 2022-23, City staff collaborated with the Salinas Downtown Community Board, that includes local stakeholders from the business sector, nonprofits, and neighborhood residents. Feedback from the community board indicated strong support for projects focused on infrastructure, sanitation, and beautification. In August 2022, City staff completed an Exempt Environmental Review Record (ERR) for the soft cost activities of the project and began with the design phase of the project. In FY 2023-24, the Community Development Department started collaborating with the Public Works Department to refine the project scope. This project will focus on ADA curb cuts, sidewalk repairs,

street repairs, and lighting improvements throughout the neighborhood. The project will be broken down into multiple phases. ERR Phase I will be completed in FY 2025-26, and it will focus on sidewalk and ADA curb cut improvements.

- **First United Methodist Church Kitchen Rehabilitation:** The First United Methodist Church (FUMC) is located at 404 Lincoln Avenue. The Salinas FUMC managed the project. The project was awarded \$561,182 of CDBG funds to rehabilitate its existing kitchen and bring the parking lot to ADA standards. FUMC has provided meals prepared in their kitchen and other essential services to the unhoused population. All construction activities were completed on June 10, 2024. Following the completion of all construction activities, the project was officially finalized and closed in HUD's Integrated Disbursement and Information System (IDIS) in September 2024.
- **Early Childhood Development Center (ECDC):** The ECDC project is located at 1018 Buckhorn Drive. The Alisal Union School District (AUSD) managed this project and received \$880,000 of CDBG funds for the construction of the project for a center that will accommodate up to 90 preschool children and employ 15 staff and faculty members. The project was completed in January 2025 and had a grand opening ceremony on February 3, 2025. The facility will be fully occupied and operational at the beginning of the next school year in August 2025.
- **Natividad Creek and Closter Park Restroom Rehabilitation Projects:** Initially this project was going to include two parks, the Natividad Creek Park and the Closter Park, however due to budget constraints and cost, City staff determined to advance only one project, the Natividad Creek Park Restroom Rehabilitation. This project is located at 1395 Nogal Drive. The City's Community Development Department is managing this project in collaboration with the Public Works and the Library and Community Services Departments. The rehabilitation activities of this project included ADA upgrades inside and outside the restroom as well as new ADA parking stalls. The City awarded \$442,070 in CDBG Entitlement funds through its FY 2019-20 AAP. In FY 2022-23, City staff released two Request for Proposals (RFP), in December 2022 and April 2023, but was unable to award contract. After the two unsuccessful RFPs, staff directly requested proposals from contractors and awarded the construction contract to HA Construction on June 20, 2023. During FY2023-24, City staff approved change orders 1-5 & 7-13 in the amount of \$78,674.96. Mobilization and construction activities began following the authorized Notice to Proceed issued on November 20, 2023. Due to underperformance, HA Construction was removed from the project. The City released a new RFP and selected a David Construction as the new contractor on the project. As of the end of FY 2024-25, construction progress is at 74% with a projected completion of late December 2025.
- **The Republic Cafe:** The Republic Café is a two-story building with approximately 6,490 square feet of usable space, currently in poor condition due to fire damage and decades of deferred maintenance. Originally constructed in 1942, it is the only structure in Chinatown listed on the National Register of Historic Places (July 2011). In the FY 23-24 AAP, the project was allocated \$500,000 in CDBG funding. However, it has faced several setbacks, particularly related to the acquisition. The project was undergoing court proceedings to allow the owners and the City to close escrow. In August 2023, the Environmental Review Record (ERR) for soft costs and emergency repairs was completed. However, because the City did not yet have site control, the Environmental Assessment (EA) was placed on hold. Court proceedings and public notices regarding the sale of the property provided an opportunity for any parties to contest the transaction. An evidentiary hearing was held on July 2, 2024, after which the court issued a Quiet Title to the City of Salinas. Unfortunately, the manner in which the Quiet Title was granted raised concerns with the title company, which declined to insure the site due to the possibility that the ruling could still be contested. As of September 2025, the City is pursuing a Substantial Amendment to the FY 2023-2024 Action Plan to de-obligate the funding for this project in order to close the funding gap for Phase IV of the Sherwood Recreation Center. As the project approaches the construction phase, the City plans to allocate funding from future grant sources, including the Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), Housing Successor

Agency (HSA), Local Housing Trust Fund, and Permanent Local Housing Allocation (PLHA). Additionally, funding will be pursued from the California Department of Housing and Community Development (HCD), and other sources to support the museum's construction. As a result, shifting these funds as proposed will not impact this project. To keep the community informed, public meetings will be held throughout the project's development, with regular updates provided at the monthly Downtown Community Board meetings.

CDBG-CV

The City received \$1,190,782 as CDBG-CV1 funds and \$1,209,375 in CDBG-CV3 funds, for a total of \$2,400,157 in CDBG-CV funds through a Substantial Amendment to the FY 2019-20 AAP. The City continued to expend the CV funds over the FY 2024-25 period. Specifically, the following activities were underway:

- **City of Salinas Housing Information and Referral Services:** The City of Salinas has been providing housing information, education, and referral services to Salinas residents through the Emergency Rental Assistance Program (ERAP), created in response to the COVID-19 Pandemic. As of end of October 2024, the City of Salinas has assisted 54 households with rental assistance through the United Way Community Impact Grant funds.
- **The Grow Salinas Fund (GSF) / Economic Development Technical Assistance:** Through this activity, the City of Salinas Business Navigator provided technical support to 166 clients, addressing 53 cases requiring in-person assistance. Businesses both within and outside the ANSRA are currently receiving help through the City's Outdoor Dining Forgivable Loan Program and other small business support efforts. Ongoing guidance has been offered to help businesses understand program requirements, navigate the application process, and prepare for future funding opportunities. In addition, the City hosted two workshops and one networking mixer covering key topics such as the City's procurement process, marketing strategies, micro-kitchen permits, and business networking. Significant progress was done for the Alisal Façade Program, including the development of draft program guidelines, internal processes, maintenance agreements, and the creation of an online application portal. The program is set to launch in Fall 2025, with the Business Navigator managing the application process. Support was also provided to the City Manager's Office in the development of a Financial Empowerment Center (FEC). This included compiling a stakeholder interest list and assisting with the preparation of a Request for Proposals (RFP) to engage potential providers and funders. An FEC, will offer free, one-on-one financial counseling to residents in areas such as banking, savings growth , debt reduction and legacy planning. Collectively, these efforts aim to expand economic opportunities and improve access to essential resources for Salinas residents and businesses.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Increased Decent and Affordable Housing	Affordable Housing	CDBG: \$602,860	Rental units constructed	Household Housing Unit	25	17	68.00%	5	0	0%
		HOME: \$4,289,745	Homeowner Housing Rehabilitated	Household Housing Unit	25	3	8.00%	0	0	NA
Enhanced Homeless Facilities and Services	Homeless	CDBG: \$535,800 CDBG-CV: \$238,000 ESG: \$670,915.00 ESG-CV: \$5,788,953 HOME-ARP: \$2,480,958	TBRA/Rapid Re-Housing	Persons Assisted	50	206	412%	15	72	480%
			Public Service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	471	94.2%	50	171	291%
			Homeless Person Overnight Shelter	Persons Assisted	1,300	221	17%	0	0	0.00%
			Homelessness Prevention	Persons Assisted	25	1	4.00%	0	0	0.00%

