County of Monterey - Housing Element Developer Survey Responses

Housing Element Big Picture QuestionsHow can the County encourage denser or affordable by design projects that provide housing for a broad range of income levels, but are not necessarily encumbered by deed restrictions?	Housing Element Big Picture QuestionHow can the County encourage denser or affordable "by-design" projects that are deed restricted to very low-, low-, and moderate-income households to meet the County's Regional Housing Needs Allocation requirements?	The County understands that there are regulatory oversight bodies (e.g., the Coastal Commission) and resource constraints (e.g., water) that are as important to addressing the Big Picture but are beyond the County's control. For the County to develop realistic strategies to address the big-picture questions, this session will focus on policies and programs that are within the County's control. To facilitate the session, the County has identified three broad topics it would like covered during the listening session. These topics, and suggested starting points for the conversation are: Development Environment, Count Policies & Procedures, Development Incentives & Delays, Are You...	What are the major barriers to developing affordable or affordable by design projects in unincorporated Monterey County?	What types of projects make the most economic sense here and why?	How would you describe the opportunities for developing projects with 20+ units in unincorporated Monterey County?	How would you describe the opportunities for developing projects with 20+ units in unincorporated Monterey County?	Why aren't more dense or affordable by design projects being proposed for the unincorporated areas of the County, e.g. apartments, 2-,3-, and 4-plexes, row houses/townhomes, accessory dwelling units, or "tiny homes"?	What programs or policies could the County implement to remove barriers and spur affordable residential development in the unincorporated areas?	What specific County policies and/or processes cause unnecessary delays?	Do you have examples of similar policies or processes from other counties that work better?	What policies or procedures could the County change to increase opportunities to develop more projects with 20+ units per acre?	Besides mandated rezoning/upzoning Housing Element Opportunity Sites, what zoning code changes can the County make to encourage the building of affordable housing?	How can the Inclusionary Housing Ordinance be changed to make building inclusionary housing profitable?	Have you evaluated any sites in the unincorporated areas for application under either SB35 or SB330 (streamlining)?	Why aren't property owners/developers taking advantage of density increases allowed by the density bonus Ordinance and law?	What are the primary reasons property owners/developers are delaying, or not pursuing, projects once they have been approved or taking so long to clear conditions of approval?
Streamline zoning and permit process, partner with community land trusts	Land use policies, inclusionary zoning,density bonuses, public land utilitization	Somewhat interested	Cost, lack of political will, regulatory hurdles, funding, infrastructure	Adaptive reuse and rehabilitation, transit oriented developments, mixed income development, CLTs, energy efficient and sustainable	Economy of scale, meeting housing needs, access to financing, infrastructure planning, navigating regulatory processes, market demand			Developer interest, infrastructure limitations	Complex permit procedures, zoning, infrastructure planning and coordination, lack a of staff resources, appeal and review process	Expedited permitting, flexible zoning and land use policies,density bonus programs, community engagement and outreach		Mixed use zoning, inclusionary zoning, ADUs		No	Lack of awareness, perceived complexity, market conditions, zoning and land use constraints	Market conditions
Stop allowing the wealthy to use residential real estate to store and increase their money.	Stop allowing developers to treat housing as a commodity, and prioritize it as a necessity. Like Thanksgiving dinner, everyone gets a plate before anyone gets seconds (or thirds, or tenths)	Somewhat interested	Economic inequality, resource hoarding, late stage capitalism													
