



**CITY OF SALINAS  
COUNCIL STAFF REPORT**

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**DATE:** MARCH 17, 2026

**DEPARTMENT:** COMMUNITY DEVELOPMENT

**FROM:** ORLANDO REYES, ASSISTANT DIRECTOR

**BY:** VINCENT MONTGOMERY, PLANNING MANAGER  
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**TITLE:** 2025 HOUSING ELEMENT ANNUAL PROGRESS REPORT

RECOMMENDED MOTION:

A motion to approve a Resolution accepting the City of Salinas 2025 Housing Element (HE) Annual Progress Report (APR) and authorizing 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).

EXECUTIVE SUMMARY:

Section 65400 of the California Government Code requires local jurisdictions to submit an HE APR addressing the status of the Housing Element and progress made toward implementing its goals and policies. This report covers the second year of the new City of Salinas 2023-2031 HE and focuses on calendar year 2025 with highlights & accomplishments related to housing production and program implementation. The report must be submitted to HCD and LCI no later than April 1 of each year.

BACKGROUND:

The Housing Element is one (1) of eight (8) mandatory elements of the General Plan and serves as the primary policy document that identifies the goals, policies, and programs related to housing development in the City of Salinas. The City’s current HE covers an eight-year period (2023-2031) and focuses on addressing the housing needs of residents, identifying adequate land supply for housing, reducing housing production constraints, and improving housing opportunities for special needs groups. To meet statutory compliance with these reporting requirements, please see Attachment 1 titled 2025 Housing Element Annual Progress Report Tables.

Status of Program Implementation (Table D) Highlights:

- In 2025, the City worked on processing five Tentative Map applications, of which three propose to develop in the West Areas Specific Plan (WASP, one in the Central Area Specific Plan (CASP) and one in the East Area. Combined, these developments would generate 3,206 housing units. Project details such as unit mix, housing product type, and affordability ranges will be available once the application is finalized.
- To further advance affordable housing, on June 24, 2025, the City issued a Notice of Funding Availability (NOFA) inviting developers to submit applications for development and rehabilitation projects. Through this process, on November 18, 2025, four projects were conditionally awarded funding of over \$8 million for predevelopment and construction (2), rehabilitation (1), and stabilization (1).
- In 2025, the Code Enforcement Division opened 1,721 cases and closed 1,557, continuing its proactive enforcement efforts in high-complaint areas.
- In 2025, the City of Salinas supported the Housing Authority of the County of Monterey (HACM) by providing \$2,500,000 comprised of PIP and PLHA funds to support the acquisition of the Salinas Inn (Fairview). This is a collaboration between the City, the County, and HACM. This project will create 45 units of permanent supportive housing.
- The City is using a REAP 2.0 Local Suballocation Grant to support predevelopment costs for multiple properties (45 Soledad Street, 37-39 Soledad Street, and 34/36/38/40 Soledad Street) it purchased in Chinatown to create affordable housing. Predevelopment activities include environmental assessments and remediation, a historic structure survey, and conceptual architectural and site plans for up to 86 units. In December 2025, the first Site Plan Review application for a 55-unit Mixed Use Building was submitted.

CEQA CONSIDERATION:

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

CALIFORNIA GOVERNMENT CODE §84308 APPLIES:

No.

STRATEGIC PLAN INITIATIVE:

The 2025 HE APR supports City of Salinas 2025-2028 Strategic Plan Goals of *Economic Development, Housing, City Services, and Public Safety* by tracking and reporting residential growth to support economic development, facilitating affordable housing and timely project approvals, enhancing community engagement, and supporting efforts to address blight and public health and safety.

DEPARTMENTAL COORDINATION:

The 2025 HE APR was prepared by the Housing and Community Development Division of the

City’s Community Development Department (CDD) in collaboration with other CDD Divisions, including Current Planning, Advanced Planning and Project Implementation, and Code Enforcement. The City’s Public Works, Library and Community Services, Police, and Fire Departments also provided additional assistance, information, and perspective.

**FISCAL AND SUSTAINABILITY IMPACT:**

The city's submission of the Housing Element APR has no direct fiscal impact. However, cities that do not submit an HE APR to HCD and LCI may not be eligible for future grants or loans from HCD due to non-compliance with this requirement.

<b>Fund</b>	<b>Appropriation</b>	<b>Appropriation Name</b>	<b>Total Appropriation</b>	<b>Amount for recommendation</b>	<b>FY 24-25 Operating Budget Page</b>	<b>Last Budget Action (Date, Resolution)</b>
N/A	N/A	N/A	N/A	N/A	N/A	N/A

**ATTACHMENTS:**

1. 2025 Housing Element Annual Progress Report Tables
2. 2025 HE APR - Resolution
3. 2025 HE APR - Presentation