

6th Cycle Housing Element Update

Supervisor Adams
District 5 - Town Hall

July 27, 2023

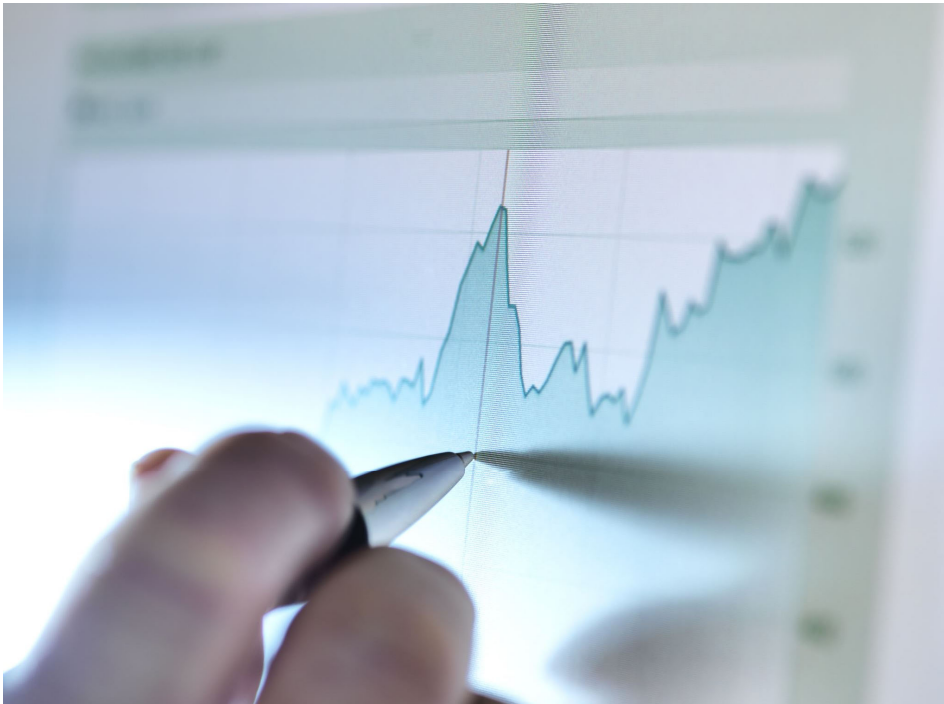


WHAT IS A HOUSING ELEMENT? WHY IS IT BEING UPDATED?

- Primary **Housing** Planning Document that Implements County's **Vision & Plan** for Housing to Address **Local Housing Needs** of Residents across a **Range of Income Levels**
- State Law Requirement for all Cities & Counties as part of General Plan – Update every 8 years
- State Department of Housing and Community Development (CA HCD) Reviews & Certifies



HOUSING COST BURDEN



- **Wage/Income Growth < Rent/Price Increases (Last 7-8 Years)**
 - Rents -65% Increase
 - Home Prices -93% Increase
 - Median Income -31% Increase
- **Cost Burden -> 30% Income On Housing**
 - 33% Of Households Cost Burdened
 - 45% Of These Households Are Severely Cost Burdened (>50% Income On Housing)

Sources: Zillow (Nov 2022) and California Department of Housing and Community Development, 2014 and 2022 income limits.