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Enhanced Neighborhood Conditions	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$7,363,573 CDBG-CV: \$1,682,126	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100,000	227	0.00%	50,000	77	0.00%
			Public Service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	4,000	987	24.68%	350	180	51.43%
			Businesses Assisted	Businesses Assisted	20	337	0.00%	0		0.00%

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

During FY 2024-25, the City continued to implement the priority needs established in the City's current FY 2020-24 Consolidated Plan. All High Priority Needs identified in the Consolidated Plan received funding from CDBG, HOME, and/or ESG programs. The City successfully achieved or remained on track to achieve the majority of its goals and objectives. Notably, it advanced the following affordable housing projects, described earlier:

- **First United Methodist Church (FUMC) Kitchen Rehabilitation:** On March 29, 2019, the FUMC and the City entered into a CDBG Grant Funding Agreement for a project that includes but is not limited to the reconstruction of the existing kitchen facility, lead and asbestos remediation, sewer line repairs, modification of existing bathrooms and ADA improvements. In FY 2022-23, the City disbursed \$326,814.54. The City may increase the project's funding by less than 25% of the original project as identified in the City's Citizens Participation Plan, without triggering a substantial amendment. In February 2024, the City and FUMC entered into Amendment No. 1 which increased the project funding \$66,520, well under 25% of the original project CDBG funding. Before the end of FY 2023-24, all construction activities for the project were formally completed, and the building permit was finalized on June 10, 2024. During FY 2024-2025, City staff collaborated with FUMC staff to collect all required closeout documents.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG	CDBG-CV	HOME*	ESG	HOME-ARP
White	230	204	0	46	0
Black or African American	14	5	0	12	0
Asian	1	6	0	3	0
American Indian or Naïve American	10	2	0	3	0
Asian and White	1	1	0	1	0
Native Hawaiian or Other Pacific Islander	1	2	0	2	0
Other	46	0	0	130	0
Total	303	220	0	197	0
Hispanic	177	158	0	130	0
Non-Hispanic	126	62	0	67	0

* No HOME or HOME-ARP projects were completed in FY 2024-25

Narrative

The City provided public services to 720 residents and households across Salinas. This table also identifies 220 persons assisted with CDBG-CV funds. While demographic data was collected, some residents chose not to disclose their ethnicity, and therefore those responses are not reflected in the table above. Of those who did respond, approximately 65 percent of CDBG-assisted individuals identified as Hispanic.

Additionally, the table includes 197 persons assisted with ESG funds. Only those enrolled in the Homeless Management Information System (HMIS) are represented. For further details on ESG-funded homeless prevention and intervention services, please refer to the SAGE – HMIS database and accompanying report.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	Public	\$7,363,572.56	\$2,997,945.67
CDBG-CV	Public	\$226,432.16	\$214,977.71
HOME	Public	\$4,046,657.95	\$233,198.85
HOME-ARP	Public	\$2,918,774.00	\$180,238.94
ESG	Public	\$397,942.24	\$373,025.97

Table 2 - Resources Made Available

Narrative

The CDBG allocation for FY 2024-25 was \$2,143,629 and the City also received \$37,224.84 in Program Income (PI). Combining the FY 2024-25 funds with previous unexpended program funds in the amount of \$5,182,718.72 collectively totals \$7,363,572.56 of available resources. Of the \$2,997,945.67 CDBG funds expended during FY 2024-25, \$1,705,590.24 (56.9%) benefitted the Alisal NRSA with the rehabilitation of the Hebbroon Family Center and Natividad Creek Park.

The City was allocated a total of \$2,400,157 in CDBG-CV program funds in FY 2020-21. Overall, as of the end of FY 2024, the City expended \$214,977.71 on public services in response to COVID, along with administration of these activities. There is a total of \$11,454.45 remaining to be expended by August 2026.

The City's HOME allocation for FY 2024-25 was \$729,681.15 and received a total of \$173,969.04 of PI. The City had an unexpended amount of \$3,143,007.76 from prior fiscal years, which collectively totals \$4,046,657.95 of available HOME funding for FY 2024-25. Of the available funds, \$233,198.85 were expended during this period.

The Allocation Plan (AP) for the HOME American Rescue Plan (ARP) was submitted to HUD for final review and approval in October of 2022. By May 26, 2023, HUD granted its final approval and was awarded a total of \$2,918,774. There was a total of \$180,238.94 in expenditures during FY 2024-25.

The City's ESG allocation for FY 2024-25 was \$177,152, however the City had \$220,790.24 of unexpended funds from prior years for a total of \$397,942.24 of available funds for FY 2024-25. There were \$373,025.97 of expenditures during this period.

In summary, of all funds expended during FY 2024-25 (CDBG, CDBG-CV, ESG, and HOME) which totals \$3,999,387.14 the funds benefitted the following areas:

- Alisal NRSA - \$1,705,590.24 (CDBG);
- Chinatown Revitalization Area - \$138,791.00 (ESG & CDBG)

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Alisal Neighborhood Revitalization Strategy Area	1%	43%	One CDBG Public Facility
Chinatown Revitalization Area	4%	3%	One CDBG Public Facility

Table 3 – Identify the geographic distribution and location of investments

Narrative

Alisal Neighborhood Revitalization Strategy Area (NRSA)

The Alisal NRSA is one of the most economically distressed neighborhoods in the City, with some of the highest concentrations of poverty and substandard living conditions. The area faces persistent challenges, including inadequate public infrastructure, high unemployment, and elevated levels of violent crime. Within the Alisal NRSA, 23% of all households live in poverty, significantly higher than the Citywide rate of 14%.

For the FY 2024-2025 Action Plan, the City did not allocate new funds specifically designated for the Alisal NRSA. However, residents will benefit from services provided by the City's Outreach and Response Team. Additionally, projects funded in prior years such as the Hebbroon Family Center and Natividad Creek Park Restroom Rehabilitation are located within the Alisal NRSA. A third initiative, the Early Childhood Development Center, while not physically situated in the Alisal NRSA, serves children residing in the Alisal NRSA.

Chinatown Slum and Blight Designation

On May 16, 2019, Kimberly Nash, the Director of the Community Planning and Development Division, accepted the Chinatown Slum and Blight Designation Report. With the designation of Chinatown as a Slum and Blight Area, the City has a greater opportunity to revitalize it. Chinatown is at the heart of Salinas and it's an integral part of the City's rich history. Established by Chinese merchants on Soledad Street in 1893, Chinatown is one of the oldest and historically and culturally rich neighborhoods in the City of Salinas. An important crossroads in California immigrant history, it is the largest, active Chinatown between San Francisco and Los Angeles. The Slum and Blight designation was effective July 1, 2017, and will continue for a period of 10 years after. The designation covers an area of six-blocks that are physically separated from the surrounding Downtown and the Intermodal Transit Center by the Union Pacific railroad tracks and by the main arterials such as East Market Street, Sherwood Drive, East Rossi Street, Monterey Street and North Main Street. The neighborhood includes the following minor streets: East Lake Street, California Street, Soledad Street, Market Way, Bridge Street. Within the neighborhood, there are three (3) alleys: Bridge, Rossi, and Lake. The six blocks that form the Chinatown Slum and Blight area are located primarily within Census Tract 18.02 BG 2. This BG has a population of about 2,193, with 69.8 percent being low and moderate income.

