COUNTY OF MONTEREY

HOUSING ELEMENT DRAFT 6TH CYCLE UPDATE

Housing and Land Use Committee – City of Salinas, CA
May 28, 2024

REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

CA HCD

AMBAG = 33,274

Monterey County = 3,326

Income Category	% Median	Income Range		RHNA	% of Total
		Minimum	Maximum		
Extremely Low/Very Low	0-50%	$0	$60,200	1,070	**32%**
Low	50-80%	$60,200	$96,350	700	**21%**
Moderate	80-120%	$96,350	$120,500	420	**13%**
Above Moderate	120%+	$120,500	--	1,136	**34%**
Total				3,326	**100%**
2023 CA HCD Income Limits, Monterey County, AMI = $100,400					

COUNTY OF MONTEREY 6TH CYCLE RHNA

SITE SELECTION METHODOLOGY

Analysis of all sites in County.

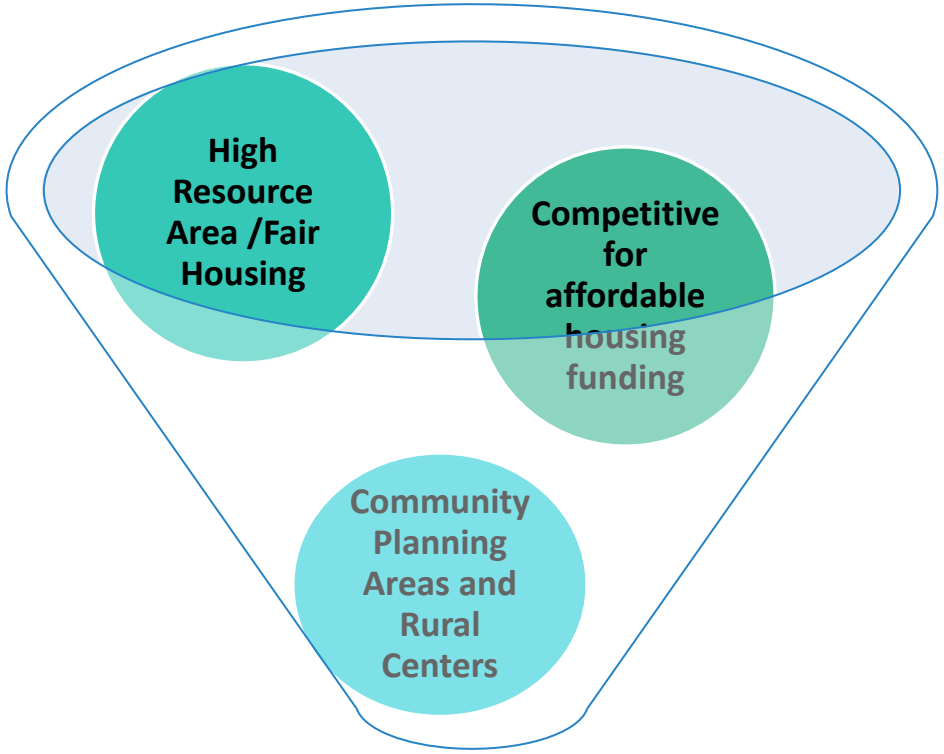
Fair Housing Considerations

Geotechnical, high flood, and/or extreme fire risk?

High resource area close to amenities (schools, parks, transit, stores, hospitals, etc.)?

Potential competitive score for state funding?

Developer Interest/Affordable Housing Overlay (AHO) Area, Community Planning Areas and Rural Centers?

