

21 SOLEDAD ST

COMMUNITY SERVING COMMERCIAL

Salinas, CA



The proposed development of 90 affordable residential units over ground floor, community serving commercial space in the Chinatown neighborhood has been in the works since 2012. MidPen is collaborating with the City of Salinas as well as local service providers to develop a community which will assist the area's disenfranchised homeless population while simultaneously transforming the neighborhood. Critical to any revitalization effort is occupied store fronts. In an effort to avoid the vacant store fronts that plague many mixed use buildings in small communities throughout the country, MidPen issued an RFP for commercial users in April 2016. This RFP was widely distributed in an effort to draw a diverse (ideally rent paying) group of retail and commercial tenants. We received responses to the RFP from a committed group of community serving nonprofits and have been working with this group to development an exciting and collaborative community space that will include Health and Wellness, Arts, Culture and Education. Our partners (RFP respondents) include CSUMB's Visual and Public Arts (VPA) Department, CSUMB's nursing and social work programs, Dorothy's Place, Asian Cultural Experience, Urban Arts Collaborative and Main St. Arts Studio. Our collaboration envisions four artist studios and an art gallery managed by CSUMB VPA, along with an open working art space for Urban Arts Collaborative. Additionally, Main St. Arts Studio proposes a "craft lab," with space for welding, jewelry making and wood-working. Dorothy's Place proposes to operate a café at the center of this space, which will act as a social hub for activity as well as provide a job training opportunities for homeless clients of the organization. Finally, CSUMB's nursing and social work programs propose to operate a Health and Wellness Facility that includes classroom space as well as private exam rooms where nursing and social work students will be able to serve residents of the neighborhood.

The project is slated to apply for Low Income Housing Tax Credits on June 28, 2017 and, if awarded, will commence construction in February 2017 and complete in August 2019.

Location	Chinatown, Salinas
Ownership Structure	Long term ground lease. City of Salinas owns the land, MidPen Housing will build, own, and manage the property.
Development Concept	90 affordable apartments over 10,500SF of ground floor, community serving commercial space
Total Development Costs	\$38million
Commercial Build-out Costs	\$1.4million
Estimate of Annual Commercial Space Operating Costs (utilities, insurance, maintenance, taxes, management)	\$90,000 (includes \$20K/year in property taxes)