

August 6, 2024

Mayor Kimbley Craig
City of Salinas
200 Lincoln Avenue
Salinas, CA 93901
Cclerk@ci.salinas.ca.us

RE: LandWatch support for ID#24-392, Approval of Tentative Map 2021-001, the first phase of the Central Area Specific Plan (CASP)

Dear Mayor and City Council Members,

LandWatch is pleased to offer its strong support for your approval of tentative Map 2021-001, the first phase of the Central Area Specific Plan (CASP). We commend Stone Bridge Homes for being so proactive and forward thinking in its support of badly needed affordable housing, especially for community members who live and work in Monterey County. We appreciate that Stone Bridge stepped forward and not only acknowledged the challenge, but embraced a visionary path. We hope that other developers will follow their example.

Because we believe that everyone - local government, developers, and advocates - form a part of the solution, in 2020, LandWatch pledged to Stone Bridge Homes and the Salinas Housing Justice Coalition to voice its active support for the Central Area Specific Plan consistent with an agreement negotiated between those organizations, which memorialized the commitments of each (attached).

LandWatch Monterey County applauds the historic agreement between Salinas Housing Justice Advocates and Stone Bridge Homes, as it promises access to more timely and affordable homes in the Central Area Specific Plan. The negotiated agreement also paves the way for more affordable homes to be built onsite and concurrently with market rate homes, above and beyond the baseline requirements of the City's current inclusionary housing ordinance. Stone Bridge Homes has also pledged to work closely with Salinas housing advocates to notify potential homebuyers of new home releases, giving first-time homebuyers and others a good chance at purchasing new homes locally. LandWatch was delighted to support Stone Bridge Homes and Salinas Housing Justice Advocates in reaching this accord.

LandWatch thanks Stone Bridge Homes for their cooperation and partnership, and also the Salinas City Council for its role in moving the project forward.

We also encourage the City to incentivize other CASP developers to include the same provisions for onsite and concurrent affordable units in their development agreements. Stone Bridge's decision to address the housing crisis by doing the right thing should not put it at a competitive disadvantage.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael D. DeLapa". The signature is fluid and cursive, with the first name "Michael" written in a larger, more prominent script than the last name "DeLapa".

Michael D. DeLapa
Executive Director