

8 HOUSING PLAN

The County of Monterey Government's (County) overall objective is to ensure that housing is available to current and future County residents of all income levels. The goals of this Housing Element are formulated based on information provided in the Community Profile, Housing Constraints, and Affirmatively Furthering Fair Housing sections of this document, as well as input from the Board of Supervisors, Planning Commission, County staff, and members of the public. In addition, California Government Code section 65583(c) requires a program that sets forth a schedule of actions that the local government is undertaking or intends to undertake during the Planning Period to implement the programs and achieve the goals and policies of the Housing Element. The goals, policies, and programs have been established to address the housing issues in the County and to meet the State of California housing law requirements, including the identification of the agencies and officials responsible for the implementation of the various actions. The components of this section can be described as follows:

- Goals are the results that the County desires to achieve over the housing planning time horizon. They are general expressions of values or preferred outcomes, and therefore, are abstract in nature and may not be fully attained. The goals are the basis for County policies and actions during this period.
- Policies are specific statements that will guide decision-making. Policies serve as the directives to developers, builders, service providers, decision-makers, and others who will initiate or review new development projects or seek to provide housing-related services in the County. Some policies stand alone as directives, but others require that additional actions be taken. These additional actions are listed as "programs."
- Programs are the core of the County's housing strategy. Programs translate goals and policies into actions. These include ongoing programs, procedural changes, Monterey County Code revisions, including zoning changes, and other actions that implement the housing policies and help achieve housing goals. Each program identifies the funding source, responsible party, and time frame for implementation.

This section contains the County's Housing Plan for the 2023–2031 Housing Element Planning Period.

Please note this Housing Element makes use of multiple definitions of the County to convey its different meanings. For purposes of this Housing Element, definitions are as follows:

- 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.

8.1 Goals, Policies, and Programs

8.1.1 Goal H-1: Conserve, Preserve, and Improve the Existing Supply of Housing

Assure the quality, safety, and habitability of existing housing, promote the continued high quality of residential neighborhoods, preserve all types of affordable housing developments, and conserve energy.

Policies and Programs

- H-1.1 Encourage housing rehabilitation efforts in County Planning Areas where the housing stock is most in need of rehabilitation.
- H-1.2 Encourage conservation of existing housing stock through rehabilitation, while also assuring that existing affordable housing stock and historic structures are not lost.
- H-1.3 Promote energy efficiency through mixed-use development, site planning and landscaping techniques, and “green” construction.
- H-1.4 Work with property owners and nonprofit housing providers to preserve lower-income housing at risk of converting to market rate.
- H-1.5 Preserve permanent housing inventory for permanent residential uses and discourage or mitigate the impacts of unoccupied homes or short-term rental of homes.

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<p>Goal H-1: Assure the quality, safety, and habitability of existing housing, promote the continued high quality of residential neighborhoods, preserve all types of affordable housing developments, and conserve energy.</p>		
<p>H-1.A. Preservation and Monitoring of Existing and Future Affordable Units</p> <p>The County is dedicated to preserving the affordability of all publicly assisted housing units through active monitoring, strategic collaboration, and proactive measures. No deed restricted affordable housing units are set to expire during this housing cycle. The County will implement the following actions:</p> <ul style="list-style-type: none"> • Monitoring: Continue to monitor affordable housing units to identify those at risk of conversion to market-rate. Schedule of Action: Conduct monitoring annually as part of the County’s Inclusionary Housing and/or project-specific funding source monitoring, collectively referred to as “Annual Affordable Housing Monitoring” by December 31. • Coordination with Qualified Entities: Identify and maintain a list of qualified nonprofit and for-profit entities capable of acquiring and managing at-risk affordable housing developments. Proactively engage with these entities to explore acquisition opportunities, leveraging their expertise to preserve affordability. Schedule of Action: Conduct outreach and coordination annually beginning within one year of certification. • Preservation Strategy Development: Collaborate with nonprofit organizations, housing developers, and qualified entities to develop a proactive preservation strategy. Ensure the strategy includes plans to address notices of conversion to market-rate usage, secure funding, and streamline the acquisition process. Schedule of Action: Finalize the strategy by 2029. <p>Objective: Safeguard the affordability of publicly assisted housing units and reduce the risk of displacement. through proactive outreach, monitoring, and funding efforts, strengthen coordination with qualified entities to ensure timely acquisition and management of at-risk affordable housing, and maintain stable and affordable housing options for County residents.</p>	<p>Augmentation from General Funds General Plan Updates and Implementation Fund Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>
<p>H-1.B. Replacement Housing Stock</p> <p>To guarantee the preservation of affordable housing stock, the County will implement a rigorous process for replacing lower-income units with affordability covenants that are demolished. This initiative involves a comprehensive assessment of available data for the property, household income levels, and number of units occupied by lower-income households.</p> <p>The County will collaborate with developers to ensure that proposed projects include an adequate number of affordable units to replace those demolished. This effort aligns with the mandates outlined in California Government Code section 65915 which stipulates 1-for-1 replacement of affordable</p>	<p>Augmentation from General Funds General Plan Updates and Implementation Fund Identify new sources of local revenue and grants</p>	<p>Housing and Community Development</p>

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<p>housing units. As development projects are proposed, the County will promptly initiate the replacement housing process, with the exact timing contingent upon the engagement of the development community and project timelines. In compliance with state regulations, the County will amend Monterey County Code Titles 20 and 21 (Zoning Code) .</p> <p><u>Schedule of Action:</u> Initiate replacement housing process for proposed projects (timing dependent on development application); Amend the Zoning Code by the end of 2027 to require replacement of affordable units in accordance with state law.</p> <p><u>Objective:</u> Ensure one-for-one replacement of lower-income units removed due to redevelopment or demolition to maintain available and affordable housing units for low-income households.</p>		
<p>H-1.C. Energy Efficiency and Conservation</p> <p>Monterey County is committed to promoting energy conservation and reducing greenhouse gas emissions in alignment with AB 32. The County’s efforts include:</p> <ul style="list-style-type: none"> • <u>Compliance Beyond State Standards:</u> Adhere to California Building Standards Code (Title 24 of California Regulations) to ensure energy efficiency in residential construction projects support local ordinances that improve energy efficiency and reduce air pollution and greenhouse gas emissions. • <u>Community Climate Action Plan:</u> Pursue the development and support the implementation of the County’s Community Climate Action and Adaptation Plan (CCAAP), Municipal Climate Action Plan (MCAP), and participate in regional studies on reducing emissions from the built environment to address climate challenges comprehensively. • <u>Integration of Green Practices:</u> Continue to require and support the integration of green building practices in future housing developments and existing building stock to promote sustainability. • <u>Review of Proposed Developments:</u> Continue to evaluate proposed developments for distributed energy resources, such as solar and battery storage, site design techniques, and landscaping to enhance energy efficiency, mitigate greenhouse gas emissions, reduce costs, and improve resiliency. • <u>Information Dissemination:</u> Provide access to energy conservation information and financial incentives through various public channels, including the County’s website, public libraries, and community centers. 	<p>Augmentation from General Funds General Plan Updates and Implementation Fund Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department County Administrative Office, Sustainability Program</p>

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<ul style="list-style-type: none"> • Support for Energy Projects: Support projects to support energy efficiency, appliance, and electrical upgrades, and distribute energy resource deployment in lower-income homes to reduce energy costs, improve health outcomes, and resiliency. • Weatherization Initiatives: Encourage weatherization of existing buildings to improve energy efficiency and reduce greenhouse gas emissions. • Promotion of Mixed-Use Development: Promote transit-oriented, including active transportation, and mixed-use development in Community Areas and Rural Centers near activity centers and transit routes to minimize vehicle trips and transportation energy consumption. <p>The Board of Supervisors has established the Committee on Alternative Energy and Environment with two Supervisors to oversee and discuss these endeavors before sending an item for consideration by the full Board. The Committee addresses issues of environmental concern, including compliance with AB 32, exploring alternative energy sources, reducing emissions in transportation, and enhancing environmental resources in Monterey County. Through collaborative efforts, the County will continue to strive to achieve long-term environmental sustainability and mitigate the impacts of climate change.</p> <p><u>Schedule of Action:</u> Ongoing</p> <p>Objective: Promote sustainability by increasing the availability of energy-efficient housing units and reducing residential greenhouse gas emissions countywide.</p>		
<p>H-1.D. Foreclosure and Credit Counseling</p> <p>The County is aware of the adverse effects of poor economic conditions and predatory lending on foreclosures, leading to neighborhood destabilization. Historically, the County has offered foreclosure and credit counseling services to affected and at-risk households using Community Development Block Grant (CDBG) funds; however, CDBG funds are limited. The County will continue to seek alternative funding sources and explore the feasibility of reviving the foreclosure and credit counseling program that would be sustainable. Additionally, the County will provide links to foreclosure and credit counseling resources.</p> <p><u>Schedule of Action:</u> Resource links available on the County website within six months of Housing Element certification, and ongoing, as needed to provide the most current information.</p> <p>Objective: Expand access for residents to resources on financial lending and borrowing, credit counseling, foreclosure and resources to support reduction in foreclosure rates.</p>	<p>Community Development Block Grant (CDBG)</p>	<p>Housing and Community Development Department</p>

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<p>H-1.E. Reduce Exposure to Environmental Pollution</p> <p>The County is undergoing preparation of a new Environmental Justice Element for the General Plan that is applicable in the entirety of UMC. Upon completion, the County will implement the goals and objectives identified in the element, which include reduction of pollution exposure and improvement of air quality. The County will ensure the alignment of housing development with best practices for the reduction of pollution exposure as identified in the Environmental Justice Element.</p> <p><u>Schedule of Action:</u> Ongoing, upon adoption of the Environmental Justice Element, with implementation beginning after adoption of the Housing Element.</p> <p><u>Objective:</u> Align affordable housing developments with Environmental Justice goals by reducing human exposure to pollutants in communities identified as being disproportionately burdened with adverse health outcomes and low quality of life.</p>	<p>Augmentation from General Funds General Plan Updates and Implementation Fund Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department County Administrative Office, Sustainability Program</p>
<p>H-1.F. Limit Conversion of Residential Housing for Transient or Vacation Uses</p> <p>The County is updating its regulations related to the use of residential units for vacation (or short-term, transient) rental to provide opportunities for visitors to access public areas of Monterey County while preserving the County’s housing supply.</p> <p><u>Schedule of Action:</u> A new Vacation Rental ordinance is effective in the inland areas of Monterey County as of October 2024. The coastal Vacation Rental ordinance will be considered by the California Coastal Commission for certification during the summer of 2025.</p> <p>The vacancy rate in unincorporated areas of Monterey County is approximately 13%, with higher residential vacancy rates in high-resource areas. The County will study the feasibility of a vacant home tax as a possible strategy to discourage unoccupied housing units and increase revenue for affordable housing.</p> <p><u>Schedule of Action:</u> By December 2028.</p> <p><u>Objective:</u> Preserve housing availability by limiting the number of residential units converted to short-term vacation rentals.</p>	<p>Permit Fees once adopted.</p> <p>General Fund, Transient Occupancy Tax revenues, or other sources.</p>	<p>Housing and Community Development Department</p> <p>County Administrative Office, Intergovernmental and Legislative Affairs</p>

8.1.2 Goal H-2: Assist in the Development of Housing

Assist in the provision of housing that meets the needs of all socioeconomic segments of Monterey County.

Policies and Programs

- H-2.1 Plan new residential development to ensure a range of housing types, prices, and sizes are available to meet the varied needs of Monterey County households, including housing for seniors, people with disabilities, people experiencing homelessness, large households, and farm workers.
- H-2.2 Address the housing needs of special populations and extremely low-income households through a range of housing options, including emergency shelters, transitional housing, supportive housing, and single-room occupancy units.
- H-2.3 Continue to explore opportunities to create accessible and adaptable housing units within new multi-family housing projects.
- H-2.4 Support the development of housing for large households by encouraging rental developments to include a minimum percentage of units with three or more bedrooms.
- H-2.5 Provide planning and technical assistance to entities that are involved in the development and construction of affordable housing.
- H-2.6 Assure consistent application of Monterey County Code Chapter 18.40 (Inclusionary Housing Ordinance).
- H-2.7 Review and consider amendment to the Inclusionary Housing Ordinance periodically to ensure the Ordinance responds to market conditions, with the objective of continuing to meet the County's affordable housing goals.
- H-2.8 Support the development of housing affordable to the general workforce of Monterey County and encourage employers and other organizations to assist with the production of housing units needed for their employees.
- H-2.9 Continue to provide incentives for developers that provide housing that is affordable to lower and moderate-income households, the general workforce, and households with special needs.
- H-2.10 Support private sector partnerships to increase the supply of farmworker housing.
- H-2.11 Leverage available County funding sources with State, federal, and private funding assistance to achieve the maximum amount of affordable housing.
- H-2.12 Assist in infrastructure and public facility improvements that support existing and new affordable housing.
- H-2.13 Support and enhance homeownership capacity and improve rental opportunities for County residents.
- H-2.14 Adopt program guidelines for the Monterey County Local Housing Trust Fund (MCLHTF) and periodically review the guidelines with the objective of continuing to meet the County's affordable housing goals.

