

# Monterey County Housing Element Update

State law requires local governments to adequately plan for the housing needs of everyone in the community by adopting a Housing Element that identifies plans, programs, and potential changes to create opportunities for housing. The Housing Element must be updated every eight years and is part of the County's General Plan.

**The County of Monterey is in the process of updating the Housing Element for 2023 to 2031 and needs your input!** *If you live, work, or own property in Unincorporated Monterey County, please complete the following survey.* Please note for the purposes of this survey, "Unincorporated Monterey County" is defined as all area within the county boundary that is outside of any city boundary. There are cities within Monterey County (e.g., Marina, Salinas, Soledad, King City, etc.) but cities are not considered part of Unincorporated Monterey County.

Your thoughts and experiences will help identify important housing needs for everyone in the County. Your input will also help in identifying opportunities for new housing, preserving the existing housing stock, and promoting housing affordability and fairness.

***The following ten (10) questions should take you 10 minutes. Please complete only one (1) response per person for the survey. Thank you in advance for your participation!***

1. Please identify where you live:

- Unincorporated Monterey County, outside any city boundary, such as in one of the following areas:
  - Big Sur Coast** - South of Malpaso Creek to San Luis Obispo County line (e.g., Big Sur, Gorda, Lucia)
  - Carmel Area** – South of Rio Road and West of Highway 1 (e.g., Carmel Highlands, Unincorporated Carmel, Yankee Point)
  - Carmel Valley** – East of Highway 1 (e.g., Carmel Valley Village, Cachagua, Jamesburg, Laureles Grade south of the summit, Mid-Valley)
  - East Garrison**
  - Highway 68 Corridor** (e.g., Laureles Grade north of summit, San Benancio, Toro)
  - Pebble Beach/Del Monte Forest**
  - Royal Oaks/North County** – North of Salinas (e.g., Aromas, Castroville, Las Lomas, Moss Landing, Pajaro, Prunedale)
  - Salinas Area** (e.g., Boronda, Bolsa Knolls, Gabilan Acres, Spreckels)
  - Salinas Valley** – South of Salinas to King City (e.g., Arroyo Seco, Chualar, Pine Canyon, River Road)
  - South County** – South of King City (e.g., Bradley, Jolon, Lockwood, Parkfield, San Ardo, San Lucas, San Miguel)
- Within a city boundary
- I do not live in Monterey County

2. If you currently work outside of your home, about how long is your commute to work one-way?  
(Select one response)

- Less than 5 miles
- 5-10 miles
- 10-25 miles
- 25-40 miles
- More than 40 miles
- I am employed, but work remotely
- I am not currently employed

3. What do you do for work? (Select all that apply)

- Farm labor (e. g., row crop picker, food processor)
- Service labor (e.g., restaurant, retail, commercial industry)
- Receptionist (e.g., medical office, law office, school)
- Construction labor
- Sanitation labor (e.g., janitor, housekeeper)
- Factory labor (e.g., assembly line, food manufacturing)
- Warehouse (e.g., packaging, shipping)
- Education (e.g., teacher, classroom aide)
- Caregiver (e.g., nanny, convalescent home, in-home living assistance)
- Other (please specify): \_\_\_\_\_

4. Which of the following applies to you? (Select all that apply) Unincorporated Monterey County is defined as all area within the county boundary that is outside of any city boundary.
- I rent my housing unit in Unincorporated Monterey County.
  - I own my housing unit in Unincorporated Monterey County.
  - I own rental property in Unincorporated Monterey County.
  - Other
5. How much of your monthly household income do you spend on housing (rent or mortgage plus utilities)? (Select one response)
- Less than 30%
  - Between 30%-50%
  - More than 50%
  - I do not have housing expenses
6. Are you satisfied with your current housing situation? (Select one response)
- Yes
  - No
  - Other (please specify)
7. What kind of housing is most needed in Unincorporated Monterey County? Unincorporated Monterey County is defined as all area within the county boundary that is outside of any city boundary. (Select all that apply)
- Houses
  - Duplex/Attached Housing Units
  - Condominiums or Townhomes
  - Apartment rentals
  - Units compliant with Americans with Disabilities Act (ADA)
  - Supportive housing for retired and senior citizens
  - Transitional or supportive housing for people looking to transition from homelessness
  - Temporary Emergency Shelters for those experiencing homelessness
  - Adding units to existing single family properties (e.g., granny flat, in-law unit)
  - Housing for agricultural workers, and other low-income seasonal employees
  - Employee housing for service industry and other low-income workers.
  - Other (please specify) \_\_\_\_\_
8. Have you experienced discrimination when applying for housing in Unincorporated Monterey County? Unincorporated Monterey County is defined as all area within the county boundary that is outside of any city boundary. (Select one response) If yes, please provide below what you believe is the primary reason for discrimination.
- Yes
  - No
  - I don't know
  - Not applicable

