



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 is making its first Substantial Amendment to its Fiscal Year (FY) 2023-2024 Annual Action Plan (AAP) to allocate \$550,000 in unspent CDBG funds from the Republic Café project and \$45,000 from the Housing Referrals and Tenant/Landlord Services project, both previously allocated through the FY 2023-2024 Annual Action Plan to the Sherwood Recreation Center Phase IV (SRC) project. 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 Fiscal Years 2021-2022, 2022-2023, 2023-2024 & 2024-2025 Annual Action Plans (AAP) the City allocated a total of \$3,951,795.20 of CDBG program funds towards the preliminary design, soft costs, and construction costs for the Sherwood Recreation Center Phase IV project. Following bid opening for the construction of the project and an update of other estimated construction costs it was determined that the project has a funding shortfall of approximately \$595,000. The City of Salinas has identified \$550,000 in unspent CDBG funds from the Republic Café project and \$45,000 from the Housing Referrals and Tenant/Landlord Services project, both previously allocated through the FY 2023-2024 Annual Action Plan, to help close the funding gap for the project.

The Sherwood Recreation Center Phase IV is a retrofit project located at 920 N. Main St., Salinas, CA, on a City-owned parcel. The project involves converting the former Municipal Swimming Pool Building (approximately 12,895 sq ft) into a functional recreation center focused on youth sports programs. The scope of work includes 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. Allocated CDBG program funds would be used to cover administrative costs, construction activities, and other unforeseen costs.



AP-12 Participation - 91.115, 91.300(c)

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

Notices in English and Spanish of Public Hearings with a 30-day public comment period have been published in The Monterey Herald, a local newspaper, and the City's webpage on Sunday, July 27, 2025. The notices were also posted at the Community Development Department (CDD), 65 W. Alisal St.; City Hall, 200 Lincoln Ave.; and the City's libraries on or before Sunday, July 27, 2025. In addition to the previous mentioned efforts, the notices and draft Amendment were distributed to the CDD Housing Distribution list via email. The 30-day comment period starts July 27, 2025, and ends August 26, 2025. The public is encouraged to review and comment on the proposed Amendment throughout the public comment period and at the Public Hearing.

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, August 26, 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 CDBG funds from the Republic Café project and \$45,000 from the Housing Referrals and Tenant/Landlord Services project, both previously allocated through the FY 2023-2024 Annual Action Plan, for a total of \$595,000; to reallocate to the Sherwood Recreation Center Phase IV project. These funds would be used to cover administrative costs, construction activities, and other unforeseen costs.

AP-38 Project Summary

Project Summary Information – FY 2022-2023

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: \$500,000 \$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.