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Goal H-2: Assist in the provision of housing that meets the needs of all socioeconomic segments of the County.		
<p>H-2.A. Encourage, Incentivize, and Monitor Accessory Dwelling Units (ADUs)</p> <p>Assembly Bill (AB) 671 (2019) amended Government Code section 65583, requiring local agencies' Housing Elements to incorporate a strategy encouraging and facilitating ADU development to provide affordable housing options for very low-, low-, or moderate-income households. The County will implement the following measures:</p> <ul style="list-style-type: none"> Continuing promotion of preapproved ADU site/floor plans, accessible to the public free of charge. <u>Schedule of Action:</u> Ongoing. Encouraging ADU construction through educational materials outlining standards, permitting procedures, and ADU benefits. Disseminate these materials at the Planning Counter, on the County's website, and in newsletters, with regular updates. <u>Schedule of Action:</u> Updates as needed. Collect and monitor data on ADUs for improved tracking, including occupancy status and rental rates. Utilize this data to understand income demographics served, guide outreach efforts, and assess production and affordability against Sites Inventory estimates in the Mid-Cycle Review (Program H-2.E). <u>Schedule of Action:</u> Data tracking in place by within 18 months of certification with monitoring conducted annually. If Sites Inventory assumptions are not met, consider and implement alternative actions based on ADU data collection and monitoring (e.g., outreach, technical assistance, modifications, incentives, and rezoning). <u>Schedule of Action:</u> Implementation of Alternative actions to be completed within 18 months from the date of completion of the Mid-Cycle Review. It should be noted that completion of actions will be dependent upon funding and staffing resources at the time actions are in process. Amending Monterey County Code Titles 20 and 21 (Zoning Code) by December 2027 to align with recent state law changes on ADUs (e.g., AB 587, AB 671, AB 68, SB 13). Monitor ongoing state law updates and adjust the Zoning Code accordingly. <u>Schedule of Action:</u> By December 2027, then as needed. Consider developing a loan program that would provide homeowners with low-interest loans to help offset the costs of constructing affordable deed-restricted ADUs. These funds could be used for construction costs, including permits, materials, and labor. The County will explore the feasibility of loan forgiveness for ADUs deed restricted for very low and extremely low-income households, dependent on available funding. <u>Schedule of Action:</u> 	<p>Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>

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<p>County to review similar affordable loan programs for ADUs (e.g., Napa County) and provide a report out on feasibility and next steps within two years of certification.</p> <p><u>Objectives:</u> 346 units, including 7 designated for lower-income households.</p>		
<p>H-2.B. Support and Facilitate AB 1486 Implementation for Surplus County Land (County-owned)</p> <p>To adhere to Assembly Bill 1486 (AB 1486, 2019), the County will proactively execute its provisions concerning surplus public land for the purpose of effective land use planning for affordable housing development. This program aligns with AB 1486 objectives to maximize the utilization of surplus public land for affordable housing. Specific actions include:</p> <ul style="list-style-type: none"> • Pursue a Facilities Master Plan for County operations, with a priority focus on the Laurel/Natividad campuses and Administration campus in downtown Salinas and identify surplus County-owned land that could be suitable for affordable housing development based on AB 1486 criteria. Maintain a publicly accessible list of County-owned surplus land, regularly updated to reflect changes in availability. • Once suitable County-owned surplus land is identified, establish preferences and priorities for affordable housing on the surplus land, ensuring alignment with local housing needs and priorities as per AB 1486 guidelines. • Gather community input for affordable housing development on the surplus land through collaboration with stakeholders, including developers and community-based organizations and community members, to address local housing needs effectively. • Incorporate community input and implement a transparent and competitive process for surplus land disposal, prioritizing affordable housing proposals in accordance with AB 1486 requirements. • Track the progress and outcomes of affordable housing development on surplus lands and report to relevant authorities and the public on the status and outcomes of the development. • Provide technical assistance to potential developers with expressed interest in affordable housing projects on surplus lands and facilitate a streamlined approach to the development process. <p><u>Schedule of Action:</u> Facilities Master Plan for County by end of 2026; Affordable housing preference and process implementation commencing by end of 2027; then ongoing</p> <p><u>Objective:</u> Increase the availability of affordable housing on surplus County and public agency lands through a transparent and competitive process of disposition.</p>	<p>Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Economic Development Department</p> <p>Public Works, Facilities and Parks Department</p> <p>Housing and Community Development Department</p>

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<p>H-2.C. Maintain/Update the Sites Inventory</p> <p>To meet the 6th Cycle Regional Housing Needs Allocation (RHNA) of 3,326 units (1,070 very low-, 700 low-, 420 moderate-, and 1,136 above moderate-income units), the County will implement the following strategies:</p> <ul style="list-style-type: none"> • Stakeholder Engagement in Site Progression: The County will continue to involve local communities and stakeholders including residents, developers, environmental groups, and agricultural stakeholders in the site development and/or revisions process to ensure that the development of sites selected align with broader community and environmental goals. <u>Schedule of Action:</u> Ongoing. • Inventory Maintenance: Regularly update and manage a residential site inventory to align with RHNA requirements, ensuring that identified housing needs are met. <u>Schedule of Action:</u> Annual updates through the Housing Element Annual Progress Report. • Pipeline Projects: Annually assess the progress of pipeline projects in the entitlement process. If projects are not advancing sufficiently toward obtaining building permits, the County will evaluate its capacity to meet the RHNA requirements by income group and, if necessary, at mid-cycle review, identify or rezone additional suitable and appropriately zoned sites to ensure compliance with state housing laws. <u>Schedule of Action:</u> Ongoing, with mid-cycle review. • Addressing Shortfalls: Should the County reach the RHNA buffer threshold, promptly resolve any County shortfalls resulting from underdevelopment of capacity calculations on Opportunity Sites approvals by identifying additional sites to meet the remaining need for lower-income households. <u>Schedule of Action:</u> Annually monitor shortfalls; address shortfalls as necessary should the County reach the RHNA buffer threshold. • Transparency and Ease of Access: Provide the site inventory map via publication on the County’s Housing and Community Development webpage, integration into the County’s GIS, and/or provide the Site Inventory list to developers with expressed interest or the public, upon request, with reproduction costs applied. <u>Schedule of Action:</u> Publish map within three months of certification and provide upon request. • Exploring RHNA Alternatives and Funding Opportunities: Explore alternative options for RHNA fulfillment, such as preservation, legislative changes, and regional collaboration. Actively pursue available funding opportunities and support applications for the acquisition/rehabilitation of affordable housing projects and the preservation of at-risk housing. <u>Schedule of Action:</u> Annually during the Housing Element Annual Progress Report and in response to state and federal funding announcements. 	<p>Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>

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<ul style="list-style-type: none"> • Rehabilitation of Existing Housing Stock: Explore the feasibility of establishing a rehabilitation funding program that would be sustainable. Apply for additional state and federal funding, such as CalHome and the Affordable Housing and Sustainable Communities (AHSC) Program, to expand rehabilitation efforts and improve housing quality. Prioritize rehabilitation projects in disadvantaged communities and areas identified as having the deepest need for improved housing conditions. Schedule of Action: Explore sustainable funding program feasibility within three years of Housing Element certification. Submit funding applications, as appropriate, and in response to funding announcements. • Supporting Acquisition and Rehabilitation: Actively support nonprofit and for-profit entities in applying for funding to acquire and rehabilitate existing housing units for use as affordable housing. In collaboration with developers, community-based organizations, and public entities to identify and rehabilitate eligible properties. Schedule of Action: Provide support in response to funding opportunities as needed and coordinate with stakeholders at least annually. • Targeted Outreach and Incentives: Conduct targeted outreach to property owners in areas of higher need to promote available funding and resources for rehabilitation projects, as funding and resources are available. Consider offering incentives, such as fee reductions or expedited permitting, for property owners rehabilitating units and committing to affordability. Schedule of Action: Initiate outreach and review incentive options within one year after certification, then as on-going as funding and resources are available. <p>Objective: Maintain a current and accurate sites inventory capable of meeting RHNA targets and facilitating affordable housing production.</p>		
<p>H-2.D. By-Right Approval on Reuse of Prior Housing Opportunity Sites</p> <p>Pursuant Government Code section 65583.2(i), the County will amend the Zoning Code to permit residential developments by right, in which at least 20% of the units designated as affordable to lower-income households if the sites meet one of the following conditions:</p> <ul style="list-style-type: none"> • Reused Sites: Nonvacant sites previously identified in the 5th cycle housing element, and the vacant sites previously identified for both the 5th and 4th cycle housing element that are re-used in the 6th Cycle (Sites 11, 26, and 30). • Rezoned Sites: Sites identified in the Sixth Cycle to accommodate lower-income RHNA and which require rezoning to meet minimum density and other suitability standards under state law. <p>Schedule of Action: Within one year of certification.</p>	<p>Augmentation from General Funds General Plan Updates and Implementation Fund Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>

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Objective: Enable by-right development on eligible reuse sites to accelerate housing production for lower-income households.		
<p>H-2.E. Mid-Cycle Review Program</p> <p>The County commits to maintaining a comprehensive inventory of residential sites to meet RHNA commitments for the 2023-2031 planning period, as required by law. Monitor development trends and site utilization will ensure compliance with RHNA goals. Implementing actions include:</p> <ul style="list-style-type: none"> • Monitor Opportunity Sites and Pipeline housing production to track unit distribution, particularly for lower-income individuals and households, and assess progress toward RHNA goals and No Net Loss status. • Cross reference ADU tracking for progress of ADU projects in the Sites Inventory, especially in high-resource zones. • Monitor the status of housing project development with findings reported in the Housing Element Annual Progress Report (APR). • Submit the Housing Element APR to the California Department of Housing and Community Development (CA HCD) and the Governor’s Office of Land Use and Climate Innovation (LCI) annually by April 1. <p>If assumptions in the Housing Element Sites Inventory are not met, the County will implement alternative actions based on review findings, such as outreach, technical assistance, development standard modifications, incentives, funding, and rezoning.</p> <p>Schedule of Action: Conduct a Mid-Cycle Review by December 2028. Should the implementation of alternative actions be needed, actions will be completed within 18 months of the Mid-Cycle Review. It should be noted that completion of actions will be dependent upon funding and staffing resources at the time actions are in process.</p> <p>Objective: Maintain adequate sites for making progress toward RHNA and modify as necessary in response to Mid-Cycle Review outcomes. Transparent housing production data, enhanced ADU development, RHNA compliance, timely reporting of housing development efforts, and data-driven decision-making for housing production.</p>	<p>Augmentation from General Funds General Plan Updates and Implementation Fund Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>
<p>H-2.F. Annual Review with County Supervisors</p> <p>The County will report annually to the County Supervisors. Review and assess housing development progress and challenges within each district of the County through the Housing Element Annual Program Report (“HEAPR”) pursuant to H-2.I and the County’s Housing Advisory Committee Housing Report (“HACHR”). This initiative will continue to foster ongoing dialogue and coordination to effectively address housing needs. The program entails the following specific actions:</p>	<p>Augmentation from General Funds General Plan Updates and Implementation Fund</p>	<p>Housing and Community Development Department</p>

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<ul style="list-style-type: none"> • Annual Review Meetings: Conduct annual review meetings with County Supervisors to evaluate housing development progress, assess challenges, and identify improvement opportunities. • Data Sharing and Analysis: Share housing-related data and analysis with the Supervisors. This includes sharing data on housing production, affordability metrics, demographic trends, and regulatory barriers to inform decision-making and policy development. • Policy Recommendations: Encourage district supervisors to propose policy recommendations and initiatives aimed at addressing housing affordability, homelessness, and other housing-related challenges identified during the annual review process. <p>Schedule of Action: HEAPR annually and HACHR not less than semi-annually, beginning 2026.</p> <p>Objective: Foster a collaborative approach to address housing needs in the County, ensuring that housing development progresses effectively and meets the diverse needs of the community.</p>	Identify new sources of local revenue and grants	
<p>H-2.G. Comprehensive Suite of Incentives/Concessions for Developers</p> <p>The County will develop a comprehensive incentives and concessions program for housing development that scale, and stack based on development density, and level of affordable units provided. In addition to policies/programs described elsewhere in this chapter, actions will include:</p> <ul style="list-style-type: none"> • Update Monterey County Code: The County will establish density bonus policies that exceed state density bonus law, including additional incentives/concessions for: <ul style="list-style-type: none"> ○ Development Standards: <ul style="list-style-type: none"> ▪ Affordability <ol style="list-style-type: none"> 1) Development with high numbers of affordable units and/or deepest levels of affordability in high-density configurations. 2) If feasible, consider concessions for project development standards that demonstrate financial burden of necessity to achieve additional density and affordability. 3) Streamline and expedite the approval process for land divisions in projects incorporating not less than 20% lower-income or 100% moderate-income affordable housing units. ▪ Location <ol style="list-style-type: none"> 1) Transit Oriented Development (TOD) of affordable housing near transit hubs and along transit corridors and develop consistent definition/interpretation of high-quality transit (state, local) for TOD incentives. 	Augmentation from General Funds General Plan Updates and Implementation Fund Identify new sources of local revenue and grants	Housing and Community Development Department

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<p>Goal H-2: Assist in the provision of housing that meets the needs of all socioeconomic segments of the County.</p> <p>2) Housing development on infill sites with access to sewer in high-resource areas, will be allowed by-right subject to objective standards and criteria.</p> <ul style="list-style-type: none"> ○ Fees: <ul style="list-style-type: none"> ▪ County permit fees <ol style="list-style-type: none"> 1) Automatically waive the County permit fees for 100% affordable housing projects and housing development on infill sites with access to sewer in high-resource areas. 2) Allow permit fee deferrals until certificates of occupancy for projects that include at least 20% lower-income affordable units or 100% moderate-income units . 3) Adjust the fee collection process for land divisions and lot line adjustments of larger sites with affordable housing project proposals that include multifamily housing development affordable to lower-income households and/or adapted for residents with special needs. ▪ County development impact fees <ol style="list-style-type: none"> 1) Consider a program to reduce or waive County impact fees for development on Housing Element Opportunity Sites and 2010 General Plan growth areas, scaled to the level and duration of affordability provided. 2) Consider updating the County impact fees based on square footage or other methodology that incentivizes smaller units and denser development. <p>Schedule of Action: Implement fee reduction analysis within two years of Housing Element certification. Offer technical assistance continuously as projects are proposed, with specific timing tailored to developer needs.</p> <ul style="list-style-type: none"> • Technical Assistance: The County will provide technical assistance to developers including: <ul style="list-style-type: none"> ○ Offer early coordination meetings with developers to assist with phasing, infrastructure planning, and permitting on large or complex sites. ○ Prioritize projects serving lower-income households and note permitting barriers. ○ Develop and publish an overview of available incentives and concessions for developers on the County’s website that will be updated, as needed, to maintain current information. <p>Schedule of Action: Within 2 years of Housing Element certification</p> <ul style="list-style-type: none"> • Monitoring and Evaluations: The County will provide information of available incentives and concessions for developers that incorporates feedback from the annual meeting described in Program H-2.J of this Housing Element. Evaluate uptake and effectiveness of incentives for affordable housing projects for the Mid-Cycle Review and update, as necessary. 		

