

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

**A RESOLUTION OF THE SALINAS CITY COUNCIL AUTHORIZING THE
MAYOR TO SUBMIT A LETTER OF SUPPORT FOR CHISPA'S APPLICATION
FOR CDBG DISASTER RECOVERY FUNDING**

WHEREAS, Community Housing Improvement Systems and Planning Association, Inc. (CHISPA) proposed to develop a 36-unit, 100% affordable housing development for low-income seniors at or below 60% of the area median income (AMI) at 376 E. Alvin Drive (Project); and

WHEREAS, on March 12, 2024, the City approved the Project's land use entitlements, including a General Plan Amendment, Rezoning from Semi-Public to Multi-Family High Density Residential, Conditional Use Permit, and Re-subdivision into two parcels, and adopted of an Initial Study Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, the City of Salinas (City) utilized \$645,000 from the Permanent Local Housing Allocation (PLHA) program to support Community Housing Improvement Systems and Planning Association, INC (CHISPA) with the acquisition of 376 E. Alvin Drive; and

WHEREAS, in July 2025, CHISPA applied for gap funding through the City's 2025 Multi-Family Housing Notice of Funding Availability (NOFA); and

WHEREAS, on November 18, 2025, under a separate item, the City Council will consider staff's recommendation to approve a preliminary award of \$2,372,699 to the Project comprised of Local Housing Trust Fund, HOME Investment Partnership Program, and additional PLHA funds; and

WHEREAS, on September 8, 2025, the California Department of Housing and Community Development (HCD) released a Community Development Block Grant – Disaster Recovery (CDBG-DR) NOFA introducing \$41,343,879 in set-aside funds for Monterey County for the construction of multi-family housing; and

WHEREAS, on October 16, 2025, CHISPA submitted a letter notifying the City of their intent to apply for the HCD CDBG-DR funding to support the construction of the development; and

WHEREAS, per Section 2.3.5 of the 2023/2024 Disaster Recovery Multi-Family Housing Program Policies and Procedures Manual for the 2023/2024 NOFA, the applicant must include a letter of support for the proposed project from the local legislative body where the proposed project is located; and

WHEREAS, the submission of a letter of support from the Salinas Mayor will demonstrate the City's interest in supporting the Project development and will assist CHISPA in obtaining funding to ensure CHISPA meets their construction timeline; and

WHEREAS, the City of Salinas has determined that the proposed action of providing a

letter of support is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378). The Project was reviewed in accordance with the California Environmental Quality Act (CEQA) and an Initial Study Mitigated Negative Declaration was approved on March 12, 2024. Due to a potential preliminary award of HUD HOME funds, a review under the National Environmental Policy Act (NEPA) will also be required prior to formal commitment of HOME funds.

NOW, THEREFORE, BE IT RESOLVED that the Salinas City Council authorizes the Mayor to submit a letter of support to HCD for CHISPA's CDBG-DR funding application.

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