



6TH CYCLE HOUSING ELEMENT UPDATE

County of Monterey
Planning Commission Workshop
May 15, 2024



INTRODUCTIONS

County of Monterey Staff

- Craig Spencer, Director of Housing and Community Development
- Melanie Beretti, AICP, Acting Chief of Planning – Advanced Planning, Housing and Community Development
- Jaime Guthrie, AICP, Senior Planner – Advanced Planning, Housing and Community Development

Harris & Associates

- Hitta Mosesman, Vice President, Community Development + Housing
- Kelly Morgan, Project Manager

BACKGROUND



PRIMARY
PLANNING
DOCUMENT –
HOUSING NEEDS
AT ALL INCOME
LEVELS



STATE LAW
REQUIREMENT –
UPDATED EVERY
8 YEARS



COMMUNITY
INVOLVEMENT
IN HOUSING
PLANNING
PROCESS



INCORPORATE
CHANGES IN
STATE HOUSING
LAWS
(COMPLIANCE)



ALLOWS
ELIGIBILITY FOR
STATE FUNDING
FOR HOUSING

HOUSING ELEMENT UPDATE AND APPROVAL PROCESS



HOUSING ELEMENT CONTENTS



Community Profile

- Population, Income, Employment
- Special Needs Populations



Housing Needs & Resources

- Challenges
- Opportunities



List of Housing Sites Avoiding:

- Safety Risks
- DACs
- Lower Resource Areas



Housing Constraints

- Governmental
- Market
- Environmental



Review of Last Housing Element

- 5th Cycle RHNA Progress
- Units & Program Progress



Fair Housing Analysis

- ID fair housing issues related to access, environmental, resources



Goals & Objectives/ Programs & Policies

- Specific Actions & Timelines



Community Engagement

- Ground-truthing
- Understand residents priorities



GOALS

Meeting the housing needs of residents and workforce

Combating housing discrimination

Efficient use of land

Implementing a meaningfully inclusive process

OVERVIEW OF 5TH CYCLE

Jurisdiction	# Total Units RHNA	% RHNA Completed*	# Affordable Units RHNA	% Affordable Completed*
Monterey County	1,551	64%	900	38%
Salinas	2,229	41%	1,294	22%
Monterey	650	18%	378	5%
Seaside	393	1%	229	0%
Soledad	191	60%	111	31%

