

**NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND  
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS**

September 26, 2020

City of Salinas, Community Development Department  
Housing Division  
65 West Alisal, 2nd Floor  
Salinas, CA 93901  
(831) 758-7334

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the City of Salinas.

**REQUEST FOR RELEASE OF FUNDS**

On or about October 13, 2020 the City of Salinas (City) will submit a request to the United States Department of Housing and Urban Development (HUD) for the release of HOME Investment Partnerships Program (HOME) funds under Title II of the Cranston-Gonzalez National Affordable Housing Act, as amended 42 U.S.C.-12701 et seq, to undertake a project known as the Parkside Manor Housing Development, Phase I/II (Project).

The City of Salinas, Community Development Department, Housing Division, is planning to allocate \$600,000 of HUD HOME entitlement project funds and an additional \$60,000 of HUD HOME activity delivery from Program Year 2020 (Grant#: M-20-MC-06-0212). Per the City's HUD approved Citizen Participation Plan (CPP), dated May 26, 2020, the City may fund this Project an additional 24.99% of HUD HOME funding without the need for a substantial amendment. This Project is proposed to be funded from multiple funding sources including; 1) \$660,000 of City HOME funds, 2) up to \$1,300,000 of City Fee Deferral and Processing Fees, 3) \$5,656,500 HCD Seller Financing, 4) \$35,707,529 Construction Loan, 5) \$448,836 Project Based Section 8 increment and 6) \$2,560,450 Low Income Housing Tax Credit Equity.

The Parkside Manor Housing Development Project is located at 1112, 1114, and 1115 Parkside Street, Salinas, CA 93906 (Assessor Parcel Number 003-773-057-000). The Monterey County Housing Authority Development Corporation (HDC), who is the non-profit developer is proposing the below scope of work for this development:

The proposed Project includes the demolition of 88 existing substandard housing units constructed in 1975 and the construction of 160 new housing units for elderly residents on the approximately 4.9-acre project site. The Project also includes a resident center and management office building and supporting infrastructure, including 135 parking spaces and internal roadway.

The 160-unit Project would be constructed in two phases. The first phase would consist of 80 units on the southeastern portion of the site, and the second phase would consist of 80 units on the northwestern portion of the site. A resident center and management office building will serve the site. A total of 114,710 square feet of new building space would be constructed. In each phase, a portion of the existing structures would be demolished, and the new residential structures along with supporting infrastructure would be developed.

The existing residents in the 88 housing units to be demolished (8 multi-family and 80 units for the elderly) would be provided housing vouchers for market-rate or affordable housing during the development of the new housing units. The residents from the 8 multi-family units would be relocated to another comparable property, and relocation benefits payments would be provided in accordance with the Uniform Relocation Act (46 U.S.C. § 4600 et seq.), its implementing regulations (49 C.F.R. part 24), and other requirements and regulations of the applicable federal funding sources.

The 160 new housing units would be comprised of 1 and 2-bedroom units in four 4-story structures. The new housing units would be constructed to meet current City building standards and thus would be more energy efficient and more cost effective to manage, operate, and repair. Onsite amenities would include open landscaped grass areas and a resident center and management office building with a resident services coordinator, large community room for use by tenants, and computer lab.

New parking areas and a new internal roadway system would also be included in the site renovations. The project would include 135 parking spaces as follows: 63 spaces in the northeastern portion of the site, 41 spaces in the southwestern corner of the site, and 31 spaces along the existing fire road that connects the project site to Parkside Street. Additionally, the project includes a new internal roadway that would bisect the Phase 1 residential buildings on the southeastern portion of the project site and the Phase 2 residential buildings on the northwestern portion. Construction is anticipated to occur in two phases with Phase 1 and Phase 2 occurring sequentially in Program Year 2020 and 2021, respectively. Each phase of construction is anticipated to last approximately one year. Phase 1 would consist of approximately 29,796 square feet of building demolition and 2,757 square feet of parking lot demolition in order to construct approximately half of the Project (80 units). Phase 2 would consist of approximately 33,205 square feet of building demolition and 4,412 square feet of parking lot demolition in order to construct the remaining half of the proposed Project (80 units).

## **FINDING OF NO SIGNIFICANT IMPACT**

The City has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act (NEPA) of 1969 is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at City of Salinas Community Development Department, Housing Division, 65 W. Alisal Street, 2<sup>nd</sup> Floor, Salinas, CA 93901 and may be examined or copied weekdays 8:00 A.M to 5:00 P.M by appointment only due to the COVID-19 pandemic. To make an appointment, please contact Luis Ochoa, Community Development Analyst, at 831-758-7338 or by e-mail at [luis.ochoa@ci.salinas.ca.us](mailto:luis.ochoa@ci.salinas.ca.us). The ERR can also be requested through mail. To receive a copy of the ERR by mail, please contact Luis Ochoa, Community Development Analyst, at 831-758-7338 or by e-mail at [luis.ochoa@ci.salinas.ca.us](mailto:luis.ochoa@ci.salinas.ca.us). The ERR is also available online at the following City website: [www.cityofsalinas.org/our-city-services/community-development/housing-and-community-development-division/rfps-public-notice](http://www.cityofsalinas.org/our-city-services/community-development/housing-and-community-development-division/rfps-public-notice) and Dropbox link <https://www.dropbox.com/sh/h3icp6kvj4347qm/AAB3o-i1om5LdoBvQ83qPaWra?dl=0>.

## **PUBLIC COMMENTS**

Any individual, group, or agency may submit written comments on the ERR to the City of Salinas, Community Development Department, Housing Division, Attn: Megan Hunter, Community Development Director, 65 West Alisal St., 2<sup>nd</sup> Floor, Salinas, California, 93901 and by email to [meganh@ci.salinas.ca.us](mailto:meganh@ci.salinas.ca.us) or Carolina Sahagun-Gomez, Sr. Community Development Planner, Monterey County Housing Authority Development Corporation, 303 Front Street, Suite 7, Salinas, CA 93901 and by e-mail to [csahagun@hdcmonterey.org](mailto:csahagun@hdcmonterey.org). All comments received by October 12, 2020 will be considered by the City prior to authorizing submission of a request for release of funds to HUD. Comments should specify which Notice they are addressing.

## **ENVIRONMENTAL CERTIFICATION**

The City certifies to HUD that Megan Hunter, Community Development Director, in her capacity as Certifying Officer consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the City to use HOME program funds.

## **OBJECTIONS TO RELEASE OF FUNDS**

HUD will accept objections to its release of funds and the City certification for a period of 15 days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the City; (b) the City has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Section 58.76) and shall be address to HUD, Office of Community Planning and Development, by email at [RROFSFRO@hud.gov](mailto:RROFSFRO@hud.gov) and [SFCPDMail@hud.gov](mailto:SFCPDMail@hud.gov). Potential objectors should contact HUD by email at [RROFSFRO@hud.gov](mailto:RROFSFRO@hud.gov) and [SFCPDMail@hud.gov](mailto:SFCPDMail@hud.gov) to verify the actual last day of the objection period.

Megan Hunter, Community Development Director  
Certifying Officer  
City of Salinas, Community Development Department  
65 West Alisal, 2nd Floor  
Salinas, CA 93901  
(831) 758-7334