If you answered "yes" to Q8, what do you believe was the primary reason for housing discrimination? (Select one response)

- |                         |   |
|-------------------------|---|
| • Age                   | • Mental disability                                     |
| • Family size           | • National origin (the country where a person was born) |
| • Gender identification | • Physical disability                                   |
| • Marital status        | • Race (i.e., Caucasian, Asian, Latino, etc.)           |

- Color (physical appearance)
- Extended family household (e.g. grandparents, children/cousins, aunts/uncles, etc.)
- Religion
- Income source (i.e., employment, job, work, occupation)
- Student status
- Sexual (male or female)
- Other, please specify \_\_\_\_\_

9. For each of the following groups, please identify their level of need for housing and related services in your community. (Check one box per line in table below)

	High Need	Moderate Need	Low Need	No Need	No Opinion
Seniors					
Large families (five or more members)					
Single-parent – female head of household					
Single-parent – male head of household					
Persons with disabilities					
Young adults					
Persons experiencing homelessness (unhoused)					
Low-income agricultural workers					
Veterans					
Victims of domestic violence or abuse					
Persons suffering from addiction or severe mental health issues					

10. Rate your level of support for each strategy listed below to create more housing in your community. (Check one box per line in table below)

	High Support	Moderate Support	Low Support	Do Not Support	No Opinion
Allow more housing units to be built on residential sites (e.g., second house, property division).					
Allow more apartments and condominiums on residential sites.					
Change commercial/business sites to residential to allow for more housing.					
Change farmland sites to residential to allow for more housing (e.g., food crops, wine grapes, orchards)					
Change rangeland sites to residential to allow for more housing (e.g., cattle grazing).					
Ease the permit requirements for building housing.					
Other (please specify):					

**Thank you for completing this portion of the survey! Your input is very important to housing planning in the County. If you can take approximately 20-25 more minutes, there are some additional questions we would like to ask you about how you feel about your housing situation and future housing planning.**

11. The best way to describe my housing is: (Select one response)

- A House
- An Apartment rental
- A Condominium/Townhome (owned)
- A Mobile Home
- Senior Housing
- Farmworker Housing
- Employee Housing
- An Accessory Dwelling Unit (e.g., in-law unit, granny flat)
- Unhoused
- Other (please specify): \_\_\_\_\_.

12. Which of the following best describes your household? Household is defined as every person living under the same roof. (Select one response)

- Single person
- Couple
- Couple with children under 18
- Single parent with children under 18
- Adult head of Household (non-parent) with children under 18
- Adult living with parents
- Extended family household (grandparents, children/cousins, aunts/uncles, etc.)
- Single person living with roommates
- Multiple families or couples
- Unhoused
- Other (please specify): \_\_\_\_\_.

13. Do housing options in Unincorporated Monterey County meet your needs? (Select one response)

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- Yes
- No
- I don't know

14. How would you describe the physical condition of the housing unit you live in? (Select one response)

- Excellent condition – my home is not in need of repair
- Needs some minor repairs or maintenance (i.e., peeling paint, chipped stucco, leaky windows, etc.)
- Needs one or more modest repairs or improvements (i.e., roof repairs, broken cabinets, carpet/tile replacement from wear, older plumbing or electrical systems, older heating or air conditioning systems, a window replacement, etc.)
- Needs one or more major upgrades (i.e., new foundation, replacement of plumbing or electrical systems, replacement of heating or air conditioning systems, new roof, new exterior siding, etc.)
- Other (please specify) \_\_\_\_\_.

