

2023–2031 Housing Element

Chapter 5. Review of 5th Cycle Housing Element (2015–2023)

5 REVIEW OF 5TH CYCLE HOUSING ELEMENT (2015 – 2023)

The review of the County’s 5th Cycle Housing Element provides an opportunity to reflect on past achievements and challenges and identify the programs and actions that are resulting in housing development and what barriers may exist in the Unincorporated Monterey County (UMC) that are delaying or impeding the community’s housing needs. The County of Monterey Government (County) implemented several programs contained in the 5th Cycle Housing Element in an effort to increase housing production, provide assistance to households with special needs, create equal opportunity to housing, protect and conserve existing housing stock, and further energy conservation and sustainable development.

The following summary highlights key accomplishments and challenges from the 5th Cycle Planning Period (2015 – 2023). This information will allow for changes or modifications to 6th Cycle Housing Element Update programs and actions to build on success, respond to lessons learned, and further the achievement of meeting the community’s housing priorities.

This Housing Element makes use of multiple definitions of Monterey County to convey its different meanings. For purposes of this Housing Element, Monterey County will be defined in the following ways:

- County of Monterey Government (County) – Represents Monterey County as the government entity responsible for the preparation of this Housing Element and its implementation.
- Unincorporated Monterey County (UMC) – Represents the geographic area overseen by the County as a government entity.
- Monterey County (Monterey County) – Represents the entire Monterey County geographic area, including incorporated and unincorporated communities.

5.1 2015-2023 RHNA Progress

The Regional Housing Needs Allocation (RHNA) by income category that was established for the County by the Association of Monterey Bay Area of Governments (AMBAG) in the 5th Cycle is shown in Table 5-1. 2015-2023 RHNA Progress – New Construction (Including Permitted Units). Additionally, **Table 5-1** shows the number of residential building permits issued during the 5th Cycle Planning Period and the remaining RHNA, as reported in the County’s Annual Progress Reports (APRs) through 2021 (as of the date of this document, the 2022 APR is not available). Between calendar years 2015 and 2021, the County permitted a total of 1,848 units in UMC. However, 1,405 of the total units permitted were above moderate units, exceeding the required above moderate RHNA units by 754. Pursuant to State law,

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above moderate units permitted beyond the required number cannot be counted towards the RHNA progress. Therefore, the total number of RHNA-compliant units permitted by the County totaled 1,094 (71% of the County’s total RHNA allocation number of 1,551).

When analyzing the County’s progress, it is important to acknowledge that the development of affordable housing, which requires public subsidies, has been challenging due to insufficient funding sources at the federal, State (State or California), and local levels. However, the County’s Inclusionary Housing ordinance requires residential developments to construct inclusionary units or pay an in-lieu fee. The ordinance requires that 8% of the total units in the development be set aside for moderate-income households, 6% of the total units in the development be set aside for low-income households and an additional 6% of the total units in the development be set aside for very low-income households.

Table 5-1. 2015-2023 RHNA Progress – New Construction (Including Permitted Units)

| | Totals by Numbers of Units | Very Low (<=50% AMI) | Low-Income (51-80% AMI) | Moderate (81-120% AMI) | Above Moderate (>120% AMI) |
|--|----------------------------|----------------------|-------------------------|------------------------|----------------------------|
| 2015-2023 RHNA | 1,551 | 374 | 244 | 282 | 651 |
| New Construction (Including Permitted Units) | 2,214 | 152 | 371 | 73 | 1,618 |
| Remaining RHNA | 304 | 222 | (127) | 209 | (967) |

Note: The County approved a total of 1,618 above moderate units. However, units beyond the required 651 cannot be counted against the remaining RHNA, given that it is not affordable to lower- and moderate-income households.

Source: County of Monterey Housing & Community Development

5.2 Housing Challenges, Opportunities, and Achievements

During the 5th Cycle Planning period, the County faced significant infrastructure challenges but identified growth opportunities and achieved many housing goals, as described below.

5.2.1 Challenges

5.2.1.1 Water Availability

Water availability is perhaps the most critical issue limiting residential development throughout the region. The County, which is an important agricultural area in the State, is not connected to the California State Aqueduct like the San Joaquin Valley, and southern California and does not import water from outside of the County. The County derives a majority of its water supply from groundwater and surface water. The three major watersheds in Monterey County – Salinas River, Carmel River, and Pajaro River – all have significant constraints. Primary regulatory authority is within the Monterey County Water

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Resources Agency (MCWRA) and the Environmental Health Bureau of the Monterey County Health Department (MCHD). Surface water and groundwater within certain areas of the County are managed by the Monterey Peninsula Water Management District (MPWMD) and the Pajaro Valley Water Management Agency (PVWMA). These agencies have somewhat overlapping areas of authority and therefore must coordinate their programs and policies closely.