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Goal H-2: Assist in the provision of housing that meets the needs of all socioeconomic segments of the County.		
<ul style="list-style-type: none"> Outreach: The County will identify property owners and nonprofit developers to collaborate in service of facilitating housing development on potentially suitable sites. <p>Schedule of Action: Identify property owners and developers within one year of Housing Element certification.</p> <p>Objective: Fulfill the County’s assigned RHNA, meet the housing needs of all County residents and workforce, and enhance the feasibility of multifamily and affordable housing developments through early and ongoing coordination.</p>		
<p>H-2.H. By-Right Approval for Affordable Housing Development</p> <p>The County will streamline and expedite the approval process for affordable housing developments, including allowing “by-right” approval in accordance with Government Code Sections 65583.2(i), 65913.4, and SB4. This includes sites identified in the Sites Inventory (Opportunity Sites), 2010 General Plan designated growth areas, Affordable Housing Overlay zones, Rural Centers and Community Areas), and on lands owned by religious organizations and nonprofit colleges and universities in alignment with Senate Bill 4 (2023). These efforts support the state and local goals to facilitate development of affordable housing that meets the needs of lower-income residents in the community. Actions will include:</p> <ul style="list-style-type: none"> Update Monterey County Code: The County will establish the following affordable housing development as an allowed (“by right”) use, in zoning districts where housing is allowed and subject to objective standards and criteria: <ul style="list-style-type: none"> 100% affordable housing developments on sites identified as Opportunity Sites in this Housing Element (§ 65583.2(i)); 100% affordable housing developments on properties within a 2010 General Plan identified Community Plan Area, Rural Center and Community Area, or Affordable Housing Overlay (§ 65913.4); and Housing development on land owned by religious organizations and nonprofit colleges that meets the provisions of Senate Bill 4. Guidelines and Procedures: Develop comprehensive guidelines and procedures delineating the by-right approval process. Technical Assistance: Provide technical assistance and permit processing support to faith-based groups, public institutions of higher learning, and affordable housing developers, for navigating the by-right approval process efficiently and effectively. 	<p>Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>

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Goal H-2: Assist in the provision of housing that meets the needs of all socioeconomic segments of the County.		
<ul style="list-style-type: none"> • Monitoring and Evaluation: Periodically monitor and evaluate the effectiveness of the program. Adjust policies and procedures as needed to optimize outcomes and ensure alignment with broader housing goals and objectives. <p>Schedule of Action: Approval process implemented by the end of 2026. Modifications will be considered after Mid-Cycle Review.</p> <p>Objective: Streamline the approval process for affordable housing development and expedite the production of housing units affordable to low-income residents.</p>		
<p>H-2.1. Housing Element Annual Progress Report</p> <p>The County will conduct its annual review and report on the implementation of Housing Element programs via the Housing Element Annual Progress Report (or HEAPR), evaluating the County's effectiveness in achieving program objectives for the preceding calendar year. This review will encompass various aspects of housing development and affordability initiatives undertaken by the County. At the mid-cycle review, the County will review and assess the interactivity of the Housing Element with the other General Plan elements to ensure alignment with the goals, policies, and programs of all other General Plan elements, including Land Use, Safety, Conservation, and Environmental Justice Elements.</p> <p>Should the County identify any amendments or updates to other General Plan elements that may affect or create inconsistencies with the Housing Element, the County will convene a meeting of planning staff responsible for the Housing Element and other General Plan elements to identify and recommend corrective actions, and anticipated timelines for necessary amendments or updates to maintain alignment.</p> <p>The County will report efforts to amend the General Plan in response to corrective actions identified in the mid-cycle review and continue making the HEAPR available on the County's website upon submittal to the state HCD.</p> <p>Schedule of Action: Conduct annual review and prepare HEAPR by April 1 each year; Present the HEAPR to the County Supervisors at a public hearing; and submit the HEAPR to the California HCD in accordance with state requirements. Conduct mid-cycle review of Housing Element consistency with General Plan elements, then implement necessary corrective actions within two years of the mid-cycle review, with progress reported in subsequent HEAPRs.</p> <p>Objective: Ensure annual compliance with state housing law by monitoring Housing Element implementation, identifying any inconsistencies with other General Plan elements, and initiating adaptive actions to maintain alignment and transparency.</p>	<p>Augmentation from General Funds General Plan Updates and Implementation Fund Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>

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Goal H-2: Assist in the provision of housing that meets the needs of all socioeconomic segments of the County.		
<p>H-2.J. Technical Assistance to Developers</p> <p>The County will provide guidance to developers on maximizing density bonuses and/or pursuing waivers and concessions in accordance with state density bonus regulations. The County will continue to offer pre-application meetings upon request to advise developers. Additionally, County will host (or co-host with other partners) an annual housing outreach meeting, referred to as the County's Annual Housing Form, to include housing developers each year. The purpose of these meetings is to discuss available sites identified in the Housing Element Sites Inventory, density bonus opportunities, and other incentives.</p> <p><u>Schedule of Action:</u> Conduct Annual Housing Forum within one year after Housing Element certification, by December 31 each year.</p> <p><u>Objective:</u> Provide ongoing technical assistance to developers, improving the quality and feasibility of affordable housing proposals.</p>	<p>Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>
<p>H-2.K. Assist with the Development of Affordable Housing</p> <p>The County is committed to exploring innovative approaches to streamline the approval process for multifamily housing projects and create incentives for affordable developments. To support the development of housing for low-income households on larger sites, the County will adjust the fee collection process for land divisions and lot line adjustments, facilitating the creation of multifamily developments for lower-income households and those with special needs. The County will reach out to Opportunity Site property owners, identify other interested property owners and nonprofit developers, and invite them to participate in the Annual Housing Forum. Dependent on project and active owner/developer participation, County will collaborate with developer/owners to help facilitate development on suitable sites.</p> <p><u>Schedule of Action:</u> Identify owners and developers and invite to the Annual Housing Forum within one year after Housing Element certification, then by December 31 each year. Collaborate with owners/developers as needed, dependent on project and active developer participation.</p> <p>In addition, the County will offer the following incentives to encourage affordable housing development:</p> <ul style="list-style-type: none"> • Streamline and expedite the approval process for land divisions in projects incorporating not less than 20% lower-income or 100% moderate-income affordable housing units. • Fee reduction where available to alleviate financial barriers that may hinder the feasibility of affordable housing developments. • Provide ongoing technical assistance to developers during funding application processes including: 	<p>Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>

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Goal H-2: Assist in the provision of housing that meets the needs of all socioeconomic segments of the County.		
<ul style="list-style-type: none"> ○ Initiating early coordination meetings with developers to assist with phasing, infrastructure planning, and permitting on large or complex sites. ○ Prioritize projects serving lower-income households and track permitting barriers encountered. <p><u>Schedule of Action:</u> Implement fee reduction analysis within two years of Housing Element certification. Offer technical assistance continuously as projects are proposed, with specific timing tailored to developer needs.</p> <p><u>Objective:</u> Increase feasibility of multifamily and affordable developments through early coordination and reduction of development barriers.</p>		
<p>H-2.L. Collaboration with Water Resources Agencies</p> <p>The availability of water is a significant factor restricting residential development. In Monterey County, water resources in unincorporated areas are overseen by four main agencies: Monterey County Water Resources Agency (MCWRA); Monterey Peninsula Water Management District (MPWMD); Pajaro Valley Water Management Agency (PVWMA); and Marina Coast Water District (MCWD). Other agencies, including groundwater sustainability agencies, manage local groundwater basins. Special districts like Aromas Water District, Castroville Community Services District, Monterey One Water (M1W), and others provide water services to specific communities. The County regulates water well construction and systems through its Health Department and handles permits and planning functions through its Housing and Community Development Department. Measures aimed at bolstering initiatives to achieve long-term sustainable water supply, enhance the current residential water system, and increase its capacity include:</p> <ul style="list-style-type: none"> • <u>Partnership Establishment:</u> Forge collaborative engagement with local water resource agencies to assess current water availability, devise strategies, and provide support to address shortages for residential development. • <u>Groundwater Sustainability Plans:</u> Coordinate with groundwater sustainability agencies to align future affordable housing developments with the provisions of groundwater sustainability plans. • <u>Water Conservation Programs:</u> Develop water conservation programs in conjunction with water resource agencies to encourage efficient water utilization among residents and developers. • <u>Identification of Alternative Sources:</u> Support water agencies to identify alternative water sources like recycled water, metered water efficiency, and stormwater harvesting in collaboration with water resource agencies to supplement residential development supply. 	<p>Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p> <p>County of Monterey Health Department, Environmental Health Bureau</p> <p>County Administrative Office, Sustainability Program</p>

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<p>Support Cal-Am's efforts to pursue expanded water supplies in order to remove the cease-and-desist order.</p> <ul style="list-style-type: none"> • <u>Preservation Measures</u>: Support water agencies to implement measures to safeguard existing water sources, including groundwater recharge areas and surface water bodies. • <u>Monitoring and Assessment</u>: Support water agency efforts to conduct regular monitoring and assessment of water availability and usage to encourage sustainable management practices. • <u>Stakeholder Engagement</u>: Coordinate with water agencies to organize a focus-session at the Annual Housing Forum , then as-needed periodic meetings and workshops, involving water resource agencies, developers, and stakeholders to discuss water management strategies for residential development. • <u>Regulatory Measures</u>: Adhere to Monterey County Code Chapter 16.63 Water and Energy Efficient Landscape Ordinance (WEELO) and update land use regulations as appropriate to encourage water-efficient development practices and standards. • <u>Monitoring and Evaluation</u>: Monitor and evaluate the effectiveness of collaborative water management efforts through regular reporting and feedback mechanisms with water resource agencies. <p><u>Schedule of Action</u>: Initial Annual Housing Forum water focused-session by December 2026 with subsequent meetings to happen as needed.</p> <p><u>Objective</u>: Enhance water availability for residential development while promoting sustainable water management practices in Monterey County.</p>		
<p>H-2.M. Pursue State and Federal Funding for Affordable Housing</p> <p>The County will take proactive steps to secure state, federal, and regional funding for affordable housing by implementing the following actions:</p> <ul style="list-style-type: none"> • <u>Funding</u>: Identify state, federal, and regional grant opportunities for affordable housing. Support and/or apply for funding when there is developer interest and projects are ready for funding. <u>Schedule of Action</u>: Ongoing. • <u>Stakeholder Engagement</u>: Establish a formal process to regularly engage affordable housing developers, nonprofit organizations, and community stakeholders. Conduct an annual stakeholder meeting as part of the Annual Housing Forum to identify potential projects and align them with available funding opportunities. <u>Schedule of Action</u>: Within one year after Housing Element certification, then by December 31 each year. 	<p>Augmentation from General Funds General Plan Updates and Implementation Fund Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department County Administrative Office (Homelessness Strategies and Initiatives Division) Department of Social Services Health Department</p>

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Goal H-2: Assist in the provision of housing that meets the needs of all socioeconomic segments of the County.		
<ul style="list-style-type: none"> • Database of Eligible Projects: Maintain County’s Housing Pipeline Report of shovel-ready or near-ready affordable housing projects to ensure timely responses to grant opportunities. The Housing Pipeline Report will be updated biannually and shared with relevant stakeholders to facilitate collaboration on funding applications. <u>Schedule of Action:</u> Update biannually, with first update completed by March each year. • Monitor Delays to Support RHNA: Annually monitor affordable housing developments delayed due to funding gaps and adjust strategy to support RHNA-related production. <u>Schedule of Action:</u> Ongoing. • Grant Application Commitments: Commit to applying for or supporting grant applications annually to secure funding for affordable housing projects. If no projects are immediately eligible, the County will focus on pre-development activities, such as site acquisition or entitlement, to position projects for future funding opportunities. <u>Schedule of Action:</u> Submit or support applications when appropriate. • Interdepartmental Coordination: Increase the County staff capacity to support grant applications by convening an interdepartmental coordination meeting consisting of staff/teams working to pursue affordable housing funding. Interdepartmental coordination meetings will focus on coordination and shared knowledge regarding state and federal housing funding mechanisms. <u>Schedule of Action:</u> Conduct annual interdepartmental coordination meeting by June 30th of each year. • Reporting and Accountability: As part of the County’s Housing Advisory Committee Housing Report (or HACHR), publish a summary detailing grants applied for, funding secured, and new affordable housing units created. This report will be presented to the Board of Supervisors and made available to the public. <u>Schedule of Action:</u> Publish the HACHR within one year of Housing Element certification, semi-annually by June 30th. <p><u>Objective:</u> Increase the availability of funding for affordable housing projects. Completion of tasks mentioned in this program is subject to the availability of local, state, and federal funding sources.</p>		
<p>H-2.N. Codify Senate Bill 9</p> <p>The County is committed to maximizing the potential of Senate Bill 9 (SB 9) to enhance housing affordability and diversity within the County. To achieve this, the County will adopt an ordinance to codify SB 9 and consider provisions that surpass state requirements.</p> <p>Under this ordinance, if adopted, homeowners will have the opportunity to develop up to four housing units within the lot area typically designated for a single-family home, exceeding the mandates of SB 9. Moreover, the County will consider additional allowances such as permitting larger square foot SB 9 dwelling units and allowing homeowners to develop both an Accessory Dwelling Unit</p>	<p>Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>

