



SALINAS

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Administrative Report on Rental Registration and Rent Stabilization Program

November 18, 2025

City Council

Presented by:

Lisa Brinton, Director

Program Revenue

January 1 to December 31, 2025

Actual Revenue: January 1 to September 30, 2025					
Program	Fee Amount	Units Registered	Fees Paid	Late Fees*	Total
Rental Registration	\$45	3,945	\$177,525	\$6,284	\$183,809
Rent Stabilization	\$170	8,814	\$1,498,380	\$28,776	\$1,527,156
Adjustments & Refunds					\$(2,068)
Total Actual Revenue		12,759	\$1,675,905	\$35,060	\$1,708,897
Projected Revenue: October to December 31, 2025					
Rental Registration	\$45	20	\$900	\$450	\$1,350
Rent Stabilization	\$170	20	\$3,400	\$1,700	\$5,100
Total Projected Revenue		40	\$4,300	\$2,150	\$6,450
Total 2025 Program Revenue		12,799	\$1,680,205	\$37,210	\$1,715,347

*Late fees in accordance with Ordinance #2663, Resolution #23169, and Resolution #23170.

Program Expenditures

January 1, 2025 – December 31, 2025

	Actuals	Projected	Total
	January 1 to September 30, 2025	October 1 to December 31, 2025	2025 Program Expenditures
Estimated Program Expenditures	\$466,158	\$254,592	\$720,750
Loan Repayment to General Fund	\$0	\$205,203	\$205,203
Grant Funds	(\$122,321)	\$0	(\$122,321)
Net Estimated Program Expenditures	\$343,837	459,795	\$803,632

Remaining Balance

	Actuals	Projected	Total Projected
	Jan. 2025 - Sept. 2025	Oct. 2025 - Dec. 2025	Calendar Year 2025
Program Revenue	\$1,708,897	\$6,450	\$1,715,347
Expenditures	\$ (343,837)	\$ (459,795)	\$(803,632)
Balance	\$1,365,060	\$(453,345)	\$911,715

Remaining Balance Refund

To be calculated in early 2026
based on actual 2025 Program
revenues and expenditures



Will be proportionally returned to
all paid registrants based on the
percentage of revenue that exceeds
actual expenditures.



Staff will return to the City Council
in early 2026 with a final 2025
Program remaining balance and
methodology for refunding the
excess.

Community Engagement and Outreach

Collaboration with Community Partners

- Eden Council for Hope and Opportunity (ECHO)
- Building Healthy Communities (BHC), Center for Community Advocacy (CCA)
- California Rural Legal Assistance, Inc. (CRLA)
- Monterey County Association of Realtors (MCAR)

Education and Outreach Activities

- District Meetings on Ordinances (October)
- Future workshops on tenant rights and the petition process
- Landlord workshops on Tolemi platform, landlord rights and the petition process
- Redesigned webpage – clear and easy to find information

CEQA Consideration

The City of Salinas has determined that the administrative report is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378).

Strategic Plan Initiative

- Promoting Affordable Housing

Fiscal and Sustainability Impact

- 2026 Program fees will need to be adjusted to align with Program expenditures. Staff will return to the City Council in December 2025 with a proposed 2026 Program Budget and recommended 2026 Program fee structure for City Council consideration and action.

Recommended Motion

No action required. Receive an administrative report on the Residential Rental Registration and Rent Stabilization Program.



Questions?