

FOR PUBLIC REVIEW



CITY OF SALINAS SUMMARY OF SECOND SUBSTANTIAL AMENDMENT TO HUD FY 2025-2026 ANNUAL ACTION PLAN

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).

On February 9, 2026, the City generated \$1,173,419 in CDBG Program Income from the sale of the City-owned property at 342 Front St, Salinas, CA. The City is proposing to allocate \$1,085,000 of this funding to acquire real property in the Chinatown Neighborhood which will help advance housing and/or economic development goals identified in the Chinatown Neighborhood Revitalization Plan. The remaining amount of \$88,419 is proposed to be allocated to the existing Alisal Neighborhood Revitalization Strategy Area Sidewalk Improvements 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 allocation of funds would meet section 1, 2 & 3 above.

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

Introduction

On February 9, 2026, the City generated \$1,173,419 in CDBG Program Income from the sale of the City-owned property at 342 Front St., Salinas, CA. The City is proposing to allocate \$1,085,000 of this funding to acquire real property in the Chinatown Neighborhood which will help advance housing and/or economic development goals identified in the Chinatown Neighborhood Revitalization Plan. The remaining amount of \$88,419 is proposed to be allocated to the existing Alisal Neighborhood Revitalization Strategy Area Sidewalk Improvements project.

AP-12 Participation - 91.115, 91.300(c)

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

In accordance with the City's Citizen Participation Plan, public notices in English and Spanish were published in *The Monterey Herald* and on the City's website on or before March 21, 2026. Notices were also posted at the Community Development Department (65 W. Alisal Street), City Hall (200 Lincoln Avenue), and City libraries. Additionally, the draft amendment summary was distributed via email to the Community Development Department's Housing Distribution List. The draft Substantial Amendment Summary is available for public review during the mandatory minimum 30-day comment period, beginning on or before March 21, 2026, and concluding with the scheduled City Council hearing on April 21, 2026. Documents are accessible at the Community Development Department, City Hall, public libraries, and online. Copies may also be requested via email. The public is strongly encouraged to review and provide feedback on the proposed amendment.

These Public Notices and the Draft Summary of the Second Substantial Amendment to FY 2025-2026 AAPs are available for review at the following locations:

- Public Notices – at City of Salinas' website:
<https://www.cityofsalinas.org/Newsroom/Public-Notices>
- Draft Summary of Second Substantial Amendment to FY 2025-2026 AAPs – 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 "Second Substantial Amendment to the FY 2025-2026 AAP" 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, April 21, 2026, 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)

On February 9, 2026, the City generated \$1,173,419 in CDBG Program Income through the sale of 342 Front St. Salinas, CA, a property previously rehabilitated using CDBG funds. These funds are planned to be allocated to two main projects identified in the project summary information table below.

AP-38 Project Summary

Project Summary Information – FY25-26

6	Project Name	Alisal Neighborhood Revitalization Strategy Area Sidewalk Improvements
	Target Area	Alisal Neighborhood Revitalization Strategy Area
	Goals Supported	Enhanced Neighborhood Conditions
	Needs Addressed	Public Facilities and Infrastructure Improvements
	Funding	\$950,000 \$1,038,419
	Description	Activities in Phase 1 include installing streetlights in the area bounded by Kern Street, North Madeira Avenue, Alisal Street, and Market Street and installing ADA sidewalk curb ramps at different locations throughout the ANSRA area. Matrix Code: 03K National Objective: LMA Presumed Benefit: No
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	14,560 households
	Location Description	This will target the ANRSA area.
	Planned Activities	Activities in Phase 1 include installing streetlights in the area bounded by Kern Street, North Madeira Avenue, Alisal Street, and Market Street and installing ADA sidewalk curb ramps at different locations throughout the ANSRA area.
11	Project Name	Acquisition of Real Property in the Salinas Chinatown Neighborhood
	Target Area	Chinatown Neighborhood
	Goals Supported	Increased Decent and Affordable Housing
	Needs Addressed	Affordable Rental Housing Opportunities
	Funding	CDBG \$1,085,000
	Description	CDBG funds will be used to acquire real property in the Chinatown Neighborhood which will help achieve housing and/or economic goals outlined in the Chinatown Revitalization Plan. Matrix Code: 01 National Objective: LMH/LMA Presumed Benefit: No
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Chinatown Neighborhood
	Planned Activities	Acquisition of buildings in the Chinatown Neighborhood.