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<p>(ADU) and Junior Accessory Dwelling Unit (JADU) in SB 9 lot splits, provided that affordability provisions are recorded in a deed restriction for a duration of 55 years.</p> <p><u>Schedule of Action:</u> Commence adoption of the permanent SB 9 ordinance by December 2026, followed by ongoing monitoring and adjustments to the program.</p> <p><u>Objective:</u> Codify SB 9 provisions to expand housing opportunities in single-family residential zones.</p>		
<p>H-2.O. Additional Density Bonus Incentives</p> <p>The County will encourage the provision of more affordable housing units at deeper levels of affordability (including extremely low-income households) through density bonuses that exceed state law (see also H-4.H). Pending approval by the Board of Supervisors, these incentives will be designed to boost the construction of affordable units throughout the County, thereby expanding housing opportunities and promoting socioeconomic mobility.</p> <p><u>Schedule of Action:</u> Develop a comprehensive package of density bonus incentives to be proposed in a draft amendment to the County’s Density Bonus and Incentives ordinances in Title 20 and Title 21 and presented to the Board of Supervisors by December 2026. If approved, implement the incentives by the end of December 2027.</p> <p><u>Objective:</u> Stimulate the construction of affordable housing units across various income levels to address the housing needs of diverse communities and fostering equitable access to a mix of housing options.</p>	<p>General Fund Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>
<p>H-2.P. Advertise Available Resources</p> <p>The County will actively promote affordable housing funding opportunities to developers and other stakeholders to ensure widespread awareness, participation, and successful utilization of resources. The following actions will be implemented:</p> <ul style="list-style-type: none"> Proactive Targeted Email Notifications: Commit to sending email notifications to affordable housing developers, housing advocates, nonprofit organizations, and other relevant stakeholders. These notifications will include details about upcoming County funding opportunities, available sites with significant development potential, and reminders about key deadlines. Targeted emails will also highlight new or underutilized funding programs to encourage broader participation. Outreach to Key Stakeholders: Identify key stakeholders, including housing developers, nonprofits, and community organizations, and conduct personalized initial outreach to ensure their awareness of and engagement with relevant funding opportunities and participation in the Annual Housing Form. 	<p>Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>

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<ul style="list-style-type: none"> Feedback Mechanism: Establish a feedback mechanism to gather input from developers and stakeholders on the effectiveness of promotional efforts and identify additional outreach strategies to improve participation. <p>Schedule of Action: Establish a targeted email distribution list. Send targeted email notifications when new funding opportunities arise and invite to the Annual Housing Forum. Through targeted email and the Annual Housing Forum, solicit feedback to assess the effectiveness of outreach efforts and plan for the next year.</p> <p>Objective: Enhance awareness and participation in affordable housing funding opportunities through proactive and targeted outreach, increase the number of affordable housing projects leveraging available funding resources, and ensure developers and stakeholders have timely access to critical information.</p>		
<p>H-2.Q. Ensure Adequate Water and Sewer Resources for New Housing Development</p> <p>The County supports the water and sewer providers in ensuring sufficient capacity for new housing development. Key actions include:</p> <ul style="list-style-type: none"> Dissemination of Housing Element: Upon the Housing Element's adoption, distribute copies to California American Water Company (Cal-Am), California Water Service, Monterey County Water Resources Agency, Monterey Peninsula Water Management District, and other local and state water agencies involved in the management of water for County residents, to enhance awareness of affordable housing priorities and foster collaboration, as mandated by SB 1087. Water Credits and Allocations: Conduct a County needs assessment for County-held water credits and allocations, develop a plan that prioritizes credits/allocations in excess of County needs for affordable housing projects. Initiate collaboration with state entities that may have water credits or allocations that could be made available for affordable housing. Support for Water Supply Expansion: Support the San Lucas County Water District in collaboration with the state, to identify and secure funding to implement a long-term water supply replacement project to serve the community of San Lucas. Support the Pajaro Disaster Long Term Recovery Alliance in collaboration with the relevant water resource agencies to evaluate long-term water supply options for Site 61 (Rancho Los Robles) in the North County Coastal Area. Prioritization of Water Allocation: In accordance with SB 1087 and Program H-2.L, collaborate with Cal-Am, California Water Service, Monterey County Water Resources Agency, Monterey Peninsula Water Management District, and other local and state water agencies to establish a formal procedure for prioritizing water allocation to developments 	<p>Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p> <p>County Administrative Office, Sustainability Program</p> <p>Health Department (Environmental Health Bureau)</p>

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<p>that include units designated as affordable housing for lower-income households. This includes affordable housing within mixed-use developments and larger residential subdivisions. <u>Schedule of Action:</u> By within 18 months of Housing Element certification.</p> <ul style="list-style-type: none"> ● <u>Priority Sewer Service:</u> Develop a written procedure for granting priority sewer service to developments offering units affordable to lower-income households. Promote treatment of wastewater for irrigation and water supply improvements (e.g., Monterey One Water). Work with LAFCO to extend sewer service beyond existing service area boundaries, as appropriate. <ul style="list-style-type: none"> ○ Work with sewer providers to address provision of adequate sewer capacity. ○ Develop Community Area plans identified in the General Plan. Identify wastewater needs, infrastructure needs, and financing and funding sources in the plans. ○ Prioritize provision of adequate sewer capacity for affordable housing projects. <p><u>Schedule of Action:</u> In meetings with developers, the County will identify limitations and explore solutions to wastewater treatment and service. The County will meet annually with sewer service providers to identify capacity and barriers to improving sewer infrastructure.</p> <p><u>Objective:</u> Ensure adequate water and sewer capacity for new housing developments.</p>		
<p>H-2.R. Funding, Incentives, and Concessions for Extremely Low-Income Developments</p> <p>During the planning period, the County will undertake the following actions to support and facilitate affordable housing development:</p> <ul style="list-style-type: none"> ● <u>Annual Housing Forum:</u> The County will convene an Annual Housing Forum, established under Program H-2.G to engage with developers and discuss available funding sources, potential development sites, developer needs, and opportunities for affordable housing projects. Outreach efforts will target experienced developers with recent projects catering to extremely low-income households and special needs populations. In years when the Annual Housing Development Meeting does not occur, the County will conduct annual outreach to developers on its contact list to solicit feedback. <u>Schedule of Action:</u> Commencing within a year of certification, Annual Housing Forum for additional feedback by December 31 each year. ● <u>Assistance to Developers - Funding and Concessions:</u> The County will prioritize funding for housing developments targeting extremely low-income households and explore feasible financial incentives and regulatory concessions to stimulate the development of various housing types, including multifamily and single-room occupancy projects. Following the Annual Housing Forum, the County will follow up with attendees and provide detailed 	<p>Augmentation from General Funds General Plan Updates and Implementation Fund Identify new sources of local revenue and grants</p>	<p>County Administrative Office (Homelessness Strategies and Initiatives Division) Department of Social Services Health Department Housing and Community Development Department</p>

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<p>documentation on available assistance for affordable housing development. <u>Schedule of Action:</u> Conducted annually during the Annual Housing Forum and as requested, with follow-up within 30 days of the meeting.</p> <ul style="list-style-type: none"> • <u>Technical Assistance to Developers:</u> The County will offer technical assistance to developers regarding lower-income sites, funding opportunities, and zoning incentives, including mixed-use zoning and density bonus provisions. Information about the availability of technical assistance will be communicated to developers during the Annual Housing Forum. Following the meeting, the County will follow up with attendees, providing documentation on the process for accessing technical support. <u>Schedule of Action:</u> Conducted annually during the Annual Housing Forum and as requested, with follow-up within 30 days of the meeting. • <u>Funding Alerts:</u> County staff will subscribe to receive regular alerts and communications regarding State and federal funding opportunities for affordable housing development, particularly those targeting extremely low-income households. <u>Schedule of Action:</u> Ongoing and as available. • <u>Grant Applications:</u> County staff will submit or support grant applications for affordable housing projects, as opportunities arise with active developer participation. Currently, available grants for jurisdictions are limited, with most requiring developers to apply directly. <u>Schedule of Action:</u> Support or submit applications as needed, dependent on project and active developer participation. <p><u>Objective:</u> Provide comprehensive support, including concessions, technical assistance, and funding, to housing projects that include units at the deepest affordability levels to enhance financial viability and enable successful implementation. Provided information is subject to change and completion of program tasks is contingent upon the availability of local, State, and federal funding sources.</p>		
<p>H-2.S. Affordable Housing Financing Expansion Program</p> <p>The County will explore additional funding mechanisms to boost local affordable housing resources. This could include:</p> <ul style="list-style-type: none"> • <u>Financing Tools:</u> Explore alternative financing tools such as bonds, taxes, and assessments. • <u>Regional Collaboration on Funding:</u> Coordinate with neighboring jurisdictions and private entities to create a regional fund, to be referred to as the Monterey County Regional Housing Trust Fund (“MCRHTF”), that can support affordable housing development across the region, pooling resources to tackle the housing crisis on a broader scale. <p><u>Schedule of Action:</u> Ongoing</p>		

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Goal H-2: Assist in the provision of housing that meets the needs of all socioeconomic segments of the County.		
<u>Objective:</u> Identify potential funding mechanisms that developers could leverage to collect the necessary capital for affordable housing projects.		

2ND SUB

8.1.3 Goal H-3: Provide Adequate Sites for a Variety of Housing Types

Provide suitable sites for housing development that can accommodate a range of housing by type, size, location, price, and tenure that achieves an optimal jobs/housing balance, conserves resources, and promotes efficient use of public services and infrastructure.

Policies and Programs

- H-3.1 Ensure that there is sufficient developable land at appropriate densities with adequate infrastructure to accommodate the remaining RHNA of 236 new very low-, and 210 new moderate-income units from the period 2015- 2023.
- H-3.2 Place first priority on planning for residential growth in Community Areas near existing or planned infrastructure to ensure conservation of the County's agricultural and natural resources.
- H-3.3 Require that new housing units are planned using densities and housing prototypes that will assure that each area has a mixture of housing prices. Specifically, new residential units shall be developed with a minimum density of seven units. The County shall incentivize development of new residential units that have an average density of 10 units to the acre or higher and a mix of housing types. Such requirements shall be consistently carried forth into development standards and conditions of project approval.
- H-3.4 Provide a diverse mix of price levels and unit types.
- H-3.5 Facilitate construction of affordable units through implementation of Community and Specific Plans.
- H-3.6 Consider the needs of the whole community when preparing Community and Specific Plans and ensure that infrastructure is phased with housing production.
- H-3.7 Work to achieve balanced housing production proportional to the job-based housing demand in each region of the unincorporated areas.
- H-3.8 Continue to explore collaboration with the cities to prepare growth strategies encouraging the development of a range of housing types within and adjacent to cities and near jobs and transit in order to assure that housing will be available for all segments of the population.
- H-3.9 Encourage future regional fair share allocation processes to take into account the location of jobs and the need for housing unit distribution that reflects the wages being paid within each area.
- H-3.10 Ensure that any future development adjacent to or near the railroad/light rail right of way is planned with the safety of the rail corridor in mind.

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Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<p>Goal H-3: Provide suitable sites for housing development that can accommodate a range of housing by type, size, location, price, and tenure that achieves an optimal jobs/housing balance, conserves resources, and promotes efficient use of public services and infrastructure.</p>		
<p>H-3.A. Rezoning for Higher-Density Residential Development</p> <p>For the sixth cycle Housing Element, the County has been assigned a Regional Housing Needs Allocation (RHNA) of 3,326, including 1,070 very low-income, 700 low-income, 420 moderate-income, and 1,136 above moderate-income units. Based on the capacity provided entitled or proposed projects, projected Accessory Dwelling Units (ADUs), the County has identified a shortfall in capacity to accommodate 1,515 units (813 very low-income, 487 low-income, and 215 moderate-income).</p> <p>To address a shortfall in lower-income RHNA capacity identified in the Housing Element, the County will rezone the Opportunity Sites listed in the sites inventory that are not currently zoned for residential development at the necessary densities. The rezoned sites will meet the requirements of Government Code Sections 65583(f), 65583.2(h) and (i)., including:</p> <ul style="list-style-type: none"> • Permit owner-occupied and rental multifamily uses by right for developments in which 20 percent or more of the units are affordable to lower income households. By right means local government review must not require a conditional use permit, planned unit development permit, or other discretionary review or approval. • Ensure sites permit a minimum of 20 dwelling units per acre • Ensure at least 50 percent of the shortfall of low- and very low-income regional housing need can be accommodated on sites designated for exclusively residential uses. <p>As part of the rezoning, appropriate site development standards (including but not limited to setbacks, lot coverage, height, and parking, among others) will be established to ensure the allowable maximum density of each zone can be achieved.</p> <p>For identified Opportunity Sites listed in the site inventory that are currently not zoned for residential development at the planned densities, the County will conduct evaluations and initiate rezoning processes through ordinances. These sites will be rezoned from their current zoning designation (ex. Farmlands (F/40), commercial, etc.) to a high-density residential zone allowing for 20 dwelling units per acre (HDR/20). For Site 51, if housing does not develop by 8/31/2031, the County will reassess rezoning to allow for commercial or mixed-use, if property owner and developer interest indicates that housing could be built under mixed-use zoning.</p>	<p>FY2024-25 Proposed Budget</p>	<p>Housing and Community Development Department</p>

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Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<p>Goal H-3: Provide suitable sites for housing development that can accommodate a range of housing by type, size, location, price, and tenure that achieves an optimal jobs/housing balance, conserves resources, and promotes efficient use of public services and infrastructure.</p>		
<p>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 based on developer interest and progress towards climate goals.</p> <p><u>Schedule of Action:</u> The County will complete the rezoning process within one year of the compliance deadline for Housing Element certification, December 31, 2024, or upon certification of the Housing Element, whichever is later.</p> <p><u>Objectives:</u> Rezone sufficient land to accommodate at least 1,515 RHNA units, as identified in the shortfall calculation, through increased housing density and enhanced land use optimization in targeted areas.</p>		
<p>H-3.B. Promote Optimal Utilization of Sites Permitting High-Density Residential Development, Small Lot Sites, and Sites Subject to Subdivision</p> <p>This program will streamline the development of affordable housing on parcels designated for high-density residential use on small lots under 0.5 acres. The County will promote affordable housing development of these sites by:</p> <ul style="list-style-type: none"> • Aiding affordable housing developers in recognizing lot merger or lot line adjustment opportunities through the County’s GIS system. • Maintaining an accelerated process for lot merger or lot line adjustment conducted simultaneously with planning entitlements. • Offering a graduated density bonus for lower-income housing on consolidated small lots within a single building site, calculated according to a specified formula. • Facilitating pre-application meetings. • Implementing incentives in accordance with the Density Bonus law. • Adjusting property development standards (e.g., height, setbacks, parking standards) for small developments below the Density Bonus law threshold when affordable units for the elderly or persons with disabilities are provided. • Permitting deferral or waiver of necessary County fees to enhance project cost-effectiveness. • Streamlining permit processing to enable developers to capitalize on funding opportunities. • Accelerating permit processing through concurrent reviews in the planning and building processes. 	<p>Augmentation from General Funds General Plan Updates and Implementation Fund Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>