During FY 2024-25, the City did not allocate funds specifically designated for the Chinatown area. However, CDBG funds were awarded to the Salinas Outreach and Response Team (SORT) to provide services such as engagement, linkages and referrals to supportive programs. These services will benefit residents in the Chinatown as well as those throughout the City. Additionally, ESG funds were provided to Community Housing Solutions to operate the Rapid Re-Housing Program, which also serves individuals in the Chinatown area .

Leveraging

Explain how federal funds leveraged additional resources (private, state, and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

ESG funding is often an essential funding source for Public Service subrecipients, often serving as a gateway to additional funding opportunities. None of the subrecipients' essential safety net programs rely solely on ESG, instead they leverage a mix of funding sources. Local community foundations, for example, typically require matching funds – an obligation that has frequently been met through City of Salinas CDBG allocations.

Beyond direct financial leverage, public investment in neighborhood infrastructure – such as upgraded water mains, traffic signals or street lighting, can serve as a catalyst for private investment. These improvements often encourage area property owners to invest in their own properties, amplifying the impact of public funds.

In addition, the City is working on establishing several new public/community facilities on City-owned properties:

1081 Buckhorn Drive: The City purchased 1081 Buckhorn Drive with HUD Economic Development Initiatives (EDI) funds with the specific objective to develop a childcare center. The Alisal Union School District (AUSD) managed this project and received \$880,000 of CDBG funds for the construction of a center that will accommodate up to 90 preschool children and employ 15 staff and faculty members. The project was completed in January 2025 and had a grand opening ceremony on February 3, 2025. The facility will be fully occupied and operational in August 2025 at the beginning of the school year.

HOME Match Contribution: For FY 2024-2025, the City of Salinas was eligible for a 50-percent reduction in HOME match requirements based on the City's poverty index of 14.25 percent. The excess match carried over from the previous program year 2023 is \$6,372,712. There was no match contribution for program year 2024.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$6,372,712
2. Match contributed during current Federal fiscal year	\$0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$6,372,712
4. Match liability for current Federal fiscal year	\$0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$6,372,712

Table 4 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Table 5 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$598,003.03	\$173,969.04	\$17,396.90	\$0	\$754,572.17

Table 6 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	0	0	0	0	0	
Dollar Amount	0	0	0	0	0	
Sub-Contracts						
Number	0	0	0	0	0	
Dollar Amount	0	0	0	0	0	
	Total	Women Business Enterprises	Male			
Contracts						
Number	0	0	0			
Dollar Amount	\$0.0	\$0.0	\$0.0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	\$0.0	\$0.0	\$0.0			

Table 7 – Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Table 8 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		\$0		
Businesses Displaced		0		\$0		
Nonprofit Organizations Displaced		0		\$0		
Households Temporarily Relocated, not Displaced		0		\$0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Table 9 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	0	0
Number of non-homeless households to be provided affordable housing units	5	0
Number of special-needs households to be provided affordable housing units	0	0
Total	5	0

Table 10 – Number of Households

	One-Year Goal	Actual
Number of households supported through rental assistance	0	0
Number of households supported through the production of new units	5	0
Number of households supported through the rehab of existing units	0	0
Number of households supported through the acquisition of existing units	0	0
Total	5	0

Table 11 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Under the City's Affordable Housing Goal for FY 2024-25, the City proposed reserving 90 percent of the available HOME funds for an affordable housing project to be determined in the future. During the fiscal year 2024-25, the City held several meetings with both non-profit and for-profit developers to better understand the affordable housing projects currently in the pipeline within the City of Salinas limits. Although the City did not contribute any HOME or CDBG funds toward affordable housing projects in FY 2024-25, it anticipates funding potential projects in FY 2025-26. Several local developers have projects underway, including: CHISPA, a local non-profit developer, with one senior housing project in the pipeline. The Housing Authority of the County of Monterey, a non-profit developer, with two multi-family affordable housing projects. Eden Housing Inc., another non-profit developer, with one multi-family affordable housing project. A new, for-profit developer, Workbench, is collaborating with a local non-profit developer to develop one multi-family affordable housing project within the City. With these known developments, there are at least eight affordable housing projects in the pipeline within City limits. The City anticipates contributing HOME and CDBG funds to support these efforts in upcoming fiscal years.

Discuss how these outcomes will impact future annual action plans.

Housing rehabilitation activities within the City were suspended during FY 2024-25 and are currently under evaluation for reinstatement. This program will be further assessed during the development of the City's upcoming Consolidated Plan.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
Total	0	0

Table 12 – Number of Persons Served

Narrative Information

The City utilizes its CDBG and HOME funds to provide affordable housing for the low-income population.

The new FY 2025-2029 Consolidated Plan contemplates the reinstatement of a housing rehabilitation program in the upcoming years.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The Salinas Outreach and Response Team (SORT) actively participates in planning and facilitating homeless outreach meetings in partnership with the Coalition of Homeless Service Providers. These meetings bring together a wide range of service providers, including: Interim Inc, Junipero Franciscan Workers (Dorothys), Community Human Services (SVSOP), Valley Health Associates, St. Vincent PFC, Health and Advocacy Team Support, The Epicenter, Downtown Streets Team, Monterey County Department of Social Services, Helping Empower Residency Services, City of Seaside, Access Support Network, and Community Homeless Solutions. The purpose of these meetings is to improve system processes and coordination of outreach services to address the complex needs of the unsheltered population across the region. Examples of coordinated efforts include resource tabling events and joint outreach through Outreach Committee, which supports regional efforts and provides direct services in Salinas encampments such as Industrial, Chinatown, Carr Lake, and Creekbridge. Additional coordination and resources have also been extended to the Pajaro Levee through collaboration between outreach committees and the Continuum of Care. In FY 2024-25, the City of Salinas funded both the Chinatown Navigation Center Rapid Rehousing Program and The Salinas Outreach and Response Team (SORT) through CDBG and ESG. Both programs demonstrated increased success, as outlined in the ESG narrative.

City of Salinas:

The City collaborates with the Coalition of Homeless Services Providers through several committees, including the HMIS/CARS Oversight Committee, and the Monitoring and Evaluations Committee. These groups focus on improving policies and strengthening the systematic homeless response to homelessness with the Continuum of Care. The City's Mayor serves on the Leadership Council for the Regional Continuum of Care (CoC), a collective body of homeless service stakeholders that coordinates policies, strategies, and activities aimed at ending homelessness in Monterey and San Benito Counties. Additionally, leaders from Monterey County, including City Managers, key municipal staff, and non-profit organizations have convened to explore solutions for improving conditions in Chinatown, with a focus on housing and supportive resources.

