



November 30, 2020

Mayor Pro Tem Christie Cromeenes
City of Salinas
200 Lincoln Ave.
Salinas, CA 93901

Subject: Review of Salinas Downtown Vibrancy Plan Implementation

Dear Mayor Pro Tem Christie Cromeenes and City Council Members:

LandWatch Monterey County applauds the historic agreement between Salinas Housing Justice Advocates and Stone Bridge developers (formerly Creekbridge) that will guarantee access to more timely and affordable homes in the Central Area Specific Plan. The negotiated agreement makes it much more likely that affordable homes will be built onsite and concurrently with market rate homes than they would simply under the terms of the City's current inclusionary housing ordinance. Stone Bridge promises 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 Salinas Housing Justice Advocates and Stone Bridge developers in reaching this accord.

LandWatch thanks Stone Bridge for their cooperation and partnership, and also the Salinas City Council for their willingness to postpone approval of Stone Bridge's development agreement to give the parties time to reach this historic agreement to go beyond the terms of the City's inclusionary housing ordinance.

Prior to approving development agreements with other CASP developers, the City should insert the same provisions for onsite and concurrent affordable units in those development agreements. Stone Bridge should not be put at a competitive disadvantage simply because it did the responsible thing.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael DeLapa", written in a cursive style.

Michael DeLapa
Executive Director