FAIR & EQUITABLE HOUSING

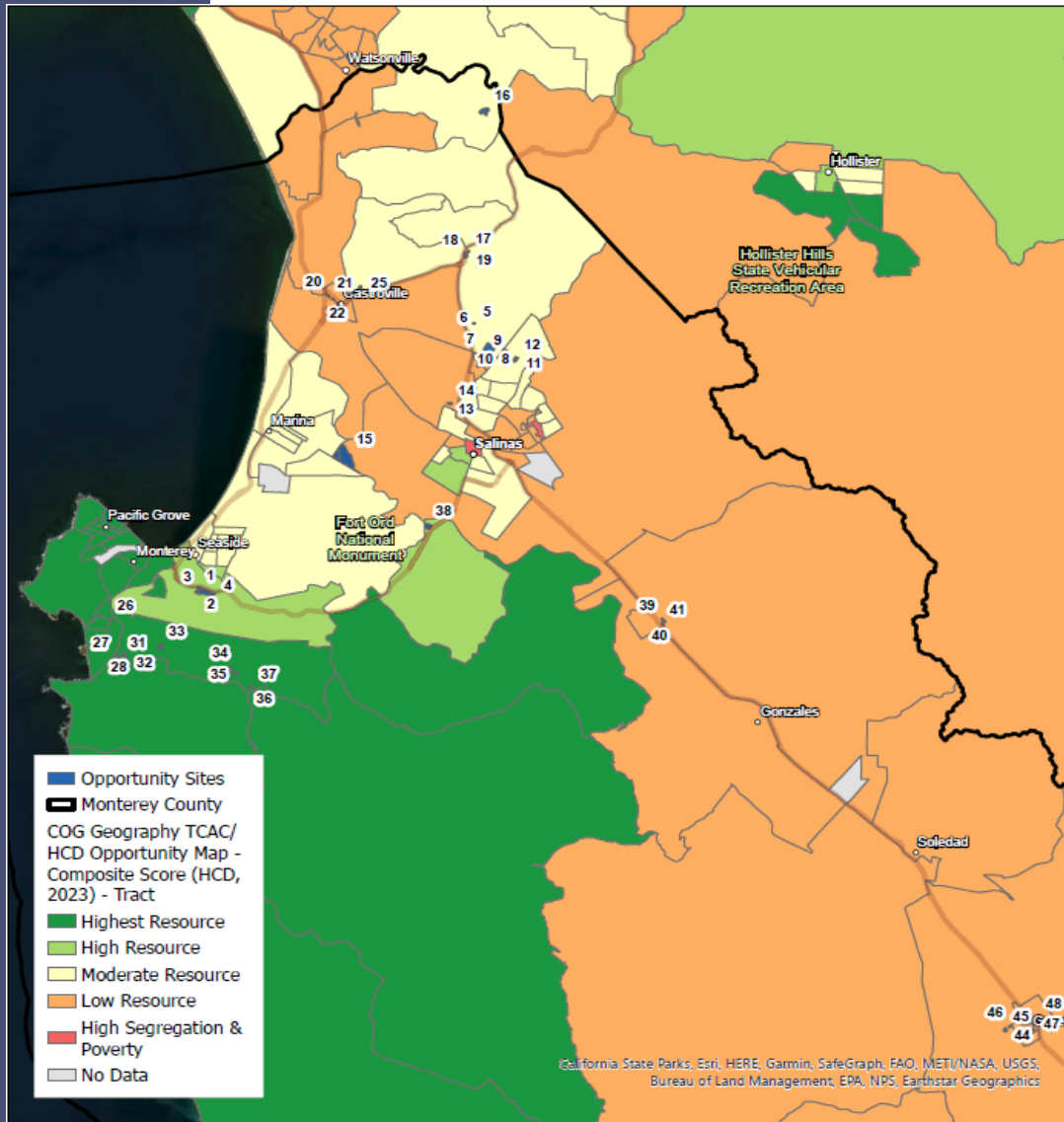
**Affirmatively Further Fair Housing
Address Opportunity Areas (State)**

High Resource Areas

- Close to amenities
- Incentivize affordable units
- Proximity to jobs/opportunities

Lower Resource Areas

- Create opportunities
- Improve infrastructure
- Range of housing types



HOUSING ELEMENT OUTREACH – KEY FINDINGS



Housing Most Needed

- Apartment Rentals = 275
- Employee Housing = 279



Highest Need for Housing

- Unhoused
- Single parent – female head of household
- Low-income agricultural workers



Housing Discrimination

- 16% experienced housing discrimination
 - Income Source
 - Race
 - Family Size



Support Fair Housing

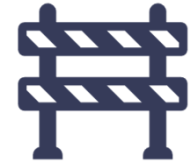
- 30% fair housing services not sufficient
 - Affordability
 - Accessibility
 - Access to information



Support Housing Opportunities

- Need AH units built throughout County
- Underserved communities - infrastructure, transit, services, outreach on affordable housing

WHAT POLICIES/PROGRAMS CAN BEST SUPPORT NEW SENSIBLE AND NEEDED HOUSING IN YOUR COMMUNITY?



- “Upzone” to allow more housing in community centers, commercial areas, near amenities (e.g., mouth of Carmel Valley, Mid-Valley)
- Encourage more infill development to prevent sprawl & preserve rural character
- Address long-term infrastructure constraints (e.g. water, wastewater, traffic, evacuation routes, services)
- Stop unpermitted vacation (short-term) rental activity to protect housing
- Allow schools, churches, community orgs to build [affordable] housing on their unused land
- Encourage development that safe-guards residents needs (e.g., smaller subdivisions, smaller lower-cost units, ADUs); Discourage large high-end commercial subdivisions (e.g. large lots, individual build-to-suit lots, large homes)
- Others?

Do you agree? Disagree? What have we missed?

HOW MANY UNITS ARE WE PLANNING FOR DISTRICT 5?

