

HOUSING TOOL KIT



KEY INFORMATION

- Salinas has limited land availability particularly for housing developments.
- Salinas is surrounded by protected agriculture land.
- Housing/developments cannot be built on flood plains.
- **Future Growth Area:** Plans have been adopted for future housing developments.
- Available land = outside City limits
- **46%** of our current land use is dedicated to housing.
- **19.3%** of units = overcrowded (more than 1 occupant per room).
- Median home price  **\$666,250***
November 2021

*Source: 2019 American Community Survey, DQNews.com

HOW CAN WE CREATE MORE HOUSING?

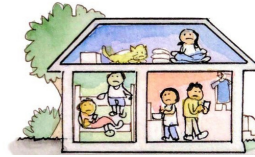
- Build out Future Growth Area
- Infill development and higher density housing

Infill development = building within unused & underutilized lands

High density housing = taller housing buildings

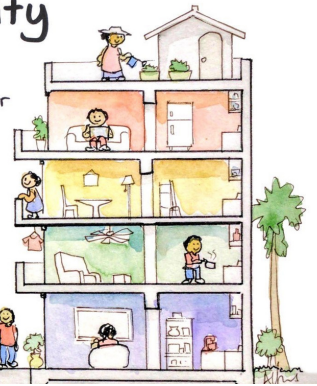
Overcrowding

Too many people in each home.



Density

Enough homes for all the people.



Source: 2020 Density vs Overcrowding, bendyimby.com

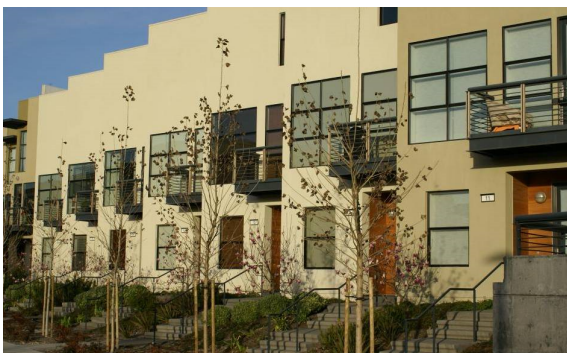
WHAT KIND OF HOUSING WOULD YOU LIKE TO SEE IN THE FUTURE?



2 Stories
20 units per acre



4 Stories
40 units per acre



3 Stories
20+ units per acre



6 Stories
80+ units per acre

HOUSING

COMMENTS



A yellow rounded rectangular box containing five empty circles on the left side, each followed by a horizontal line for writing comments.

HOUSE MEETING QUESTIONS

Location:

Number of People:

- 1. Apart from the cost, what other difficulties with housing have you faced?
- 2. Have you felt discrimination when applying for housing?
- 3. What type of housing services would you like to see?



A yellow rounded rectangular box containing five empty circles on the left side, each followed by a horizontal line for writing answers to the questions.

City of Salinas Housing Element Update 2023-2031



WHAT IS THE HOUSING ELEMENT?



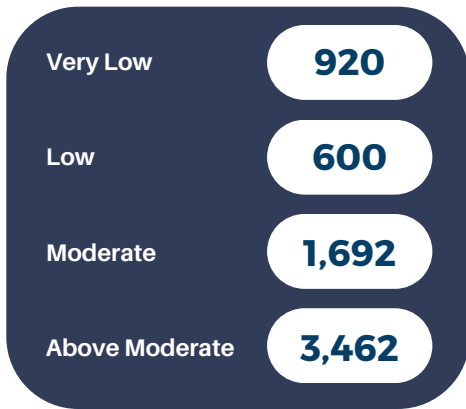
- Required part of the General Plan
- Establishes the City's goals and policies for addressing housing needs
- Updated every eight years. Must be reviewed and certified by the State Department of Housing and Community Development (HCD)
- Implements Regional Housing Needs Allocation (RHNA)

CITY'S ROLE IN HOUSING

- Create the environment for housing production (rules, procedures, incentives)
- Housing programs
- Monitoring safety - code enforcement
- Grant/gap funding and special projects
- **But not a housing developer**

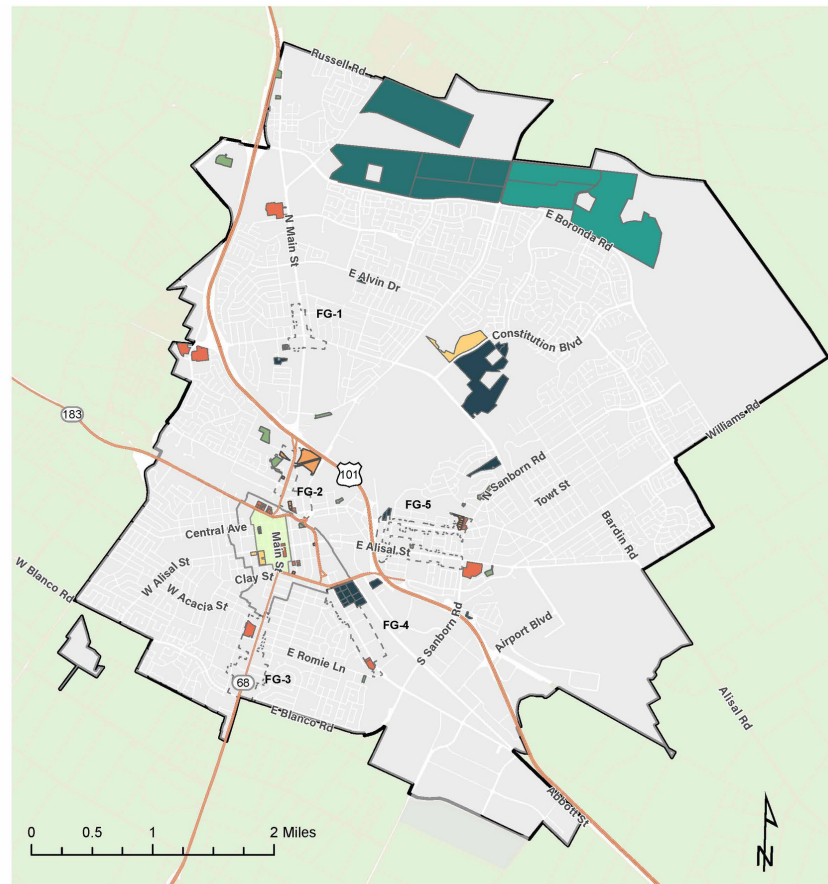
RHNA: *6,674

Salinas 2023-2031 RHNA by Income Level



*RHNA is the number of homes the City of Salinas is required to plan for. This number is triple what it was in 2015 because of the continued need for housing.

SITES INVENTORY



- West Area Specific Plan Sites
- Central Area Specific Plan Sites
- Pipeline Projects
- Vacant Residential Sites
- Underutilized Residential Sites
- Vacant Mixed Use Sites
- Underutilized Mixed Use Sites
- City of Salinas Boundary
- Downtown Core
- Downtown Neighborhood Area
- Focused Growth Overlays
- Monterey County Parcels

The Sites Inventory map shows the land available for potential development.

2023 HOUSING ELEMENT TIMELINE