15. What are the most important factors to you in choosing where you live? (Select all that apply)

- Cost
- Easy access to highway/freeway for commute
- Easy access to public transportation (e.g., bus)
- Job opportunities
- Parks, recreation, and open space areas
- Quality public schools
- Low crime rate
- Number of bedrooms
- Landlord accepts Section 8 housing vouchers
- Racial/ethnic diversity of the community
- Other (please specify) \_\_\_\_\_.

16. If you don't own your housing unit in Monterey County, it is because (Select all that apply)

- I can't find a housing unit in my price range
- I can't find a housing unit for my living needs (housing size, disability accommodations)
- I can't find a housing unit that meets my quality standards
- I don't have the money for a down payment
- I don't have the money for a monthly mortgage payment
- I don't want to own a housing unit
- Other (please specify): \_\_\_\_\_.
- Not applicable

17. What do you feel are the top two issues with finding housing in your community? (Select top two only)

- Not enough housing units for sale
- Not enough housing units for rent
- Housing is not affordable
- Housing size does not meet my family needs (e.g., not enough 3+ bedroom units at affordable prices, or not enough studio or small options)
- Housing is not located in the right places (e.g., near schools, jobs, grocery stores, health care, etc.)
- Housing conditions are poor
- Lack of water and other infrastructure and services for new housing
- Other (please specify): \_\_\_\_\_.

18. For each statement, do you agree or disagree? (Check one box per line in table below)

	<b>Strongly Agree</b>	<b>Somewhat Agree</b>	<b>No Opinion</b>	<b>Somewhat Disagree</b>	<b>Do Not Agree</b>
I am satisfied with the schools in my area.					
There are quality jobs in my community.					
There are plenty of parks, playgrounds, or green space near my community/home.					
There is a pharmacy close to where I live.					
There are grocery stores close to my community.					

There are banks or credit unions near where I live.					
The condition of the homes in my community are acceptable.					

19. How important are the following issues in choosing where you live? (Check one box per line in table below)

	Very Important	Neutral	Not Important	Does not apply to me
Housing I can afford.				
Housing that accommodates disability of household member.				
Housing large enough for my household.				
My credit history and/or credit score.				
The amount of money I have/had for deposit.				
Housing is/was available in community I chose at time I needed it.				
Other (please specify):				

20. How important are the following concerns to you and your family? (Check one box per line in the table below)

	Very Important	Neutral	Not Important	Does Not Apply to Me
Access to affordable childcare.				
Access to fair housing information and resources.				
More County services for residents with disabilities.				
Rental assistance for low-income residents.				
Programs to improve environmental conditions and reduce health hazards.				
Children who grow up in in the community should be able to afford to live there.				
Residents should not have to move away because housing is too expensive.				
There is a need to create mixed-use (commercial/ office and residential) projects in the community where residents can walk to work and services so there is less driving.				
There should be many types of housing, including single-family homes, townhomes, apartments, and condominiums.				
Establish housing for groups that may have special housing needs or require additional considerations (such as seniors, people with				

physical or developmental disabilities, large families, farmworkers, families with female heads of households, or families and individuals in need of emergency shelter in the County).				
Mix affordable housing throughout housing in the community to promote income diversity.				
Create programs for energy conservation using site and building design.				
Provide shelters and transitional housing for those experiencing homelessness, along with services to help people into permanent housing.				
Establish programs to improve existing housing stock in older communities.				
Establish programs to help homeowners who might be in danger of losing their homes, such as mortgage loan programs.				
Fair/Equitable Housing opportunities and programs to support communities that have suffered displacement through foreclosures.				
Other (please specify):				

***The following questions address what you consider to be the most important programs for the County to focus on for fair housing. For context, fair housing ensures access to opportunity, replaces segregated living patterns with truly integrated and balanced living patterns, transforms racially and ethnically concentrated areas of poverty into areas of opportunity, and fosters and maintains compliance with civil rights and fair housing laws.***

21. Do you think there are factors that prevent affordable housing from being built or created in Unincorporated County of Monterey? (Select one response) Unincorporated Monterey County is defined as all area within the county boundary that is outside of any city boundary. If yes, please select what you think are the top three ways to get more affordable housing built.