Charge based on income not market value. Charge rent/mortgage based on responsible credit score. I am a single mom and close to being homeless yet I have a job and only make 2,100 monthly. Monthly expense for housing should be no more than 30-40%	Stop charging based on market value and charge based on income.	Not at all interested	Overpriced, unrealistic pricing, and income discrimination	Save money. Stop hiring overpriced contractors that take too long to complete a simple one month project.	Wont happen. And if it does it would take 20+ years. Even if it did happen the cost for the public will be expensive and overpriced.	Low expectations	Too many regulations. Too much greed	Remove unnecessary laws. Let us live in an RV if we choose to. Since homes and apartments are always over $1k	Permits, regulations, laws	Libertarian	None		Profit only comes through being overpriced.		Overpriced and over regulated	Cost
ADU's and JADU's with restrictions preventing STR's. Higher density zoning in single family housing areas.	This will require subsidies and or County owned rental housing in the affluent areas.	Very interested	In Big Sur the development caps and limit on caretakers cottages that really hurt. This is being un-done by allowing ADU's and JADU's that counter the BSLUP but is needed. Allowing more intensive development of select parcels with good road access and fire safety that are owned by employers. This balances the development issue with housing issue rather than creating a free for all of rezoning select parcels in area that are not fire safe.	ADU's and JADU's along with the above. Resist the temptation to over "loosen" but rather do the ADU/JADU and employer owned housing only now then see how it plays out in 20 years.	In Big Sur there are a few prime parcels along the the Navy Base. This is so obvious but also resisted. Many locals want their individual zoning loosened and see the Navy Base as a threat. The local advisory committee has done good work but.....is too entrenched with competing local special interests to provide much additional useful guidance. This can be seen in their proposed changes that are inconsistent and lack a logical foundation. Rather the proposed changes are a mish-mash of special interests and gripes against various parties. Good work but time for the county to take control.		In Big Sur its intentional zoning constraints and even if allowed they would yield lower return for land owners. Hence, increase supply universally through ADU's and JADU's, develop the Navy Base for tourist center, bathrooms, interpretive center and local long term rentals. The allow suitable parcels to be developed by employers soley for employee housing that are more intensive.	See above								
DO NOT ENCOURAGE ANY BUILDING PROJECTS.	DO NOT ENCOURAGE AFFORDABLE "BY DESIGN" PROJECTS.	Not at all interested	PEOPLE WHO WANT A MONTEREY COUNTY THAT DISCOURAGES BUSINESS AND CONGESTION. PEOPLE WHO WANT A GREAT PLACE TO LIVE NOT A GREAT PLACE TO EXPLOIT FOR INCOME AND PROFIT. DISCOURAGE TOURISM AND ALL EVENTS WHICH BRING IN PEOPLE FROM OUTSIDE THE COUNTY. LET US HAVE A GREAT PLACE TO LIVE, A PEACEFUL UNCONGESTED PLACE, A SAFE PLACE	WRONG QUESTION WHAT WE SHOULD ALWAYS FOCUS ON IS MAKING THIS COUNTY A BEAUTIFUL, SAFE, PEACEFUL PLACE NOT MAKING THIS PLACE A MUCH MORE CROWDED, UNLIVEABLE PLACE.	WHY SHOULD THERE BE ANY OPPORTUNITIES FOR ATTRACTING MORE PEOPLE TO THIS COUNTY?	SAME ANSWER AS 6 (ABOVE).	WHY IS THIS QUESTIONAIRE DESIGNED TO HELP THOSE WHO WILL MAKE THIS COUNTY MORE AND MORE UNDESIRABLE?	THE COUNTY SHOULD NOT DO ANYTHING TO SPUR GROWTH OR ECONOMIC OPPORTUNITY.			DO NOTHING TO FURTHER DEVELOP THIS COUNTY.	COUNTY PROPERTY OWNERSHIP OPPORTUNITIES WILL INCREASE IF THE COUNTY DISCOURAGES GROWTH AND BUSINESS/LAND DEVELOPMENT. PROPERTY VALUES WILL DECLINE AND HOUSING WILL BE MORE AFFORDABLE. PEOPLE WHO WANT TO LIVE HERE WILL NOT BE TREATING THE LAND IN THIS COUNTY AS A GOLD MINE BUT A SAFE, LOVELY PLACE TO LIVE MODESTLY	IT SHOULD NOT BE MORE PROFITABLE.		THERE SHOULD BE NO DENSITY INCREASES -- END OF STORY. IF YOU WANT TO LIVE IN A CROWDED METROPOLITAN AREA WITH GRIDLOCK, HIGH CRIME ETC., GO ELSEWHERE.	THE COUNTY SHOULD MAKE IT ONEROUS< IF NOT IMPOSSIBLE TO DEVELOP.
