



# 2025 HOUSING ELEMENT ANNUAL PROGRESS REPORT

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March 17, 2026

City Council

Orlando Reyes, Assistant Director

# Background

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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%
<b>Total RHNA</b>	<b>6,674</b>	<b>1</b>	<b>221</b>	<b>221</b>		<b>443</b>	<b>6,231</b>	<b>3%</b>

# 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

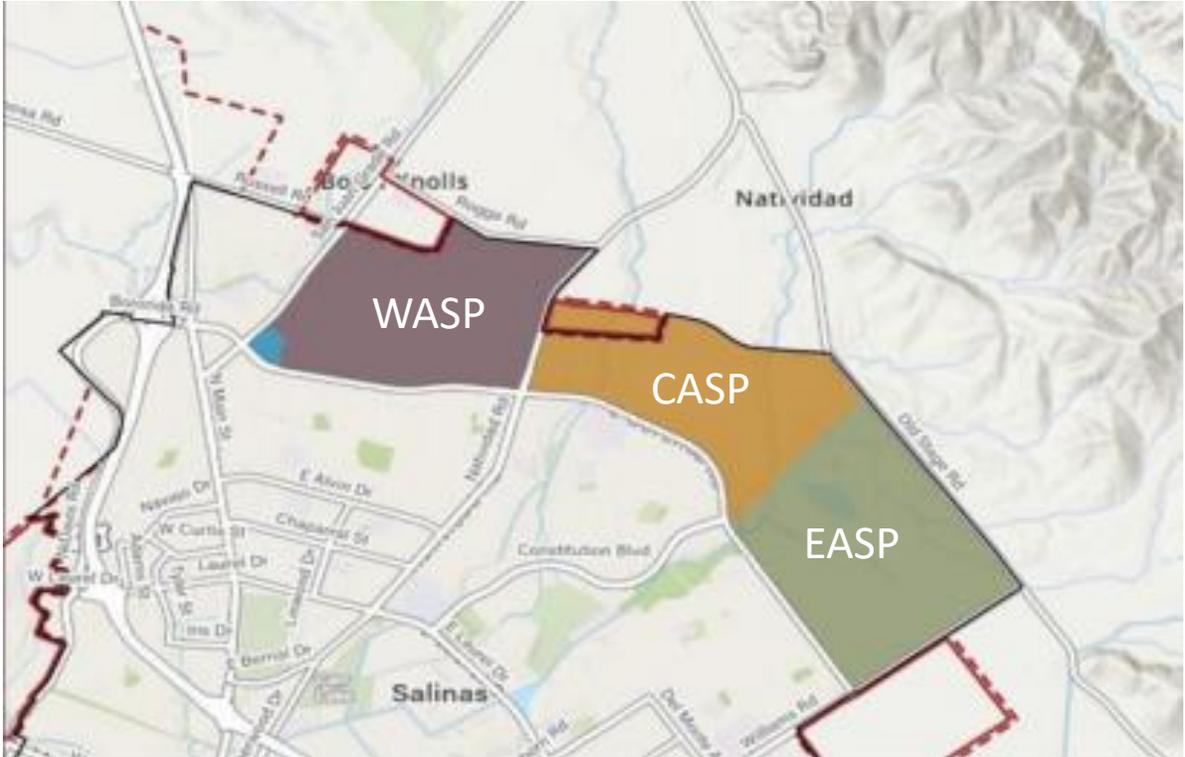
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- \$2.1M - Community Development Block Grant
- \$700K - Home Investment Partnership