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Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<p>Goal H-3: Provide suitable sites for housing development that can accommodate a range of housing by type, size, location, price, and tenure that achieves an optimal jobs/housing balance, conserves resources, and promotes efficient use of public services and infrastructure.</p>		
<ul style="list-style-type: none"> • Encourage or require shared or centralized parking systems, where parking spaces are consolidated in one area of the development, rather than individual spaces assigned to each unit, helping reduce the overall land footprint and infrastructure costs. • Collaborating with property owners of Opportunity Sites to resolve site-specific parking challenges that may inhibit housing development, including facilitating amendments to existing parking agreements and identifying alternative parking solutions. <p><u>Schedule of Action:</u> Reach out to developers annually via the Annual Housing Forum to relay information about County incentives aimed at facilitating affordable housing development. Provide this information with affordable housing development applications.</p> <p><u>Objective:</u> Promote build-out of high-density and small lot sites by reducing development barriers and increasing incentives.</p>		
<p>H-3.C. Zoning Ordinance Amendments for Opportunity Sites</p> <p>The County will 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. The amendments will focus on establishing minimum densities for housing developments on Opportunity Sites, aiming to achieve an average development density of 80% of the maximum allowable density. The County will complete a zoning map amendment for Site 47 to reflect its location within Airport Elevation Influence Areas and for Site 46 to show the southern portion that is within Airport Safety Zone 4. This will include establishing split zoning boundaries using detailed overlays of the Airport Land Use Compatibility Plan’s influence zones, safety zones, FAA Part 77 surfaces, and topographic data. The amendment will ensure zoning compliance with applicable height and safety regulations while maintaining the site's viability for residential development.</p> <p><u>Schedule of Action:</u> Within one year of certification.</p> <p><u>Objective:</u> Support high-density residential development projects that achieve RHNA goals.</p>	<p>Augmentation from General Funds General Plan Updates and Implementation Fund Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>
<p>H-3.D. Coordination with Public Entities for Development of Non-County, Publicly Owned Land</p> <p>Foster collaborative engagement between the County of Monterey and other public entities to effectively utilize publicly owned land for addressing housing needs and advancing community goals for housing production. Key actions include:</p> <ul style="list-style-type: none"> • <u>Coordination Framework:</u> Meet with public entities annually to delineate roles, responsibilities, and decision-making processes to streamline project planning and implementation of housing development on publicly-owned sites 	<p>Augmentation from General Funds General Plan Updates and Implementation Fund</p>	<p>Housing and Community Development Department Public Works, Facilities, and Parks</p>

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Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<p>Goal H-3: Provide suitable sites for housing development that can accommodate a range of housing by type, size, location, price, and tenure that achieves an optimal jobs/housing balance, conserves resources, and promotes efficient use of public services and infrastructure.</p>		
<ul style="list-style-type: none"> • Agreement with City of Marina: Establish a memorandum of understanding/agreement with the City of Marina to ensure property owned by the University of California within the City’s jurisdiction can be used to accommodate Regional Housing Needs Allocation for the County of Monterey. This includes rezoning the site per the rezone requirements in Program H-3.A to address the County’s RHNA shortfall. • Joint Development Agreements: Promote the negotiation and execution of joint development agreements between the County and public entities for housing development on publicly owned land, dependent on project and active developer participation. These agreements will encompass various aspects such as land use approvals, funding mechanisms, infrastructure enhancements, and affordable housing provisions. • Priority Access for Affordable Housing: Emphasize the utilization of publicly owned land for affordable housing projects to address pressing housing needs within the community. Ensure that affordable housing components are integrated into joint development projects through mechanisms like inclusionary zoning, density bonuses, or other incentive structures. <p>Schedule of Action: Upon certification of the Housing Element, meet with public entities within one year of certification, then as needed, dependent on project and active developer participation. Negotiate a memorandum of understanding with the City of Marina within two years of certification.</p> <p>Objective: Maximize the efficient and effective utilization of publicly owned land for housing development.</p>	<p>Identify new sources of local revenue and grants</p>	<p>Economic Development Department</p>
<p>H-3.E. Engage Property Owners Listed in Sites Inventory through Outreach</p> <p>The County will engage property owners listed in the Sites Inventory to assess their interest in redevelopment or construction of additional housing. Key actions include:</p> <ul style="list-style-type: none"> • Initial Outreach: Conduct targeted outreach to property owners listed in the Sites Inventory and invite them to the Annual Housing Forum. Provide comprehensive information on the County’s development process, associated fees, and timelines for housing applications. • Ongoing Engagement: Maintain continuous outreach efforts throughout the housing cycle, ensuring consistent communication with property owners to gauge their interest and provide support as needed, dependent on project and active developer participation. • Site-Specific Coordination: Work with Stevenson School, the owner of Site 43, and with York School, owner of Sites 46 and 47 to facilitate the development of workforce housing for 	<p>Augmentation from General Funds General Plan Updates and Implementation Fund Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>

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Goal H-3: Provide suitable sites for housing development that can accommodate a range of housing by type, size, location, price, and tenure that achieves an optimal jobs/housing balance, conserves resources, and promotes efficient use of public services and infrastructure.		
<p>school staff and faculty. Conduct targeted outreach to the owner of Site 31 (Monterey Peninsula Unified SD) and of Site 34 (San Lucas Union SD), which are eligible for provisions under AB 2295, and with the owner of Site 53, the UC Regents, which is eligible for provisions under SB 4, all in the effort to support the development of housing for an array of educational workforce staff and faculty.</p> <p><u>Schedule of Action:</u> Initial outreach to property owners to be completed and invited to Annual Housing Form within one year of Housing Element certification. Annual Housing Forum by December 31 each year. Owner/developer outreach ongoing as needed, dependent on project and active developer participation.</p> <p><u>Objective:</u> Encourage property owners to explore opportunities for housing development, contributing to the overall housing supply within the County.</p>		
<p>H-3.F. Community and Specific Plans</p> <p>Continue to pursue update and adoption of the Castroville Community Plan within this Housing Element planning period. Continue to work with the developers of East Garrison to implement Specific Plans through the planning period. Pursue the development of Community Plans for the Pajaro, Chualar, and Moss Landing Community Areas.</p> <p><u>Schedule of Action:</u> Ongoing</p> <p><u>Objective:</u> Ensure that community and specific plans reflect housing needs and RHNA objectives.</p>	Augmentation from General Funds	Housing and Community Development Department
<p>H-3.G. Agricultural Land Preservation and Mitigation Program</p> <p>The County will continue to implement policies that protect agricultural land while still meeting housing goals, including:</p> <ul style="list-style-type: none"> • <u>Mitigation for Farmland Development:</u> The County adopted and will continue to implement MCC Chapter 21.92 – Regulations to Mitigation for Development on Farmland to housing development that may convert farmland to non-agricultural uses. This Chapter established to promote the long-term protection, conservation, and enhancement of productive farmland, ensure the commercial viability of agriculture, and support growth management policies that encourage growth in or near developed or developing areas away from valuable farmland. • <u>City-County Coordination and Urban Reserve Zoning:</u> Implement and amend, as necessary, Board-adopted agreements between the County and incorporated cities related to coordinated growth that balances strategic growth and development within cities with the 	Permit Fees	Housing and Community Development Department County of Monterey Agricultural Commissioner’s Office Land Trusts

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<p>Goal H-3: Provide suitable sites for housing development that can accommodate a range of housing by type, size, location, price, and tenure that achieves an optimal jobs/housing balance, conserves resources, and promotes efficient use of public services and infrastructure.</p>		
<p>protection of the County’s agricultural lands and industry. Amend County Zoning Ordinance to add a clarifying regulation to the existing Urban Reserve (UR) Combining District that development proposals within the UR district must be reviewed for consistency with Board-adopted agreements.</p> <ul style="list-style-type: none"> • Agricultural Land Evaluation and Mapping: Maintain and update annually the County’s “Ag Mitigation” map app that tracks and overlays City boundaries, spheres of influence, urban/city growth boundaries, County 2010 General Plan priority growth areas (e.g., Community Areas, Rural Centers and Affordable Housing Overlays), Williamson Act contracts, and agricultural conservation easements. <p>Schedule of Actions: Ongoing; Annual mapping tool updates</p> <p>Objective: Balance housing development with agricultural preservation through clear mitigation standards and tools.</p>		

8.1.4 Goal H-4: Remove Governmental Constraints

Reduce or remove government constraints to housing production and opportunity when feasible and legally permissible.

Policies and Programs

- H-4.1 Periodically review the County's ordinances policies, and procedures to ensure they do not unduly constrain the production, maintenance, and improvement of housing; revise as appropriate.
- H-4.2 Balance the need to protect and preserve the natural environment, agricultural resources, conserve existing neighborhoods and communities, and maintain high-quality public services with the need to provide additional housing and employment opportunities.
- H-4.3 Offer regulatory incentives and concessions for affordable housing, such as relief from development standards, density bonuses, or fee waivers, when deemed appropriate.
- H-4.4 Provide streamlined, timely, and coordinated processing of residential projects to minimize holding costs and encourage housing production.
- H-4.5 Accommodate the housing needs of people with disabilities through flexibility in rules, regulations, and design standards that can enhance accessibility.

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Goal H-4: Reduce or remove government constraints to housing production and opportunity when feasible and legally permissible.		
<p>H-4.A. Adopt SB 423 (SB 35) Streamlined Ministerial Approval Process (SMAP)</p> <p>The County will establish clear and accessible procedures for implementing Streamlined Ministerial Approval Process pursuant Government Code section 65913.4 as updated and expanded by SB 423 which builds upon and extends SB 35 for qualifying proposed developments. These procedures will be documented in written form to ensure transparency and easy access to information for the general public.</p> <p><u>Schedule of Action:</u> By the end of 2027, the County will finalize and adopt written procedures in accordance with Gov. Code section 65913.4 Streamlined Ministerial Approval Process.</p> <p><u>Objective:</u> Ensure transparency and facilitate ministerial approval of qualifying housing developments.</p>	<p>Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>
<p>H-4.B. Update Zoning to Accommodate Employee Housing</p> <p>The County will conduct a comprehensive review and update of Monterey County Code Titles 20 and 21 (Zoning Code) and relevant policies concerning employee housing to provide and promote opportunities for employers to sponsor and construct housing on or near the place of employment and ensure compliance with state regulations outlined in the California Employee Housing Act (HSC section 1700).</p> <ul style="list-style-type: none"> • <u>Aligning definitions and allowances:</u> Support employee housing with the requirements stipulated in the law, including HSC Section 17021.6. Specifically, the revisions will permit employee housing for six or fewer individuals, including farmworkers, to be treated as standard residential use. This entails subjecting such housing units to the same regulations and standards applicable to single-family dwellings. • <u>Commercial Zoning:</u> Adapt commercial zoning regulations to allow employee housing as a standard residential use. • <u>Zoning Ordinances:</u> Review for opportunities to adjust policies for streamlined processes that accommodate employee housing development. <p><u>Schedule of Action:</u> Review and update of Monterey County Code Titles 20 and 21 and related policies pertaining to employee housing within two years of Housing Element certification.</p> <p><u>Objective:</u> Expand opportunities for employer-sponsored housing by updating zoning regulations to support employee housing as a permitted residential use consistent with state law.</p>	<p>Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>

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Goal H-4: Reduce or remove government constraints to housing production and opportunity when feasible and legally permissible.		
<p>H-4.C. Impediments to Fair Housing</p> <p>The County remains dedicated to implementing the recommendations outlined in the County’s Analysis of Impediments to Fair Housing Choice (AIFHC). The 2019 AIFHC highlighted the insufficient funding for fair housing organizations and residents in the County. To advance the objectives set forth in the AIFHC, the County will take the following steps:</p> <ul style="list-style-type: none"> • <u>Review and Implement Recommendations</u>: Review the recommendations outlined in the AIFHC and take steps to implement them within the specified timeframe. <u>Schedule of Action</u>: By the end of 2028. • <u>Address Funding Shortfalls</u>: Work collaboratively with relevant stakeholders to identify and secure additional funding sources to support fair housing organizations serving Unincorporated Monterey County residents. <u>Schedule of Action</u>: By the end of 2028. • <u>Support Fair Housing Initiatives</u>: Provide ongoing support to fair housing organizations and initiatives aimed at promoting equal housing opportunities and combating discrimination in Unincorporated Monterey County. <u>Schedule of Action</u>: Ongoing. <p><u>Objective</u>: Enhance fair housing opportunities and ensure equitable access to housing for all residents of Monterey County.</p>	<p>Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>
<p>H-4.D. Countywide Objective Residential Design Standards.</p> <p>In response to recent changes in state law (e.g., SB 35, Housing Accountability Act (HAA), SB 167, AB 678, and SB 330) mandating the use of objective design standards for residential development, the County will undertake initiatives to streamline the development and design review processes, thereby expediting residential development. Specifically, the Planning Division will establish and formalize objective design standards applicable to single-family, multi-family, and mixed-use residential developments for the County’s planning areas.</p> <p>The primary objective of this endeavor is to create clear and objective architectural design standards that not only facilitate efficient development procedures but also respect and preserve the unique character and historical context of the community.</p> <p><u>Schedule of Action</u>: <u>By the end of 2027.</u></p> <p><u>Objective</u>: Foster sustainable growth and development while maintaining the distinct identity and charm of diverse neighborhoods.</p>	<p>Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>

