



2025 HOUSING ELEMENT ANNUAL PROGRESS REPORT

March 4, 2025

Planning Commission

Vincent Montgomery

Background

Annual Progress Report provides the City's accomplishments and programs updates on the General Plan: 2023-2031 Housing Element

Due **April 1, 2026** to:

- California Department of Housing and Community Development (HCD)
- CA Governor's Office of Land Use and Climate Innovation (LCI)



Regional Housing Needs Allocation (RHNA) Progress

Income Category	RHNA Goal	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date	Total Remaining Units	Achieved
Very Low	920										0	920	0%
Low	600										0	600	0%
Moderate	1,692										0	1,692	0%
Above Moderate	3,462	1	221	221							443	3,019	7%
Total RHNA	6,674	1	221	221							443	6,231	3%

2025 Housing Production Summary

Housing Category	Issued	Units Approved/Finalized
Housing Development Applications	5	50
Building Permits	214	221
Certificates of Occupancy	146	191



Housing Development



ADU's

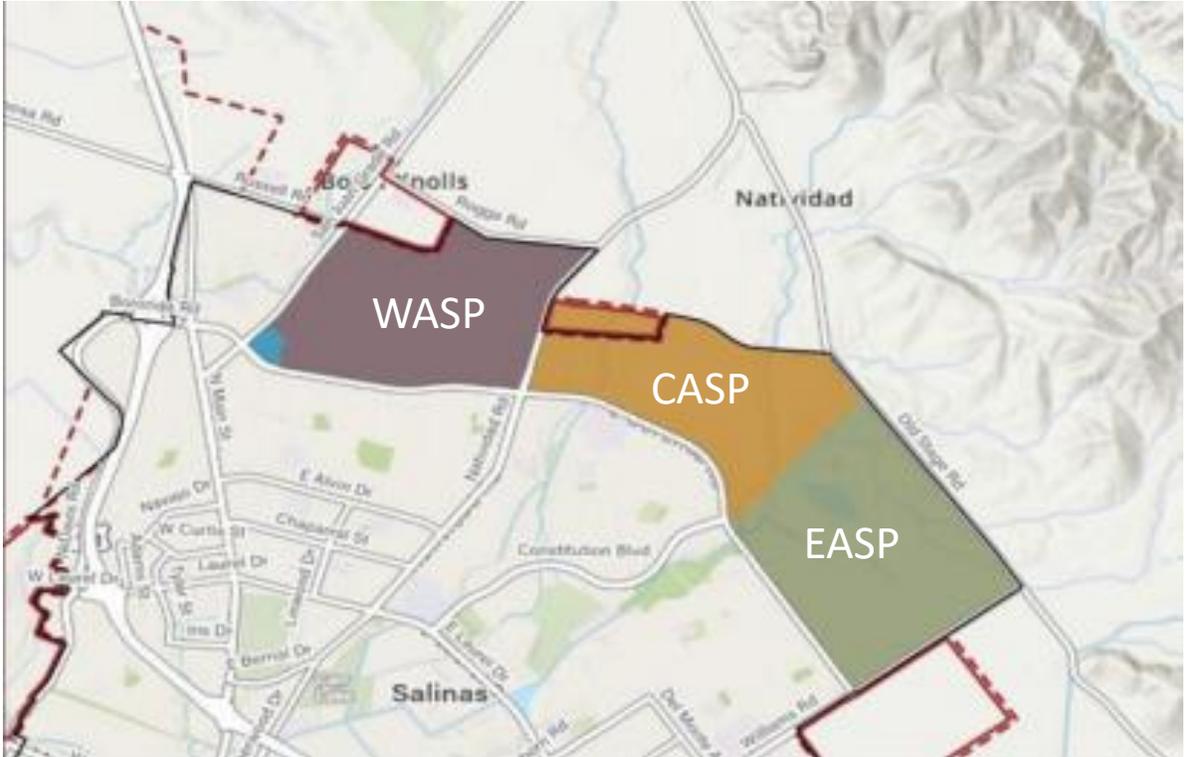


2025 Award Funds

- \$2.1M - Community Development Block Grant
- \$0.7M - Home Investment Partnership

