



CITY OF SALINAS SUMMARY OF FIRST SUBSTANTIAL AMENDMENT TO FY 2023-2024 ANNUAL ACTION PLAN (JULY 1, 2023, THROUGH JUNE 30, 2024)

The City of Salinas ("City") is an Entitlement City in the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) Program, Emergency Solutions Grant (ESG) Program, and HOME Investment Partnership Program (HOME).

The City proposes its first Substantial Amendment to the FY 2023–2024 Annual Action Plan (AAP), reallocating \$550,000 in unspent Community Development Block Grant (CDBG) funds from the Republic Café project and \$45,000 from the Housing Referrals and Tenant/Landlord Services project. These funds, originally designated through the FY 2023–2024 AAP, would be redirected to support the SRC improvements. Per the Citizen Participation Plan, a Substantial Amendment ("Amendment") is defined as follows:

1. For larger projects, over \$200,000, an increase of 25 percent or more in project funding. Changes that are less than \$50,000 are not considered substantial.
2. An increase of 25 percent or more in project beneficiaries (i.e. income groups, limited clientele groups, residents of a targeted area) or a change in purpose, scope or location which would change the project beneficiaries by more than 25 percent.
3. A determination by the Community Development Director, that the change is substantial even though it falls below the standards in Section 1 and 2 above.
4. For ESG components, as long as the maximum 60% threshold for Street Outreach and Emergency Shelter is not exceeded, funding can be moved within the other components to meet expenditure requirements without a substantial amendment.

The reallocation of funds from the Republic Café project and from the Housing Referrals and Tenant/Landlord Services project to SRC project would meet section 3 above.

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

Introduction

Through its FY 2021–2022, 2022–2023, 2023–2024, and 2024–2025 Annual Action Plans (AAPs), the City allocated a total of \$3,951,796 in CDBG funds toward preliminary design, soft costs, and construction for the Sherwood Recreation Center (SRC) Building Improvement project (CIP 9535). On July 15, 2025, the City opened bids for the proposed scope of work. Following the bid opening for the Sherwood Recreation Center (SRC) Building Improvement project (CIP 9535) and a reassessment of associated construction costs, the City has identified a funding shortfall of approximately \$595,000. To close this funding gap, the City proposes its first Substantial Amendment to the FY 2023-2024 Annual Action Plan (AAP), reallocating \$550,000 in unspent Community Development Block Grant (CDBG) funds from the Republic Café project and \$45,000 from the Housing Referrals and Tenant/Landlord Services project. These funds, originally designated through the FY 2023-2024 AAP, would be redirected to support the SRC improvements.

The SRC retrofit project is located at 920 N. Main Street in Salinas, CA, on a City-owned parcel. The project involves converting the former Municipal Swimming Pool Building (approximately 12,895 sq ft) into a fully functional recreation center focused on youth sports programs. Interior improvements were completed in prior phases.



The current phase includes exterior upgrades such as hazardous material remediation, roof and façade repairs, installation of new windows and doors, enhanced accessibility features, parking lot improvements, landscaping, and additional interior enhancements.

With the addition of these funds, the total allocation for the SRC project would increase to \$4,546,796. These funds will support architectural planning, predevelopment activities, construction, and activity delivery. The Public Works department will seek City Council approval on September 9, 2025, to award the contract to the lowest responsive and responsible bidder. Construction is expected to begin shortly thereafter.

AP-12 Participation - 91.115, 91.300(c)

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

In accordance with the City's Citizen Participation Plan, public notices in English and Spanish were published in *The Monterey Herald* and on the City's website on or before July 27, 2025. Notices were also posted at the Community Development Department (65 W. Alisal Street), City Hall (200 Lincoln Avenue), and City libraries. Additionally, the draft amendment summary was distributed via email to the Community Development Department's Housing Distribution List. The draft Substantial Amendment Summary is available for public review during the mandatory minimum 30-day comment period, beginning on or before July 27, 2025, and concluding with the scheduled City Council hearing on September 9, 2025. Documents are accessible at the Community Development Department, City Hall, public libraries, and online. Copies may also be requested via email. The public is strongly encouraged to review and provide feedback on the proposed amendments.