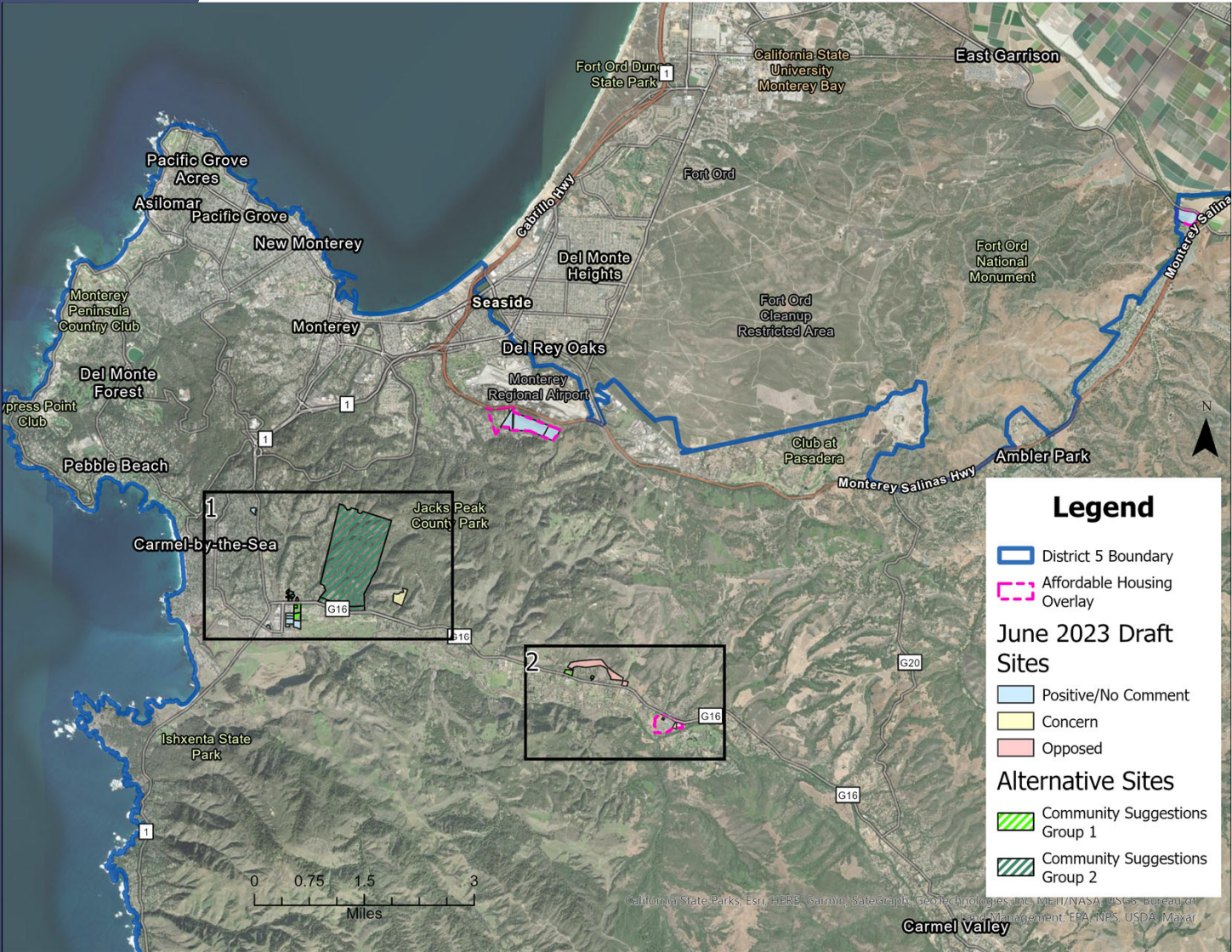
County Regional Housing Needs Allocation (RHNA) = 3,326 [2/3 affordable; 1/3 above mod]
 CA HCD requirements = planning for at least 3,764. County of Monterey is planning for 5,121.