# Funding Opportunities

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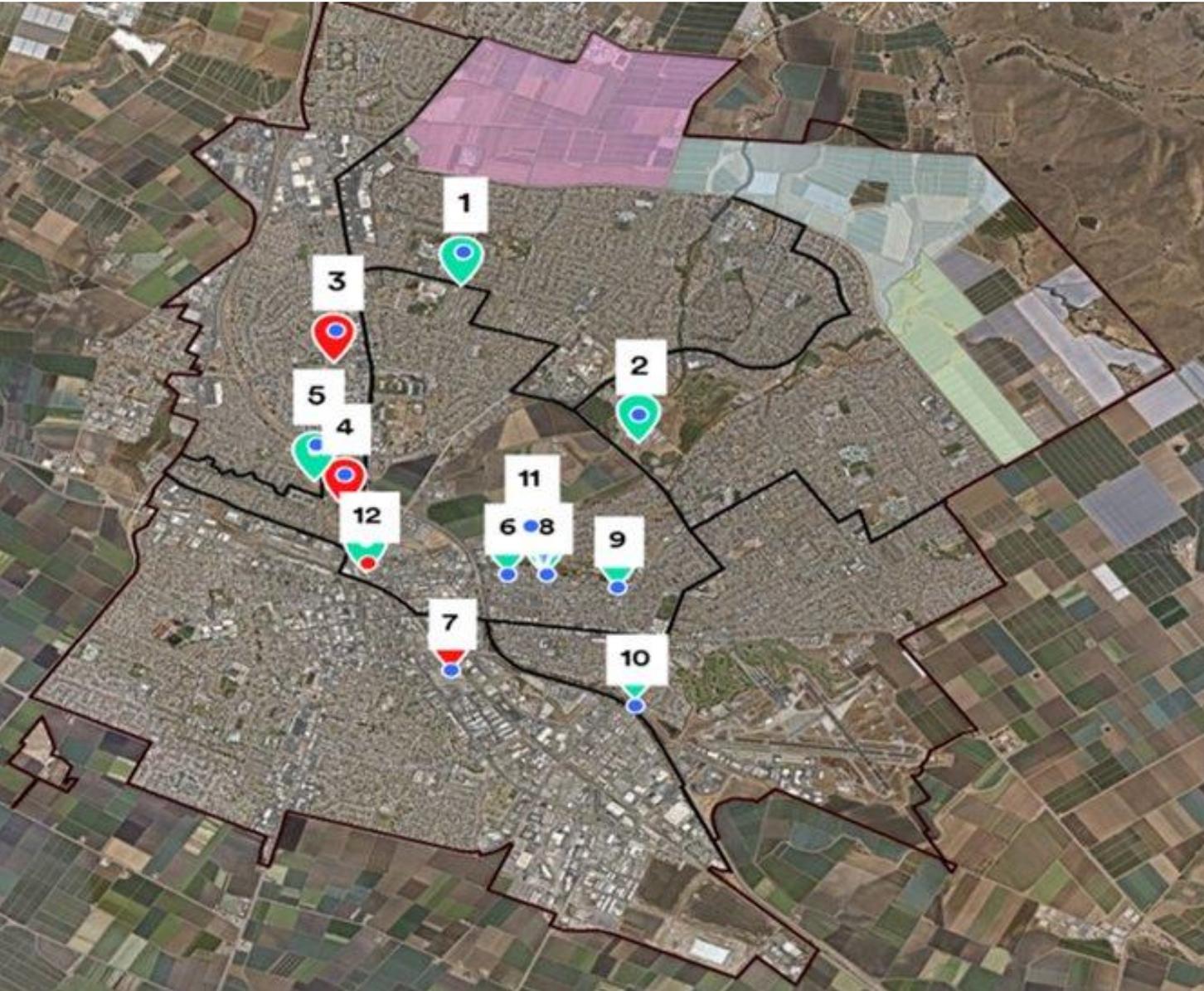
- Prohousing Incentive Program (PIP) Round 4
- Permanent Local Housing Allocation (PLHA) Program



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
<b>TOTAL</b>		<b>3,633 Dwelling Units</b>

# 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	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	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