City staff also actively participate in the Salinas Downtown Community Board, a group that meets monthly to develop a vision for Chinatown. This board includes service providers, City and County representatives, and other neighborhood stakeholders.

Addressing the emergency shelter and transitional housing needs of homeless persons

Homeless Funding: In 2016 the City became the Administrative Entity (AE) responsible for administering State ESG and California Emergency Solutions and Housing (CESH) programs for San Benito and Monterey Counties. This collaboration has expanded emergency homeless funding and increased capacity to serve individuals experiencing homelessness within our Continuum of Care (CoC). In 2022, the City and County partnered to launch a program modeled after Project Room Key, now known as the Emergency Motel Program (EMP). In FY 2024-25, the City of Salinas solely funded the operations using Encampment Resolution Funding and California Emergency Solutions and Housing (CESH) Funds. The Emergency Motel Program currently offers 37 rooms, 11 with double beds, 26 single beds.

The City utilized multiple funding streams to support operations of the Share Center, Chinatown Navigation Center, and the EMP. These included CAL ICH Encampment Resolution Funding, Capital Improvement Projects (CIP) and American Rescue Plan (ARPA) Funding. The Chinatown Navigation Center (CNC) operated by Community Homeless Solutions, provides sanitation services and on-site case management services for individuals experiencing homelessness in Chinatown. To complement these services, the City purchased, installed, and furnished a Sprung

Structure that can temporarily house up to 51 individuals. This facility is also managed and operated by Community Homeless Solutions. In FY 2022-23, leveraging additional funds, the City and County partnered to expand the Project Room Key model in Salinas through the EMP, which offers 37 rooms, 11 with double beds, 26 single beds. Case management services at the EMP are provided by University Corporation of Monterey Bay and are partially funded through ESG-CV.

Emergency Shelter: Community Homeless Solutions (CHS) and Victory Mission provide alternative emergency shelters to homeless population in Salinas. Community Homeless Solutions operates a domestic violence shelter serving single women, women with children, and men who are victims of domestic violence, at a confidential location in the City of Salinas. Victory Mission operates a 7-days a week overnight Men's Shelter with bed, clean bedding, hot shower, bath towel, soap, shampoo, toothbrush, toothpaste, razor, shaving cream, lotion, hair gel, clean socks, undergarments and clean clothes. Laundry service available for \$2.00 a night. **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

Discharge Policies: On May 8, 2007, the City of Salinas adopted a Discharge Coordination Policy addressing the release of individuals from publicly funded institutions and systems of care. Since the City neither owns nor operates such facilities, the policy's adoption served primarily as a symbolic gesture – demonstrating the City's commitment to regional collaboration and its support for coordinated discharge planning efforts. The Countywide Continuum of Care (CoC) continues to lead efforts to align discharge policies across publicly funded institutions and systems of care. As part of this initiative, the "Lead Me Home: The Game Plan for Housing Homeless People in Monterey and San Benito Counties" established the Discharge Planning Committee as Action Teams focused for Foster Youth, Health and Criminal Justice. These groups aim to develop a comprehensive, county-wide discharge planning policy that reduces the risk of homelessness following institutional release.

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

In the City of Salinas, homeless service agencies actively strive to transition individuals experiencing homelessness into stable permanent housing as swiftly and compassionately as possible – reflecting a community-wide commitment to dignity, recovery, and long-term solutions.

Community Housing Solutions: CHS provided rapid re-housing to 72 persons.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Housing Authority of the County of Monterey (HACM) serves as the designated housing authority for the County. HACM has converted all public housing units countywide to Project-Based Rental Assistance. To date, the City has completed a total of 27 California Tax Credit Allocation Committee (CTCAC) Local Review Agency (LRA) Project Evaluation Forms for HACM in connection with proposed Residential Assistance Demonstration (RAD) projects.

The City of Salinas also owns and manages three (3) properties, comprising a total of four residential units. These units are not classified as HUD “public housing” and were acquired through grants awarded by various departments within the State of California.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

HACM has taken the lead in developing innovative models to enable the homeless and other low-income families to achieve economic independence and self-sufficiency. Their multi-faceted plan to improve the operation of public housing units and assist clients toward self-sufficiency is detailed in their periodically updated Five Year Action Plan.

Actions taken to provide assistance to troubled PHAs

HACM has not been designated by HUD as “troubled.”

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The most critical barrier to affordable housing in Salinas is that the overwhelming demand for decent, affordable housing compared to the City's limited resources. The elimination of redevelopment funds significantly compromised the City's ability to meet its affordable housing goals. Additionally, rising housing costs and declining public funds have led to the suspension of the City's First-Time Homebuyer Program. Despite these challenges, the City continues to aggressively pursue funding opportunities at the local, state, and federal levels to supplement its constrained resources.

The City values its partnerships with nonprofit housing developers such as CHISPA, MidPen Housing, HACM, Eden Housing Inc., and others in implementing innovative strategies to expand permanent housing options for homeless and low-income residents.

To support developers, the City offers fee deferrals for certain eligible impact fees. These deferrals are typically structured the as a low-interest loans over a fifty-five-year period, repaid through residual receipts.

In June 2017, the City updated its Inclusionary Housing Ordinance to provide more flexible options for developers to produce affordable units on-site. Projects that are 100% affordable are exempt from the ordinance's requirements.

On September 13, 2022, Community Development Department staff presented an Administrative Report to the City Council regarding the Inclusionary Housing Ordinance and the Downtown Area Exemption ("Downtown Exemption"). Recognizing barriers to adaptive reuse, the City had previously adopted an Adaptive Reuse Ordinance in 2018 to relax or eliminate certain development standards and incentivize the conversion of older, underutilized commercial buildings. However, the additional costs associated with implementing the Inclusionary Housing Ordinance can make such conversion economically infeasible. On October 18, 2022, following extensive discussion, the City Council recommended amending the Downtown Exemption to apply only to adaptive reuse projects, acknowledging the financial and logistical challenges of converting historic or aging buildings that might otherwise remain vacant.

The City also maintains a Density Bonus Ordinance, which offers incentives and concessions to developers who include a designated percentage of affordable housing in their projects. The City continues to align its policies with the latest updates from State of California. Under current law, 100% affordable housing projects may qualify for up to five concessions and unlimited number of waivers.

To encourage the development of accessory dwelling units (ADUs), the City has updated its Zoning Ordinance to allow greater has flexibility. In recent years, ADUs have become the most significant source of new housing units within City limits. .

The City's Housing Element was updated for the 2023-2031 planning period, establishing housing programs and activities to guide development and preservation efforts over the next eight –years. The approved Housing Element includes actions to mitigate constraints to housing development, such as Zoning Code amendments to support housing for special needs populations. The Housing Element was adopted by City Council on December 5, 2023, and was found to be in substantial compliance by the State of California on February 8, 2024.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Homeless individuals remain among the most underserved groups in Salinas, with ESG funding falling far short of what is needed to adequately address the City's homelessness challenges. In response, the City has leveraged its CDBG allocation to support public facilities and services that benefit this vulnerable group. In FY 2024-25, the City is also utilizing its remaining CDBG-CV funds to help finance services and projects that serve this underrepresented population.