Community Planning Area	Very Low <= \$56,850	Low \$56,850 \$91,000	Moderate \$91,000 \$108,100	Above Moderate \$108,100 =/<	Total Units (with Buffer)
PIPELINE PROJECTS (ENTITLED/APPROVED)					
Greater Monterey Peninsula - McIntosh (Laguna Seco Office Park)	5	5	6	4	19
Carmel Valley Master Plan (CVMP) - Rancho Canada Village	4	4	20	12	40
CVMP: One Carmel (September Ranch)	0	0	15	7	22
OPPORTUNITY SITES (AHO/Applications/Opportunity)					
Greater Monterey Peninsula – Airport	603	355	226	140	1,324
Toro Area – Reservation & Hwy 68	21	14	16	0	50
Carmel Area Land Use Plan	30	22	0	0	52
Carmel Valley Master Plan	136	96	94	264	591
TOTAL	799	497	377	427	2,100



DRAFT SITES INVENTORY OVERVIEW

DISTRICT 5



- **Total D5 Units: 2,100**
 Pipeline Units: 81
 New Units: 2,019
- **Affordability Levels**
 Very Low: 799
 Low: 497
 Moderate: 377
 Above Moderate: 427

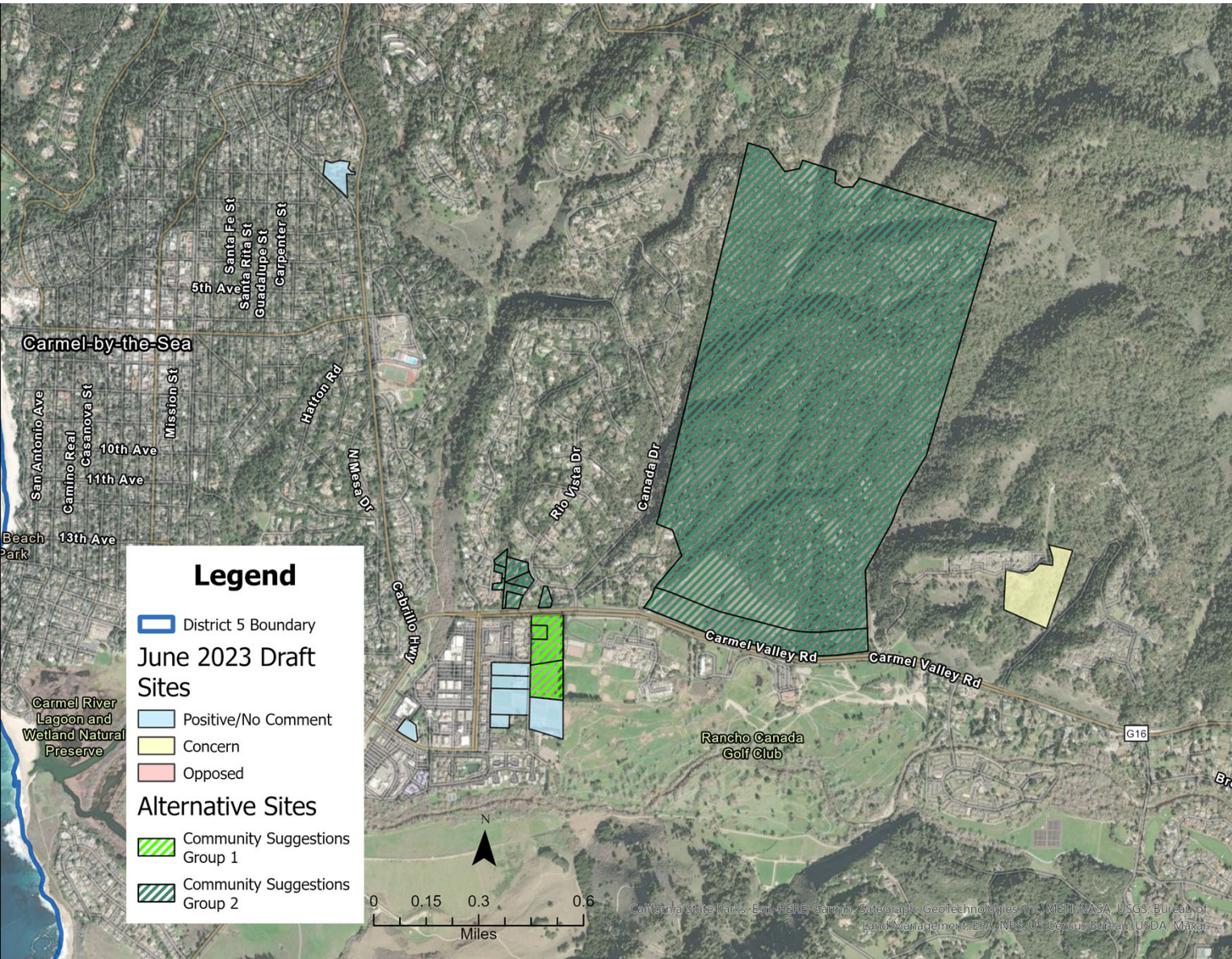




OPPORTUNITY SITES: CARMEL/MOUTH CV

Total New Units: 392

- Carmel Area = 52 (all affordable)
- CVMP West of Via Mallorca = 340 (203 affordable + 137 above moderate)



