

Prohousing Incentive Program (PIP)

2024 Application for Local Governments



**State of California
Governor, Gavin Newsom**

**Tomiquia Moss, Secretary
Business, Consumer Services and Housing Agency**

**Gustavo Velasquez, Director
Department of Housing and Community Development**

**Megan Kirkeby, Deputy Director
Division of Housing Policy Development**

Final Filing Date: December 31, 2024
651 Bannon Street, Suite 400 Sacramento, CA 95811

Website: <https://www.hcd.ca.gov/grants-and-funding/programs-active/prohousing-incentive-program>

Email: ProhousingIncentive@hcd.ca.gov

Prohousing Incentive Program (PIP) Application Instructions

The applicant is applying to the Department of Housing and Community Development (Department) for a grant authorized under the provisions pursuant to Health and Safety Code Section 50470(2)(C)(i). PIP is designed to encourage cities and counties to achieve Prohousing Designation. Please refer to the PIP Guidelines and August 2024 Notice of Funding Availability (NOFA) for detailed information on eligible uses and awards. If you have questions regarding this application or the PIP Program, email ProhousingIncentive@hcd.ca.gov.

If approved for funding, the PIP application is incorporated as part of your Standard Agreement with the Department. To be considered for funding, all sections of this application, including attachments if required, must be complete and accurate.

Threshold Requirements

In order to be considered for funding, all applicants must submit a complete, signed application to ProhousingIncentive@hcd.ca.gov by December 31, 2024. Pursuant to Section 202 of the PIP Guidelines, all applicants must meet the following threshold requirements to be eligible for funding:

X	An adopted housing element in substantial compliance, as determined by the Department, pursuant to Housing Element Law (Article 10.6 of Gov. Code) in accordance with Government Code section 65585, subdivision (h).
X	Housing Element Annual Progress Report submittal pursuant to Government Code Section 65400 for the current or prior year, as applicable.
X	Prohousing Designation: An awarded or completed Prohousing Designation Application with an authorizing resolution must be submitted prior to or in conjunction with the Applicant's PIP Application. PIP Awards cannot be made until a Prohousing Designation is awarded.
X	A complete application as determined by the Department.
X	An authorizing resolution authorizing submittal of the application to the Program that materially comports with the Program's requirements and is legally sufficient as determined in the Department's reasonable discretion, including an authorized representative. See Attachment B of the PIP Guidelines for required resolution format.
X	Compliance with state and federal housing laws as determined by the sole discretion of HCD.

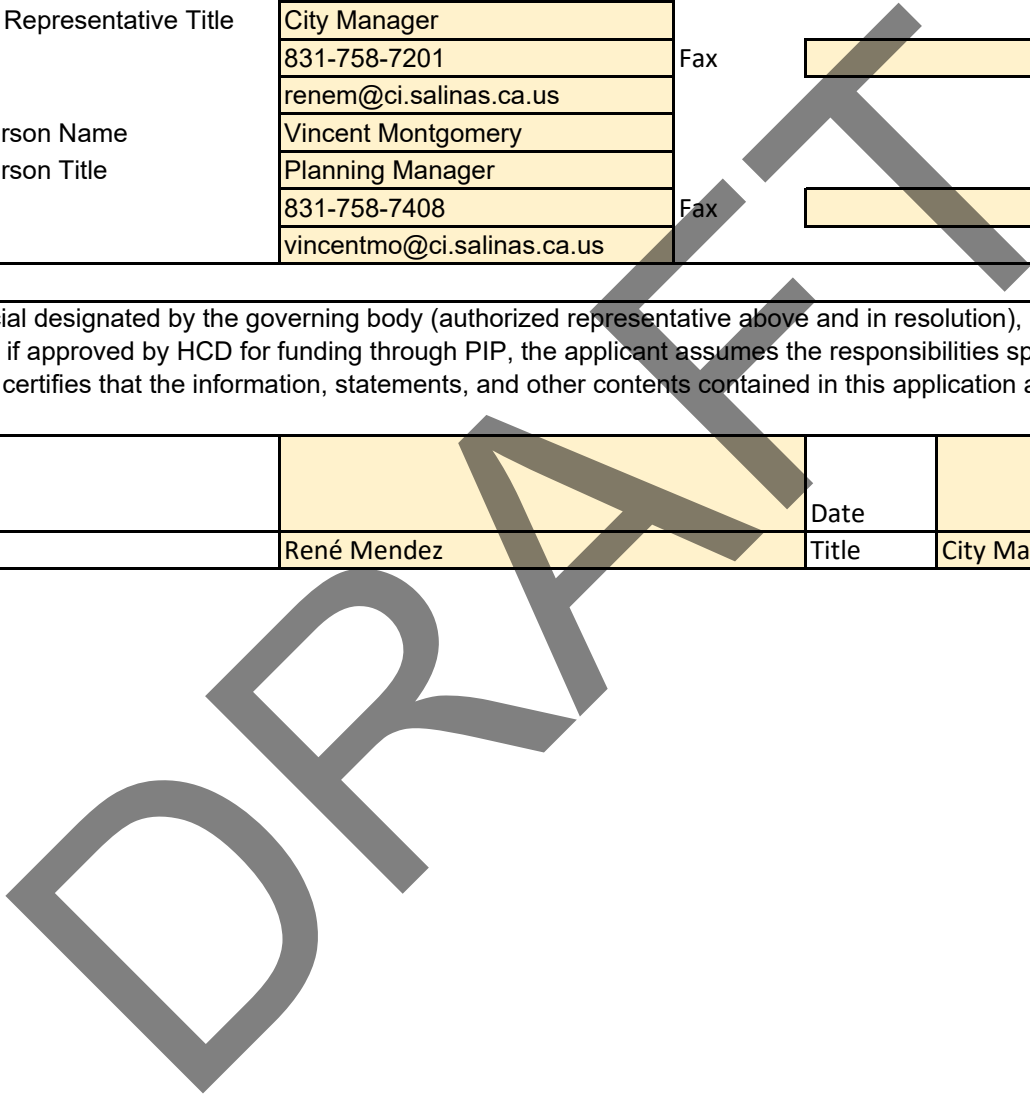
Demonstration of meeting threshold criteria shall be determined by the Department in its sole and absolute discretion. No documentation of meeting threshold requirements is required in the application unless requested by the Department.