Build underground for 1..affordable housing generally looks like crap..& will reduce property values .	Unless your looking to beautiful areas taking on the appearance of another San Jose..figure how to illuminate a new world where we aren't having to welcome more and more people..	Somewhat interested	This is a no win situation..period.	Stop- Halt growth..reduce retail sales - reduce tourism- reduce all commercial developments such as the horrible piece of crap being presently under way next door the Seaside Costco..on what was once an open space sand dune.. Read = STUPID!	DUMB	DUMB	lacking transportation corridor..already lanes ate packed- lack of water supply- lacking supportive educational facilities , sewage treatment, trash & recycling is already buried in delays and unacceptable overhead to no	I would not encourage this at all..we need to avoid turning our county into a refuge center for underpaid dishwashers, and the like.	The county is inefficient because its bound to be as look as it functions as a typical bureaucracy	No	Negative..unless you want to see another King City raising its ugly head in MtryCounty	Not viable	Not viable	No	Why would anyone want to reduce property value by assuring in a potential eye sore ?	1. Self preservation perhaps- love if open space- selfishness- etc
Reduce restrictions on 'sprawl' that limits development currently to only happen or be considered to happen if apart of an existing development and be open to new developments to be considered.		Very interested	Footprint is typically to small for developers to consider in order to account for infrastructure & regulatory requirements. Larger footprints allow this costs to be spread more evenly across more units.	all sizes; restrictions to locations and/or footprint eliminates many great ideas for further opportunities	limited	limited	the infrastructure & regulatory costs for small development doesn't make financial sense for covering the costs to develop; allowing & encouraging larger & sensible footprints will create more opportunities		restrictions on what is typically referred to as limiting sprawl and requiring development to be closer to public transportation; public transportation is already under utilized and policy direction to require development near public transportation has not proven to be a consistent increase to utilization outside of larger urban areas							
Require all short-term rental (vacation rental) owners to add at least one permanent affordable housing unit in order to receive approval.		Somewhat interested	True costs of building labor, building materials, property acquisition, delays in inspection and approvals, and of course water limitations.	Multi-family units close to highways and employment. Develop on Fort Ord.	Stalled.	(I think this is a duplicate question...)	The costs mentioned in question 4, and of course water limitations.	More water. Develop on Fort Ord. Reduce costs and delays of inspection and approval not by lowering standards, but by adding County staff and asking Staff suggestions to improve the inspection and approval process			Encourage development on Fort Ord and other areas close to employment and highways.					
Do not have the knowledge to answer this question.	Do not have the knowledge to answer this question.	Very interested	Topography of Big Sur area. Any land in this area that could be considerable buildable is in private ownership. All other land is too steep. Loosening restrictions for businesses on the number of employee housing units they can have is the best way of meeting a housing goal	The two major employers, Post Ranch Inn and Ventana, have two story and duplex housing. This appears to be the most economic.	Do not have the knowledge to answer this question.	Do not have the knowledge to answer this question.	Do not have the knowledge to answer this question.	Do not have the knowledge to answer this question.	Do not have the knowledge to answer this question.	No	Do not have the knowledge to answer this question.	Do not have the knowledge to answer this question.	Do not have the knowledge to answer this question.	Do not have the knowledge to answer this question.	Not a property owner, so have no knowledge to answer this question.	Unknown.