It is important to note that the County is currently in Severe and Extreme Drought according to Drought.gov, the National Integrated Drought Information System. In addition to the inability to import water from other areas of the State, the existing water resources are critically low.

It is the County's objective to support the expansion of affordable housing stock and support the development of the RHNA, particularly for lower-income housing. However, it must be recognized and acknowledged that the County's influence on development is limited to planning and zoning, and the County itself cannot control the increase in water allocations for new residential development. Historic patterns of development indicate that despite having sufficient vacant land available for development, and a supportive development partner, availability of water will limit development in unincorporated Monterey County. The County continues to work closely with water agencies to support the expansion of water availability in unincorporated areas primarily through recycling efforts.

5.2.1.2 Agricultural and Environmental Resources

The balance of preserving agriculture, the important local economic engine that allows the provision of food throughout the country, and developing adequate housing is crucial in the housing planning process. One of the challenges in addressing existing future growth in large rural areas used predominately for agricultural purposes is that preferable farmland is located in the lower, flatter area where cities have been established. On the other hand, the foothills lining the valleys present scenic and environmental qualities that are unique to the County. These conditions present greater costs and challenges for development and complicate planning for future growth in the County.

While large geographic areas were designated for residential uses, these areas were zoned at rural residential densities. No regional water, sewer, or road systems were planned to accommodate housing construction beyond the lowest densities, and housing in many areas is served by independent wells and septic systems. This residential pattern was also thought to be a pattern that would provide the most protection for the scenic and environmental resources within the County. When developments were approved, the number of housing units built was frequently reduced in order to provide a higher level of environmental protection. Moreover, the implementation of the California Coastal Act has further limited residential development density within the County's coastal zones.

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5.2.1.3 Community Concerns

There has been some community concern regarding land use decisions and new housing development affecting the County's character. Public controversy over the location of farmworker housing regularly raises concerns regarding adequate services and resources to provide for low-income farmworkers. Proposals to build housing in highly desirable areas of the County also incur controversy as to the application of inclusionary housing requirements and adequacy of environmental review. These concerns generally cause extended processing times, diversion of administrative and staffing resources, and project development delays.

As recently as February 2022, a proposal for a four-building, 60-unit, 480-resident agricultural employee development in a small 80-resident enclave, consisting of primarily low-income Latino households within the Pajaro Community Area of the North County Area Plan, was vehemently opposed by the existing residents. In 2022, the proposal was continued once and denied in a hearing by the Planning Commission. Residents expressed fear that the small community would be decimated by the inundation of the large population influx and traffic increase to its narrow roadway. The housing project is proposed on agricultural property which is an allowed use, and concern was raised over an insufficient agricultural buffer to mitigate for pesticide drift. In addition, the proximity of the Pajaro River levee gave pause to the project due to the extremely high risk of flooding. The appeal of the Planning Commission denial was heard *de novo* by the Board of Supervisors, which approved the project in December 2022, overturning the Planning Commission decision. Concessions by the developer include a reduction in project scope to a three-building, 46-unit, 368-resident proposal, a two-foot rise in elevation of the development, a 200-foot agricultural buffer, and a \$25,000 annual contribution to local parks development for five consecutive years.

In the Laguna Seca Office Park (LSOP) within the Greater Monterey Peninsula Area Plan, a proposal for a 15-unit market-rate apartment complex, an allowed use within certain commercial zoning parameters, received opposition from existing residents in a neighboring subdivision for concerns including increase to Highway 68 traffic, local street capacity for emergency evacuation of a larger residential population in the LSOP, safety conditions for the LSOP being within a 1-mile vicinity of a regional airport, water availability from an over-drafted subbasin, and wastewater treatment system capacity to handle increase in residential use. Decision by the Planning Commission to approve the project in October 2020 was appealed by the development applicant protesting the 35% inclusionary requirement of the 2010 General Plan because providing that amount of affordable housing would be financially infeasible. Based on the applicant's *pro forma* calculations, the project would not be profitable enough within a five-year term for a banking institution to finance the project. The appeal of the Planning Commission approval was heard *de novo* by the Board of Supervisors, which approved the project in March 2021 with a 25% inclusionary requirement.

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A lawsuit brought against the County by a venerable local civic association in 2017 raised community concerns over the implementation of the inclusionary housing ordinance of policies in the 2010 general plan, and of the California Environmental Quality Act (CEQA) as applied to a 145-unit subdivision proposal in the Carmel Valley area. The resulting decision in July 2018 was in favor of the plaintiff requiring the County to delay approval of the project proposal and amend its inclusionary housing ordinance. The County was awarded a reversal of this decision on appeal in February 2020.