Additionally, the City has partnered with the Continuum of Care for Monterey and San Benito Counties to implement homeless programs and services funded through the State ESG programs. As the lead agency for administering these funds, the City directs resources toward homeless prevention, emergency shelter, rapid rehousing, and outreach services.

The following agencies were approved for FY 2024-25 State ESG funding:

- City of Salinas – Program Administration and The Salinas Outreach and Response Team
- Community Homeless Solutions – Rapid Rehousing Program

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

As a condition for receiving HUD funds, the City of Salinas complies with HUD's Lead Safe Housing Regulation (Title 24, Part 35). Potential project sites with housing units constructed prior to 1978 are tested by a certified lead inspection firm for lead-paint and, where applicable, other materials containing lead, such as ceramic tiles. If lead is detected, remediation is performed by a certified Lead-Based Paint (LBP) contractor before the General Contractor is permitted to begin construction activities.

In FY 2024-25, there was no housing projects or public facilities under construction.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City's anti-poverty strategy is outlined below, with specific FY 2024-25 actions noted under each category:

1. The City continues to support housing developers that provide affordable rental and multifamily housing opportunities in Salinas. While no affordable housing projects are currently under construction, eight (8) projects are in the pipeline within City limits. The City anticipates contributing HOME and CDBG funds to these developments in upcoming fiscal years. These projects aim to deliver both permanent and permanent supportive housing for low-income households and individuals experiencing homelessness.
2. As of FY 2024-25, the Housing Services Program, which previously offered Housing Rehabilitation Loans, Housing Accessibility Assistance (HAA) Grants, and Lead-Based Paint (LBP) Grants is being re-evaluated. It has been included in the 2025-2029 Consolidated Plan for potential reinstatement.
3. The City continues to support fair housing services that help seniors to remain in their homes and to addresses basic needs.
4. The City remains committed to supporting homeless service providers in Salinas and the broader community. In FY 2024-2025, Community Homeless Solutions served 72 individuals with rental financial assistance for housing stability, while the City's Salinas Outreach and Response Team provided street outreach and housing navigation services to 197 individuals.
5. The Hebbbron Family Center (HFC) will offer a safe, engaging environment for youth and residents to participate in enrichment activities. Programs will include a Youth Homework Center, Drop-in After School program, Summer Program, Girl Scout Troop 541, Karate Classes, Read Grow Play, Citizenship Classes, Food Bank services and other recreation offerings. The original HFC facility was demolished, and the new center is currently in the building permit phase. Construction is expected to begin in the coming months and be completed by the end of 2025.
6. The City continues to promote Section 3 Employment and Economic Opportunities for low-income residents and business concerns through its housing and public improvement projects. The Section 3 Clause is included in all bid package for public works and federally funded affordable housing projects. Section 3 data is collected annually and reported to HUD via IDIS. The City has transitioned to the new HUD Section 3 Rule and is working with developers, consultants, and general contractors to ensure compliance.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City will continue to pursue other sources of funds to leverage HUD funding and entice housing developers to create affordable housing developments. The City is in the process of engaging local affordable housing developers

and learn the future housing development plans and offer existing and future sources of funds from the State of California and HUD.

The City is committed to continue funding the SHARE Center, CNC, and SORT using HUD, State and local funds, to alleviate homelessness using HUD, state and local funds.

The City has also established a Housing and Land Use Committee to oversee the use of HUD funds. This committee provides an additional forum for nonprofits and stakeholders to communicate with the City and community members regarding housing and community development needs and plans for future projects. The committee is tasked with the objective of enhancing coordination and improving the effectiveness and efficiency in using HUD funds. Specifically, the committee evaluated the planned projects and funding, with input from the service providers and stakeholders, made changes to the criteria for allocating funds, and established a minimum grant amount for each agency before final awards are approved by City Council through the approval of the City's Annual Action Plan.

The City utilizes City Data Services for efficient and accurate management of the grant funds.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City of Salinas partners with its strong network of public and private housing and social service agencies to provide housing and community development programs in the City. Coordination efforts are ongoing. In addition, the City is working with the Counties of Monterey and San Benito Continuum of Care to implement homeless programs and services using State ESG funds. This funding source available to the region allows the City to provide an increased level of services for the homeless and at-risk homeless. The City serves as the lead agency for this funding program. The City is also in constant contact and collaboration with the Housing Authority of the County of Monterey (HACM) in the development of affordable housing projects and the provision of housing vouchers for projects funded with federal, state and local funds.

Identify actions taken to overcome the effects of any impediments identified in the jurisdiction's analysis of impediments to fair housing choice. 91.520(a)

The 2023-2031 Housing Element was adopted by City Council on December 5, 2023. The State found this document to be in substantial compliance on February 8, 2024. A major focus of this update is the new State requirement to identify impediments to fair housing choice. The newly adopted and approved Housing Element contains a range of meaningful actions to address five fair housing themes, including:

- Fair housing outreach and enforcement
 - Target outreach to areas with underserved populations
 - Target code enforcement activities in Alisal Neighborhood Revitalization Strategy Area (NRSA) where substandard housing units are more common
- Housing mobility
 - Proactively pursue and leverage governmental and non-governmental funds to increase the inventory of affordable housing
 - Pursued Prohousing Incentive Program (PIP) funding and the City maintains a Prohousing Designation
 - Amend the Zoning Code to facilitate the development of affordable housing and a variety of housing types, including emergency shelters, supportive housing, low barrier navigation centers, etc.
- New opportunities in high resource areas
 - Acquire and assemble sites to develop affordable housing particularly in high opportunity areas
 - Promote the establishment of Affordable Housing Overlay Zones in 'High Opportunity Areas' that include a bundle of effective and flexible incentives to encourage developers to build affordable housing

- Facilitate ADU/JADU construction through promotion on the City website, subsidies for owners providing affordable ADUs, and extension of elimination of development impact fees for ADUs between 800-1,200 sq. ft.
- Implement the Family Homeless Challenge Grant by purchasing single family homes and construction of ADUs for unhoused families
- Reassess and reinstate the First Time Homebuyer Program
- Place-based strategies for neighborhood improvement
 - Explore the creation of a Community Revitalization Investment Authority for Downtown, Chinatown, and Alisal
 - Develop and adopt the East Area Specific Plan
 - Reassess and reinstate the Housing Services Program
 - Increase public services through the establishment of a CBDO focused on youth services, fair housing services and tenant/landlord counseling, and/or small business counseling, education, and technical assistance services
- Tenant protection and anti-displacement
 - Adopted a Residential Rental Registration Ordinance which will allow the City to broaden the tenant-landlord services
 - Adopted a rent stabilization ordinance, tenant relocation assistance ordinance, and just cause for eviction ordinance

CR-40 - Monitoring 91.220 and 91.230

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

During FY 2024-25, the City performed a desk review monitoring of all CDBG, ESG, and HOME subrecipients through its on-line grant management system, City Data Services (CDS). The City conducted virtual monitoring's of programs and case files of its subrecipients.

