



**CITY OF SALINAS  
HOUSING AND LAND USE COMMITTEE**

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**DATE:** MARCH 10, 2026

**DEPARTMENT:** COMMUNITY DEVELOPMENT DEPARTMENT

**FROM:** LISA BRINTON, COMMUNITY DEVELOPMENT DIRECTOR

**THROUGH:** ORLANDO REYES, ASSISTANT DIRECTOR

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**TITLE:** 2025 HOUSING ELEMENT ANNUAL PROGRESS REPORT

RECOMMENDED MOTION:

It is recommended that the Housing and Land Use Committee recommend City Council approval of a resolution accepting and authorizing the submission of the City's 2025 Housing Element Annual Progress Report to the State of California Department of Housing and Community Development (HCD) and the Governor's Office of Land Use and Climate Innovation (LCI).

DISCUSSION

Section 65400 of the California Government Code requires local jurisdictions to submit a Housing Element (HE) Annual Progress Report (APR) addressing the status of the City of Salinas 2023-2031 Housing Element and progress made toward implementing its goals and policies. This report covers the first year of the new City of Salinas 2023-2031 HE and focuses on calendar year 2025 with highlights & accomplishments related to housing production and program implementation. The report must be submitted to HCD and LCI no later than the 1<sup>st</sup> of April each year

The Housing Element is one (1) of seven (7) mandatory elements of the General Plan and serves as the primary policy document that identifies the goals, policies, and programs related to housing development in the City of Salinas. The City's current 6<sup>th</sup> Cycle HE covers an eight-year period (2023-2031) and focuses on addressing the housing needs of residents, identifying adequate land supply for housing, reducing housing production constraints, and improving housing opportunities for special needs groups. The draft 2025 Housing Element Annual Progress Report is attached as Attachment 1 HLUC review. The purpose of the Housing Element Annual Progress Report is to track and monitor progress in addressing the City's housing needs (Regional Housing Number Allocation - RHNA) goals and policies. HCD has specific reporting requirements for the Housing

Element, which consists of a series of tables. The tables within Attachment 1 summarize the City's progress in each year for producing various types of housing units and implementing a variety of programs contained in the City's current Housing Element. Table D, which is part of the Housing Element Annual Progress Report Tables, tracks the City's implementation of Housing Element policies and action programs.

Status of Program Implementation (Table D) Highlights:

- In 2025, the City processed a total of four Tentative Map applications, of which three propose to develop in the West Areas Specific Plan (WASP) and one in the Central Area Specific Plan (CASP). Combined, these developments would generate 1,644 housing units. Project details such as unit mix, housing product type, and affordability ranges will be available once the application is finalized.
- To further advance affordable housing, on June 24, 2025, the City issued a Notice of Funding Availability (NOFA) inviting developers to submit applications for development and rehabilitation projects. Through this process, on November 18, 2025, four projects were conditionally awarded funding: two for predevelopment and construction, one for rehabilitation, and one for stabilization.
- In 2025, the Code Enforcement Division opened 1,721 cases and closed 1,557, continuing its proactive enforcement efforts in high-complaint areas.
- In 2025, the City of Salinas supported the Housing Authority of the County of Monterey (HACM) by providing \$2,500,000 comprised of PIP and PLHA funds to support the acquisition of the Salinas Inn (Fairview). This is a collaboration between the City, the County, and HACM. This project will create 45 units of Permanent Supportive Housing.
- The City is using a REAP 2.0 Local Suballocation Grant to support predevelopment costs for multiple properties (45 Soledad Street, 37-39 Soledad Street, and 34/36/38/40 Soledad Street) it purchased in Chinatown to create affordable housing. Predevelopment activities include environmental assessments and remediation, a historic structure survey, and conceptual architectural and site plans for up to 86 units. In December 2025, the first Site Plan Review application for a 55-unit Mixed Use Building was processed.

ATTACHMENTS:

1. 2025 Housing Element Annual Progress Report Tables
2. 2025 HE APR – HLUC Presentation