5.2.2 Opportunities

5.2.2.1 Infrastructure Coordination

The development of housing in the County is especially challenging as a result of inadequate regional infrastructure including water availability, wastewater service, and lack of roadways. The County has the opportunity and responsibility to collaborate with supporting agencies and coordinate programs to address challenges for residential development.

Adequate Sites for Farmworker Housing. The County will continue to work with the Monterey Bay Economic Partnership and other stakeholders to map locations with adequate infrastructure and in suitable locations to support the development of employer-sponsored housing, including farmworker housing.

Water Agencies. The County is committed to working closely with water agencies to support their ability to 1) improve the existing domestic water system and 2) expand its capacity. The County can collaborate with water agencies to develop programs that address water availability by maintaining regular contact with water agencies to support the expansion of water availability in unincorporated areas.

5.2.2.2 Community and Specific Plans

Community Areas are planned population centers where new development in the non-coastal unincorporated area is actively supported as the County's primary planning priority. The completion of Community Plans for the Boronda and Chualar Community Areas are the County's highest priorities. The County is also continuing efforts for the development of the Moss Landing Community, which is part of the North County Land Use Plan (coastal) and will include residential land use at five units per acre. Current efforts are underway to prepare an Impact Fees Nexus Study as part of the Castroville Community Plan Update which will serve to remediate impact fees that developers have found prohibitive to housing construction in the Castroville area.

Finally, the County continues to work with the developers of East Garrison and Butterfly Village to implement Specific Plans. The Butterfly Village will include 367 affordable units, including 65 very low-income units, 71 low-income units, 93 moderate-income units, and 138 workforce housing units. The

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approved East Garrison Specific Plan provides for the construction of up to 1,400 residential units plus up to 70 accessory (carriage house) units.

5.2.3 Accomplishments

5.2.3.1 Affordable Housing

The County supported a series of measures to preserve or ensure more affordable housing in UMC. Such measures included:

- **Preservation of Existing Rental Affordable Housing:** The County successfully worked with Mid-Peninsula Housing to retain and rehabilitate 11 units of affordable housing in Castroville. The County provided both Community Development Block Grant (CDBG) and Housing Successor Agency funds. The project's deed restrictions provide affordability for extremely low-income (2 units), very low-income (4 units), and low-income (5 units).
- **Preservation of Affordable Housing:** The County has been actively involved in the preservation of affordable housing, financially assisting the reconstruction of the Camphora Highlands Apartments and the Geil St. Apartments. The County continues to work with local non-profit housing developers to rebuild existing housing stock so that it is not condemned or lost to market forces. In 2022, the County capitalized the Monterey County Local Housing Trust Fund. The MCLHTF will be available to support the retention of affordable housing units in the future.
- **Development of Affordable Housing:** The County's former Redevelopment Agency (RDA) assisted MidPen Housing Corporation (MidPen) with the development of Cynara Court in downtown Castroville. The RDA provided \$2.77 million in direct funding assistance for this project, as well as staff assistance in obtaining required land use entitlements. Located on two separate sites, the 58-unit Cynara Court was completed in 2012 and provides a total of 57 rental units for low and very low-income households. About one-quarter of these affordable units are reserved for farmworkers. This project has helped address the need for affordable rental housing in Castroville where there are serious overcrowding problems and limited affordable housing opportunities.

In 2013, CHISPA completed the 59-unit Sea Garden Apartments, located at Preston and Axtell Streets in Castroville. The project consists of 58 affordable apartments and a manager's unit. The RDA approved a \$2.28 million loan to assist CHISPA with the acquisition of the project.

- **Affordable Housing Project Assistance:** The County has used CDBG funds to support the development of affordable housing for extremely low through low-income households at Interim, Inc.'s New Bridge House, transitional housing for at-risk youth through Rancho Cielo's

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programs, and transitional housing for homeless veterans working with the Veteran's Transition Center.

- **Housing Choice Vouchers:** The County continues to support the Section 8 program by referring inquiries to the Housing Authority of Monterey County. Whenever possible, County staff encourage developers subject to the County's Inclusionary Housing Ordinance to consider accepting HCVs because of the higher monthly rent that they can collect.

5.2.3.2 Above Moderate-Income Housing

As shown in Table 5-1, the County permitted 1,526 above moderate-income housing – 875 more units than the 651 RHNA allocation. There is greater demand for these projects due to their economic attractiveness in rent and sales prices.

Furthermore, the demand for above-moderate units will continue into the 6th Cycle Planning Period. As of January 2023, the County had 14 projects with a total of 505 above-moderate units in the pipeline and will likely continue to develop throughout the planning period.

