

MINUTES

For 10/21/2025

HOUSING AND LAND USE COMMITTEE

PRESENT: Councilmember Andrew Sandoval, Councilmember Jose Luis Barajas,
Councilmember Aurelio Salazar

ABSENT:

STAFF: Vincent Montgomery, Planning Manager; Francisco Brambila, Management Analyst; Luis Rodriguez, Community Development Analyst; Monica Flores-Ponce, Community Development Analyst; Stephen Acker, Senior Community Development Analyst;

CALL TO ORDER

The meeting was called to order at 3:30p.m.

COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA:

No Public Comment

CONSENT

ID#25-463 Minutes from October 21, 2025, Housing and Land Use Committee Meeting

Recommendation: Approve minutes from October 21, 2025 Housing and Land Use Committee Meeting.

AYES: Jose Luis Barajas, Andrew Sandoval, Aurelio Salazar

NOES: None

ABSENT: None

ABSTENTIONS: None

CONSIDERATION

ID#25-445 FY 2025-2026 Multifamily Housing Application Award Recommendations

Recommendation: A motion recommending that the City Council approve a 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: a. CHISPA Housing Inc. - Rehabilitation of 39 affordable multifamily units and 1 managers unit at the Vista de la Terraza apartment complex at 165-177 Carr Ave in the amount of \$960,000 b. Milestone Housing - New construction of 87 affordable multifamily units and 1 manager unit at 200 Casentini Street in the amount of \$3,837,000 c. CHISPA Housing Inc. - New construction of 35 affordable multifamily units and 1 manager unit at 376 E. Alvin Dr. - St. George Apartments - in the amount of \$2,372,699 d. Republic Cafe - Rehabilitation and stabilization of the historic Republic Cafe hotel located at 37 Soledad in the amount of \$1,290,521; and 2. 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.

AYES: Jose Luis Barajas, Andrew Sandoval,

NOES: Aurelio Salazar

ABSENT: None

ABSTENTIONS: None

Public Comments on ID#25-445:

A community member stated that other members of the community have been inquiring about CHISPA housing applications.

Another community member asked whether there will be CHISPA housing applications available.

ID#25-446 Substantial Amendments to HUD FY 2023-2024, 2024-2025, and 2025-2026 Annual Action Plans

Recommendation: A motion recommending that the City Council approve a Resolution authorizing:

1. The submission of Substantial Amendments to HUD Fiscal Year (FY) 2023-2024, 2024-2025, and 2025-2026 Annual Action Plans (AAPs) to the United States Department of Housing and Urban Development (HUD); and
2. The allocation of a cumulative \$5,491,595 in unspent HOME & CDBG funds from FY 2023-2024, and 2025-2026 AAPs to various projects; and
3. The City Manager, or designee, to incorporate any necessary modifications to the Substantial Amendments based on community feedback, and to execute, on behalf of the City, any agreements and related documents for HUD-funded projects and activities as outlined in the Substantial Amendment Summary to HUD FY 2023-2024, 2024-2025, and 2025-2026 AAPs.

AYES: Jose Luis Barajas, Andrew Sandoval, Aurelio Salazar

NOES: None

ABSENT: None
ABSTENTIONS: None

Public Comments on ID#25-446:

A community member stated that he is willing to help distribute any information the committee would like to share with the public in order to reach more members of the community.

ID#25-447 Memorandum Of Understanding Between the City Of Salinas And The County Of Monterey To Administer And Operate The SHARE Center

Recommendation: A motion recommending that the City Council approve a resolution authorizing the City Manager to execute a new Memorandum of Understanding (MOU) between the City of Salinas (City) and the County of Monterey (County) for joint governance, funding, and operations of the SHARE Center and take all necessary actions to implement its provisions.

AYES: Jose Luis Barajas, Andrew Sandoval, Aurelio Salazar
NOES: None
ABSENT: None
ABSTENTIONS: None

Public Comments on ID#25-447:

A community member stated that there should be an educational component to inform the public about what is involved in keeping the SHARE Center open.

ID#25-448 Memorandum Of Understanding Between The County Of Monterey, Coalition Of Homeless Service Providers And City Of Salinas To Support The Encampment Resolution Funding Round 5 (Erf-5r) Application, Low Barrier Navigation Center Development (El Rey Motel), And Budget Appropriation

Recommendation: A motion recommending that the City Council approve a resolution:

a. Authorizing the Mayor, or designee, to execute a four-year Memorandum of Understanding (MOU) between the City of Salinas, County of Monterey and Coalition of Homeless Services Providers (CHSP) for the purpose of collaborating on the California Department of Housing and Community Development (HCD) Encampment Resolution Funding Round 5 (ERF-5R) application and development and implementation of a low-barrier navigation center for individuals experiencing homelessness at 443 W. Market Street, commonly known as "El Rey Motel"; and

- b. Authorizing the City Manager, or designee, to negotiate and execute any agreements identified in the MOU and future amendments to the MOU, where amendments do not significantly alter the purposes; and
- c. authorizing the establishment of ERF-5R appropriation and budget allocation based on any awarded ERF-5R budget and activities.

AYES: Jose Luis Barajas, Andrew Sandoval, Aurelio Salazar

NOES: None

ABSENT: None

ABSTENTIONS: None

Public Comments on ID#25-448

Speakers noted that the issue affects the entire community and acknowledged the efforts of city and county teams. They emphasized the importance of continued outreach to unhoused residents, who may not always have a voice but are valuable members of the community.

Concerns were raised about using the El Rey Motel site and directing significant funding to homelessness efforts in the Chinatown area, which could attract additional unhoused individuals and RVs. The speaker expressed concern about neighborhood safety, quality of life, and ensuring residents' needs are met.

End Time: 5:00 p.m.