



**CITY OF SALINAS
PLANNING COMMISSION STAFF REPORT**

DATE: MARCH 4, 2026
TO: PLANNING COMMISSION
FROM: LISA BRINTON, COMMUNITY DEVELOPMENT DIRECTOR
THROUGH: ORLANDO REYES, ASSISTANT DIRECTOR
BY: VINCENT MONTGOMERY, PLANNING MANAGER
TITLE: 2025 HOUSING ELEMENT ANNUAL PROGRESS REPORT

RECOMMENDED MOTION:

A motion to approve a resolution recommending that City Council accept the 2025 Housing Element (HE) Annual Progress Report (APR) and authorize 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 1st of each year.

BACKGROUND:

The Housing Element is one (1) of seven (7) mandatory elements of the General Plan (GP) and includes information related to the City’s existing housing needs, an analysis of the City’s population and employment trends, household characteristics, an inventory of land suitable for residential development and goals, policies, and programs intended to meet the identified housing needs and state-mandated requirements.

Under California Government Code Section 65400, staff is required to prepare a General Plan Housing Element Annual Progress Report for review by the City Council and submittal to LCI and HCD by April 1st of each year. The purpose of the HE APR is to provide the Planning Commission, Housing and Land Use Committee, City Council and the State with the City’s

progress on the General Plan Housing Element's implementation programs and status towards meeting the City's fair share of the Regional Housing Needs Allocation (RHNA).

DISCUSSION:

The draft of the 2025 Housing Element Annual Progress Report is attached as Exhibit 1 for Planning Commission review. The purpose of the Housing Element Annual Progress Report is to track and monitor progress in addressing the City's housing needs (RHNA), goals and policies. HCD has specific reporting requirements for the Housing Element, which consists of a series of tables. The tables summarize the City's progress in each year for producing various types of housing units and implementing a variety of programs contained in the City's current Housing Element. Table D, which is part of Attachment 1, of the Housing Element Annual Progress Report tracks the City's implementation of Housing Element policies and action programs.

According to Section 65400(a)(2) of the California Government Code, the Housing Element Annual Progress Report is due to HCD and LCI by April 1st of each year. Failure to submit the report within sixty (60) days of the deadline would make the City ineligible for certain State grant programs. To ensure compliance with the mandated deadline, the Planning Commission is requested to take action in a timeframe that will permit City Council to consider approval of this item at the March 24, 2026, City Council meeting.

To ensure compliance with State law and maintain the City's eligibility for certain State grant programs, staff recommends that the Planning Commission approve a resolution recommending the City Council accept the 2025 HE APR and authorize its submittal to HCD and LCI by April 1, 2026.

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).

ATTACHMENTS:

1. 2025 Housing Element Annual Progress Report Tables
2. Planning Commission Resolution
3. PowerPoint Presentation