**Percentages reflect HCD APR totals representative of completed units only.*

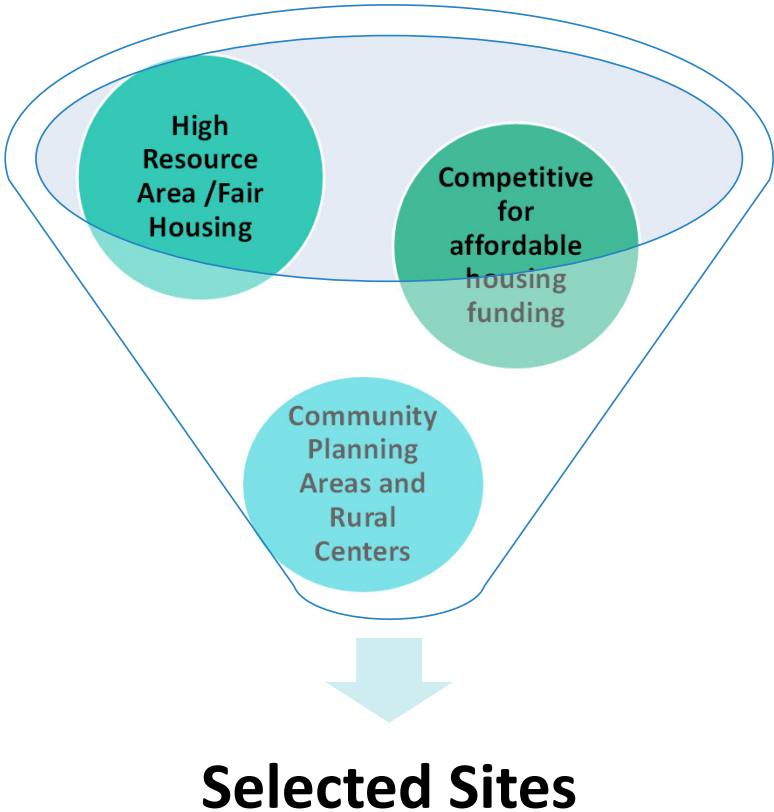
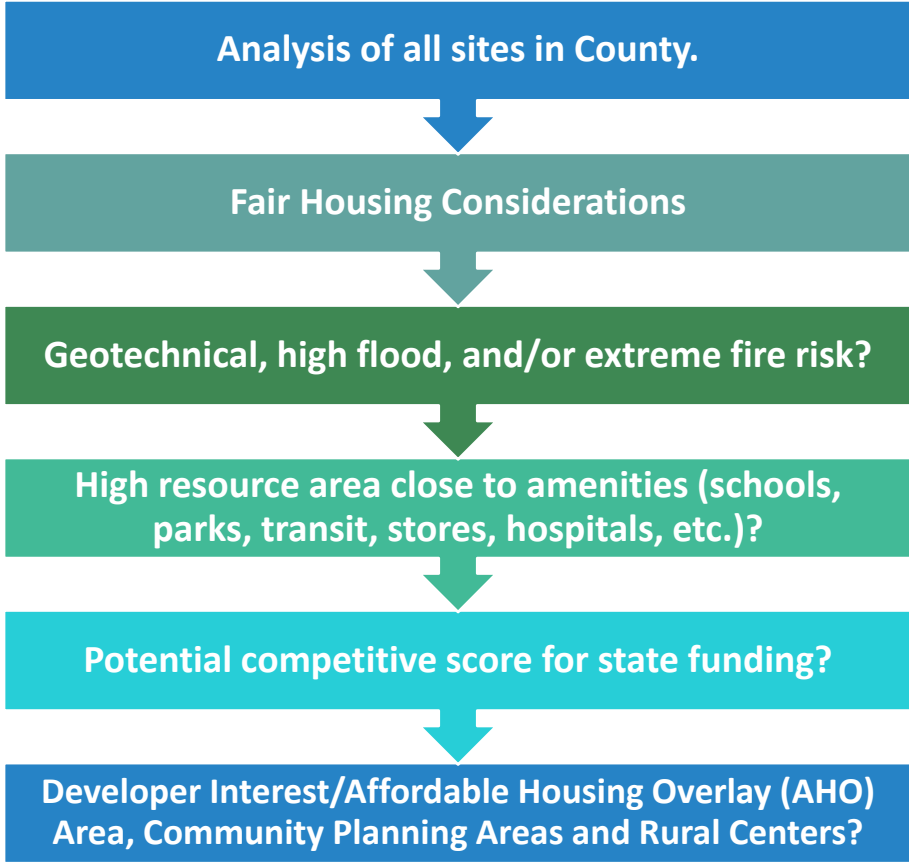


MONTEREY COUNTY RHNA

6TH CYCLE (2023-2031)

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					

SITE SELECTION METHODOLOGY



REALISTIC CAPACITY METHODOLOGY

Realistic Capacity

- **HCD guidance** requires we look at the typical densities of existing/approved housing developments to calculate the realistic potential of density.
- Housing development data indicates actual density is 60-80% of maximum density.
- This capacity factor was applied to the maximum density under proposed or existing zoning.
- Example
 - 5 acre site with proposed rezoning of HDR/20 (maximum of 20 units/acre).
 - Maximum density = 100 units total for 5 acres.
 - Recent and proposed housing development data shows projects zoned at HDR/20 = actual density of 12 units/acre.
 - Realistic density per **HCD guidance** for 5 acre site = 60 units (12 units/acre).
- **MAJORITY OF SITES HAVE REALISTIC CAPACITY FACTOR OF 60-80%.**

AFFORDABLE HOUSING NEED

Affordable Housing

- Existing Need – All Households
 - 1/3 of all HH in UMC are cost burdened (> 30% of income on housing).
 - 15% are severely cost burdened (> 50% of income on housing).
- Existing Need – Lower Income Households
 - Owner occupied = 59% cost burdened
 - Renter occupied = 56% cost burdened



WHY ARE THERE SO MANY MORE HOUSING UNITS PLANNED THAN RHNA REQUIREMENT?

No Net Loss - 8 yr. Planning Period

- *Total # of units is NOT blanket approval for all development.*
- *Income category designations (very low, low, moderate, above-moderate) are separate and distinct. Housing mandate applies to income levels, not total # of units.*
- Buffer required - 15% lowest buffer allowed.
 - **Higher buffers** to ensure variety and options to develop housing to maintain legal compliance.
- Best practice - >15% to not violate No Net Loss.
- If any of the income level buffers are exhausted, new sites must be found per income level.
- HE could be decertified, resulting in builders remedy, loss of state funding.