Applicant Information

Applicant	City of Salinas	
Applicant Agency Type	City	
Mailing Address	65 West Alisal St, 2nd Floor	
City	Salinas	Zip Code 93901
County	Monterey	
Website	cityofsalinas.org	
TIN	94-6000412	
Authorized Representative Name	René Mendez	
Authorized Representative Title	City Manager	
Phone	831-758-7201	Fax
Email	renem@ci.salinas.ca.us	
Contact Person Name	Vincent Montgomery	
Contact Person Title	Planning Manager	
Phone	831-758-7408	Fax
Email	vincentmo@ci.salinas.ca.us	

As the official designated by the governing body (authorized representative above and in resolution), I hereby certify that, if approved by HCD for funding through PIP, the applicant assumes the responsibilities specified in the NOFA and certifies that the information, statements, and other contents contained in this application are true and correct.

Signature		Date	
Name	René Mendez	Title	City Manager



Award Amount

Click the dropdown menu to choose a jurisdiction. The geographic category and base award will auto-populate. If the jurisdiction has obtained Prohousing Designation at the time of PIP application submittal, enter in the Prohousing Designation applicant score. Population projections are based on the Department of Finance E-1 January 1, 2024 estimates.
<https://dof.ca.gov/Forecasting/Demographics/estimates-e1/>

Jurisdiction Name	Salinas	Eligible Base Award	\$	750,000
Geographic Category	Central Coast	Bonus Award Amount:	\$	500,000
Prohousing Designation Application Score	58	Total Award	\$	1,250,000

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Eligible Uses

Eligible Applicants must use award funds towards any planning or implementation activities related to housing and community development including, but not limited to, any eligible uses pursuant to Health and Safety Code section 50470(b)(2)(D), as described below. Please indicate which of the following the applicant will use award funds toward:

	(i) The predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing that is affordable to extremely low, very low, low-, and moderate-income households, including necessary operating subsidies.
X	(ii) Affordable rental and ownership housing that meets the needs of a growing workforce earning up to 120 percent of area median income, or 150 percent of area median income in high-cost areas.
	(iii) Matching portions of funds placed into local or regional housing trust funds.
	(iv) Matching portions of funds available through the Low and Moderate Income Housing Asset Fund pursuant to subdivision (d) of Section 34176 of the Health and Safety Code.
	(v) Capitalized reserves for services connected to the creation of new permanent supportive housing, including, but not limited to, developments funded through the Veterans Housing and Homelessness Prevention Bond Act of 2014.
X	(vi) Assisting persons who are experiencing or at risk of homelessness, including providing rapid rehousing, rental assistance, navigation centers, emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing.
	(vii) Accessibility modifications.
	(viii) Efforts to acquire and rehabilitate foreclosed or vacant homes.
	(ix) Homeownership opportunities, including, but not limited to, downpayment assistance.
	(x) Fiscal incentives or matching funds to local agencies that approve new housing for extremely low, very low, low-, and moderate-income households.

Summary of Proposed Activities

Objective	Responsible Party	Est. Cost	Begin	End	Eligible Use Category	Statement of Work Plan	Notes
Assisting people who are experiencing or are at risk of homelessness.	City of Salinas		5/1/2025	6/30/2027	VI		
<i>Subtask 1: Administration expenses</i>	City of Salinas	\$62,500	5/1/2025	6/30/2027	II and VI	City will provide staff timecards, expense reports, invoices, and copies of executed documents and agreements applicable to administration of the program.	Option 1
<i>Subtask 2: Preservation of permanent housing</i>	City of Salinas	\$1,187,500	5/1/2025	6/30/2027	II and VI	Providing funds to a resident-owned cooperative of a mobile homepark to prevent the risk of homelessness and/or rehabilitation of a transitional housing project for individuals experiencing homelessness.	Option 1
<i>Subtask 3: Operational Expenses for Emergency Shelter and rehabilitation activities for transitional housing projects</i>	City of Salinas	TBD	TBD	TBD	VI	Support operation needs of emergency shelters or navigation centers for individuals who are experiencing homelessness.	Option 2
Affordable rental and ownership housing that meets the needs of a growing workforce earning up to 120 percent of area median income, or 150 percent of area median income in high cost areas.	City of Salinas	TBD	TBD	TBD	II		
<i>Subtask 1: Administration expenses</i>	City of Salinas	TBD	TBD	TBD	II	City will provide staff timecards, expense reports, invoices and copies of executed documents and agreements applicable to administration of the program.	Option 3
<i>Subtask 2: Financing for Affordable Housing Developments</i>	City of Salinas	TBD	TBD	TBD	II	Execute one or more Affordable Housing Loan Agreement(s), Promissory Note(s,) and Deed(s) of Trust.	Option 3