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Implementation Program/Schedule of Action	Potential Funding	Responsible Party
Goal H-4: Reduce or remove government constraints to housing production and opportunity when feasible and legally permissible.		
<p>H-4.E. Streamline the Permit Processing and Approval Process for Residential Development</p> <p>This program will allocate dedicated staff members to expedite the processing and approval of residential development projects that include affordable, multifamily, and/or employee housing. The program will include the following components:</p> <ul style="list-style-type: none"> • Staff Allocation: The County will assign senior planning staff to expedite processing of and appoint a management-level contact assigned to prioritize facilitation of new residential development applications that include affordable, multifamily, and/or employee housing projects. These staff members will be specifically designated to support planners handling residential projects and will focus on expediting the review process to ensure timely approvals. • Deepest Affordability, Highest Priority: The County will assign high priority for processing new housing development applications that include units at deeper levels of affordability beyond those required by state and local regulations and including a minimum of 10 units per acre with a mix of housing types. • Training and Capacity Building: Provide specialized training and professional development opportunities to the current planning staff members to enhance their expertise in residential development processes, zoning regulations, environmental assessments, and other relevant areas, enabling them to efficiently navigate and streamline the approval process for housing projects. • Process Improvement Initiatives: Continue to implement process improvement initiatives and workflow enhancements to streamline the review and approval process for residential development projects. This may include leveraging technology, revising procedures, and adopting best practices to reduce administrative burdens and expedite decision-making. • Early Coordination and Pre-Submittal Review: Maintain an optional pre-submittal review process for applicants pursuing affordable, multifamily, or employee housing projects. This early coordination step is intended to identify and resolve potential issues prior to formal submittal, reduce review-correction-revision loops, and expedite entitlement processing. • Performance Metrics and Accountability: Track performance metrics and benchmarks to measure the efficiency and effectiveness of the residential development processing and approval process. Regularly monitor and evaluate staff performance, processing times, and applicant satisfaction to ensure accountability and continuous improvement. 	<p>Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>

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<p>Goal H-4: Reduce or remove government constraints to housing production and opportunity when feasible and legally permissible.</p>		
<p><u>Schedule of Action</u>: Staff dedicated by end of 2026 and targeted staff training by end of 2027. Monitoring metrics for program efficiency will be ongoing.</p> <p><u>Objectives</u>: Streamline processes, improve ease of access, and deliver timely services to its constituents resulting in the increased development of housing.</p>		
<p>H-4.F. Monitor Legislative Changes</p> <p>The County will conduct regular monitoring of legislative changes to ensure alignment of County policies and regulations with state and federal laws.</p> <p><u>Schedule of Action</u>: This monitoring will take place annually, and updates will be processed in accordance with legislative requirement or dependent upon available staffing and resources.</p> <p><u>Objective</u>: Ensure County policies remain current by tracking and responding to legislative changes.</p>	<p>General Fund</p>	<p>Housing and Community Development Department</p>
<p>H-4.G. Zoning Ordinances and General Plan Efficiencies for Housing</p> <p>The County will update Monterey County Code Titles 20 and 21 (Zoning Code), and General Plan policies to incorporate changes in state law and streamline permitting for the housing, including:</p> <ul style="list-style-type: none"> • <u>Manufactured Housing/Mobile Homes</u>: Modify the Zoning Code to specify that manufactured housing is processed with similar requirements to single-family residential, as required by California Code, Government Code - GOV § 65852.3. • <u>Employee Housing</u>: Modify the Zoning Code to comply with the California Employee Housing Act (Section 17000 of the Health and Safety Code). • <u>Emergency Shelters</u>: Review and update the Zoning Code and development standards to comply with state legislation, particularly AB 2339 by: (1) Amending parking requirements to ensure that only sufficient parking for staff is required, and standards that are not more restrictive than those applied to other residential or commercial uses in the same zone. (2) Identifying and removing constraints in zoning or development standards to enable sufficient capacity for emergency shelters. • <u>Supportive Housing</u>: Supportive housing is permitted in all residential zones within the County’s inland areas without discretionary action. The County will revise the Zoning Code to ensure Supportive Housing is permitted in all zones including non-residential zones. The Zoning Code will comply with Government Code section 65621, including but not limited to, processing and parking requirements for projects located within half-mile of existing or planned transit service. 	<p>Augmentation from General Funds General Plan Updates and Implementation Fund Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>

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<p>Goal H-4: Reduce or remove government constraints to housing production and opportunity when feasible and legally permissible.</p> <ul style="list-style-type: none"> • <u>Accessory Dwelling Units (ADUs)</u>: Update Zoning Code for compliance with Government Code Section 65852.2. • <u>Low Barrier Navigation Center</u>: Review and update the Zoning code as needed to ensure consistency with AB 101, requiring jurisdictions to permit Low-Barrier Navigation Centers that meet specified requirements by right in mixed-use zones and other nonresidential zones permitting multi-family residential development. • <u>Reasonable Accommodation</u>: Revise the Zoning Code to establish clear, objective definitions for findings #3 (Undue Financial or Administrative Burden) and #5 (Negative Impact on Property) • <u>Zoning Ordinances</u>: Review for opportunities to adjust policies for streamlined processes that accommodate housing development. Remove standards that trigger discretionary permits and provide for ministerial criteria where possible, such as: <ul style="list-style-type: none"> ○ High Density Residential (Inland and Coastal)- Increase unit density to 10 dwelling units/acre as a Use Allowed and make projects at 10 dwelling units or more per acre as only requiring an Administrative Permit (no use permit). ○ Light, Heavy, Coastal General Commercial Zones (Inland and Coastal) - Modify or remove the limitation on all residential uses "provided that the gross square footage of the residential use does not exceed the gross square footage of the commercial use. ○ Visitor Serving/Professional Office (Inland) - Modify or remove the limitation on all residential uses "provided that the gross square footage of the residential use does not exceed the gross square footage of the commercial use." <p><u>Schedule of Action</u>: Initiate processes within one year of certification for planned completion by 2028 Mid-Cycle Review.</p> <p><u>Objective</u>: Support development of diverse housing types by removing local zoning barriers.</p>		
<p>H-4.H Update Density Bonus Ordinance</p> <p>The County will update its local ordinance, consistent with State law. The County’s ordinance may offer a greater density bonus than allowed by the default state standards to encourage more housing development (see also H-2.O). Furthermore, the County shall continue applying the State density bonus standards until a local law is passed. Finally, the County shall continue to update the Density</p>	None required	Housing and Community Development Department

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<p>Goal H-4: Reduce or remove government constraints to housing production and opportunity when feasible and legally permissible.</p>		
<p>Bonus and Incentives ordinances in Title 20 and Title 21 as needed to remain compliant with state law.</p>		
<p><u>Schedule of Action:</u> Apply state density bonus standards on an ongoing basis, as needed. Adopt an updated local ordinance within one year of Housing Element certification and update as new state laws are adopted.</p>		
<p>Program H-4.I. North County Coastal Land Use Plan (LUP) Amendment</p>	<p>General Fund, state planning grants (as available)</p>	<p>Housing and Community Development Department</p>
<p>The County will amend the North County Coastal Land Use Plan (LUP) to address the residential unit cap established in the LUP. The amendment will clarify policies that have historically restricted housing production in the Coastal Zone, particularly for lower- and moderate-income households, and evaluate options to allow additional units.</p>		
<p>The amendment will also address policy barriers identified in litigation related to Site 61. These include Policy 2.5.1, which requires an identifiable, long-term water supply; Policy 2.5.2.3, which requires additional supply if development would exceed safe yield; and Policies 4.3.5–7 and 4.3.6.D.5, which require phased development to avoid overcommitting limited water resources. Collectively, these policies have created procedural and regulatory obstacles to residential development. The amendment will seek to clarify these provisions and improve their consistency with Coastal Act objectives and Housing Element goals.</p>		
<p>The County will coordinate with the Coastal Commission and applicable water agencies to ensure consistency with Coastal Act requirements, water availability, and environmental protections, and to explore mechanisms for modifying the residential unit cap where it poses a constraint to meeting RHNA obligations.</p>		
<p><u>Schedule of Action:</u> Initiate policy review and agency coordination within two years of Housing Element adoption; complete draft amendment and submit to the Coastal Commission by 2029.</p>		
<p><u>Objective:</u> Remove barriers to housing and ensure consistency with Housing Element goals and RHNA obligations by revising local growth caps and policy constraints that limit residential development.</p>		
<p>Program H-4.J: Carmel Valley Master Plan Amendment</p>	<p>General Fund, state planning grants (as available)</p>	<p>Housing and Community Development Department</p>
<p>The County will amend the Carmel Valley Master Plan to address the residential growth cap and other local constraints that may limit the County’s ability to accommodate its RHNA obligations within this planning area. Specifically, the CVMP imposes a hard cap of 190 new residential units, established</p>		

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<p>Goal H-4: Reduce or remove government constraints to housing production and opportunity when feasible and legally permissible.</p> <p>through a prior legal settlement and codified in the plan. This cap is now nearly exhausted, and without revision, it may preclude the development of additional housing.</p> <p>The County will work with legal counsel to identify pathways for amending the unit cap consistent with the terms of the legal settlement and the requirements of CEQA and state housing law. The County will ensure consistency with infrastructure conditions, environmental protection, and the goals of the Housing Element. The County will coordinate with relevant agencies and stakeholders during the process.</p> <p><u>Schedule of Action:</u> Initiate legal review and agency coordination within two years of Housing Element adoption; complete draft amendment by 2029.</p> <p><u>Objective:</u> Remove barriers to housing and ensure consistency with Housing Element goals and RHNA obligations by revising local growth caps and policy constraints that limit residential development.</p>		
<p>Program H-4.K: North County Inland and Greater Salinas Area Plan Amendment</p> <p>The County will amend the North County Inland Area Plan and Greater Salinas Area Plan to address constraints that limit residential development to the first single-family dwelling per legal lot (NC-1.5 , GS1.13). This subdivision restriction limits opportunities for additional housing.</p> <p>The amendment will evaluate options to allow additional residential units on qualifying parcels while ensuring consistency with infrastructure and environmental limitations. The County will coordinate with relevant agencies and stakeholders during the process.</p> <p><u>Schedule of Action:</u> Initiate review and agency coordination within two years of Housing Element certification; complete draft plan amendment by 2029.</p> <p><u>Objective:</u> Remove barriers to housing and ensure consistency with Housing Element goals and RHNA obligations by revising local growth caps and policy constraints that limit residential development.</p>	<p>General Fund, state planning grants (as available)</p>	<p>Housing and Community Development Department</p>

8.1.5 Goal H-5: Promote Housing Opportunities for All Persons

Ensure that all households have equal access to housing without discrimination. Establish and maintain an efficient institutional framework to effectively provide housing services and implement the goals, policies, and programs outlined in this Housing Element.

Policies and Programs

- H-5.1 Promote and enforce fair housing and equal opportunity laws throughout the unincorporated areas.
- H-5.2 Support fair housing service providers in Monterey County to ensure that residents are aware of their rights and responsibilities regarding fair housing.
- H-5.3 Provide equal access to housing and supportive services to meet the special needs of seniors, people with disabilities (including developmental disabilities), single parents, large households, farmworkers, and persons experiencing homelessness.
- H-5.4 Encourage representatives from all economic and special needs segments of the community to participate in the planning process.

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<p>Goal H-5: Ensure that all households have equal access to housing without discrimination. Establish and maintain an efficient institutional framework to effectively provide housing services and implement the goals, policies, and programs outlined in this Housing Element.</p>		
<p>H-5.A. Prioritize Review and Expedite the Development of Affordable Housing Projects for Special Needs Populations</p> <p>The County will assign high priority for processing new affordable housing developments, including housing for special needs populations such as seniors, people experiencing homelessness, individuals living with disabilities, single female-headed households, large families, farmworkers, and households with extremely low, very low, low, and moderate incomes. <u>Schedule of Action:</u> By the conclusion of FY 2028–29, the County will adopt the expedited review policy. Additionally, the County will annually promote the housing sites inventory to affordable housing developers.</p> <p><u>Objective:</u> Facilitate development of affordable housing for special needs populations.</p>	<p>Augmentation from General Funds General Plan Updates and Implementation Fund Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>
<p>H-5.B. Housing Mobility</p> <p>The County will enhance housing mobility and foster increased housing options and affordability across lower-income levels by implementing a set of targeted actions in lower-density areas. These actions will involve outreach, allocation of resources, and other strategies, all aimed at the overarching objective of broadening affordable housing opportunities for extremely low, very low, low, and moderate-income households. Actions include:</p> <ul style="list-style-type: none"> Facilitate the provision of housing on sites affiliated with religious institutions or faith-based organizations: The County will conduct outreach to religious institutions that own property in the County to provide information on SB 4 and the ability to develop housing by right and invite them to the Annual Housing Forum. The County will also assign high priority for processing housing applications that incorporate at least 50% affordable units, half of which are affordable to very low- or low-income households, on sites associated with religious institutions or faith-based organizations. In the event that no housing applications on a religious institution/faith-based site is received by December 2026, the County will enhance outreach efforts, providing information on available County resources for housing and human services initiatives. <u>Schedule of Action:</u> Mid-cycle progress check-in; outreach beginning within one year of Housing Element certification. <u>SB 10:</u> Identify potential sites that meet the statutory requirements for transit-rich areas and urban infill site requirements for consideration pursuant to SB-10 in order to facilitate development applications in these areas. If necessary, amend development standards related to SB-10 sites to facilitate maximum densities (up to 10 units per parcel) as part of housing mobility actions. <u>Schedule of Action:</u> December of 2030. 	<p>Augmentation from General Funds General Plan Updates and Implementation Fund Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>

