

RESOLUTION NO. _____(N.C.S.)

**A RESOLUTION AUTHORIZING THE CONDITIONAL COMMITMENT OF
FISCAL YEAR 2025-2026 MULTIFAMILY HOUSING FUNDS**

WHEREAS, on June 24, 2025, the City of Salinas (City) released a Multifamily Housing Notice of Funding Availability (NOFA), initially announcing the availability of approximately \$8 million in gap financing for affordable housing projects, comprised of approximately \$4.4 million in HOME Investment Partnerships Program (HOME), and approximately \$3.6 million in Local Housing Trust Fund (LHTF) program; and

WHEREAS, the Multifamily Housing NOFA closed on July 30, 2025, and the City received at total of five (5) applications requesting a total of \$17,981,000 in funds; and

WHEREAS, after the application review period, the City identified additional funding sources from other grants, including Permanent Local Housing Allocation (PLHA) and Community Development Block Grant (CDBG) increasing the total available funds to \$8,460,220 to support funding for the proposed projects identified in the applications; and

WHEREAS, applications were evaluated through a Rank and Review process involving multiple City departments including Community Development, Current Planning, and Public Works, where the application assessment was based on the NOFA criteria including project readiness, leveraging of other funding sources, project attributes, alignment with current Neighborhood Revitalization plans, developer experience, and project feasibility; and

WHEREAS, through the Rank and Review process the City staff recommend a preliminary award to three development applications; and

WHEREAS, in addition, City staff identified an active City-led development, the Republic Café project in the Chinatown neighborhood of Salinas, requiring substantial financial resources to fund the immediate stabilization and rehabilitation of the building at 37 and 39 Soledad Street, including remediation of fire damaged buildings, predevelopment professional architectural, surveying, landscaping and other real estate development costs; and

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

NOW, THEREFORE, BE IT RESOLVED that the City Council authorizes the preliminary award to CHISPA Housing Inc., for the rehabilitation of the Vista de la Terraza apartment complex at 165-177 Carr Ave in the amount of \$960,000; and

BE IT FURTHER RESOLVED that the City Council authorizes the preliminary award to Milestone Housing Group and the Housing Authority of the County of Monterey Development Corporation, for the new construction of an affordable multifamily housing development at 200 Casentini Street in the amount of \$3,837,000; and

BE IT FURTHER RESOLVED that the City Council authorizes the preliminary

award to CHISPA Housing Inc., for the new construction of an affordable senior housing development at 376 E. Alvin Dr. - St. George Apartments - in the amount of \$2,372,699; and

BE IT FURTHER RESOLVED that the City Council authorizes the 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

BE IT FURTHER RESOLVED that the City Manager, or designee, is hereby authorized to negotiate and execute all applicable forms, conditional commitment letters, agreements, grant-related documents, and subsequent amendments as needed.

PASSED AND APPROVED this 18th day of November 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

Dennis Donohue, Mayor

ATTEST:

Patricia M. Barajas, City Clerk