			Cost of materials, labor, land; inadequacy of infrastructure; NIMBYism.		Challenging.	See above	IF IF IF land available cost of materials, labor, land; inadequacy of infrastructure; NIMBYism.	Seems to me it's a philosophical / psychological challenge.	Length of time to process MAY be considered unnecessary delay BUT development Is a public process. The public process is lengthy		In a perfect world developers would be altruistic. They're not. Are any of us?			No	Philosophical beliefs regarding privacy and space . . .	Financing
Build commercial on the first floor & residential on the 2nd or 3rd, keep it human centered in our largely rural natural landscape. Do not build a tall city in the meadows & hills & destroy the reasons we live here.	Does this allocation requirement need to all happen @ once? Can't we start smaller & learn from our lessons before continuing? The builder's solution is intent on only 1 thing: making money any way possible. Bill done 50+ year old oak trees, scrape native vegetation, build cheap & plant non native just to get the final. Do it right once & learn I. Small projects before exploding without sensitivity to this very special local natural environment.	Extremely interested	The astronomical greed in the building industry. Contractors of any experience & trade are charging rates like a hospital ceo.	Small in connection to the natural environment.	Sounds like out of town or foreign investors, e.g. September Ranch building project where CV road lanes are changed without any notice for days. How do any of us work with hours of delays getting to the job. So disrespectful to the local community.	Same due to the extremely high costs of building contractors & attitudes they deserve it, regardless of quality outcome.	See above, why build tiny homes when a 15,000 sq ft home can be built for millions & sold for 15 M*. All these developers for decades here promise affordable housing then it comes to build & sell & they say they can't afford to do otherwise. And the Ciunty approves it, e.g. Alan Williams projects, etc.	Demand ethics in development.	Unevenness in permits & breaking regulations, some get away with everything & others are just told no, they cannot do anything with their land.	I don't know if fair county planning departments because learning what has gone on in Monterey County for 49 years is so disgusting that reading more on the subject is not of interest.	Keep this & regulations equal fir all.	Regulations the same for all, not just the wirking people & none fir millionaires.	The building industry here wants to make top dollar all the time.	No	It is expensive & density ruins the reasons & efforts of the original goal of living here with natural space.	Cost of building skyrocketing daily! Look around, get bids & then see the final invoice double or triple the bud; "because we're good & we can ". Actual quote from carpenter.
Build 100% affordable on underused county property with nonprofits	Incentives to builders	Very interested	NIMBYISM	See above	See above	Same	Jurisdictions are only pushing apts for quantity but need other affordable housing too especially for the shrinking middle class no longer able to afford ownership		Coastal Commission & water C&D						Greed. Want more profit to "pencil out"	
		Very interested	We don't want "affordable " housing here	Let the free market decide. Stop the social engineering dictated from Sacramento	Build them in areas that have already been trashed by Mexicans...like Pajaro, Las Lomas, areas contiguous to Salinas, etc	See above	Because the County is already overpopulated. Read Tradgedy of the Commons. Educate yourself instead of being a sheep	Corporations want "affordable development " . No one else does	No one wants your "affordable housing"			Change AG zones to R1 or R2 . Duh.				
I truly believe that developing a mixture of normal housing with low income housing would work perfect because my segregating a lot of low income housing comes with lots of problems that people do not wish to be around but by having both types it makes it for the people that are causing trouble to make trouble because it's open on both sides and they will not have any issues reporting problems that arrived from neighborhood watch	I believe my even low income housing to people who are making the effort whether it is from programming from Monterey County Behavioral Health to drug and alcohol addiction should make sure that they are competent enough to hold a house besides that making housing projects that are mixed with low end High income housing mixed together and give them goals that they can reach so they can feel more normal and probably even get to the point of not needing to be in low income housing what I mean is setting goals for them not segregating them all too low income housing there's not really much hope when you do that.	Very interested	A lot of developers usually make houses they make people better low income feels secluded from society and not really much hope to feel normal to society.	A mixture of both societies whether they're low middle class income should be all in the same housing project not just low income when she's include people to a low income project usually will comes after it becomes a big mess due to the fact that people think either a lifestyle is normal makes it difficult for people to get out of low income environments so mixing it I believe it was better their chances of making it out there in society.												