	RHNA	Minimum 15% Buffer	Minimum# of Units	Total # units in HEU
Very Low	1,070	161	1,231	1,324
Low	700	105	805	1,123
Moderate	420	63	483	1,074
Above Moderate	1,136	170	1,306	6,736
Total	3,326	499	3,825	10,257

WHY ARE THERE SO MANY MORE HOUSING UNITS PLANNED THAN RHNA REQUIREMENT? - CONTINUED

Affordable Housing

- Public Subsidy
 - Insufficient state funding for development of all needed affordable units.
- Private Subsidy
 - Above Moderate units subsidize affordable units under affordable housing requirements.

	RHNA	Minimum 15% Buffer	Minimum# of Units	Total # units in HEU
Very Low	1,070	161	1,231	1,324
Low	700	105	805	1,123
Moderate	420	63	483	1,074
Above Moderate	1,136	170	1,306	6,736
Total	3,326	499	3,825	10,257

SITES CAPACITY DETERMINATION

Thoughtful and lengthy vetting process including:

- HCD Guidance
- Stakeholder Meetings
- Property Owner Outreach
- Specific Site Characteristics
- Monterey County Code

RHNA	1,070	700	420	1,136	
20% Buffer	214	140	84	227	
	1,284	840	504	1,363	
Entitled or Proposed Projects					
Entitled or Proposed Projects	107	91	205	116	
Accessory Dwelling Unit Potential	0	9	0	261	
Subtotal	107	100	205	377	
North County					
North County	345	272	186	1,101	
Carmel Valley Master Plan	263	208	187	1,878	
Greater Monterey Peninsula	190	184	218	1,843	
Greater Salinas	56	56	75	683	
Fort Ord Toro	314	266	182	709	
Central Salinas Valley	15	15	19	128	
Carmel LUP	34	22	2	17	
Subtotal (Net New)	1,217	1,023	869	6,359	
Surplus/(Shortfall) w/ Buffer²					
	40	283	570	5,373	
				-	-