5.2.3.3 Climate Change and Sustainability

The County is undertaking a number of energy conservation-related initiatives:

- **Rooftop Solar Systems:** The County used approximately \$270,000 CDBG funding to subsidize the installation of rooftop solar systems on single-family homes owned by low and moderate-income households. GRID Alternatives installed approximately 50 of these systems in the unincorporated areas and the cities of Gonzales and Greenfield between 2014 and 2020.
- **Water Conservation and Energy Efficient Landscape Ordinance:** On December 7, 2021, the Monterey County Board of Supervisors approved Ordinance No. 5367, introducing a new Chapter 16.63 into the Monterey County Code. This code amendment integrates State-mandated requirements for Water and Energy Efficiency Landscaping, aligning with various policies from the Local Coastal Program and the 2010 General Plan. Specifically:
 - Policy No. OS-5.6 mandates the use of native, native-compatible, and drought-resistant species in landscaping requirements.
 - Policy Nos. OS-5.14 and 5-4.28 encourage the exclusion of invasive plants and require the County to provide a list of acceptable plants.
 - Policy No. PS-2.8 requires all projects to be designed to enhance runoff retention, protect water quality, and promote groundwater recharge through water impoundments, vegetation protection, and planting, and the use of permeable paving materials, bioswales, water gardens, and cisterns.

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- Policy No. PS-3.11 requires the County to establish an ordinance identifying conservation measures to reduce potable water demand.
- Policy No. PS-3.12 mandates the County to maximize the use of recycled water.
- Policy No. PS-5.4 directs the County to promote the maximum use of solid waste source composting and environmentally safe transportation of wastes.

The North County Land Use Plan, Big Sur Coast Land Use Plan, Carmel Area Land Use Plan, Del Monte Forest Land Use Plan, and accompanying Coastal Implementation Plan contain regulations and policies mandating the incorporation of water-conserving landscape measures, the planting of native, compatible, and drought-resistant vegetation, and the prohibition and eradication of invasive plant species. The regulations within this ordinance address these objectives and are therefore in harmony with the Land Use Plans. Staff has successfully implemented this policy and established a public website for facilitation.

- **Community Climate Action Plan:** Since adopting a Green Building Ordinance and the Municipal Climate Action Plan in 2013, the County has continued to work on a Community Climate Action and Adaptation Plan. In 2021, notable advancements were achieved with the Community Climate Action Plan (CCAP). Towards the end of 2020, the County received notification of a \$175,000 grant from the State to support a two-year planning initiative. Throughout the 2022 reporting period, the County organized 17 public engagement meetings. Additionally, in 2022, a sequestration analysis was made public for input, community profiles detailing greenhouse gas emissions were created, and emission reductions were computed for specified strategies. Completion of the CCAP is expected in the fall of 2023.
- **Go Green! Sustainability Webpage:** The County has also developed a sustainable webpage called Go Green! Monterey County showcasing the steps the County government is taking to make this community sustainable by adopting policies, taking action, and partnering with sustainable entities in order to further the goal of living in a sustainable and healthy community. This page provides resources to County residents and businesses.

5.2.3.4 Special Needs Housing

The County's programs addressed the housing needs of special needs populations during the 5th Cycle planning period. Special needs populations include seniors, people with disabilities (including developmental disabilities), large families, and families with female heads of household. The County

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addressed the housing needs of people with disabilities, large families, low-income seasonal/migrant families, and unhoused populations through the following programs:

- During 2023, the County will use federal grants to support the construction of Greenfield Commons, a 220-unit apartment development in the City of Greenfield. The units are designed primarily for large families but will also include up to 10-units of supportive housing.
- During 2022, the County used local, State, and federal grants and loans to support the construction of 9 permanent supportive housing units and 7 transitional housing bedrooms at Sun Rose Gardens in the City of Salinas. These units will be occupied by previously homeless persons with psychiatric disabilities. This project is owned and operated by Interim, Inc.
- During 2018 and 2022, the County used federal grants to rehabilitate the abandoned duplexes owned by the Veterans Transition Center in the City of Marina. The housing units will be used as either permanent or transitional housing for homeless veterans.
- In 2017 the County used federal grants to support the construction of 20 permanent supportive housing apartments at Bridge House in the City of Marina for people with psychiatric disabilities. The development is owned and managed by Interim, Inc.
- During the 5th Housing Element Cycle the County issued building permits for 355 units of employer-sponsored housing for seasonal/migrant farmworkers. Collectively these units can house up to 2,840 farmworkers.
 - 1 project with 100 units was permitted in 2015.
 - 1 project with 75 units was permitted in 2017.
 - 1 project with 2 units was permitted in 2018.
 - 1 project with 2 units was permitted in 2019.
 - 3 projects with 176 units were permitted in 2020.

