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2024 HOUSING ELEMENT ANNUAL PROGRESS REPORT

March 18, 2025

Housing & Land Use
Committee

Vincent Montgomery



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Background

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

Due **April 1, 2025** 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%
Low	600												0%
Moderate	1,692												0%
Above Moderate	3,462	1	221									222	6%
Total RHNA	6,674	1	221									222	3%

2024 Housing Production Summary

Housing Category	Issued	Units Approved/Finalized
Housing Development Applications	11	0
Building Permits	221	221
Certificates of Occupancy	115	115



Housing Development



ADU's



2024 Award Funds

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

Funding Opportunities

Pending Award Notification

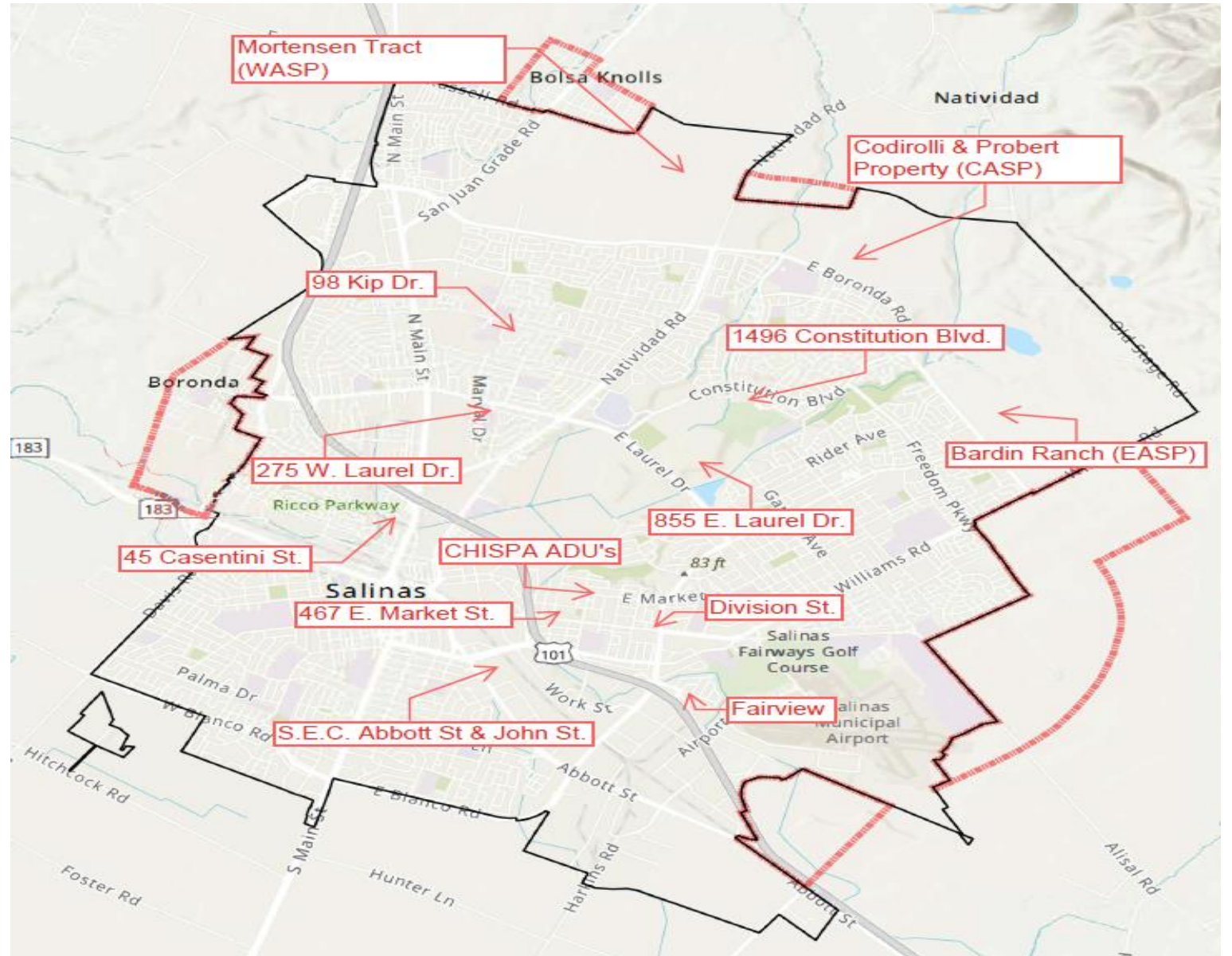
- Up to \$1,642,314 - Local Housing Trust Fund
- Up to \$1,250,000 - Prohousing Incentive Program Round 3

Affordable Housing Projects

Project Details	98 Kip Dr.	CHISPA ADU's	Fairview Ave.
Fiscal Year	2021	2020-2021	2020
Funding Source	PLHA	PLHA	PLHA, PIP
Funding Awarded	\$645,000	\$390,000	\$2,500,000
Affordable Units	36	3	45
Status	Land Acquisition	Entitlement in Progress	Property Acquisition
Target Population	Senior	Workforce	Permanent Supportive Housing



Housing Pipeline Map



Housing Pipeline

Project	Units	Status	Housing Type
S.E.C. Abbott St & John St	242	Approved	Rental / Commercial
467 Market St.	75	Entitlement in progress	Rental (Affordable)
98 Kip Drive	36	Land acquisition in progress	Rental (Affordable)
275 E Laurel	11	Entitlement in Progress	Rental (Affordable)
1496 Constitution Blvd	50	Approved	Rental (Inclusionary)
45 Casentini St.	10	Entitlement Approved	Rental (Inclusionary)
Codirolli & Probert Property (CASP)	1674	Entitlement in Progress	Rental/Ownership (Inclusionary)

Housing Pipeline Contd.

Project	Units	Status	Housing Type
Bardin Ranch (EASP)	850	Pre-Application	TBD (Inclusionary)
Mortenson Tract	343	Pre-Application	TBD (Inclusionary)
CHISPA ADU's	3	Entitlement Process	Rental (Affordable)
855 E. Laurel Drive	132	Pre-Development	Rental (Affordable)
Fairview Avenue	45	Property Acquisition	Rental (Affordable)
Division Street Properties	48	Entitlement Process	Rental (Affordable)
Total	3,519		

Rental Registration & Rent Stabilization

*Approved by City Council September 2024
Effective January 1, 2025*



Residential Rental Registration Ordinance

Requires landlords to register their rental properties with the City



Rental Stabilization Ordinance

Limits rent increased for applicable rental units



Tenant Anti-Harassment Protections Ordinance

Prohibits landlord behavior that harass or intimidate tenants



Just Cause Eviction and Tenant Protection Ordinance

Establishes criteria for lawful evictions to prevent unjust tenant displacement

Neighborhood Blight Elimination

Code Enforcement in 2024

Cases Opened – 1750

Cases Closed – 1251



Before

After

Salinas Outreach & Response Team (SORT)

2024 Calendar year	Assisted
Individuals	291
Referred to Shelter	36
Housed	45
Services rendered	2,321



Accomplishments

ADU's

- 216 permits issued
- 115 permits finalized



Properties Acquired

- 443 W. Market St.



Next Steps

- I. Planning Commission consideration scheduled March 19, 2025
- II. City Council consideration scheduled for March 25, 2025
- III. Submit 2024 Housing Element Annual Progress Report to HCD and LCI on or before April 1, 2025

Recommendation

It is recommended that the Housing and Land Use Committee supports the approval of a City Council resolution approving the submission of the City's 2024 Housing Element Annual Progress Report to HCD and LCI.



Questions?

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

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