



2025 HOUSING ELEMENT ANNUAL PROGRESS REPORT

March 10, 2026

Housing and Land Use Committee

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 - 2031	Total Units to Date	Total Remaining Units	Achieved
Very Low	920				Information to be presented in future annual reports	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



Applications

- Received: 9
- Approved: 5
 - Total Units: 50

Building Permits

- Issued: 214
 - Total Units: 221

Certificates of Occupancy

- Finalized: 146
 - Total Units: 196

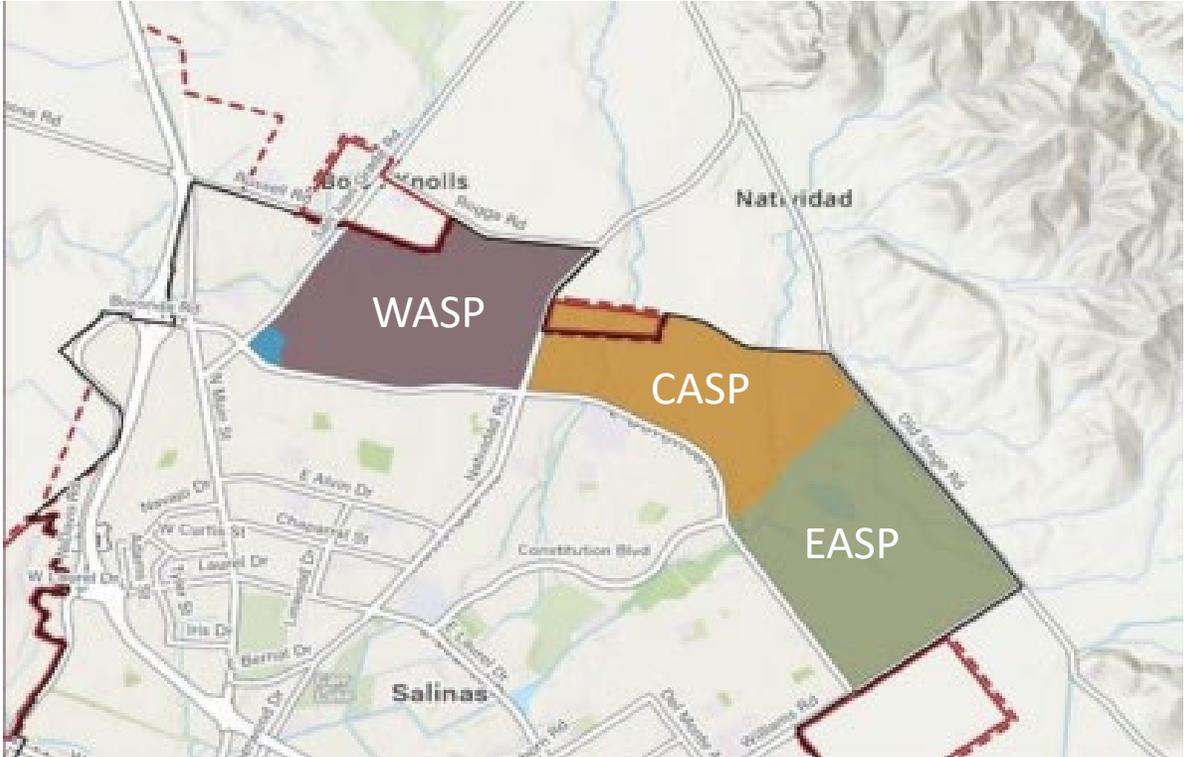


2025 Award Funds

- \$2.1M - Community Development Block Grant
- \$700K - 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
Mortensen	WASP	391 Dwelling Units
East Boronda Phase One	CASP	427 Dwelling Units
TOTAL		3,633 Dwelling Units

Future Growth Area

Infill Housing Projects



	Developer	Project Location	Housing Type
1	CHISPA Inc.	376 E. Alvin Dr.	Senior
2	Eden Housing	855 E. Laurel Dr.	100% Affordable
3	TBD – City-owned	275 W. Laurel Dr.	Market rate
4	TBD – City-owned	45 Casentini St.	Market rate
5	Housing Authority for County of Monterey	200 Casentini St.	100% Affordable
6	Envision LLC.	467 MarketSt.	100% Affordable
7	TBD – City-owned	John & Abbott St.	Market rate & Affordable
8	CHISPA Inc.	615 & 617 Fremont St 138 Carr Ave.	Low-Income ADU's
9	Housing Authority for County of Monterey	Division St.	100% Affordable
10	Housing Authority for County of Monterey	1030 Fairview Ave.	Permanent Supportive
11	CHISPA Inc.	165 Carr Ave.	100% Affordable
12	TBD – City-owned	34-40 & 45 Soledad St	Mixed Use & Mixed income