The City's monitoring procedures for the implementation of its CDBG, HOME, and ESG programs are summarized in Attachment B.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Citizen participation is one of the most important components of the Consolidated Plan (CP) process.

Publicity: Public notices for a public hearing were released in The Monterey County Herald to inform the public that a draft CAPER was available for review and public comment. The public notices were also posted at the City's website, the City's Libraries, City Hall, City Council Chambers and Community Development Department; and were distributed to the City's NOFA distribution list.

Public Review of Draft Documents: The City conducted a minimum of 15-day public review period from September 8, 2025, through September 23, 2025. The Draft CAPER was made available at the following locations:

- the City website: <https://www.cityofsalinas.org/Residents/Community/Housing-Community-Development>
- in-person at the Community Development Department, City Clerk's office at City Hall, John Steinbeck Library, Cesar Chavez Library, and El Gabilan Library
- and through mail when requested.

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

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

Not applicable.

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

Not applicable.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The following list below represents all of the City's HOME-assisted affordable multi-family rental housing projects and shows the total number of HOME assisted units in each project:

- California House (436 California Street) – 5 units
- Gateway Apartments (25 Lincoln Avenue) – 20 units
- Haciendas Phase I (233 Calle Cebu) – 6 units
- Haciendas Phase II (241 Calle Cebú) – 4 units
- Haciendas Phase III (Hikari) – 9 units
- Haciendas Phase IV (34 E. Rossi Street) – 3 units
- Jardines Del Monte (1253 Del Monte Avenue) – 5 units
- La Gloria Apartments (539 E. Market Street) – 10 units
- Salinas Pointe Apartments (1260 John Street) - 5 units
- Lupine Gardens (300 Casentini Street) – 20 units
- Parkside Manor Phase I (1112 Parkside Street) - 6 units
- Sherwood Village (808 N. Main Street) – 43 units
- Sun Rose Apartments (439 Soledad Street) – 8 units
- Tresor Apartments (1041 Buckhorn Drive) – 8 units
- Tynan Village (323 Front Street) – 41 units
- Wesley Oaks (138 Carr Avenue) – 6 units
- Vista de la Terraza (165-177 Carr Avenue)- 8 units
- Moon Gate Plaza – 12 Units

City staff could not complete any on-site inspection of affordable units in FY 2024-25. However, the City requests inspection reports from at least 10% of all affordable multi-family rental housing projects. It is the City's goal to physically inspect all of the above listed HOME units during 2025-26. City staff will conduct an on-site HOME site visit which includes an internal unit inspection for each HOME-assisted unit, common area and external property inspection. City staff will use HOME checklist to cross reference the property conditions. The Housing and Community Development Division will keep a list of when the HOME units were inspected and what was the outcome of these inspections.

For the years that a HOME onsite inspection is not required and in accordance with the HOME final rule and §92.504(d), the City uses its customized online grant management software system (City Data Services), which allows all property owners/managers to annually submit unit inspection reports and data as part of the City's Annual Compliance Monitoring. The desk monitoring review consists of developer property unit inspection reports, annual income recertification reports, insurance documentation in which the developer submits annually to the City through CDS.

City staff has established a HOME spreadsheet which informs staff when the inspections are due on each property and will continue to use this spreadsheet. In accordance with the HOME final rule and §92.504(d), the City will ensure that on-site inspections will occur within 12 months after project completion and at least once every 3 years thereafter during the period of affordability. In addition, the property owner/manager must annually certify to the City that each building and all HOME-assisted units in the project are suitable for occupancy, considering State and local health, safety, and other applicable codes, ordinances, and requirements, and the ongoing property standards established by the City to meet the requirements of §92.251. The City will ensure that inspections will be based on a statistically valid sample of units appropriate for the size of the HOME-assisted project, as set forth by HUD.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

There are three components to the City's "affirmative marketing" of activities funded by the HUD entitlement grants: 1) Outreach regarding program design and administration; 2) Marketing of programs operated by the City; and 3) Marketing of activities operated by sub-recipients and sub-grantees.

Language barriers can be an impediment to accessing housing of choice. Reflective of the demographics in the City, 73.5 percent of all Salinas residents spoke languages other than English at home, according to the American Community Survey (ACS). Over half of these residents spoke English "less than very well." Linguistic isolation is more severe among Hispanics than among Asians, with approximately 69.3 percent of Salinas residents speaking "Spanish or Spanish Creole"¹ at home compared to only 3.2 percent speaking "Asian and Pacific Islander languages." Among "Spanish or Spanish Creole" speaking households approximately 51.0percent spoke English "less than very well".

The City's Citizen Participation Plan (CPP) includes guidelines for Limited English Proficiency (LEP).

The City also had hard copies and electronic brochures (English and Spanish) for the Housing Services Program when it was available.

Outreach Regarding Program Design and Administration: In keeping with the updated CPP, notices for Action Plan, CAPER, and community development needs hearings and annual Request for Proposals are typically published in Spanish and English in the local newspapers, City's websites, libraries, City Hall and Community Development Department. The City also subscribes to the California Relay Service to accommodate TDD (telecommunication devices for the deaf) users; published public notices provide a TDD number. The City also provides notice to local agencies that serve groups that may need notice in a different format. Spanish/English translation is typically made available during City Council meetings and at every public hearing regarding Action Plans and other HUD-funded topics.

Marketing of Programs Operated by City: The City's HUD-funded activities are administered by the Housing and Community Development Division of the Community Development Department. Of the current full-time positions allocated to the Division, at least five are certified by the City as bilingual English/Spanish, including the first point of contact for telephone and walk-in inquiries. Promotional materials are produced in both English and Spanish as well as marketing when published in newspapers. From time to time, targeted outreach for housing rehabilitation and first-time homebuyer activities is focused upon Spanish-speaking residents, including information to bilingual realtors and mortgage loan packagers, and Spanish language Public Service Announcements to the local news media.

Marketing of Programs Operated by Subrecipients: All City funding agreements employing funds from HUD grants require affirmative marketing activities. The City's monitoring plan includes verification that affirmative marketing is being employed. Many of the funded non-profit agencies routinely provide their services in a bilingual format. City housing activities that are not HUD-funded (e.g., inclusionary housing and density bonus programs) routinely require affirmative marketing to the community.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

The City received \$173,969.04 in HOME program income. Program income has primarily been used to augment funding for the City's multi-family housing projects underway.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

¹ American Community Survey offers the following sub-categories for members of the population that "Speak a language other than English": "Spanish or Spanish Creole"; "Other Indo-European languages"; "Asian or Pacific Island languages"; and "Other languages"

In addition to using HOME funds to create affordable housing units, the City of Salinas enforces an Inclusionary Housing Ordinance that requires a designated percentage of affordable units in new housing developments within City limits. This ordinance was updated in 2017 to enhance its effectiveness in promoting affordable housing production. The City also actively pursues state funding to support affordable housing development. Key funding sources include the Permanent Local Housing Allocation (PLHA), Prohousing Incentive Program (PIP), Local housing Trust Fund (LHTF), and the Family Homeless Challenge Grant (FHC).

