



## **CITY OF SALINAS SUMMARY OF SUBSTANTIAL AMENDMENTS TO THE FISCAL YEARS 2017-18, 2018-19, 2019-20, 2020-21, AND 2022-23 ANNUAL ACTION PLANS**

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) 2022-23 Annual Action Plan (AAP) to allocate additional funds from prior fiscal years AAPs to the Hebbbron Family Center (HFC) 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 additional funds to the HFC project would meet Section 1 above.

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

#### **Introduction**

Through Amendments to FY 2020-21 and FY 2021-22 AAPs the City initially allocated \$1,406,613 in CDBG program funds to the HFC project which was added to its FY 2022-23 AAP. Additionally, the City allocated an additional \$240,502 in CDBG program funds of FY 2023-24 AAP towards the project and its activity delivery; totaling \$1,647,115.

After the demolition of the existing facility and a revision of estimated architectural, predevelopment and construction costs, it became apparent that the project was facing a funding deficit of approximately \$3.6 million. In response, the City of Salinas has identified around \$1,410,000 in previously allocated Community Development Block Grant (CDBG) funds from Fiscal Years 2017-18 (\$692,929), 2018-19 (\$499,248), 2019-20 (\$101,415), and 2020-21 (\$116,408). These funds were either remaining funds from completed projects or were allocated to projects that were not ultimately implemented due to costs and/or priority of needs. The reallocation of these funds will assist in bridging the funding gap for the Hebbbron Family Center project.

This action would result in a total commitment of \$3,057,115 of CDBG program funds to the HFC project and its Activity Delivery.

The HFC project will be a new recreational facility located at 683, 683-B, 683-C, 683-D, 667, and 669 Fremont Street in Salinas, CA 93905. The project scope includes the demolition of an existing structure and construction of a new 7,500 square foot community recreation facility and is located within the



City's Alisal Neighborhood Revitalization Strategy Area (ANRSA). Allocated CDBG program funds would be used to cover architectural plans, other predevelopment costs, and construction activities.

## **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 Saturday, November 3, 2023. 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 Saturday, November 3, 2023. In addition to the previous mentioned efforts, the notices and draft Amendment Summary were distributed to the CDD Housing Distribution list via email. The 30-day comment period starts November 3, 2023, and ends December 5, 2023. 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 Substantial Amendment Summary to FY 2017-18, 2018-19, 2019-20, 2020-21, and 2022-23 Annual Action Plans documents are available for review at the following locations:

- Public Notices – at City of Salinas' website:  
<https://www.cityofsalinas.org/Newsroom/Public-Notices>
- Draft Substantial Amendment to FY 2017-18, 2018-19, 2019-20, 2020-21, and 2022-23 Annual Action Plan – 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.salinass.ca.us](mailto:housingwebmail@ci.salinass.ca.us). Write "Substantial Amendment for Fiscal Years 2017-18, 2018-19, 2019-20, 2020-21, and 2022-23 Annual Action Plans" in the subject line of the email.

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, December 5, 2023, 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.salinass.ca.us](mailto:housingwebmail@ci.salinass.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, 2<sup>nd</sup> Floor  
Salinas, CA 93901

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



The City through its carryover process and analysis of available funds, has identified \$1,410,000 in previously allocated Community Development Block Grant (CDBG) funds from Fiscal Years 2017-18, 2018-19, 2019-20, and 2020-21. These funds were either remaining funds from completed projects or were allocated to projects that were not ultimately implemented due to costs and/or priority of needs. The table below shows the funds identified to be reallocated to the Hebbroon Family Center project.

| AAP FY       | Project No. | Project Name                                                                       | Amount Available   |
|--------------|-------------|------------------------------------------------------------------------------------|--------------------|
| 2017-18      | 1           | Housing Rehabilitation, Housing Accessibility Assistance, LBP                      | \$117,435          |
|              | 4           | Mid-Peninsula The Farm, Inc. – 21 Soledad Street Housing Community                 | \$575,494          |
| 2018-19      | 2           | Mid-Peninsula - Moon Gate Plaza (21 Soledad St.)                                   | \$453,862          |
| 2019-20      | 1           | Housing Rehabilitation, Housing Accessibility Assistance, LBP                      | \$97,712           |
|              | 3           | Grid Alternatives Monterey County/City of Salinas Solar Affordable Housing Program | \$3,703            |
| 2020-21      | 10          | CDBG Program Planning and Administration                                           | \$161,794          |
| <b>Total</b> |             |                                                                                    | <b>\$1,410,000</b> |

The additional CDBG program funds will be used to cover architectural plans, other predevelopment costs, construction activities and activity delivery.