Funding Opportunities

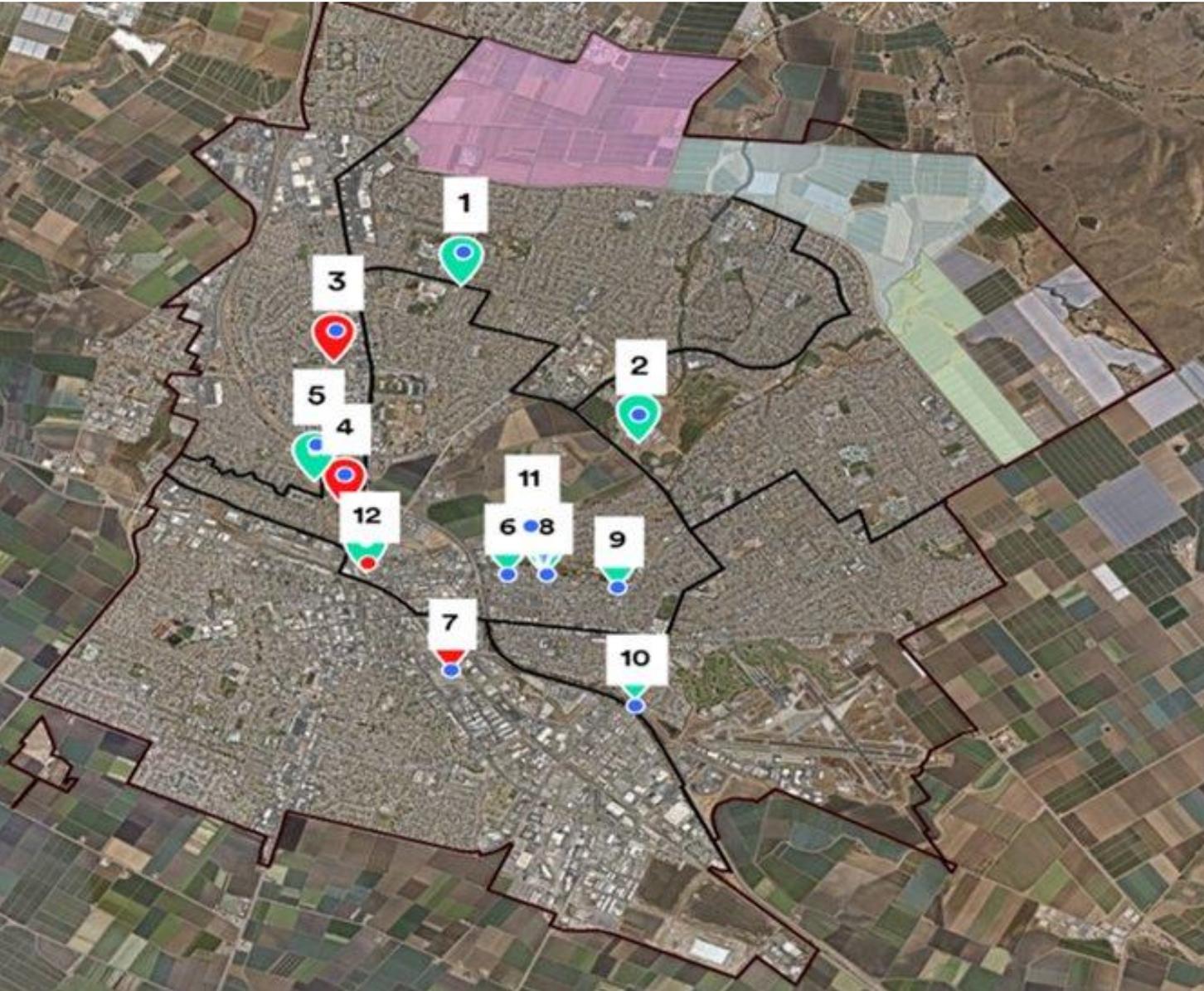
- Prohousing Incentive Program (PIP) Round 4
- Permanent Local Housing Allocation (PLHA) Program