In support of density-driven development, the City maintains a Density Bonus Ordinance that allows developers to increase project density in exchange for including a specified percentage of affordable housing units.

Additionally, City staff assist with the completion of the California Tax Credit Allocation Committee (CTCAC) Local Review Agency (LRA) Evaluation Forms for all affordable housing projects seeking CTCAC funding within the jurisdiction.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

During FY 2024-25, the City's expended funds primarily on public and homeless services, as well as program administration. These programs are not subject to Section 3 requirements. Projects subject to Section 3 requirements include:

- Hebbbron Family Center
- Sherwood Recreation Center IV
- Chinatown Neighborhood Improvements
- Buckhorn Early Childhood Development Center
- Natividad Creek Park Restroom Rehabilitation

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	5	0	0	0	0
Total Labor Hours	20,897				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

Table 13 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).	1				
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.	2				
Technical assistance to help Section 3 business concerns understand and bid on contracts.	2				
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	1				
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.	1				
Provided or connected residents with supportive services that can provide direct services or referrals.					

Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding childcare.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	1				
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	2				
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other. Hebbbron Rec Center & Buckhorn Early Childhood Dev Center – Submitted DAS 140 & 142 forms, Hire Union Carpenters	2				

Table 14 – Qualitative Efforts - Number of Activities by Program

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	SALINAS
Organizational DUNS Number	010919447
EIN/TIN Number	946000412
Identify the Field Office	San Francisco
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Monterey County

ESG Contact Name

Prefix	Ms.
First Name	Lisa
Middle Name	
Last Name	Brinton
Suffix	
Title	Community Development Director

ESG Contact Address

Street Address 1	200 Lincoln Ave
Street Address 2	
City	Salinas
State	CA
ZIP Code	93901-
Phone Number	(831)758-4239
Extension	
Fax Number	
Email Address	lisab@ci.salinas.ca.us

ESG Secondary Contact

Prefix	Mr.
First Name	Francisco
Last Name	Brambilla
Suffix	
Title	Management Analyst
Phone Number	(831) 758-7334
Extension	
Email Address	frankb@ci.salinas.ca.us

2. Reporting Period—All Recipients Complete

Program Year Start Date	07/01/2024
Program Year End Date	06/30/2025

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name	Community Homeless Solutions
City	Marina
State	CA
Zip Code	93933
UEI	FNS8C7JNC7H6
Is subrecipient a victim services provider	No
Subrecipient Organization Type	Other Non-Profit Organization
ESG Subgrant or Contract Award Amount	\$68,558

Subrecipient or Contractor Name	Salinas Outreach and Response Team (SORT)
City	Salinas
State	CA
Zip Code	93901
UEI	
Is subrecipient a victim services provider	No
Subrecipient Organization Type	Government
ESG Subgrant or Contract Award Amount	\$95,308

CR-65 - Persons Assisted

Reporting for ESG funding is now completed in a separate system SAGE. An overview of the SAGE report will be found in Attachment E: SAGE Report Overview of this document.

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 15 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	72
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	72

Table 16 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 17 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	112
Children	13
Don't Know/Refused/Other	0
Missing Information	0
Total	125

Table 18 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	184
Children	13
Don't Know/Refused/Other	0
Missing Information	0
Total	197

Table 19 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	0
Female	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 20 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	13
18-24	10
25 and over	174
Don't Know/Refused/Other	0
Missing Information	0
Total	197

Table 21 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Street Outreach
Veterans	2	0	2	0
Victims of Domestic Violence	77	0	27	50
Elderly	19	0	12	7
HIV/AIDS	0	0	0	2
Chronically Homeless	93	0	14	79
Persons with Disabilities:				
Severely Mentally Ill	96	0	27	69
Chronic Substance Abuse	51	0	9	42
Other Disability	132	0	39	93
Total (unduplicated if possible)	197	0	0	0

Table 22 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

8. Shelter Utilization

Number of New Units – Rehabbed	0
Number of New Units – Conversion	0
Total Number of bed - nights available	0
Total Number of bed - nights provided	0
Capacity Utilization	0

Table 23 – Shelter Capacity

9. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

The City's ESG program is designed to complement the Monterey County Continuum of Care system, focusing on homeless prevention, rapid re-housing, and providing emergency shelters and essential services. To further enhance the City's ability to meeting the outcome and performance goals in the Continuum of Care Strategy, the City is taking the lead in the implementation of State ESG funds.

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2022	2023	2024
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
Subtotal Homelessness Prevention	0	0	0

Table 24 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2022	2023	2024
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	0	0	0

Table 25 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2022	2023	2024
Essential Services	0	0	0
Operations	0	0	0
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	0	0	0

Table 26 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2022	2023	2024
Street Outreach	0	0	0
HMIS	0	0	0
Administration	0	0	0
Subtotal	0	0	0

Table 27 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2022	2023	2024
	0	0	0

Table 28 - Total ESG Funds Expended

11f. Match Source

	2022	2023	2024
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	0	0	0
State Government	0	0	0
Local Government	0	0	0
Private Funds	0	0	0
Other	0	0	0
Fees	0	0	0
Program Income	0	0	0
Total Match Amount	0	0	0

Table 29 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2022	2023	2024
	0	0	0

Table 30 - Total Amount of Funds Expended on ESG Activities

Attachment A: Public Participation

Public Hearing and Summary of Comments

Public Hearing- September 9, 2025, at 4:00PM

Attachment B: Monitoring Procedures

Program Monitoring and Compliance Overview

The City Housing Division maintains accurate program and financial records for all community development activities, including housing and Emergency Solutions Grant (ESG) initiatives. ESG and CDBG-funded public service activities are continuously monitored. Documentation, including activity reports, must accompany all payment requests. All loan servicing functions- such as pay-offs, partial payments, subordinations, annual affidavits – related to the City's loan portfolio are managed in-house using City Data Services (CDS) interactive software system. CDS is also used for monitoring and servicing functions including monthly, quarterly, annually activity reports, invoices, inspections, progress payments, loan payoffs and audit confirmations.

Labor Standards Compliance

The City's Labor Compliance Officer, along with contracted consultants, oversee compliance with federal labor standards requirements (e.g., Davis-Bacon) for all Capital Improvement Projects (CIPs) funded with CDBG. Division staff also monitor labor compliance for all other CDBG and HOME-assisted projects, from contract drafting and pre-construction meetings through contractor submittals and project close-out. In some cases, qualified subrecipients such as HACM and CHISPA manage labor compliance internally or through contracted consultants.

