



SALINAS

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FY 2025-2026 Multifamily Housing Application Award Recommendations

November 18, 2025

City Council

Orlando Reyes,
Assistant Director

10-Year Funding for Affordable Housing Projects

Type of Development	# of Projects	# Units	City Funds	Total funds
New Construction	9	608	\$22,842,591	\$362,618,928
Rehabilitation	3	85	\$3,626,246	\$12,310,298
Acquisition	8	115	\$11,950,000	\$45,418,025
Totals	20	808	\$38,418,837	\$420,347,251

Source of City Funds	Amount	%
ARPA	\$5,981,682	16%
CDBG	\$2,832,563	7%
Fee Deferral	\$1,118,570	3%
FHC	\$3,755,000	10%
HOME	\$10,065,026	26%
HSA	\$2,481,500	6%
Land Donation	\$1,905,000	5%
LHTF	\$5,444,292	14%
PIP	\$1,169,737	3%
PLHA	\$3,665,467	10%
Total	\$38,418,837	

Affordable Housing Projects Funded

Project	Developer	Type of Development	Completion Date	Number of Units	Total City's Funds	Overall Project Cost
Moon Gate Plaza	MidPen	New Construction	12/19/2018	90	\$3,883,448	\$41,919,419
Vista de la Terraza	CHISPA	Rehabilitation	12/10/2019	40	\$2,148,102	\$3,453,833
Haciendas Phase III	MCHADC	New Construction	1/30/2020	50	\$1,903,565	\$25,906,949
403 E. Romie Ln	City of Salinas	Acquisition	5/1/2023	2	\$1,450,000	\$1,450,000
817 Bautista Dr	BACS	Acquisition	5/3/2023	1	\$625,000	\$625,000
Catalyst Apartments	Interim Inc.	Rehabilitation	6/30/2023	5	\$518,144	\$775,816
1028 Larkin St	City of Salinas	Acquisition	9/18/2023	1	\$690,000	\$690,000
414 Crescent Way	City of Salinas	Acquisition	11/14/2023	1	\$640,000	\$640,000
Parkside Manor Phase I	MCHIAA	New Construction	4/29/2024	80	\$1,774,045	\$50,339,416
Sun Rose Housing Development	Interim, Inc.	New Construction	6/12/2024	17	\$1,227,860	\$8,622,975
1030 Fairview Ave.	HACM	Acquisition	1/1/2026	45	\$2,500,000	\$8,000,000
CHISPA ADU	CHISPA	New Construction	4/30/2026	3	\$390,000	\$690,000

Affordable Housing Projects Funded - Continued

Project	Developer	Type of Development	Completion Date	Number of Units	Total City's Funds	Overall Project Cost
CHISPA ADU	CHISPA	New Construction	4/30/2026	3	\$390,000	\$690,000
855 E. Laurel St	Eden Housing	New Construction	6/1/2028	132	\$500,000	\$66,596,403
<i>Vista de La Terraza</i>	<i>CHISPA</i>	<i>Rehabilitation</i>	<i>7/30/2026</i>	<i>40</i>	<i>\$960,000</i>	<i>\$8,080,649</i>
<i>200 Casentini St. Apt</i>	<i>HACM/Milestone Housing</i>	<i>New Construction</i>	<i>1/10/2028</i>	<i>88</i>	<i>\$3,837,000</i>	<i>\$59,971,302</i>
<i>St George Apartments</i>	<i>CHISPA</i>	<i>Acquisition</i>	<i>7/20/2029</i>	<i>36</i>	<i>\$3,017,699</i>	<i>\$28,613,025</i>
<i>34-40 Soledad St</i>	<i>TBD</i>	<i>New Construction</i>	<i>TBD</i>	<i>100</i>	<i>\$2,152,828</i>	<i>\$80,000,000</i>
El Rey Motel	City of Salinas	Acquisition	TBD	26	\$3,600,000	\$3,600,000
Division St.	HACM	New Construction	TBD	48	\$4,801,146	\$28,572,464
Allocated FHC funds for Single Family Homes	TBD	Acquisition	TBD	3	\$1,800,000	\$1,800,000
			Totals	808	\$38,418,837	\$420,347,251

Discussion

- Notice of Funding Availability and Multi-Family Housing Application
- Purpose: To fund Affordable Housing Developments in the City of Salinas
- Funding Sources:
 - Local Housing Trust Fund (LHTF)
 - HOME Investment Partnership Program
 - HOME Community Housing Development Organization Set-Aside (CHDO)
 - Permanent Local Housing Allocation (PLHA)
 - Community Development Block Grant (CDBG)
- Staff Recommendation Funding Amount: **\$8,460,220**

Application & Award Timeline

Item	Timeline
NOFA Publication Date	June 24, 2025
Application Release Date	June 24, 2025
Application Workshop	July 9, 2025
Application Due Date	July 30, 2025, at 5:00 PM
Application Review Period	July 31, 2025 – September 30, 2025
Funding Recommendations to Housing and Land Use Committee	October 21, 2025
Funding Recommendations to City Council	November 18, 2025

Amount Requested						
Applicant	Project Address	Project Name	Description	Amount Requested	# of Units	Affordability Level
CHISPA	165-177 Carr Avenue	Vista de la Terraza	Multifamily Housing	\$607,000	40	60% AMI
Milestone Housing	200 Casentini Street	200 Casentini Street Apartments	Multifamily Housing	\$7,250,000	88	60% AMI
CHISPA	376 E. Alvin Drive	St. George Apartments	Senior Housing	\$4,000,000	36	60% AMI
Eden Housing	855 East Laurel Street	855 East Laurel Phase 1	Farmworker Housing	\$4,124,000	78	60% AMI
RHCB	300 Monterey Street	Salinas Modular	Multifamily Housing / PSH	\$2,000,000	66	80% AMI
Totals				\$17,981,000	308	