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<ul style="list-style-type: none"> • Encourage and Incentivize Accessory Dwelling Units (ADUs) and other “missing middle” housing: Under Program H-2.A, the County will encourage the development of ADUs by providing pre-approved ADU designs and disseminate information to property owners regarding availability of the free pre-approved plans. <u>Schedule of Action:</u> Establish the program and materials by the end of 2024; Distribute them on an ongoing basis and update them as needed. • Missing-Middle Housing and Housing Mobility Education: The County will generate virtual and printed materials to educate property owners in single-family residential areas of the County on the benefits of Accessory Dwelling Units under Program H-2.A and SB 9 subdivisions. The County will also generate educational materials to landlords regarding SB 329 (2019). SB 329 classifies voucher income as a “source of income” under the California Fair Employment and Housing Act, which prohibits housing discrimination based on sources of income. <u>Schedule of Action:</u> December 2025. Following the creation of educational content and materials, the County will post information on its Housing Programs webpage. Additionally, the County will utilize alternative methods to further publicize the information. <u>Schedule of Action:</u> By December 2026 and ongoing thereafter. • Additional Density Bonus Incentives: Per Programs H-2.O and H-4.H, the County will prepare incentives to enable additional allowances for density bonuses in exchange for more affordable units at deeper affordability levels intended to increase the number of affordable units built across the County and, therefore, create more housing opportunities to support mobility, pending Board approval. <u>Schedule of Action:</u> Initiate preparation of a package of incentives upon adoption and present it to the Board of Supervisors and implement (if approved) by the end of 2027. • Objective Design Standards: Per Program H-4.D. Countywide Objective Residential Design Standards, the County will work to develop and codify objective design standards for single-family, multi-family, and mixed-use residential development. <u>Schedule of Action:</u> Completion by the end of 2027. • Marketing Housing Resources and Opportunities: The County will market housing education programs and information through various channels, including the County's website, public venues, County publications, mailings, social media accounts, and collaborations with other organizations. The County will provide links on the County's Affordable Housing webpage to help provide residents with access to information and 		

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<p>housing resources. <u>Schedule of Action:</u> Ongoing; update the County’s webpage by December 2026.</p> <ul style="list-style-type: none"> • <u>Mid-Cycle Review for Program Efficacy:</u> The County will conduct a mid-cycle review of program effectiveness and accomplishments in 2028. The County will consider alternative strategies and program enhancements to improve progress if progress is not being made toward meeting the housing element objective for housing mobility. <u>Schedule of Action:</u> Mid-cycle review to be performed by December 2028. <p>Objective: Expand access to affordable housing in high-opportunity areas by promoting infill, ADUs, density incentives, and development on institutional land.</p>		
<p>H-5.C. Facilitate Access to Affordable Housing for Residents</p> <p>The County will collaborate with affordable housing property managers and housing advocates to enhance the referral process for available affordable housing units. This collaboration will involve discussions on strategies to improve referrals, including outreach to regional nonprofits to reach a wider pool of potential residents.</p> <p>To ensure AFFH compliance and equity focused housing occurs, the County will establish additional program activities focused on:</p> <ul style="list-style-type: none"> • Location-based Equity Focus: Encourage the development of affordable housing sited in areas with high California Tax Credit Allocation Committee (TCAC) scores, as site and land availability permits. • Affordable Housing Land Trust: Encourage and collaborate with local partners who may establish a land trust or for entity(ies) to acquire land in strategic locations to hold and develop affordable housing in perpetuity. This will help ensure affordability even as land and construction costs rise. • Incentives for Affordable Housing: Pursue opportunities to offer financial incentives to developers to include more affordable units, with incentives tied to long-term affordability agreements to keep rents lower and prevent displacement. Examples of possible incentives include grants or low-interest loans pending availability of funding, or density bonuses (see also H-2.O and H-4.H). <p><u>Schedule of Action:</u> Ongoing with process improvements and density bonus completed by the end of 2027, with ongoing updates, as necessary. Efforts to identify funding for incentives and engage</p>	<p>Augmentation from General Funds General Plan Updates and Implementation Fund Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>

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<p>discussions for establishment of a local affordable housing land trust underway by the end of 2026, then on-going.</p> <p>Objective: Improve access to affordable housing for lower-income residents through proactive siting, land strategies, developer incentives, and improved referral processes.</p>		
<p>H-5.D. Support Counseling and Housing Services for Seniors, Low-Income Households, and Unhoused Individuals</p> <p>The County will continue to encourage and support the endeavors of local non-profit organizations offering direct housing aid to lower-income households and services to those experiencing homelessness in Monterey County. The County will continue to promote the availability of these programs through various targeted and culturally relevant channels, including developing and distributing written materials such as brochures and flyers through the County's website, at neighborhood and community centers, and by leveraging existing community-based networks.</p> <p>Schedule of Action: Ongoing</p> <p>Objective: Strengthen the availability of housing support services for lower-income and unhoused residents through collaborative engagement with nonprofit and community-based organizations, and outreach.</p>	<p>CDBG, General Fund</p>	<p>County Administrative Office (Homelessness Strategies and Initiatives Division)</p> <p>Department of Social Services</p> <p>Housing and Community Development Department</p>
<p>H-5.E. Encourage Development of Housing for Persons with Disabilities</p> <p>The County is dedicated to facilitating the development of supportive housing for individuals with disabilities, including developmental disabilities. To achieve this, the County will take the following actions:</p> <ul style="list-style-type: none"> • Compile Developer List: By the end of 2026, the County will compile a comprehensive list of developers specializing in supportive housing. This list will be regularly updated and maintained. • Dedicated Data Collection on Housing Access: Track the number of housing units occupied by individuals with developmental disabilities and monitor waitlists for such units. This would allow the County to assess unmet needs and adjust policies accordingly. • Annual Outreach: Annually, by December 31, the County will reach out to developers on the compiled list to invite them to participate in the Annual Housing Forum and provide information on available sites, funding opportunities, and other concessions for supportive 	<p>Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>

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<p>housing projects targeting persons with disabilities. This outreach aims to facilitate the development process and encourage the creation of more accessible housing options.</p> <ul style="list-style-type: none"> • Annual Report on Housing for Developmental Disabilities: Publish at least every other year the Housing Advisor Committee Housing Report (HACHR) with information detailing the County's progress in providing housing for individuals with developmental disabilities, helping track the effectiveness of policies and programs over time. • Partnership with Disability Advocacy Groups: Work with local advocacy groups to ensure that new housing developments include accessible units and support services for people with developmental disabilities. This could include providing funding or incentives for developers who create housing that meets the specific needs of this population. • Support for Funding Applications: The County will actively support developers in their applications for County, State, and federal funding for supportive housing projects. Technical assistance will be provided upon request and as projects are proposed, ensuring developers have the necessary resources and guidance to navigate the funding process successfully. • Expedited Approval Process: The County will streamline the permitting and review process for projects that include significant accessible housing components, reducing the time and cost of bringing such projects to market. <p>Schedule of Action: Compile the developer list and invite to Annual Housing Forum within one year of Housing Element certification. Conduct annual outreach to developers by December 31 each year. Provide ongoing support for funding applications as projects are proposed.</p> <p>Objective: Increase supportive housing opportunities for people with disabilities by providing targeted outreach, developer assistance, and accessibility-focused incentives.</p>		
<p>H-5.F. Housing Opportunities</p> <p>To expand housing opportunities for vulnerable populations, including persons with disabilities, seniors, individuals experiencing homelessness, veterans, and extremely low-income households, the County will implement the following initiatives:</p> <ul style="list-style-type: none"> • Zoning Code Amendments: The County will amend the Monterey County Code Titles 20 and 21 (Zoning Code) as needed to ensure compliance with Housing Element Law and AFFH requirements, including but not limited to, clarifying definitions of residential care 	<p>Augmentation from General Funds General Plan Updates and Implementation Fund</p>	<p>Housing and Community Development Department County Administrative Office (Homelessness Strategies and Initiatives Division)</p>

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<p>facilities, reviewing permit requirements for simplified permitting processes based on the number of residents, as appropriate, and the consideration of adopting objective design standards, aligning them with other residential uses in the same zone. The County will remove the requirement for a conditional Use Permit (CUP) for group homes for more than six persons (regardless of licensing) in all zones allowing residential uses, ensuring these uses are treated similarly to other residential uses of the same type in the same zone.</p> <ul style="list-style-type: none"> • Supportive Rental Programs: The County will evaluate and pursue supportive rental programs tailored to targeted groups, including seniors, persons experiencing homelessness, veterans, extremely low-income households, and persons with disabilities. Annual or more frequent meetings will be held with community-based organizations serving these populations to discuss housing needs and proposed solutions. These meetings will foster cooperation between the County and service providers to address community housing challenges effectively. • Priority Processing for Housing for Vulnerable Populations: The County will assign high priority for processing new affordable housing developments, including housing for vulnerable populations such as seniors, people experiencing homelessness, individuals living with disabilities, single female-headed households, large families, farmworkers, and households with extremely low, very low, low, and moderate incomes This initiative will streamline the development process for projects targeting vulnerable populations. • Strengthened Partnership with Fair Housing Provider: The County will continue to grow and strengthen its relationship with the local fair housing provider, Eden Council for Hope and Opportunity (ECHO), exploring opportunities to expand services and secure additional funding for this purpose. Ongoing collaboration will ensure comprehensive support for fair housing practices. • Development Incentives: The County will consider financial and regulatory incentives to encourage the creation of affordable housing for special needs groups. Incentives to be considered may include reduced parking requirements for studio and one-bedroom units in affordable multifamily projects, waiver of covered or off-street parking requirements, and potential reductions in development impact fees for 100% affordable housing projects. 	<p>Identify new sources of local revenue and grants</p>	<p>Department of Social Services Health Department (Public Health)</p>

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<ul style="list-style-type: none"> • Partnerships with Social Service Agencies: Via the annual interdepartmental coordination meeting, identify opportunities and collaborate with local social service agencies to encourage housing that meets the needs of vulnerable populations, such as providing on-site services or creating housing models that are fully accessible. • Flexible Funding Sources for Housing for Vulnerable Populations: Seek dedicated funding sources or subsidies specifically for housing that serves vulnerable populations. This could be a mix of County housing funds, state grants, or private-sector contributions, pending availability. • Affirmative Marketing Requirements for Accessible Units: Require all developers of affordable housing on County-owned land or receiving County funds to: submit a detailed affirmative marketing plan during the approval process; provide outreach to local disability organizations to ensure that information about accessible units reaches potential tenants with disabilities; outreach materials for the housing developments should include a dedicated section highlighting the accessibility features of the units, such as wider doorways, ramps, and bathroom modifications. Include provisions for affordable housing on County-owned land or receiving County funding for the operator/manager to verify that applicants for accessible units meet the disability-related criteria, thus prioritizing tenants who need the features of these units. The County could conduct periodic reviews to ensure that accessible units are not left vacant due to a lack of targeted outreach or inadequate marketing for projects on County-owned land or receiving County funding. <p><u>Schedule of Action:</u> Ongoing, to commence within one year of Housing Element certification. Zoning Code Amendments to be addressed concurrently with Housing Element Adoption.</p> <p><u>Objective:</u> Remove regulatory barriers and expand supportive housing.</p>		
<p>H-5.G. Farmworker Housing Production</p> <p>During the 5th Housing Element Cycle, the County issued building permits for 398 employer-sponsored housing units. These units have the capacity to provide housing for 3,184 seasonal agricultural workers. The County will continue collaborating with non-profit developers and employers to devise innovative housing solutions tailored to agricultural employees and their families. Additionally, it will provide assistance to owners and developers in the application process. The County will support the development of farmworker housing adjacent to the County during the 2023-2031 Housing Element Cycle, with the following specific actions:</p>	<p>Augmentation from General Funds General Plan Updates and Implementation Fund</p>	<p>Housing and Community Development Department Health Department (Environmental Health Bureau) County Administrative Office (Homelessness)</p>

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<ul style="list-style-type: none"> Rehabilitation and Conservation of Existing Farmworker Housing: Actively support private and non-profit partners to pursue funding for rehabilitation, weatherization, and energy efficiency upgrades of existing farmworker housing, when requested, including state and federal programs like the USDA Section 504 Home Repair Program and the Low-Income Home Energy Assistance Program (LIHEAP). Explore the feasibility of establishing a rehabilitation funding program as described in H-2.C and inclusive of farmwork housing, to assist property owners and non-profits in applying for funding to rehabilitate farmworker housing, focusing on areas identified as having the deepest need for improved housing conditions. Schedule of Action: Provide support and/or submit applications in response to funding opportunities, as needed and requested and coordinate with stakeholders at least annually. Explore sustainable funding program feasibility within three years of Housing Element certification. . Seek Federal and State Housing Finance Programs: Collaborate with nonprofit and employers seeking to build farmworker housing to explore federal and state housing finance programs that are occupationally restricted or advantageous for farmworker housing, including the Joe Serna, Jr. Farmworker Housing Grant Program, USDA Section 514,516,521,523 grants. Schedule of Action: As needed, dependent on project and active developer participation. Facilitate Private Sector Development: Encourage private sector development of farmworker housing characterized by funding sources without restrictions, to provide flexibility in housing provision regardless of documentation status. Schedule of Action: Annual Housing Forum beginning the subsequent year after certification. Engage Stakeholders: Continue collaboration with farmworker stakeholders, housing proponents, and the nonprofit community to implement the Farmworker Housing Study and Action Plan for Salinas Valley and Pajaro Valley (April 2018). Schedule of Action: Ongoing participation in the Farmworker Housing Study Oversight Committee. Incentivize Growers: Explore incentives for growers with agricultural land surrounded by urban uses to dedicate, discount, or lease land for farmworker housing, including exploring no-cost release from Williamson Act Contracts. Schedule of Action: Finalize and adopt incentives within two years of certification. 	Identify new sources of local revenue and grants	Strategies and Initiatives Division) Department of Social Services