Memorandum of Record (MOR) Process

To ensure program compliance for federally assisted Capital Improvement Projects (CIPs), the City executes a Memorandum of Record (MOR) with other departments receiving CDBG allocations. The MOR serves as an alternate to a formal funding agreement. Since its implementation, compliance issues have decreased, and successful compliance outcomes have increased. Departments such as Public Works are required to submit reports via CDS, and the Housing Division conducts monthly and quarterly desk reviews and attends construction meetings throughout the project lifecycle.

The MOR has been enhanced to include language requiring timely report submission, aiding in early detection of project impediments that could adversely affect the CDBG Timeliness Ratio. Additional provisions address compliance with 24 CFR Part 570.505 regarding real property acquired or improved by the City with CDBG funds in excess of \$25,000 and Change of Use requirements for all Public Facilities & Improvements under §570.201(c). Monitoring efforts focus on alignment with the Consolidated Plan, Housing Element, and City Council Goals. Data collected informs performance evaluation, policy revisions, and required reports.

Monitoring Consolidated Plan and HUD Program Compliance: Program compliance is analyzed and evaluated during the Annual Action Plan development and any proposed amendments. In FY 2024-25, the City self-directed the allocation of CDBG, HOME, and ESG funds. Amendments to current or prior Action Plans are reviewed for compliance before proceeding with a substantial amendment. All funding agreements include deadlines for timely fund usage. Subrecipient funding agreements are drafted to ensure alignment with federal regulations, OMB guidance, and the approved Action Plan. Division staff continue to monitor departmental performance using the MOR process.

Compliance with Housing Standards: Housing Division staff conduct site visits following construction or rehabilitation to ensure compliance with housing standards. Recipients of deferred payment rehabilitation loans are evaluated every five years to assess continued eligibility and determine whether loans should remain deferred or convert to amortized payments. This includes site inspections and financial eligibility reviews. Desk monitoring helps determine appropriate intervals for future site visits. Most major projects also undergo rigorous monitoring due to financing from other sources such as federal tax credits and state funds.

The transitioning to CDS for multi-family project reporting was completed in FY 2013-14. CDS tracks CDBG and HOME funded projects from award through construction and into annual reporting. Projects remain active in the system until the affordability period expires. This centralized system improves data collection and compliance review. City continue working with CDS database programmers to ensure accurate tracking of income and rent restrictions, which can be complex due to overlapping requirements from programs like the Inclusionary Housing Program and Housing

Successor Agency (HSA). In FY 2023-24, system updates were implemented to improve compliance across all affordable housing projects.

Reporting Requirements

City staff enforce revised reporting policies for all CDBG and HOME projects. Reporting is conducted through CDS on an annual, quarterly, or monthly basis. Grantees submit Quarterly Progress Reports (QPR) for the following periods: Period 1- July 1 to September 30; Period 2-October 1 to December 31; Period 3- January 1 to March 31; and Period 4-April 1 to June 30. At the end of the fiscal year, grantees must also submit an Annual Project Narrative.

First-Time Homebuyer Program Monitoring

Although the City is not currently offering new assistance through the First-Time Homebuyer Program (FTHB) , active participants are monitored to ensure properties are used as primary residence, hazard insurance is maintained, and property taxes are current. Additional monitoring occurs during homeowners' consultation regarding refinancing, subordination, or loan payoff. Staff verify that provided information matches project file.

Deferred Rehabilitation Loan Monitoring

The City has developed a plan to monitor deferred rehabilitation loans every five years, as stipulated in loan agreement. Monitoring includes verification of continued eligibility, primary residence status, insurance coverage, and property tax payments. CDS is used to notify staff when loans are due for review.

Public Services: Staff prepare an Annual Monitoring Plan to track progress, accomplishments, and compliance with HUD regulations. Monitoring of program rules is an ongoing activity conducted through detailed reviews of monthly and quarterly reimbursement requests, activity reports, and expenditure rates.

Each year, staff complete a Risk Assessment for every subrecipient. In most cases, this followed by a Desk Review Monitoring using two purpose-built checklists. The Desk Review draws on documentation in the agency's file as well as materials submitted during the application process (e.g., annual agency audit), since most subrecipients apply for funding for the following fiscal year. Staff also requests copies of outreach materials and application forms to assess compliance with accommodations for Persons with Limited English Proficiency.

Monitoring standards are based on HUD's CDBG forms, including the "Checklist for On-site Monitoring of a Subrecipient" found in the "Managing CDBG, A Guidebook for Grantees on Subrecipient Oversight", as well as the City of Salinas' CDBG Desk Guide and ESG Manual. Forms used during monitoring visit are drawn from the "CPD Grantee Monitoring Handbook" under CDBG Entitlement, depending on the type of activity being reviewed. Prior to site visit, staff notify the agency of potential dates and request access to program documentation, which may include (but is not limited to): payroll ledgers, employee timecards, receipts for claimed expenses, the most recent financial audit, personnel policies, equal opportunity policies, case files, and client files supporting reported data for Salinas clients (as reflected in Monthly and Quarterly Activity Data Reports). Following the monitoring visit, staff issue a follow-up letter summarizing the results. If any issues or signs of noncompliance are identified, they are discussed in detail with the program manager or executive director during the exit conference to support corrective action and ensure compliance. Currently, there have been no findings for any agency. Staff are presently in the follow-up phase of the onsite monitoring process.

CDBG - Public Facilities: Public Facility Improvement Projects, once completed, are required to annually submit an "Annual Data Collection Form" designed to capture service data such as the total number of direct beneficiaries, the race and ethnicity of each beneficiary, and all data required under HUD's Community Planning and Development Performance Measurement System. The City's Housing staff has transitioned all active projects to the CDS website, streamlining the reporting process and enhancing the database of funded projects. As in previous reporting cycles, data continues to be collected on a monthly, quarterly and annual basis. Upon receipt, staff review submissions to ensure compliance with applicable national objectives.

CDBG - Capital Improvement Projects: Staff continues to monitor projects throughout the design phase, bid opening, construction, completion phase to ensure compliance with all applicable federal provisions, including Davis-Bacon, Minority Business Enterprise/Women Business Enterprise, Section 3, Executive Order 11246, Executive Order 11063,

and Title 24 CFR Part 85. The City of Salinas regularly revises and enhances its monitoring tools to support compliance during these phases. These tools include the Federal Labor Compliance Checklist, Contractor and Subcontractor Compliance Worksheet, Quarterly Progress Report, and consistent monthly or bi-weekly correspondence with subrecipient or the assigned City Construction Inspector. Additionally, the City continues to review and update its standard CDBG Bid Specification Package to ensure all applicable federal forms and provisions remain to current. The City is committed to evaluating existing processes and exploring improved methods for maintaining compliance with federal requirements. The current system has significantly reduced the amount of staff time previously needed to achieve compliance. As noted earlier, labor compliance in Capital Improvement Projects remains a top priority for the City.

Attachment C: IDIS Report – PR 26

The City's PR 26 – CDBG Financial Summary Report is attached on the following pages.

Attachment D: CAPER Resolution

CAPER City resolution approved by City Council on September 23, 2025, copy is attached on the following pages.

Attachment E: SAGE Report Overview

SAGE Report overview is attached on the following pages.