- Yes
- No
- I don't know

If you answered "yes" to Q20, what do you think are the top three ways to get more affordable housing built? (Select top three only)

- Financial assistance programs for people who cannot afford housing, such as subsidized rent and down payment loans
- Public funding to construct new housing
- Incentives for private developers to build more affordable housing
- Encourage splitting home units into duplexes
- Financial assistance to homeowners to add Accessory Dwelling Units (e.g., in-law units)
- Ease the process for housing permitting and approval

- Locate affordable housing near jobs
  - Develop programs that help people experiencing homelessness find permanent housing
  - Providing more opportunities for homeownership at all income levels
  - Encouraging developments with a mix of residential, commercial/business, and other compatible uses
  - Encouraging development of smaller housing types, such as micro-units and Single Room Occupancies
  - Providing home weatherization, rehabilitation, and energy conservation programs
  - Enforcing restrictions on short-term rentals (e.g., Airbnb, VRBO)
  - Supporting development of market rate housing
  - Other (please specify):
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22. For the next eight years, what are the top three types of programs or activities that you believe the County of Monterey should focus on to support fair housing opportunities? (Select top three only)

- Promote fair housing services to address fraud, displacement, or discrimination.
- Preserve existing rental units.
- Find and allocate funding sources for foreclosure and credit counseling to prevent existing residents from foreclosures.
- Incentivize reduction in residential energy use to lower utility costs and carbon emissions
- Develop innovative housing solutions for farmworkers and agricultural employees, including identifying potential funding sources.
- Support first-time homebuyer program.
- Facilitate more access to water, sewer, and utilities for new housing in Unincorporated Monterey County.
- Provide incentives for developments that include low-income or affordable units.
- Ease permit requirements or processes for housing projects.
- Other

23. Do you or someone in your household experience difficulties accessing services due to language barriers? (Select one response)

- Yes
- No
- I don't know

24. Do you feel areas of Unincorporated Monterey County are affected by pollution or noise? If yes, please describe a source or area of concentrated pollution or noise. (Select one response)

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- Yes, please describe: \_\_\_\_\_
- No
- I don't know

25. Have you sought fair housing services from the County or their partners: Eden Council for Hope and Opportunity or Legal Services for Seniors? (Select one response)

- Yes
- No
- I don't know

26. Do you think the County and its partners provide sufficient fair housing services? If no, please provide a brief explanation as to why. (Select one response)

- Yes

- No, please describe: \_\_\_\_\_
- I don't know

27. Of the following, which do you think experiences the greatest housing discrimination in Monterey County? (Select one response)

- Age
- Family size
- Gender identification
- Marital status
- Mental disability
- National origin (the country where a person was born)
- Physical disability
- Race (i.e., Caucasian, Asian, Latino, etc.)
- Color (physical appearance)
- Extended family household (e.g. grandparents, children/cousins, aunts/uncles, etc.)
- Religion
- Income source (i.e., employment, job, work, occupation)
- Student status
- Sex (male or female)
- Other, please specify \_\_\_\_\_

28. Do you fear being displaced from your home due to high housing costs, new developments, or being priced out? (Select one response)

- Yes
- No
- I don't know

29. What do you think are the top three ways to support availability of housing opportunities to all residents of Unincorporated Monterey County? (Select top three only) Unincorporated Monterey County is defined as all area within the county boundary that is outside of any city boundary.

- Landlord and tenant counseling services
- Foreclosure prevention services
- Fair housing counseling to avoid being evicted
- Target outreach to underserved groups about new affordable housing
- Relocation assistance for displaced tenants to find housing
- Ensure affordable housing units are built throughout the County
- Improve infrastructure, transit, and services in underserved communities
- Fully disclose the conditions under which landlords are permitted to evict tenants ("Just Cause")
- Other, please specify \_\_\_\_\_

***Finally, we welcome any other comments you have about the Housing Element, and we invite you to provide your contact information if you would like to sign up for updates and information on the Housing Element Update.***

30. Are there any comments you would like to share with the County of Monterey regarding housing in Unincorporated Monterey County or the Housing Element Update? Unincorporated Monterey County is defined as all area within the county boundary that is outside of any city boundary.

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31. If you want to receive updates and information about the Housing Element, please leave your name and email address. (optional)

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***Thank you for completing the survey!***