



A Permanent Home: CHISPA Celebrates Historic Acquisition of 295 Main Street

This spring, community leaders, residents, partners, elected officials, and supporters gathered in downtown Salinas to celebrate a major milestone in CHISPA's history—the ribbon cutting and grand opening of its permanent headquarters at 295 Main Street.

The event marked the official acquisition of the historic building, originally constructed in 1926, and highlighted CHISPA's long-term commitment to affordable housing, community development, and the residents of Monterey County. Built nearly a century ago, the landmark building has been a cornerstone of downtown Salinas' civic and economic life for generations. After occupying the building as a tenant for more than two decades, CHISPA is now proud to call 295 Main Street its permanent home, reinforcing its long-term commitment to downtown Salinas and the communities it serves.

A special moment during the ceremony came from Katherine Kobrinski of the Kobrinski family, longtime owners of the building. In her remarks, Kobrinski reflected on the responsibility of caring for a historic landmark and noted that none of us truly

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own these buildings—we are merely stewards of them for a period of time. She shared her confidence that CHISPA would continue that stewardship by preserving the building's legacy while using it to serve the community for generations to come.

The event also featured remarks and blessings from community leaders, including The Most Reverend Ramon Bejarano, Bishop of the Diocese of Monterey, and Pastor Todd Anderson of Compass Church. Both spoke about the importance of investing in communities, creating opportunities for families, and the positive impact CHISPA continues to make throughout Monterey County.

One of the highlights of the afternoon was a musical performance by residents from Sherwood Village Senior Housing. Under the direction of guitar instructor Felix Miranda, the senior musicians delighted guests with spirited renditions of "La Bamba" and a Beatles classic. Their performance showcased the power of arts programming to bring people together, build confidence, and create meaningful connections within the community.

CHISPA leadership reflected on the organization's growth from a local housing developer into the largest private nonprofit housing developer based in Monterey County and a comprehensive community development organization

serving families, seniors, and communities throughout the Central Coast.

Today, 295 Main Street serves as the operational hub for CHISPA's affordable housing development, property management, and resident services programs, supporting more than 1,500 housing units and community developments throughout the region. More than just a building, it stands as a symbol of CHISPA's enduring commitment to improving people's lives and creating healthy neighborhoods throughout the Central Coast.

CHISPA expresses sincere appreciation to the Salinas Valley Chamber of Commerce. The Chamber's partnership and support created a memorable event that brought together community leaders, residents, partners, and supporters to celebrate this important milestone.

The celebration at 295 Main Street was both a reflection of CHISPA's accomplishments and a reminder that its most important work is still ahead.

Spot Light:



Center Stage Theatrical Productions is dedicated to expanding access to high-quality arts education for youth and families throughout South Monterey County.

Jeff Hinderscheid created and launched the specialized theater program curriculum, The StageCraft Academy, that focuses on the foundational units of theatrical expression through building life skills such as confidence, teamwork, empathy, communication, and organized social emotional learning. With contracts that include underserved communities and rural students in San Ardo, and the building of a new musical theater production program in partnership with King City High School Drama, Jeff has continued to bring additional support to many groups at different levels of experience and socioeconomic status. Jeff is also the founder of Center Stage Theatrical Foundation, a nonprofit organization designed to assist with the

accessibility of these types of classes, workshops, and community performances for those who are unable to afford participation. Through scholarships and dedicated advocacy, CST Foundation ensures no one is ever turned away.

"Through our partnership with CHISPA, we've been able to bring theater, storytelling, and creative expression directly into the heart of the communities we serve. Our summer programs give young people the chance to build confidence, develop communication skills, and discover their own artistic voice in a supportive, joyful environment."

"Our work is rooted in the belief that the arts are a powerful tool for connection, empowerment, and community building. As a theater educator, director, and newly published author, I'm passionate about creating spaces where young people feel seen, capable, and inspired. The CHISPA community has embraced this work wholeheartedly, and it's been a privilege to watch students grow not only as performers, but as leaders and collaborators."

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Development: CHISPA Breaks Ground on Mills Ranch Apartments in King City

CHISPA proudly celebrated the groundbreaking of **Mills Ranch Apartments** on July 15, 2026, marking the beginning of a transformative affordable housing development in the City of King. Community leaders, elected officials, funding partners, development partners, and local residents gathered to commemorate this important milestone and celebrate the power of collaboration in addressing the region's housing needs.

Located within the Mills Ranch Subdivision, the development will provide **40 affordable apartments**, including **30 apartments reserved for farmworker families**. The community will feature two- and three-bedroom townhomes, several two-bedroom flats, tuck-under garage parking, and a centrally located community room that will serve residents and the surrounding neighborhood.

Mills Ranch is designed to be more than housing—it is a place where families can thrive. Through CHISPA's Resident Services program and partnerships with more than 40 nonprofit organizations, residents will have access to educational programs, youth activities, health and wellness services, financial literacy, and community-building opportunities.

The project was made possible through strong partnerships and significant investment, including nearly **\$11.7 million** from California's Affordable Housing and Sustainable Communities (AHSC)

Program. The funding supports not only the construction of the housing development but also transportation improvements and community programs that promote healthy, sustainable neighborhoods.

During the ceremony, CHISPA CEO Geoffrey Morgan recognized the many organizations and agencies whose commitment and collaboration helped bring the project to life.

"This project is the result of years of collaboration and commitment from our staff, partners, funders, and community leaders," said Geoffrey Morgan, CEO of CHISPA. "Mills Ranch will provide stable, affordable homes for families while creating lasting benefits for the entire King City community."

CHISPA extends its sincere appreciation to the City of King, the California Department of Housing and Community Development, the Strategic Growth Council, Central California Alliance for Health, Salinas Valley Chamber of Commerce, project consultants, contractors, community partners, and everyone who joined us in celebrating this exciting milestone.

Construction is expected to be completed by the end of **2027**, bringing 40 much-needed affordable homes to King City and strengthening the future of the community for generations to come.



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Jeff is the co-founder of Center Stage Theatrical Enterprises LP, a company that offers scenic design and construction services to other fellow theater productions companies, working with The Western Stage, The Stage Hands and Wine Country theater this summer to ensure their individual productions reach the full heights intended.

With a Master's Degree in Psychology, Jeff also teaches Psychology at Hartnell College, and has recently written his first book, *From Blue Light to True Light*, a timely and deeply personal reflection on the psychological cost of digital overwhelm, with a path forward through his A.C.T. method on regaining control in the face of the screen filled world.

Published and launched in May 2026, *From Blue Light to True Light* has already become a number one bestseller in Adolescent Psychology, and in the Parenting of Teens.



MILLS RANCH APARTMENTS

Groundbreaking Ceremony • July 15, 2026



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