## AP-38 Project Summary

### Project Summary Information – FY 2022-2023

|   |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9 | <b>Project Name</b>    | Hebbroon Family Center                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|   | <b>Target Area</b>     | Alisal Neighborhood Revitalization Strategy Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|   | <b>Goals Supported</b> | Enhanced Neighborhood Conditions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|   | <b>Needs Addressed</b> | Public Facilities and Infrastructure Improvements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|   | <b>Funding</b>         | CDBG: <del>\$1,406,613</del> 2,816,613                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|   | <b>Description</b>     | <p>Hebbroon Family Center project will be located in Census Tract 5.02. The subject property is located at 683,683-B,683-C, 683-D,667, and 669 Fremont St. in Salinas, CA 93905 and the proposed new recreational facility is going to be approximately 7,500 square feet in size. The existing structure was built in the mid 60's and will be demolished as part of this project. The subject project is composed of six (6) City-owned parcels (APN: 004082038000, 004082036000, 004082017000, 004082016000, 004082023000, 004082024000) for a combined 1.31 acres. The subject project fronts N. Hebbroon Ave to the East, Cesar Chavez Park to the North, Terrace St. to the West, and Fremont St. to the South. The project site is split zone and the three zoning designations are as follows: Parks, Residential Low Density, and Public/Semipublic use. The project site will retain its current land use.</p> <p>The new Hebbroon Family Center Project will be a brand-new recreational facility to provide City sponsored youth programs. The allocated CDBG funds will be used to cover predevelopment costs, construction and activity delivery activities involved in this project. Predevelopment activities will include architectural, planning, engineering, environmental services, permits, inspections, surveys, reports, administration, and other predevelopment costs.</p> |



|  |                                                                                                |                                                                                                                                                                                                                                                                                                            |
|--|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <b>Target Date</b>                                                                             | June 30, 2025                                                                                                                                                                                                                                                                                              |
|  | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 1,500                                                                                                                                                                                                                                                                                                      |
|  | <b>Location Description</b>                                                                    | 683,683-B,683-C, 683-D,667, and 669 Fremont St. in Salinas, CA 93905. The project is within the ANRSA target area and it's within City limits.                                                                                                                                                             |
|  | <b>Planned Activities</b>                                                                      | This activity will involve predevelopment, construction, and activity delivery of the Hebbroon Family Center. Predevelopment activities will include architectural, planning, engineering, environmental services, permits, inspections, surveys, reports, administration, and other predevelopment costs. |

### Project Summary Information – FY 2020-2021

|    |                        |                                          |
|----|------------------------|------------------------------------------|
| 10 | <b>Project Name</b>    | CDBG Program Planning and Administration |
|    | <b>Target Area</b>     |                                          |
|    | <b>Goals Supported</b> | Planning and Program Administration      |
|    | <b>Needs Addressed</b> | Planning and Administration              |
|    | <b>Funding</b>         | CDBG: \$ <del>414,843</del> 253,049      |

### Project Summary Information – FY 2019-2020

|   |                        |                                                                                    |
|---|------------------------|------------------------------------------------------------------------------------|
| 1 | <b>Project Name</b>    | Housing Rehabilitation, Housing Accessibility Assistance, LBP                      |
|   | <b>Target Area</b>     |                                                                                    |
|   | <b>Goals Supported</b> | Increased Decent and Affordable Housing                                            |
|   | <b>Needs Addressed</b> | Assistance to Homeowners for Rehabilitation                                        |
|   | <b>Funding</b>         | CDBG: \$ <del>323,067</del> 225,355                                                |
| 3 | <b>Project Name</b>    | Grid Alternatives Monterey County/City of Salinas Solar Affordable Housing Program |
|   | <b>Target Area</b>     |                                                                                    |
|   | <b>Goals Supported</b> | Increased Decent and Affordable Housing                                            |
|   | <b>Needs Addressed</b> | Energy Conservation Opportunities in Housing                                       |
|   | <b>Funding</b>         | CDBG: \$ <del>55,000</del> 51,297                                                  |

### Project Summary Information – FY 2018-2019

|   |                        |                                                  |
|---|------------------------|--------------------------------------------------|
| 2 | <b>Project Name</b>    | Mid-Peninsula - Moon Gate Plaza (21 Soledad St.) |
|   | <b>Target Area</b>     | Chinatown Area                                   |
|   | <b>Goals Supported</b> | Increased Decent and Affordable Housing          |
|   | <b>Needs Addressed</b> | New Affordable Rental Housing Opportunities      |
|   | <b>Funding</b>         | CDBG: \$ <del>453,862</del> 0<br>HOME: \$793,138 |



## Project Summary Information – FY 2017-2018

|   |                        |                                                                    |
|---|------------------------|--------------------------------------------------------------------|
| 1 | <b>Project Name</b>    | Housing Rehabilitation, Housing Accessibility Assistance, LBP      |
|   | <b>Target Area</b>     | Citywide                                                           |
|   | <b>Goals Supported</b> | Increased Decent and Affordable Housing                            |
|   | <b>Needs Addressed</b> | Assistance to Homeowners for Rehabilitation                        |
|   | <b>Funding</b>         | CDBG: \$ <del>288,747</del> 171,312                                |
| 4 | <b>Project Name</b>    | Mid-Peninsula The Farm, Inc. – 21 Soledad Street Housing Community |
|   | <b>Target Area</b>     | Chinatown Area                                                     |
|   | <b>Goals Supported</b> | Increased Decent and Affordable Housing                            |
|   | <b>Needs Addressed</b> | New Affordable Rental Housing Opportunities                        |
|   | <b>Funding</b>         | CDBG: \$ <del>575,494</del> 0<br>HOME: \$91,566                    |