A below market rate program. Similar to the City of Morgan Hill's BMR program without the city remaining on the deed. Where a first time homebuyer could qualify first if they live or second if they work in the area. 1 or 2 units (smaller units) per every 10 units would be allocated for median and low income qualified home buyers	Duplex BMR (one side low one side median)	Extremely interested	Greed seems to be a common theme.	Affordable BMR apartments for purchase, because you are either very wealthy living here or you work here servicing the wealthy traveling here. The middle income has been squeezed out!! People that live where they work will keep it cleaner and respect the area more so than people who can't afford to live where they work.	Will bring back hope (if the units are affordable) for those who have lived and worked here their entire life and can't afford to rent here any longer.	Duplicate question as #6	Greed!	We shouldn't need a program to remain living in and area we were born and raised!	Greed!	City of Morgan Hill's BMR program.	Focus on what's important "housing" to keep our area clean and safe and NOT the PROFITS!	Stop thinking about profit! Look around...people that work daily are sleeping in their cars around this area! You don't need to be a brain surgeon to figure out what to do to build affordable housing...just do it!	Change your attitude and build because we are all in this together. Why does it need to be profitable...can't it just be helpful??? This is housing we are talking about...it's NOT Shark Tank! Housing is a basic need to survive...I think that is being overlooked these days!	No	N/A	I wish I could tell you. I had to sell my house in 2019 because of my mother's dementia and memory care costs. If something doesn't change here in CA, I will never own a home again. It seems I'm not alone unfortunately
Open up Fort Ord for development and provide assistance in cleaning it up	Make use of areas that are not currently in established neighborhoods so as to limit public opposition and take advantage of unused resources.	Somewhat interested	Why are you targeting unincorporated Monterey County?	Apartments, condos, townhouses for rent and for sale near transportation, services, jobs, and necessities like grocery stores, pharmacies, and gas stations. They will serve our local workers and first-time homebuyers well.	Why are you targeting unincorporated Monterey County?	Why are you targeting unincorporated Monterey County?	Why are you targeting unincorporated Monterey County?	Why are you targeting unincorporated Monterey County?								
			Greedy owners and landlords. Ability to raise rents 5+% each year													
Ensure the locals will be safe by having teachers move in rather than just anybody. They have good values and give back to the community.	Make attractive apartments for retired teachers who will give back to the community and take care of the place!	Not so interested	Fear if who will move in and who those people attract to the area	Retired teachers' housing because they are responsible and reliable people who are educated and care about the community.	Dismal	Dismal	Fear of the population this will attract	Appreciation for teachers and retired teachers who spent their lives helping the world and will take care of the place	Selfish, ignorant people with no understanding of the realities of leadership.	Get Newsom involved	Rent to teachers and retired teachers who will set up community learning programs in return for affordable housing and teach things like community gardening	Build a whole community of teachers and retired teachers and zone for some recreational space that is not noisy and provide parking, parkland and water in the zoning	It doesn't have to be profitable, just self-sustaining.teachers as tenants could provide educational programs there and summer camps	No	They are greedy rather than community-oriented. They're not interested in doing something good for the world	MONEY and fear of being sued.
Allow development in hillsides in Salinas valley, reduce red tape and restrictions on development. Reduce the lengthy permitting process, increase housing types, more townhomes, apartments condos, single family dwellings take a lot of , land, encourage dense housing specially near population centers like Salinas,	Build townhomes, build dense developments, build affordable by design houses on smaller land foot print, allow tiny/ small home developments. Rent is crazy high due to lack of housing inventory. More apartment complexes.	Somewhat interested	Red tape, high cost of land, remove restrictions on development on hillsides in the Salina's valley, encourage denser developments , houses on smaller land footprint, condos, apartments, townhouses,	Apartments, townhomes, dense developments near jobs. Rent is way too high more housing options an are needed.	This is much needed the housing supply is way too low, rent is way too high, dense developments are needed. Alternative housing is needed, townhomes, apartments, reducing red tape, reducing zoning administration regulations that make development difficult if not impossible	This is much needed the housing supply is way too low, rent is way too high, dense developments are needed. Alternative housing is needed, townhomes, apartments, reducing red tape, reducing zoning administration regulations that make development difficult if not impossible	Good question, apartments, 2,3,4 plexe, townhomes, tiny homes would be great ideas.	Remove certain restrictions on development where it makes sense, ag land preservation near population centers makes it difficult to develop housing, build affordable by design developments , smaller roads that use less land, more density in developments to maximize housing units provided, tiny homes, apartments, condos, 2,3,4-plexes	Zoning administration, building permitting process, high cost of land, lack of workers for construction	When I travel to Sacramento county, I see a lot of apartments, townhouses, condos that I do not see in Monterey county. Housing inventory is so low in Monterey county	Reducing parking requirements, building 4 and five story buildings,	Removing red tape, I see a lot of open land on old stage road and near Salina's that is currently used for grazing, this land could be developed. But there are restrictions due to ag land preservation, and hillside development restrictions.	I don't know	No	I don't know	I don't know