

**CITY OF SALINAS**  
**FIRST SUBSTANTIAL AMENDMENT SUMMARY**  
**FY 2020-2021 ANNUAL ACTION PLAN**  
**(JULY 1, 2020 THROUGH JUNE 30, 2021)**

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 Grants (ESG) Program, and HOME Investment Partnerships Program (HOME). The City of Salinas adopted its Annual Action Plan (AAP) for Fiscal Year (FY) 2020-2021 through its Consolidated Plan process on August 4, 2021 and submitted it to HUD for review and approval.

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 or
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.

This Amendment to the FY 2020-2021 AAP is necessary because the City is proposing to add funding in excess of 25% to an existing approved project.

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

**Introduction**

The City received a HOME entitlement (EN) allocation in the amount of \$803,851 for Fiscal Year (FY) 2020-2021 and had available \$552,868 in uncommitted Program Income (PI) from FY 2019-2020, for a total of \$1,356,719 in total HOME funding to commit to eligible activities. Through its Annual Action Plan (AAP) process for FY 2020-2021, the City committed \$339,179 for program administration and \$660,000 for the Parkside Manor Housing Development (Parkside) project, leaving \$357,540 of uncommitted funds to allocate at a future date through a Substantial Amendment.

The Monterey County Housing Authority Development Corporation (HCD), developer for the Parkside project, contacted the City requesting additional HOME funding to be used as gap financing to complete the project. The City has reviewed the request and has deemed it as eligible to commit additional HOME funding.

## **AP-12 Participation - 91.115, 91.300(c)**

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

A Notice of Public Hearings and a 30-day public comment period has been published in The Salinas Californian and El Sol local newspapers; and City's webpage on March 13, 2021; and posted at the Community Development Department, 65 W. Alisal St.; City Hall, 200 Lincoln Ave.; and the City of Salinas webpage on March 12, 2021. The 30-day comment period starts March 13, 2021 and ends April 13, 2021. Through the Public Hearings and public comment period, the public is encouraged to review and comment on the proposed Amendment.

The First Substantial Amendment and the Public Notice document are available for review at the following locations:

- City of Salinas' website: <https://www.cityofsalinas.org/our-city-services/community-development/housing-and-community-development-division/housing-division-documents>.
- Request via email at [housingwebmail@ci.salinass.ca.us](mailto:housingwebmail@ci.salinass.ca.us). Write "Substantial Amendment for FY 2020-2021 AAP" in the subject line of the email.

Please submit electronic, written or mailed comments to:

City of Salinas  
Community Development Department Housing Division  
Attn: Planning Manager  
City of Salinas  
65 W. Alisal Street, 2<sup>nd</sup> Floor  
Salinas, CA 93901  
[housingwebmail@ci.salinass.ca.us](mailto:housingwebmail@ci.salinass.ca.us)

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

The City received a HOME entitlement (EN) allocation in the amount of \$803,851 for Fiscal Year (FY) 2020-2021 and had available \$552,868 in uncommitted Program Income (PI) from FY 2019-2020, for a total of \$1,356,719 in total HOME funding to commit to eligible activities.

## AP-38 Project Summary

### Project Summary Information

2	<b>Project Name</b>	<b>MCHADC Parkside Apartments</b>
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increased Decent and Affordable Housing
	<b>Needs Addressed</b>	Public Services and Economic Development
	<b>Funding</b>	HOME: <del>\$660,000</del> -\$1,017,540
	<b>Description</b>	The Parkside Phase 1 Apartments will be a newly constructed 80-unit affordable housing project targeting senior households (62+). Phase 1 will be the first of two phases to replace the 80 deteriorated units existing on the site. The project will target households with incomes between with incomes between 0-60 percent of AMI; all units will be rental assisted through Section 8 project-based vouchers. The completed project will consist of 2 four-story buildings with a unit mix of 72 one-bedroom units with 677 square feet and 7 two-bedroom units with 1,071 square feet; one additional two-bedroom unit will be designated for on-site management. The HOME underwriting and subsidy layering analysis was currently in process as of September 2020. Monterey County Housing Authority Development Corporation (MCHADC) is a CHDO.
	<b>Target Date</b>	12/31/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Of the 80 units in the project, <del>six to eight</del> eight to ten units will be HOME funded.
	<b>Location Description</b>	1112 Parkside Street, Salinas The project is not located within a target area but is within City limits.
	<b>Planned Activities</b>	Phase 1 represents the demolition of the existing the existing deteriorated units on site and the construction of 80 replacement units.