5.3 Housing Element Policies and Programs

The County adopted a series of programs to accomplish the housing goals of the 5th Cycle Housing Element. Table 5-2. 5th Cycle Program Accomplishments, and Table 5-3. Progress in Achieving Quantified Objectives 2015–2023, provides an analysis of the progress and effectiveness of each program and reviews the appropriateness of the program to determine if it should be continued, modified, or removed from the 6th Cycle Housing Element.

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Table 5-2. 5th Cycle Program Accomplishments

| Program Name & Description | Responsible Agency | Timeframe | Progress and Continued Appropriateness | Recommendation |
|--|---|-----------|---|-------------------|
| <p>H-1.a Preservation of Existing Rental Affordable Units Preserve nine at-risk affordable housing units.</p> | Economic Development Department | Ongoing | The County successfully worked with Mid-Peninsula Housing to retain and rehabilitate 11 units of affordable housing in Castroville, by providing both CDBG and Housing Successor Agency funds. The owners had allowed the property to fall into disrepair, defaulted on the State loan, and, for all intent and purpose, abandoned the property. MidPen negotiated to purchase the property, take over the State loan, and fund the rehab through County funding. Acquisition and the work occurred in 2015. Deed restrictions provide affordability at the following levels: 2 units for extremely low, 4 units for very low, and 5 units for low-income. Four of the 11 residents are farmworkers. | Retain and modify |
| <p>H-1.b Foreclosure and Credit Counseling Annually explore funding sources available at the State and federal levels to reinstate this program.</p> | Economic Development Department, Non-profit Organizations | Ongoing | The County continues to monitor and advocate for State and federal legislation that will reinstate this program. | Retain and modify |
| <p>H-1.c Energy Conservation Reduce energy consumption and carbon emissions throughout the planning period. Assist in energy conservation improvements for five homes annually.</p> | Resource Management Agency | Ongoing | <p>The County is undertaking a number of energy conservation-related initiatives.</p> <p>The County used approximately \$270,000 CDBG funding to subsidize the installation of rooftop solar systems on single-family homes owned by low and moderate-income households. GRID Alternatives installed approximately 50 of these systems in the unincorporated areas and the cities of Gonzales and Greenfield between 2014 and 2020.</p> <p>Since adopting a Green Building Ordinance and the Municipal Climate Action Plan in 2013, the County has continued to work on a Community Climate Action Plan. In 2015, staff developed and implemented a public outreach and participation strategy which included a Community Meeting, an online poll, and the creation of a Focus Group which met 9 times over 4 months to discuss</p> | Retain and modify |

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| Program Name & Description | Responsible Agency | Timeframe | Progress and Continued Appropriateness | Recommendation |
|--|--|----------------|--|--------------------------|
| | | | <p>and develop goals and measures. Staff participated on the Project Development Advisory Committee which has the responsibility for implementing the Community Choice Aggregation feasibility study and project.</p> <p>The County has also developed a sustainable webpage called Go Green! Monterey County showcasing the steps Monterey County government is taking to make this community sustainable by adopting policies, acting, and partnering with sustainable entities in order to further the goal of living in a sustainable and healthy community. This page provides resources to Monterey County residents and businesses.</p> | |
| <p>H-1.d Preservation of Affordable Housing Initiate discussions in 2016 to study options for the retention of affordable housing.</p> | <p>Resource Management Agency; Economic Development Department</p> | <p>Ongoing</p> | <p>The County has been actively involved in the preservation of affordable housing, financially assisting the reconstruction of the Camphora Highlands Apartments, which received their COO in 2015, and the Geil St. Apartments in 2014. The County continues to work with local non-profit housing developers to rebuild existing housing stock so that it is not condemned or lost to market forces.</p> <p>In 2022, the County capitalized the Monterey County Local Housing Trust Fund. The MCLHTF will be available to support the retention of affordable housing units in the future.</p> | <p>Retain and modify</p> |
| <p>H-2 a. Affordable Housing Project Assistance Assist 80 lower and moderate-income rental housing units annually, of which 20 are dedicated to extremely low-income housing units over the eight-year planning period.</p> | <p>Economic Development Department</p> | <p>Ongoing</p> | <p>The County has used CDBG funds to support the development of affordable housing for extremely low through low-income households at Interim, Inc.'s New Bridge House (20 apartments), transitional housing for 135 at-risk youth through Rancho Cielo's programs, and 6 units of transitional housing for homeless veterans working with the Veteran's Transition Center.</p> | <p>Retain and modify</p> |