These Public Notices and the First Substantial Amendment to FY 2023-2024 Annual Action Plan documents are available for review at the following locations:

- Public Notices – at City of Salinas' website:
<https://www.cityofsalinas.org/Newsroom/Public-Notices>
- Draft First Substantial Amendment to FY 2023-2024 AAP – at City of Salinas website:
<https://www.cityofsalinas.org/Residents/Community/Housing-Community-Development>
- Public notices and draft Amendment can also be reviewed in person at the following locations:
 - Community Development Department, 65 W. Alisal Street, Salinas, CA 93901;
 - City Clerk's Office, City Hall, 200 Lincoln Avenue, Salinas, CA 93901;
 - John Steinbeck Library, 350 Lincoln Avenue, Salinas, CA 93901;
 - Cesar Chavez Library, 615 Williams Road, Salinas, CA 93905;
 - El Gabilan Library, 1400 North Main Street, Salinas, CA 93901.

The documents can also be requested via email at housingwebmail@ci.salinas.ca.us. Write "Substantial Amendment to the Fiscal Year 2023-2024 Annual Action Plan" in the subject line of the email.

The City will present the proposed amendment to the Housing and Land Use Committee on:

Tuesday, August 19, 2025, at approximately 3:30 p.m. or soon after
City Council Rotunda, 200 Lincoln Ave Salinas, CA 93901

The public is encouraged to make comments in person during the Public Hearing to consider final adoption of proposed Amendment which will take place on:

Tuesday, September 9, 2025, at approximately 4:00 p.m. or soon after
City Council Rotunda, 200 Lincoln Ave Salinas, CA 93901



Public comments can also be submitted via email to the Community Development Department at housingwebmail@ci.salinas.ca.us prior to the Public Hearing; or can be mailed to:

City of Salinas
Community Development Department Housing Division
Attn: Lisa Brinton, Community Development Director
City of Salinas
65 W. Alisal Street, 2nd Floor
Salinas, CA 93901

AP-15 Expected Resources – 91.320(c) (1,2)

The City of Salinas has identified \$550,000 in unspent Community Development Block Grant (CDBG) funds from the Republic Café project and \$45,000 from the Housing Referrals and Tenant/Landlord Services project. These funds, originally designated through the FY 2023–2024 AAP, would be redirected to support the SRC improvements. The reallocated CDBG funds will be used to cover administrative expenses, construction activities, and other unforeseen costs associated with the project.

AP-38 Project Summary

Project Summary Information – FY 2023-2024

4	Project Name	Republic Café Museum at 37 Soledad St
	Target Area	Chinatown Area
	Goals Supported	Enhanced Neighborhood Conditions
	Needs Addressed	Public Facilities and Infrastructure Improvements
	Funding	CDBG: \$550,000 \$0
	Description	Rehabilitation of the Republic Café building located in Chinatown at 37 Soledad St. to convert into an Asian experience museum. Matrix Code: 03E National Objective: LMA Presumed Benefit: No
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	This project would benefit the 1,200 low/moderate income persons
	Location Description	The Republic Café building located in Chinatown at 37 Soledad St. Salinas, CA 93901
6	Planned Activities	This project will provide for the rehabilitation of the Republic Café building located in Chinatown at 37 Soledad St. to convert the building into an Asian experience museum.
	Project Name	City of Salinas - Housing Referrals and Tenant/Landlord Services
	Target Area	Citywide



	Goals Supported	Enhanced Neighborhood Conditions
	Needs Addressed	Public Services
	Funding	CDBG: \$45,000 \$0
	Description	Legal clinics to prevent displacement and/or eviction, provide individualized legal assistance to qualified households. Matrix Code: 05K National Objective: LMC Presumed Benefit: No
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	This program anticipates assisting 150 persons
	Location Description	Services are provided citywide.
12	Project Name	Sherwood Recreation Center
	Target Area	Not applicable
	Goals Supported	Enhanced Neighborhood Conditions
	Needs Addressed	Public Facilities and Infrastructure Improvements
	Funding	CDBG: \$595,000
	Description	Funds will be used to provide Phase IV improvements and rehabilitation to the Sherwood Recreation Center. Budget for this project includes \$100,000 of program delivery costs. Matrix Code: 03F National Objective: LMA Presumed Benefit: No
	Target Date	06/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	This project would benefit the 50,000 low/moderate income persons citywide.
	Location Description	Sherwood Recreation Center is located at 920 N. Main Street, Salinas The project is not located within a target area but is within City limits.
	Planned Activities	Phase IV involves the completion of the multi-phase community recreation center project. This will include 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.