COMMUNITY ENGAGEMENT ACTIVITIES TO DATE



**Community Workshop #1
Winter 2023**



**Community Pop Ups & Library Displays
Winter – Summer 2023**



**Online Community Survey
Winter 2023**



**9 Focused Stakeholder Meetings
Winter – Fall 2023**

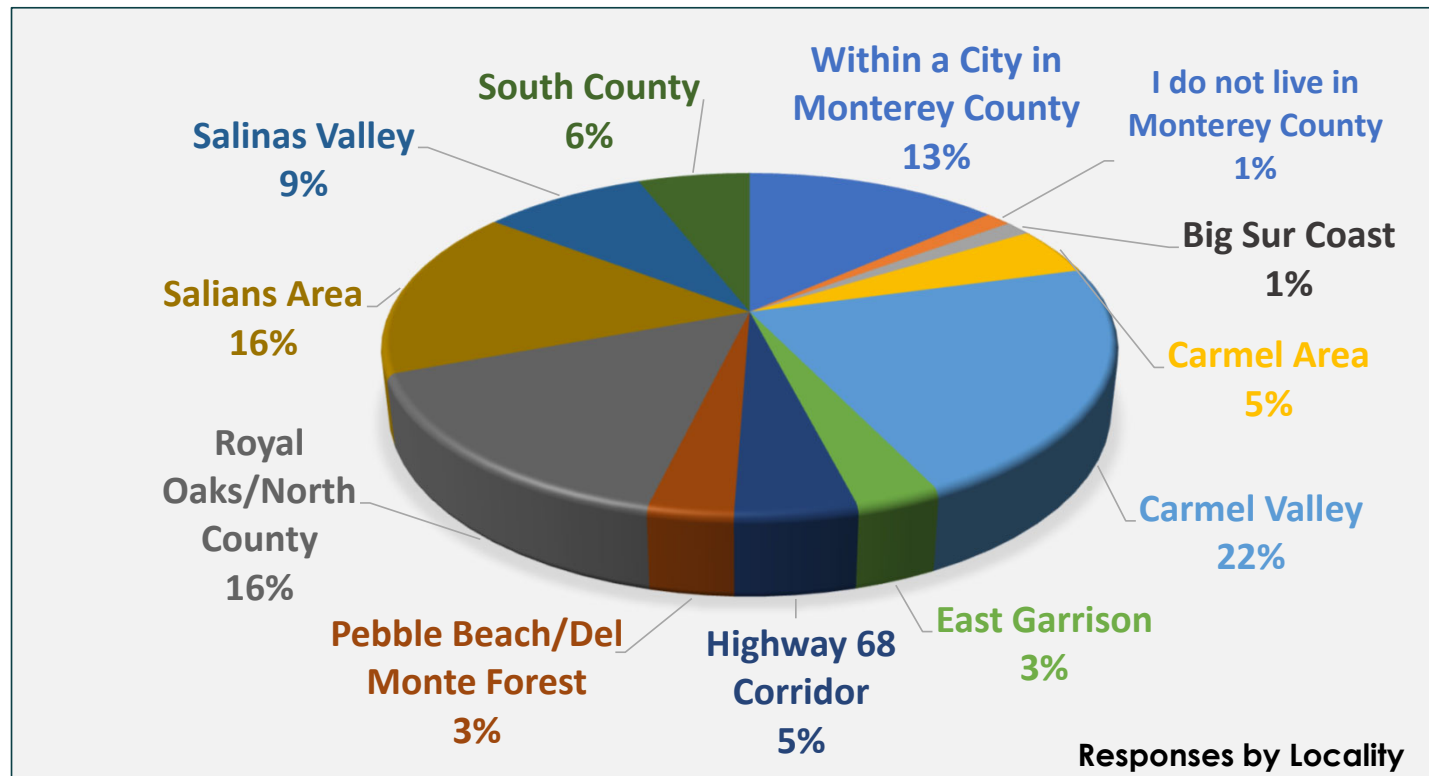


Community Workshop #2 Summer 2023

HOUSING ELEMENT SURVEY

The survey was open from 1/16/23 – 02/20/23.

A total of 532 responses were received.



HOUSING ELEMENT SURVEY KEY FINDINGS

Housing Most Needed

- Apartment Rentals = 244
- Employee Housing = 249

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

AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)

Lack of Access to Opportunity
Disproportionate Housing Needs and Displacement
Segregation and Integration

- Lack of:
 - Infrastructure for residential development
 - Access to public transportation
 - Resources to assist with housing affordability
 - Affordable rental and homeownership options
- Cost burden and overcrowding

Exposure to Environmental Hazards

- Exposure to air, land, and water pollutants in community planning areas within the County

Fair Housing Enforcement and Outreach Capacity

- Lack of resources for fair housing agencies and organizations

HOUSING PROGRAMS

Programs provided in the Housing Plan chapter have been designed to address key constraints to development including:

Nongovernmental Constraints

- Land costs
- Residential construction costs
- Lack of affordable housing funding

Environmental Constraints

- Flooding hazards
- Fire threat for 80% of County
- Culturally sensitive protected areas
- Prior drought conditions

Governmental Constraints

- Land use policies and Urban Growth Boundary Agreements
- Development Fees
- Entitlement and permit process
- Infrastructure needs
- Land Use Element Policy LU-1.19

Zoning for a Variety of Housing Types

- Current zoning codes require amendments



HOUSING PROGRAMS

H-2.A. Accessory Dwelling Units (ADUs)

- Encourage ADUs through pre-approved plans, offering incentives beyond state requirements, and educational materials. Establish ADU Monitoring Program.

H-2.F. Annual Review with County Supervisors

- Annual meetings to review housing development progress and coordination to address housing needs.

H-2.G. Incentives/Concessions for Developers

- Gather feedback from developers and publish an overview of available incentives and concessions on the County's website.

H-2.H. Streamline Approval - Religious Organizations and Nonprofit Colleges

- In alignment with Senate Bill 4 (2023), expedite the approval process for affordable housing development on lands owned by religious organizations and nonprofit colleges.

H-2.L. Collaboration with Water Resources Agencies

- Collaborate with water resource agencies to strengthen initiatives to achieve long-term sustainable water supply, enhance the current residential water system, and increase its capacity.

HOUSING PROGRAMS

H-3.A Rezoning for Higher-Density Residential Development

- Above and beyond the site inventory, the County will look for opportunities for rezoning beyond the planning period for other sites to use for mixed-use.

H-3.B Promote Optimal Utilization of Sites

- Streamline the development of affordable housing on sites identified in the Sites Inventory with a planned rezone to HDR/20, small lots under 0.5 acres and those over 10 acres in size.

H-3.C. Zoning Amendments for Opportunity Sites

- Adopt revised ordinances for Monterey County Code Titles 20 and 21 to streamline development on sites identified in the Sites Inventory for the 6th Cycle RHNA.

H-4.D. Countywide Objective Residential Design Standards

- Undertake initiatives to streamline development and design review processes, expediting residential development.

H-4.E. Streamline Processing for Residential Development

- Expedite permitting and approval processing of residential development projects and remove regulatory constraints.

NEXT STEPS TO HCD SUBMITTAL





THANK YOU!

Email | GeneralPlanUpdates@co.monterey.ca.us

Phone (English) | Jaime Scott Guthrie, AICP, Senior Planner - 831.796.6414

Phone (Español) | Edgar Sanchez, Assistant Planner - 831.783.7058

Visit:

www.countyofmonterey.gov/GeneralPlanUpdates