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| Program Name & Description | Responsible Agency | Timeframe | Progress and Continued Appropriateness | Recommendation |
|--|--|----------------|--|--------------------------|
| <p>H-2.b Farmworkers and Agricultural Employees Housing</p> <p>Assist employers with providing 40 lower-income farmworker housing units over eight years. Specifically work to achieve 10 of the 40 units as extremely low-income to the extent possible.</p> | <p>Economic Development Department</p> | <p>Ongoing</p> | <p>A total of 355 units of Employer-Sponsored Housing have been permitted during the 5th planning cycle. These units can house more than 2,800 seasonal workers annually. The following units were permitted by year.</p> <ul style="list-style-type: none"> • 1 project with 100 units was permitted in 2015. • 1 project with 75 units was permitted in 2017. • 1 project with 2 units was permitted in 2018. • 1 project with 2 units was permitted in 2019. • 3 projects with 176 units were permitted in 2020. | <p>Retain and modify</p> |
| <p>H-2.c Extremely Low-income and Special Needs Individuals and Households</p> <p>Assist 20 extremely low-income individuals and households in new or expanded residential care facilities, emergency shelters, transitional housing, supportive housing, or SRO facilities over eight years.</p> | <p>Economic Development Department, MCHD, non-profit organizations</p> | <p>Ongoing</p> | <p>During 2023, the County will use federal grants to support the construction of Greenfield Commons, a 220-unit apartment development in the City of Greenfield. The units are designed primarily for large families but will also include up to 10-units of supportive housing.</p> <p>During 2022, the County used local, State, and federal grants and loans to support the construction of 9 permanent supportive housing units and 7 transitional housing bedrooms at Sun Rose Gardens in the City of Salinas. These units will be occupied by previously homeless persons with psychiatric disabilities. This project is owned and operated by Interim, Inc.</p> <p>During 2018 and 2022, the County used federal grants to rehabilitate to abandoned duplexes owned by the Veterans Transition Center in the City of Marina. The duplexes will be used as either permanent or transitional housing for homeless veterans.</p> <p>In 2017 the County used federal grants to support the construction of 20 permanent supportive housing apartments at Bridge House in the City of Marina for people with psychiatric disabilities. The development is owned and managed by Interim, Inc.</p> <p>Note that these projects are within incorporated cities and that the County will not receive RHNA credit for them since the city issued the building permits.</p> | <p>Retain and modify</p> |

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| Program Name & Description | Responsible Agency | Timeframe | Progress and Continued Appropriateness | Recommendation |
|---|---|----------------|--|--------------------------|
| <p>H-2.d Homebuyer Assistance Programs</p> <p>Continue to offer a local first-time home buyer program. Continue to provide information on other available home buyer assistance programs (such as CalHFA and GSFA programs) on County website. Promote CalHFA and GSFA programs to local real estate community to encourage their participation in the programs.</p> | <p>Economic Development Department</p> | <p>Ongoing</p> | <p>The County continues to promote and refer interested home buyers to the CalHFA and GSFA programs.</p> <p>The County has suspended its Down Payment Assistance (DPA) program capitalized with HOME funds at the direction of the State Department of Housing and Community Development. HCD is currently reviewing State guidelines for HOME capitalized DPA programs.</p> <p>While the County was operating its DPA program, consumers had difficulty identifying properties in unincorporated areas of the County that qualified under the HUD maximum purchase price and subsidy limits.</p> | <p>Retain and modify</p> |
| <p>H-2.e Housing Choice Vouchers</p> <p>Support Housing Authority of Monterey County efforts to provide vouchers to very low-income individuals and families annually. (At least 75 % of the vouchers are required to be for extremely low-income households pursuant to HUD regulations.)</p> | <p>Housing Authority of Monterey County</p> | <p>Ongoing</p> | <p>The County continues to support the Section 8 Program by referring inquiries to the Housing Authority of Monterey County. This support applies to project-based vouchers as well.</p> <p>Whenever possible, County staff encourage developers subject to the County's Inclusionary Housing Ordinance to consider accepting HCVs because of the higher monthly rent that they can collect.</p> <p>In November 2022, there were 3,157 vouchers under lease in Monterey County, and a leasing utilization rate of 64.9%, which is historically low during the 5th cycle planning period. As of September 2023, there were 4,793 vouchers under lease in Monterey County with a leasing utilization rate of 67.98%.</p> | <p>Retain and modify</p> |
| <p>H-2.f Inclusionary Housing</p> <p>Facilitate the development of 10 affordable inclusionary housing units annually.</p> | <p>Economic Development Department</p> | <p>Ongoing</p> | <p>During the current HE Cycle, the East Garrison subdivision has constructed 75 deed-restricted units for very low-, low- and moderate-income households.</p> <p>It should be noted that 51 of these units are located at East Garrison. East Garrison was entitled and accrued its Inclusionary Housing Obligation in October 2006, but the first inclusionary unit was not constructed until 2011. There was a multi-year delay before the first of the second tranche of Inclusionary Units started construction. The final tranche of Inclusionary Units is not expected to pull</p> | <p>Retain and modify</p> |