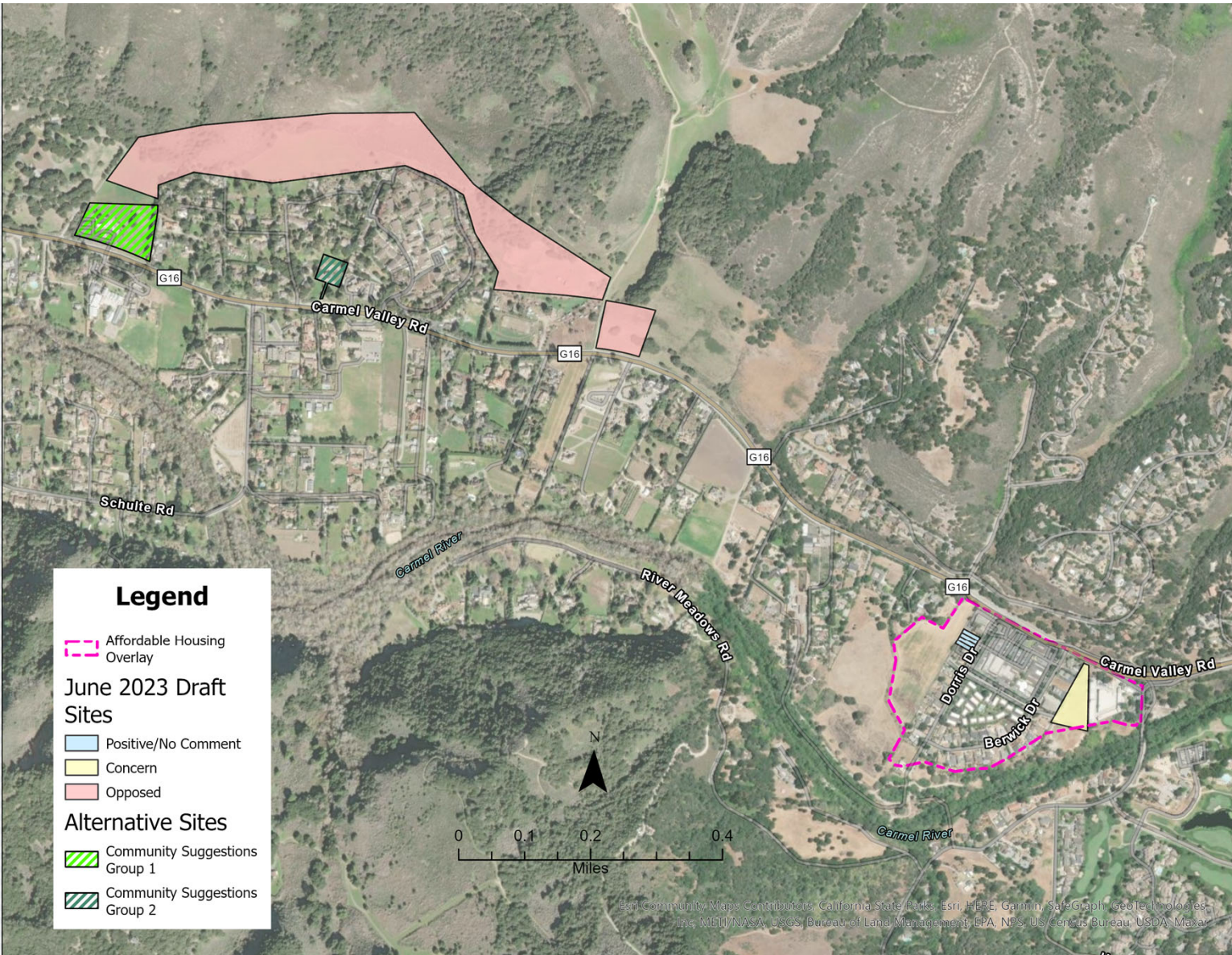
California State Parks, Esri, HERE, Garmin, Swatchop, Geotechnologies, Inc., IGN, NAVTEQ, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, Maxar



OPPORTUNITY SITES: MID CARMEL VALLEY

Total New Units: 251

- CVMP East of Via Mallorca = 251 (124 affordable + 127 above moderate)





NEXT STEPS

Email the County with any questions/comments by August 7, 2023

30 Day Public Review Period – Email the County with any questions/comments

Draft Housing Element posted to County website
Late Summer 2023

Housing Element Update
Community Open House
Late Fall 2023





MORE INFORMATION & CONTACT US

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