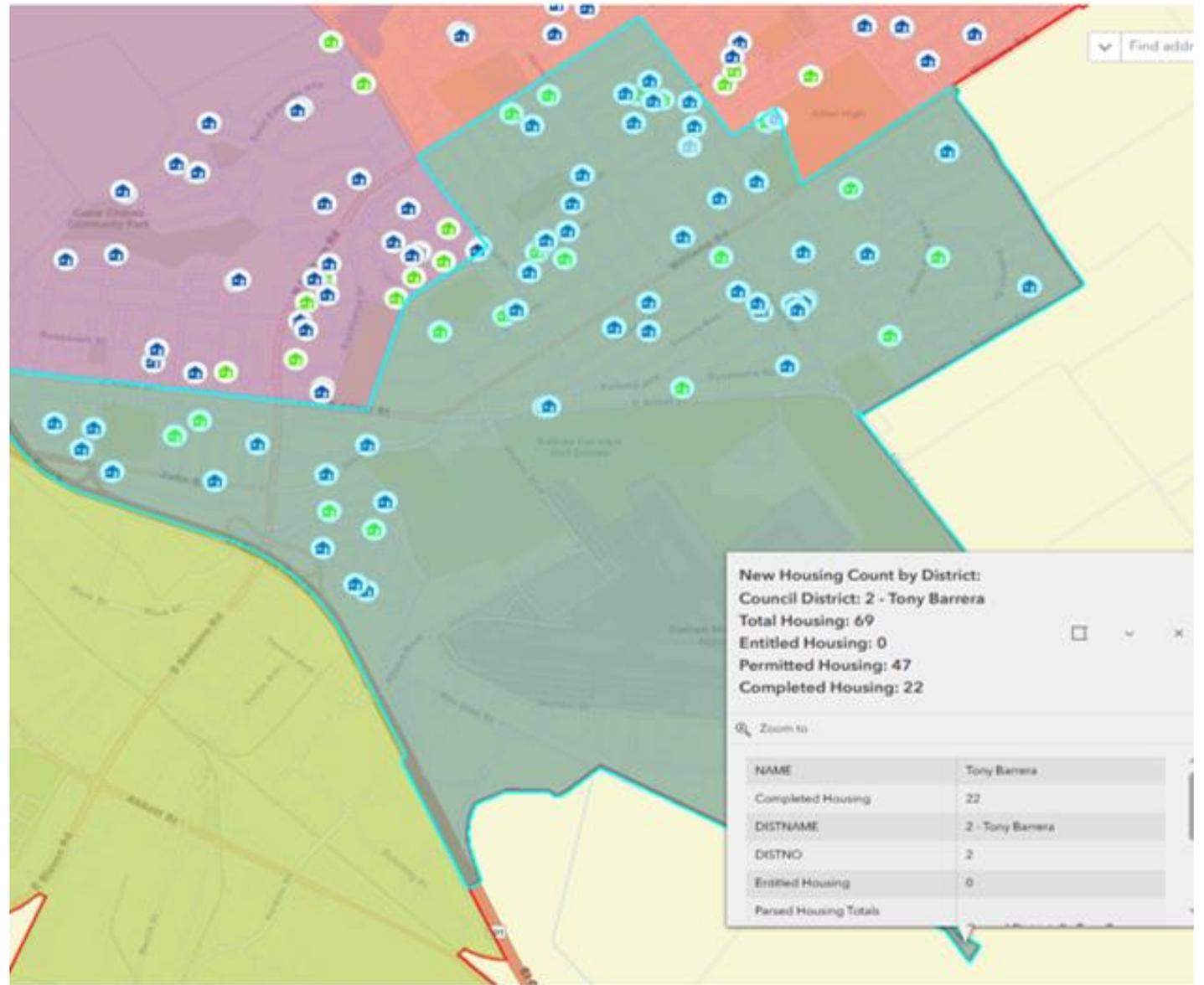
# Affordable Housing Projects

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

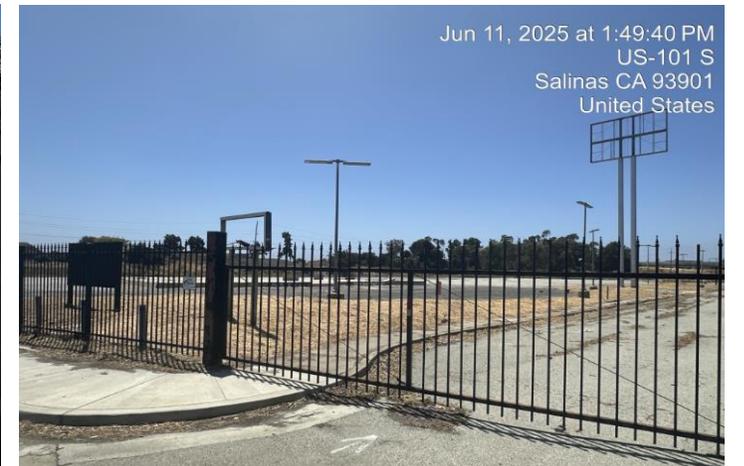
# Housing Dashboard Tool



# Neighborhood Blight Elimination

## Code Enforcement

	2024	2025
Cases Opened	1,750	1,721
Cases Closed	1,251	1,557



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 Step

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- I. Submit 2025 Housing Element Annual Progress Report to HCD and LCI on or before April 1, 2026

# CEQA Consideration

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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). Any subsequent discretionary projects resulting from this action will be assessed for CEQA and NEPA applicability.

## Strategic Plan Initiative

- Economic Development, Housing, City Services, and Public Safety

## Fiscal and Sustainability Impact

The city's submission of the HE 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.

# Recommendation

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It is recommended that the City Council approve 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?

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

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