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|---|---|-----------|--|-------------------|
| | | | building permits until late 2023 or 2024, nearly 20 years after the project was entitled. | |
| <p>H-2.g Housing Policy and Allocation Procedures Manual</p> <p>Periodically review and update the Housing Policy and Allocation Procedures Manual, as necessary.</p> | Economic Development Department | Ongoing | <p>The County is currently updating its Inclusionary Housing Ordinance and the supporting In-Lieu Fee Schedule. This document has not been completely updated since 2004. The updated In-Lieu Fee Schedule will include sources and procedures to update the fees annually without the need to retain a financial consultant. The updated Ordinance will be presented to the Board of Supervisors by June 2023.</p> <p>The County is also in the process of developing policies and procedures for the Monterey County Local Housing Trust Fund (MCLHTF). This document will include information on eligible project types, financing terms, and underwriting standards. These guidelines are expected to be presented to the Board of Supervisors by June 2023.</p> | Retain and modify |
| <p>H-3.a Infrastructure Coordination and Development</p> <p>Coordinate infrastructure and public facility improvements and service delivery to facilitate the development of housing in Monterey County.</p> | Economic Development Department, RMA-Public Works | Ongoing | The County has worked with the Monterey Bay Economic Partnership to map locations with adequate infrastructure and in suitable locations to support the development of employer-sponsored housing. The County also is working with cities to focus development of new housing in those areas. | Retain and modify |
| <p>H-3.b Community and Specific Plans</p> <p>Pursue the General Development Plan for the Cypress Opportunity Area in Castroville Community Plan within this Housing Element planning period. Continue to work with the developers of East Garrison and Butterfly Village to implement Specific Plans through the planning period. Continue the development</p> | RMA-Planning | Ongoing | With the elimination of redevelopment, the County has been restricted in its ability to prepare a General Development Plan for the Cypress Opportunity Area in Castroville. Subsequent to the passage of local transportation bonds and the elimination of Artichoke Avenue as a project in the Castroville Community Plan by the Coastal Commission, the County is preparing a Nexus Study to adjust or eliminate the Traffic Impact Fee imposed by the Castroville Community Plan to reduce the cost of residential development within the Community | Retain and modify |

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| Program Name & Description | Responsible Agency | Timeframe | Progress and Continued Appropriateness | Recommendation |
|--|--------------------|---|---|-------------------|
| of Community Plans for the Pajaro, Chualar, and Moss Landing Community Areas. | | | Plan area. A Community Plan is being prepared for Moss Landing and is expected to be presented to the Board of Supervisors by the end of the calendar year. | |
| <p>H-3.c Adequate Sites for RHNA</p> <p>As part of the development of future Community and Specific Plans for Community Areas and Capital Improvement and Financing Plans for Rural Centers, ensure that an adequate inventory of vacant and underutilized residential and mixed use sites is available to accommodate the County's remaining and future RHNA. Monitor the sites inventory annually to assess the County's continued ability to facilitate a range of residential housing types. Provide inventory of vacant and underutilized sites and promote lot consolidation opportunities to interested developers throughout the planning period.</p> | RMA-Planning | Ongoing | As part of the development of future Community and Specific Plans for Community Areas and Capital Improvement and Financing Plans for Rural Centers, the County is working to ensure that an adequate inventory of vacant and underutilized residential and mixed-use sites is available to accommodate the remaining and future RHNA. This is to be done within this planning period through 2023. | |
| <p>H-4.a Zoning Ordinances and Permit Processing</p> <p>If amendment to Title 21 regarding the removal of the Use Permit requirement for multi-family housing is considered, this will be completed within two years of the Housing Element adoption. This amendment would help remove governmental constraints on the provision of housing in Monterey County by</p> | RMA-Planning | If deemed necessary, within 2-years of adoption of Housing Element. | The County has processed amendments to Title 21 specific to the unincorporated community of Castroville and is still evaluating whether they are necessary for the other areas of the County. | Retain and modify |