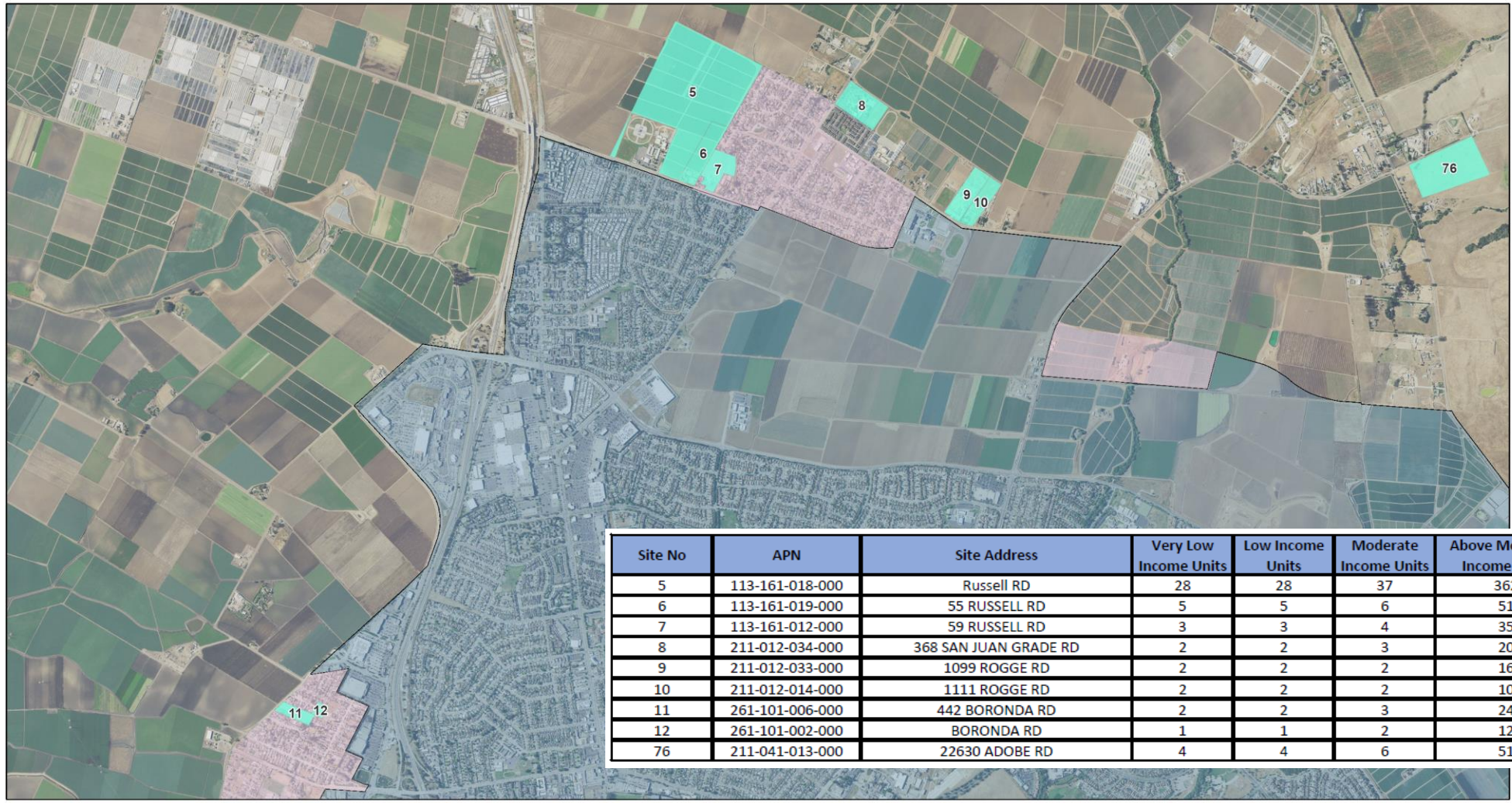


Selected Sites

SITE CAPACITY DETERMINATION

	Units by Income Level				
	VLI	LI	Mod.	Above Mod.	Total
RHNA	**1,070**	**700**	**420**	**1,136**	**3,326**
20% Buffer[2]	**214**	**140**	**84**	**227**	**438**
	1,284	**840**	**504**	**1,363**	**3,764**
Alternative Methods to Meet the RHNA (Credits)					
Entitled or Proposed Projects	107	91	205	116	519
Accessory Dwelling Unit Potential	0	9	0	261	270
Subtotal	**107**	**100**	**205**	**377**	**789**
Net RHNA w/ Buffer (after credits are applied)	**1,177**	**740**	**299**	**986**	**2,975**
Determination of Opportunity Sites (Utilizing Zone Changes and Capacity					
North County Inland Area Plan	345	272	186	1,101	1,904
Carmel Valley Master Plan	263	208	187	1,878	2,536
Greater Monterey Peninsula Area Plan	190	184	218	1,843	2,435
Greater Salinas Valley Area Plan	56	56	75	683	870
Fort Ord Master Plan | Toro Area Plan	314	266	182	709	1,471
Central Salinas Valley Area Plan	15	15	19	128	177
Carmel LUP	34	22	2	17	75
Subtotal (Net New)	**1,217**	**1,023**	**869**	**6,359**	**9,468**
Total (Credits & Site Inventory)	**1,324**	**1,123**	**1,074**	**6,736**	**10,257**
Surplus/(Shortfall)	**254**	**423**	**654**	**5,600**	**6,931**
No Net Loss Buffer Surplus/(Shortfall), as a percent of RHNA	**24%**	**60%**	**156%**		

City of Salinas Boundaries - MCo Draft Opportunity Sites



Site No	APN	Site Address	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
5	113-161-018-000	Russell RD	28	28	37	362	455
6	113-161-019-000	55 RUSSELL RD	5	5	6	51	67
7	113-161-012-000	59 RUSSELL RD	3	3	4	35	45
8	211-012-034-000	368 SAN JUAN GRADE RD	2	2	3	20	27
9	211-012-033-000	1099 ROGGE RD	2	2	2	16	22
10	211-012-014-000	1111 ROGGE RD	2	2	2	10	16
11	261-101-006-000	442 BORONDA RD	2	2	3	24	31
12	261-101-002-000	BORONDA RD	1	1	2	12	16
76	211-041-013-000	22630 ADOBE RD	4	4	6	51	65

5/21/2024

Parcels

Opportunity Site

City_SOI

City Limits

1:29,042

0 0.28 0.55 1.1 mi

0 0.45 0.9 1.8 km

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NEXT STEPS TO HCD SUBMITTAL





THANK YOU!

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Visit: www.countyofmonterey.gov/GeneralPlanUpdates