Vista de la Terraza

- Agency: CHISPA Housing
- Scope of Work: Rehabilitation -100% affordable
- # of Units: 39 affordable units, 1 manager unit
- Target Population: Current families of VDLT
- Total Development Cost: \$8,080,649



Casentini Street Family Apartments

- Agency: Milestone Housing Group and HDC
- Scope of Work: New construction - 100%
- # of Units: 87 affordable units, 1 manager unit
- Target Population: Families
- Total Development Cost: \$59,971,302



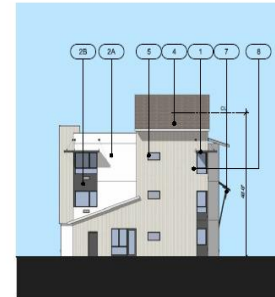
St. George Apartments

- Agency: CHISPA Housing
- Scope of Work: New construction
- # of Units: 35 affordable units, 1 manager unit
- Target Population: Senior Housing
- Total Development Cost: \$28,613,025



East Laurel Phase 1

- Agency: Eden Housing
- Scope of Work: New Construction
- # of Units: 77 units, 1 manager unit
- Target Population: Farmworker Housing
- Total Development Cost: \$66,596,403



WEST ELEVATION

MATERIAL LEGEND	
1	PAINTED METAL CANOPY
2A	PAINTED EXTERIOR CEMENT PLASTER: OYSTER WHITE OR EQUAL
2B	PAINTED EXTERIOR CEMENT PLASTER: INTELLECTUAL GRAY OR EQUAL
3	FIBERGLASS DOOR
4	ARCHITECTURAL GRADE SHINGLE ROOFING
5	VINYL WINDOW
6	STANDING SEAM METAL ROOFING
7	PAINTED METAL KICKERS
8	PAINTED VERTICAL CEMENTITIOUS BOARD SIDING - WINTER WALK (OR SIMILAR) SW 9628



SOUTH ELEVATION

BUILDING 1 ELEVATIONS

855 E. LAUREL DRIVE
SALINAS, CA



DATE 10-04-2024
JOB NO. 251210
5855 Owens Drive
Pleasanton, CA 94588
925-351-7200

A4.1

Salinas Modular

- Agency: RHC Development LP
- Scope of Work: Modular Housing
- # of Units: 66 affordable units, 1 manager units
- Target Population: City of Salinas residents, 7 units set aside for permanent supportive housing
- Total Development Cost: \$66,889,664



Republic Café

37 Soledad

Concept Plans

- Agency: City of Salinas
- Scope of Work: Fire Damage Remediation and Stabilization
- # of Units: up to 6
- Target Population: TBD



Courtesy of ACE (Asian Cultural Experience)

Recommended Funding

Applicant	Project Address	Project Name	Description	Amount Requested	Amount Recommended
CHISPA	165-177 Carr Avenue	Vista de la Terraza	Multifamily Housing	\$607,000	\$960,000
Milestone Housing	200 Casentini Street	200 Casentini Street Apartments	Multifamily Housing	\$7,250,000	\$3,837,000
CHISPA	376 E. Alvin Drive	St. George Apartments	Senior Housing	\$4,000,000	\$2,372,699
Eden Housing	855 East Laurel Street	855 East Laurel Phase 1	Farmworker Housing	\$4,124,000	\$0
RHCB	300 Monterey Street	Salinas Modular	Multifamily Housing / PSH	\$2,000,000	\$0
City of Salinas	37 and 39 Soledad St	Republic Café	Multifamily Housing	\$2,000,000	\$1,290,521
Totals				\$19,981,000	\$8,460,220

CEQA Consideration

The City of Salinas has determined that the proposed action (Substantial Amendment) is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378). Any subsequent discretionary projects resulting from this action will be assessed for CEQA and NEPA applicability.

Strategic Plan Initiative

- #2 Housing, #3 Infrastructure, #6 Youth and Seniors

Fiscal and Sustainability Impact

- ❓ No General Fund Impact
- ❓ All projects will be funded through federal and state funding

Recommended Motion

A City Council Resolution authorizing:

1. The preliminary award of \$8,460,220 in Local Housing Trust Fund, HOME Partnership Investment Program, HOME – Community Housing Development Organization Set-Aside, Permanent Local Housing Allocation, and Community Development Block Grant funding to the following applicants under the Fiscal Year 2025-2026 Notice of Funding Availability:

- CHISPA – Rehabilitation *Vista de la Terraza*: \$960,000
- Milestone Housing – New Construction at *200 Casentini Street*: \$3,837,000
- CHISPA – New Construction of *Saint George Apartments* at 376 E. Alvin Dr.: \$2,372,699

2. Allocation of \$1,290,521 in Local Housing Trust Fund to the Republic Café, located at 37 & 39 Soledad St., for the rehabilitation and stabilization; and

3. The City Manager, or designee, to negotiate and execute all applicable forms, conditional commitments, agreements and related documents, grant-related documents, and subsequent amendments as needed.



Questions?

*For more information, contact the CDD Housing Division at
(831) 758-7334*

<https://www.cityofsalinas.org/Your-Government/Departments/Community-Development>