FUTURE GROWTH AREA SUBDIVISIONS		
NAME	AREA	TOTAL UNITS
Christensen	CASP	670 Dwelling Units
Bardin Ranch	EASP	859 Dwelling Units
Bondensen	WASP	638 Dwelling Units
Madolora	WASP	648 Dwelling Units
Morntensen	WASP	391 Dwelling Units
East Boronda Phase One	CASP	415 Dwelling Units
East Boronda Phase One	CASP	3 Apartment Buildings (50 Dwelling Units)
East Boronda Phase One	CASP	12 Model Homes
TOTAL:		3,683 Dwelling Units

Future Growth Area

Infill Housing Projects

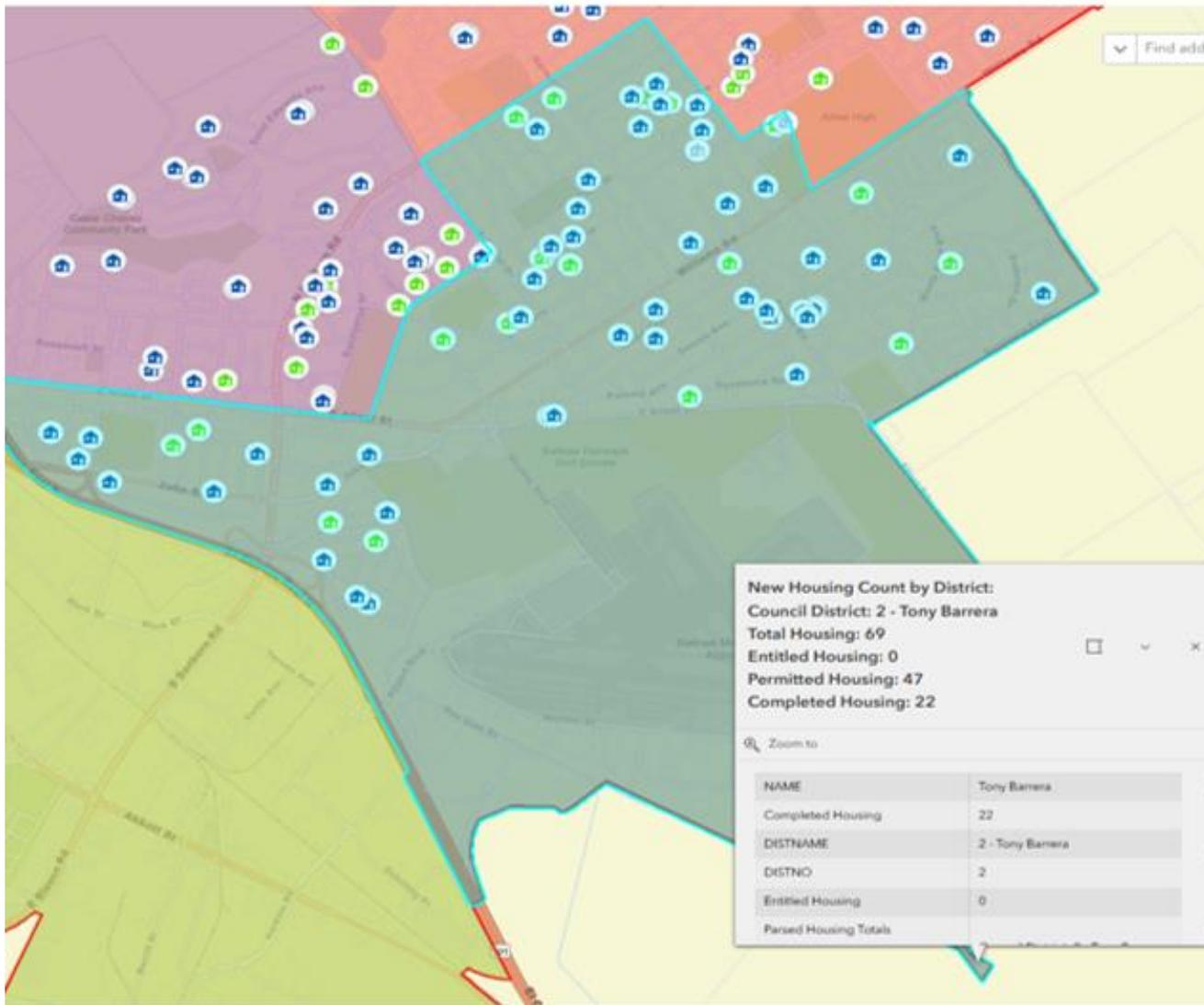


	Developer	Housing Type
1	CHISPA Inc.	Senior
2	Eden Housing	100% Affordable
3	TBD	Market rate
4	TBD	Market rate
5	Housing Authority for County of Monterey	100% Affordable
6	Envision LLC.	100% Affordable
7	TBD	Market rate & Affordable
8	CHISPA Inc.	Low-Income ADU's
9	Housing Authority for County of Monterey	100% Affordable
10	Housing Authority for County of Monterey	Permanent Supportive
11	CHISPA Inc.	100% Affordable

Affordable Housing Projects

Project Details	376 E. Alvin Dr	165-177 Carr Ave	200 Casentini St
Funding Source	PLHA, HOME & LHTF	CDBG & HOME	HOME & LHTF
Funding Awarded	\$2,372,699	\$960,000	\$3,837,000
Affordable Units	36	40	88
Status	Entitled/ NEPA in Progress	NEPA in Progress	Entitlement & NEPA in Progress
