



July 16, 2024

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Salinas Planning Commission
200 Lincoln Ave
Salinas, CA 93901

Subject: Support for Proposed Central Area Specific Plan Tentative Map 2021-001

Dear Salinas Planning Commissioners:

Monterey Bay Economic Partnership (MBEP) writes in support of the proposed Central Area Specific Plan. MBEP consists of public, private and civic entities located throughout Monterey, San Benito and Santa Cruz counties with a mission to improve the economic health and quality of life through initiatives in housing, broadband, economic development/jobs.

The North of Boronda Future Growth Area (FGA) is a monumental opportunity in determining future housing outcomes for the City of Salinas. In December 2019, MBEP engaged, supported, and issued recommendations for the then-proposed West Area Specific Plan. In August 2020, MBEP began engaging on the CASP, working through our internal endorsement process and closely with City Staff, to arrive at our recommendations issued at the time of approval in November 2020. The CASP proposes a maximum of 3,911 homes and is anticipated to house up to 14,353 residents at buildout. We are excited to support Stone Bridge and the City in moving this important development forward. The 1,674 new homes proposed for this first major phase of residential development are critically important for our regional workforce.

While we support Stone Bridge's efforts, we also supported the coalition of local affordable housing advocates in November 2020 calling for a stronger commitment to affordable housing in the build out of the CASP. The coalition of advocates reached an agreement with Stone Bridge to ensure that the inclusionary for sale homes are built concurrently with market rate homes at a 1:6 ratio (1 affordable home for every 6 market rate). Stone Bridge representatives also agreed to work closely with advocates to notify them of upcoming home releases so that potential local home buyers could be referred for purchase at that time. These provisions should be included in the Affordable Housing Plan approved by the Planning Commission.

Thank you for your leadership in providing more housing. Please contact Matt Huerta, Director of Housing and Community Development, mhuerta@mbep.biz, for more information.

Sincerely,

Tahra Goraya, MA, MPA
President & CEO

3180 Imjin Road, Suite 102
Marina, CA 93933 831.915.2806

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