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|---|---------------------------------|-----------|---|-------------------|
| streamlining permit processing procedures and facilitate the provision of housing for special needs and extremely low-income households. | | | | |
| <p>H-5.a Fair Housing</p> <p>Include information on County's website and develop written material as need in 2016. Continue marketing efforts throughout the planning period. Continue to distribute fair housing information at public counters and community locations. Continue to refer questions and complaints regarding fair housing to the appropriate fair housing service providers and monitoring agencies.</p> | Economic Development Department | Ongoing | <p>The County uses CDBG funding to retain the Eden Council for Hope and Opportunity (ECHO) and Legal Services for Seniors to provide fair housing education, investigations, and mediation. The County makes ECHO's flyers available on its website and at various public counters.</p> <p>Since 2015, the County's fair housing agencies have reported assisting more than 3,700 individuals.</p> | |
| <p>H-5.b Non-Profit Housing Assistance Programs</p> <p>Continue to support non-profit housing development and market the availability of the County to provide assistance.</p> | Non-Profits | Ongoing | <p>The County supports the efforts of local non-profits that provide direct housing assistance to lower-income Monterey County households. The County provides technical assistance to non-profit housing developers in regard to funding and specific development issues of new projects. The County also provides direct financial support to projects as funds become available.</p> <p>In 2019, the County allocated \$350,000 of CDBG funding to support EAH Housing's 200-unit Greenfield Commons multi-family housing development.</p> <p>The County has also provided funding to two non-profits to assist with fair housing efforts. The County will continue to market the availability of these programs through written materials (e.g., brochures, flyers, etc.), on the County's website and at neighborhood and community centers.</p> | Retain and modify |

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|---|--|----------------|---|--------------------------|
| | | | <p>In 2017, the County provided CDBG funds to Habitat for Humanity to provide minor home repairs to low- and moderate-income senior households.</p> <p>The County also provided CDBG funds to GRID Alternatives, a non-profit, to install solar electric systems to ten (10) low- and moderate-income homeowners.</p> <p>During 2015 and 2016, the County continued its assistance to nonprofit South County Housing/Eden with financing for the reconstruction of the Camphora Farm Labor Camp. Additionally, County RDA/ Housing Successor Agency loans funded a portion of the construction.</p> | |
| <p>H-5.c Homeless Service</p> <p>Continue to allocate CDBG funds to service providers that provide assistance to the homeless through the annual budgeting process. Provide assistance to 2,000 homeless persons through partnerships with various non-profit organizations and social service agencies.</p> | <p>Economic Development Department, non-profit organizations</p> | <p>Ongoing</p> | <p>The County continues to use CDBG funding to support public services and the development of permanent and transitional housing for those who are homeless or at risk of becoming homeless.</p> <p>The County's 2018- 2019 Consolidated Annual Performance and Evaluation Report submitted to HUD indicated that since 2013, the County had used CDBG funding to support the creation of 14 beds for the homeless or those at risk of becoming homeless and direct services were provided to 540 individuals. As an Urban County, the County has allocated CDBG funds to Rancho Cielo and the Veterans Transition Center to construct new transitional housing capacity for the homeless or those at risk of homelessness.</p> <p>The Shelter Outreach Plus offered outreach and medical services to the homeless in the unincorporated area of north county known as Pajaro. In 2017, both the Food Bank and Meals on Wheels continued providing meals to 1,236 persons who were at risk of becoming homeless. In 2016, their Mobile Outreach Services Team program provided services to 139 homeless people. The Food Bank and Meals on Wheels provided meals to 533 individuals who were at risk of becoming homeless. In 2015, their Mobile Outreach Services Team program provided services to 139 homeless people. The Food Bank and</p> | <p>Retain and modify</p> |

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| Program Name & Description | Responsible Agency | Timeframe | Progress and Continued Appropriateness | Recommendation |
|----------------------------|--------------------|-----------|---|----------------|
| | | | <p>Meals on Wheels provided meals to 633 individuals who were at risk of becoming homeless.</p> <p>The County also provided Interim Inc. CDBG funds to build a transitional residential treatment facility (Bridge House) for adults with both mental illness and substance abuse disorders. Moreover, Central Coast Center for Independent Living was awarded CDBG funds to assist at least 15 persons with independent living service by developing an independent living plan.</p> | |

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Table 5-3. Progress in Achieving Quantified Objectives 2015–2023

| Quantified Objectives | | | | | | Progress | | | | | |
|---|---------------|-----------|-----------|-----------|----------------|---------------|------------|------------|-----------|----------------|--------------|
| Program Types | Extremely Low | Very Low | Low | Moderate | Above Moderate | Extremely Low | Very Low | Low | Moderate | Above Moderate | Total |
| New Construction (Including Issued Permits) | 20 | 36 | 47 | 61 | 518 | 0 | 152 | 371 | 73 | 1,618 | 2,214 |
| Rehabilitation | 5 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Conservation and Preservation | 0 | 10 | 5 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 25 | 51 | 52 | 62 | 518 | 0 | 152 | 371 | 73 | 1,618 | 2,214 |

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