Target Population	Senior	Multifamily	Multifamily





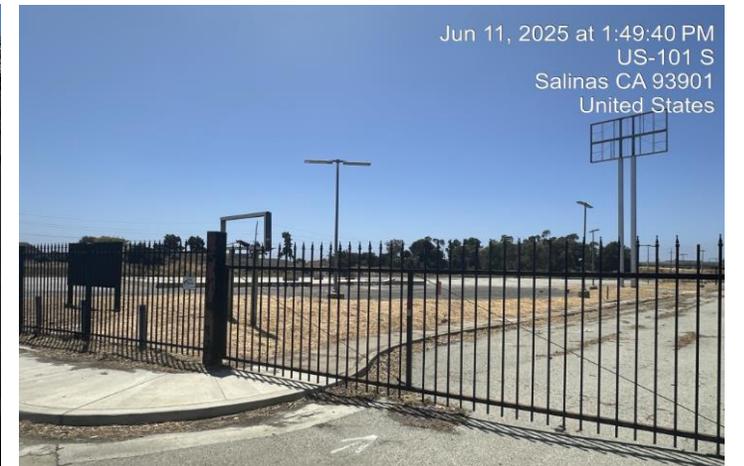
Housing Dashboard Tool

Neighborhood Blight Elimination

Code Enforcement in 2025

Cases Opened – 1,721

Cases Closed – 1,557



Before

After

Salinas Outreach & Response Team (SORT)

2025 Calendar year	Assisted
Individuals	323
Referred to Shelter	53
Housed	78
Services rendered	4,088



Next Steps

- I. Housing and Land Use Committee consideration scheduled March 17, 2026
- II. City Council consideration scheduled for March 24, 2026
- III. Submit 2025 Housing Element Annual Progress Report to HCD and LCI on or before April 1, 2026

Recommendation

It is recommended that the Planning Commission approve a resolution recommending that City Council accept the 2025 Housing Element (HE) Annual Progress Report (APR) and authorize its submittal to the California Department of Housing and Community Development (HCD) and the Governor's Office of Land Use and Climate Innovation (LCI) as required by Government Code Section 65400(b).



Questions?

*For more information, contact the Housing Division
(831) 758-7334*

<https://www.cityofsalinas.org/Your-Government/Departments/Community-Development>