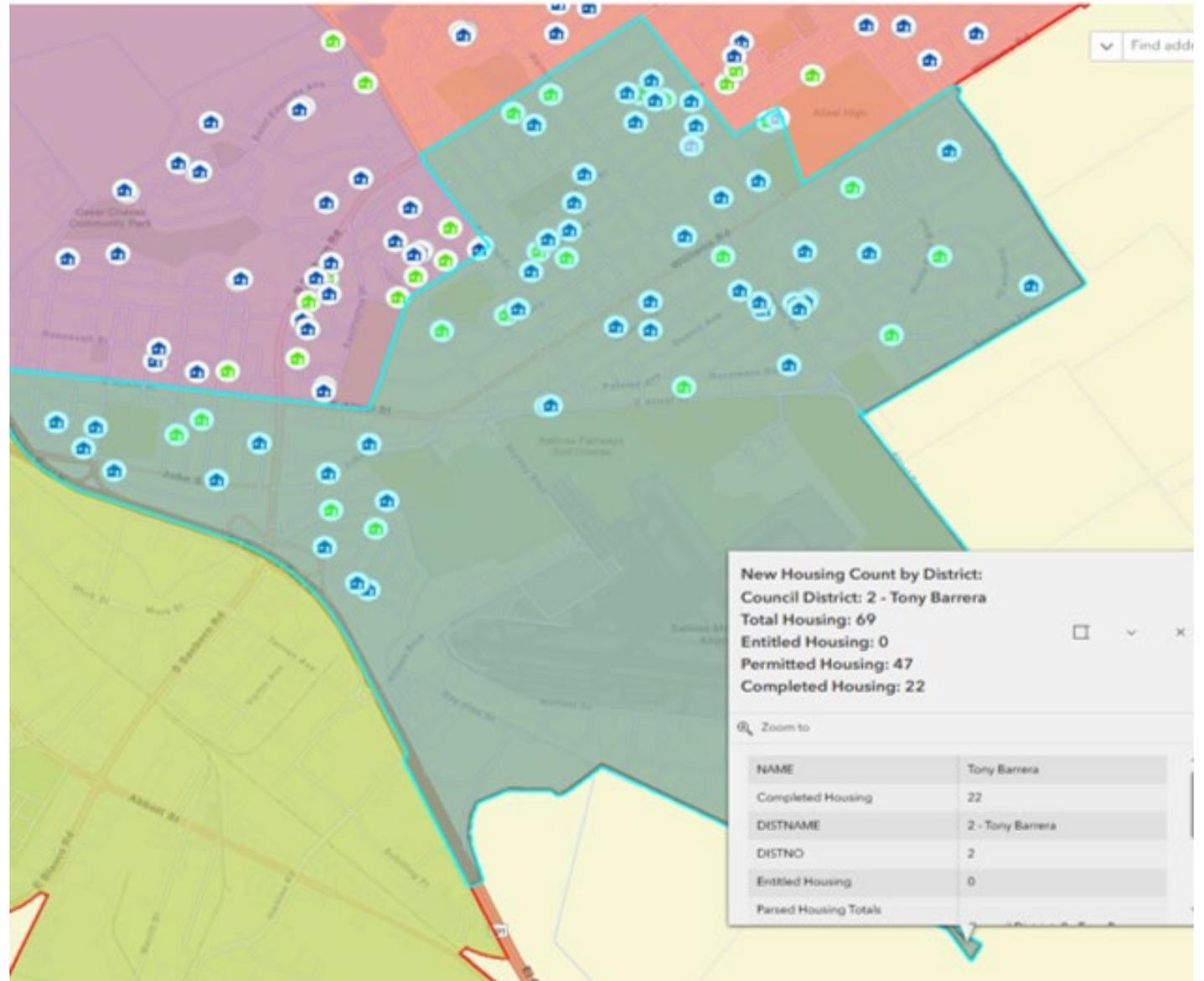
Affordable Housing Projects

Project Details	#1 - 376 E. Alvin Dr	#5 - 200 Casentini St	#11 - 165-177 Carr Ave
Funding Source	PLHA, HOME & LHTF	HOME & LHTF	CDBG & HOME
Funding Awarded	\$2,372,699	\$3,837,000	\$960,000
Affordable Units	36	88	40
Status	Entitled/ NEPA in Progress	Entitlement & NEPA in Progress	NEPA in Progress
Target Population	Senior	Multifamily	Multifamily
Income Category	60% AMI – Low	60% AMI - Low	60% AMI - Low



Accomplishments

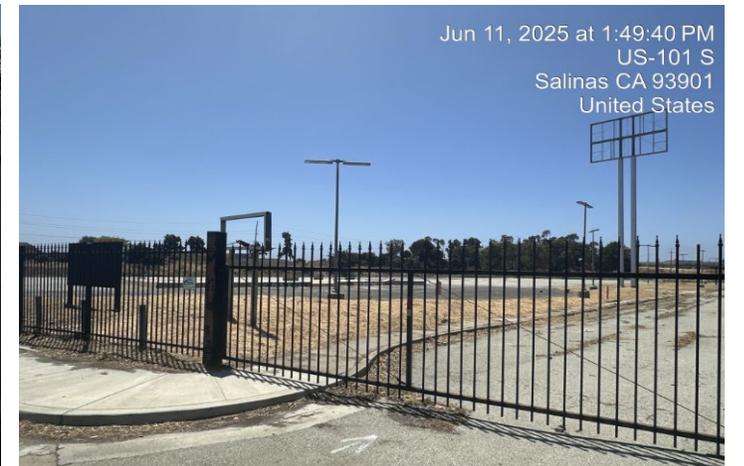
Housing Dashboard Tool



Neighborhood Blight Elimination

Code Enforcement

	2024	2025
Cases Opened	1,750	1,721
Cases Closed	1,251	1,557
Total cases in 2025:		1,966



Before

After

Salinas Outreach & Response Team (SORT)

	Assisted in 2024	Assisted in 2025
Individuals	291	323
Referred to Shelter	36	53
Housed	45	78
Services rendered	2,321	4,088



Next Steps

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

Recommendation

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 the 2025 Housing Element (HE) Annual Progress Report (APR) 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>