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<ul style="list-style-type: none"> ● Intergenerational Housing: Promote the development of intergenerational farmworker housing to cater to multiple generations of farmworkers, facilitating mutual self-reliance through amenities such as childcare and elder care facilities. Collaborate with developers and nonprofits to help identify funding opportunities and suitable sites. <u>Schedule of Action:</u> Annual Housing Forum beginning the subsequent year after certification. As needed, dependent on project and developer active participation. ● Land Parcellation: Consider developing a streamlined process for property owners with contiguous sites suitable for farmworker housing to parcellate the land or create new lot lines to accommodate larger, economically feasible projects. <u>Schedule of Action:</u> Implement processes within two years of certification. ● Streamline Approval Processes: Streamline approval processes for farmworker housing projects whenever possible. <u>Schedule of Action:</u> Process improvements to be implemented within two years of certification. ● Explore Off-Season Housing Utilization: Explore opportunities to utilize H2A and other farmworker housing that is vacant during the off-season for rapid rehousing or other short-term housing uses. <u>Schedule of Action:</u> Complete analysis within one year of certification, and if opportunities exist, identify policy framework for subsequent implementation. ● H-2A Worker Lodging: Engage H-2A employers to ensure understanding and compliance with the US Department of Labor’s H-2A Housing Standards for Rental and Public Accommodation requirements. This includes helping H-2A employers understand that the use of hotels, motels, or other similar public accommodations to house workers is permitted but requires that those accommodations meet certain essential health and safety concerns. <u>Schedule of Action:</u> Develop outreach and education approach within one year of certification, and implement the subsequent year. <p><u>Objectives:</u> Increase the availability of new farmworker housing units, including intergenerational housing, to meet the needs of the agricultural workforce, improve the living conditions and sustainability of existing farmworker housing, and accelerate farmworker housing solutions.</p>		
<p>H-5.H. Displacement Prevention The County's primary focus in displacement prevention is the promotion and facilitation of affordable housing development within the community, as emphasized in the AFFH section. By</p>	<p>Augmentation from General Funds</p>	<p>Housing Authority of Monterey County</p>

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<p>fostering affordable housing initiatives, the County aims to mitigate the risk of displacement stemming from lack of available and affordable housing. In addition to these efforts, the County is committed to connecting residents facing displacement with resources aimed at minimizing such occurrences, particularly among households with lower incomes and special needs. This initiative aims to ensure that any necessary relocations are conducted equitably and with appropriate support.</p> <ul style="list-style-type: none"> • Outreach to Residents: To facilitate access to displacement prevention resources, the County will enhance its online presence by including information on its website. This information will serve to connect households in need with relevant organizations in the immediate area. Moreover, the County will proactively promote the utilization of Housing Choice Vouchers by expanding outreach and education efforts targeted at landlords. This includes raising awareness about the state's new laws introduced in 2020 (SB 329 and SB 222) that prohibit discrimination based on source of income, including Veterans Affairs Supportive Housing (VASH) vouchers. <p>Schedule of Action: By the end of 2026, integrate displacement prevention information onto the County's website.</p> <p>Objective: Empower residents with essential resources and knowledge to promote awareness and participation in rental assistance programs.</p>	<p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p> <p>County Administrative Office (Homelessness Strategies and Initiatives Division)</p>
<p>H-5.I. Fair Housing Education, Enforcement, Outreach, and Services</p> <p>The County is dedicated to fostering awareness and understanding of fair housing laws and tenant and landlord rights among County residents. To achieve this goal, comprehensive information and educational resources will be made readily accessible on the County's official website and through its social media platforms. Key resources provided will include direct links to ECHO Housing which offers information on fair housing laws, tenant and landlord rights, and mediation services. Additionally, residents will have access to Appendix B, which outlines the Affirmatively Furthering Fair Housing Analysis as part of this Housing Element, empowering residents with vital knowledge to promote fair housing practices.</p> <p>The County's Housing and Community Development Department, in collaboration with contracted fair housing and tenant-landlord legal organizations, will provide comprehensive fair housing education, outreach, mediation materials, and referral services. These services will be offered in English, Spanish, and/or other languages as needed to ensure accessibility and inclusivity.</p>	<p>Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>

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<p>Key Components of the Program:</p> <ul style="list-style-type: none"> • <u>Fair Housing Services</u>: The County offers fair housing services to residents, property owners, and housing professionals. Efforts are underway to expand the network of service providers and develop robust in-house tenant-landlord services/programs. The County also collaborates with ECHO Housing to deliver fair housing-related services. Additionally, the County will continue to refer fair housing complaints to the State Department of Fair Employment and Housing and HUD’s Fair Housing and Equal Opportunity (FHEO) Office. • <u>Linguistic Isolation</u>: The County will implement its Language Assistance Plan (LAP) to assist individuals with Limited English Proficiency (LEP) who may be linguistically isolated. Collaboration with community-based nonprofits will further enhance multilingual outreach materials and program services. • <u>Fair Housing Outreach</u>: Collaboration with local community-based organizations, landlord and real estate groups, and school districts to disseminate relevant information and raise awareness about fair housing programs. Distribution of informational materials to community organizations and gathering spots in areas with higher rates of protected groups. Continued support for fair housing service providers to educate institutional leaders, expanding training beyond landlord/tenant rights to include identification of fraud and potential dishonest schemes related to mortgages, lending, and foreclosures. <p>Furthermore, the County’s website will provide links for resources to report suspected violations and obtain remedies related to fair housing issues. By consolidating these resources in one easily navigable online location, the County aims to empower residents to assert their rights and take action against discrimination. This initiative will be swiftly implemented within a year of Housing Element certification by CA HCD, ensuring timely access to crucial information and resources for all residents.</p> <p><u>Schedule of Action</u>: Ongoing, to commence within one year of Housing Element certification.</p> <p>The County remains committed to its partnership with the Eden Council for Hope and Opportunity (ECHO) Housing, ensuring continued access to vital housing services for residents. Information on the array of housing services provided by ECHO Housing and other nonprofits will be readily accessible through various channels. To disseminate this information effectively, the County will employ multiple platforms, including its official website, social media channels, and targeted emails to community organizations catering to diverse populations. By utilizing these avenues, the County</p>		

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<p>aims to reach a broad audience and ensure that residents are informed about available housing resources.</p> <p>This outreach effort will undergo regular evaluation and enhancement through a midcycle review process, ensuring its effectiveness and relevance to evolving community needs. Furthermore, the County will actively engage with ECHO Housing to assess funding requirements for fair housing services. By the conclusion of 2026, the County will convene with ECHO Housing to discuss and address any identified funding needs, reaffirming its commitment to promoting fair housing practices within the community.</p> <p>Schedule of Action: Continuous outreach efforts with a midcycle review to gauge effectiveness. Additionally, meet with ECHO Housing by the end of 2026 to assess funding requirements for fair housing services.</p> <p>Objective: Improve tenant protections by expanding awareness and access to legal assistance and fair housing services.</p> <p>Objectives: Actively promote fair housing choice, combat discrimination, and ensure equal access to housing opportunities for all residents.</p>		
<p>H-5.J. Homebuyer Assistance Programs</p> <p>Recognizing the ongoing need for homebuyer assistance, the County will continue to operate a First Time Homebuyer Program utilizing HOME program income. Additionally, lower, and moderate-income households in unincorporated areas will continue to have access to homebuyer programs offered by the California Housing Finance Agency (CalHFA) and the Golden State Finance Authority (GSFA).</p> <p>The County has allocated 20% of its Permanent Local Housing Allocation (PLHA) towards capitalizing homeowner assistance programs, including downpayment assistance for moderate-income households. The County will draft program guidelines as part of the Monterey County Regional Housing Trust Fund (MCRHTF).</p> <p>CalHFA offers several programs, including:</p> <ul style="list-style-type: none"> • Mortgage Credit Certificates (MCC): Providing a federal tax credit to reduce income tax liability, potentially increasing monthly spendable income. • CalPLUS Conventional Program: Offering a fixed-rate mortgage insured through private mortgage insurance, combined with a CalHFA Zero Interest Program for down payment assistance. 	<p>HOME, PLHA, CalHFA, GSFA Funding</p>	<p>Housing and Community Development Department</p>

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<p>Goal H-5: Ensure that all households have equal access to housing without discrimination. Establish and maintain an efficient institutional framework to effectively provide housing services and implement the goals, policies, and programs outlined in this Housing Element.</p>		
<ul style="list-style-type: none"> • <u>California Homebuyer's Downpayment Assistance Program (CHDAP):</u> Providing a deferred-payment subordinate loan for down payment and/or closing costs. <p>Residents can apply for CalHFA loans through trained local loan officers, and first-time homebuyers must attend homebuyer education courses offered online or in person.</p> <p>GSFA also offers two programs:</p> <ul style="list-style-type: none"> • <u>GSFA Platinum Downpayment Assistance Program:</u> Providing down payment and closing costs assistance to low and moderate-income households. • <u>GSFA Mortgage Credit Certifications:</u> Offering a federal tax credit to reduce income tax liability, similar to CalHFA's MCC program. <p>Both CalHFA and GSFA programs aim to support homebuyers, particularly first-time buyers, in achieving homeownership. County will actively encourage engagement from the local real estate community in promoting participation in CalHFA and GSFA programs.</p> <p>Schedule of Action: Ongoing</p> <p>Objective: Increase opportunity for home ownership for lower and moderate-income households.</p>		
<p>H-5.K. Collaboration with Community-Based Organizations</p> <p>The County recognizes the importance of collaboration with local organizations to address housing needs effectively and equitably. To facilitate this collaboration and maximize the impact of affordable housing programs, the County will undertake the following actions:</p> <ul style="list-style-type: none"> • <u>Compile List of Local Organizations:</u> Identify and compile a comprehensive list of local organizations that are involved in housing-related initiatives or serve special needs groups within the community. Schedule of Action: Compile the list within six months of Housing Element certification. • <u>Annual Meeting with Local Organizations:</u> Organize and conduct an Annual Housing Forum with representatives from local organizations to provide updates on existing affordable housing legislation, programs, and resources. During this meeting, the County will also seek input from organizations regarding housing needs and potential opportunities to create additional affordable housing units. Schedule of Action: Annual Housing Forum within one year of Housing Element certification, by December 31 each year thereafter. <p>Objective: Leverage collective expertise and resources to address housing challenges and meet the diverse needs of its residents, including special needs groups.</p>	<p>General Fund</p>	<p>Housing and Community Development Department Department of Social Services Health Department County Administrative Office (Homelessness Strategies and Initiatives Division)</p>

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Implementation Program/Schedule of Action	Potential Funding	Responsible Party
Goal H-5: Ensure that all households have equal access to housing without discrimination. Establish and maintain an efficient institutional framework to effectively provide housing services and implement the goals, policies, and programs outlined in this Housing Element.		
<p>H-5.L. Support for Linguistically Isolated Households</p> <p>This program aims to provide comprehensive support and assistance to Limited English Proficient (LEP) residents to navigate housing-related processes effectively. The program will include the following actions:</p> <ul style="list-style-type: none"> • Language Access Plan Development: Develop a comprehensive Language Access Plan outlining the County's commitment to providing language assistance services to LEP residents for housing-related matters and ensuring compliance with federal and state language access laws and regulations. • Multilingual Outreach: Develop and distribute informational materials, brochures, and forms in multiple languages commonly spoken by LEP communities in Monterey County, including Spanish, Chinese, Tagalog, and others as identified through community outreach and needs assessments. • Bilingual Staffing: Train and designate bilingual staff members to assist LEP residents with housing inquiries, applications, and other related services in their preferred language. • Language Access Workshops: Organize regular workshops and informational sessions conducted in various languages to educate LEP residents about their housing rights, fair housing laws, rental assistance programs, and other relevant topics. • Culturally Competent Outreach: Collaborate with local community organizations, cultural centers, and faith-based groups to conduct culturally sensitive outreach activities targeting LEP communities and addressing their unique housing needs and concerns. • Continuous Evaluation and Improvement: Regularly evaluate the effectiveness of language access services through feedback mechanisms, surveys, and community input. Adjust and improve the program based on identified needs and emerging trends in LEP housing access. <p>Schedule of Action: Launch outreach efforts to identify language needs and preferences within LEP communities within one year of Housing Element certification; Language Access Plan development by end of 2026; Evaluation and improvement will be ongoing.</p> <p>Objective: Ensure equitable housing access for Limited English Proficient (LEP) households.</p>	<p>Augmentation from General Funds</p>	<p>Housing and Community Development Department</p>

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Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<p>Goal H-5: Ensure that all households have equal access to housing without discrimination. Establish and maintain an efficient institutional framework to effectively provide housing services and implement the goals, policies, and programs outlined in this Housing Element.</p>		
<p>H-5.M. Persons Experiencing Homelessness</p> <p>Economic conditions, coupled with a shortage of suitable rental housing, continue to contribute to rising homelessness in Monterey County. To address this, the County will continue taking proactive measures to address homelessness by working with service providers to help facilitate the utilization of permanent supportive housing, transitional housing, and emergency shelters, as well as implementing programs to prevent homelessness and conserve existing housing stock. These actions will be coordinated with regional partners, service providers, and stakeholders to ensure comprehensive support for individuals and families experiencing or at risk of homelessness. Under this program, the County will take the following actions:</p> <ul style="list-style-type: none"> • Continue addressing homelessness through the Homelessness Strategies and Initiatives Division (HSI): The County established the HSI within the County Administrative Office to develop and manage efforts aimed at reducing homelessness. This division is responsible for creating comprehensive strategic plans, setting priorities, and overseeing interdepartmental and inter-agency coordination. • Update the Lead Me Home Plan: In 2021, the County co-sponsored and adopted the Lead Me Home Plan to Reduce Homelessness, a comprehensive strategy developed through community input and analysis to guide efforts in mitigating homelessness. The current plan covers 2021-2026. The County will participate in efforts to update the plan for the next five-year timeframe. • Financial Assistance to Nonprofits: The County will continue to provide annual financial assistance through its Community Development Block Grant (CDBG) program to local nonprofit agencies and service providers offering services to individuals experiencing homelessness. • Emergency Shelters and Navigation Centers: Monterey County will continue supporting shelters and navigation centers, like the SHARE Center in Salinas, a 128-bed facility providing meals, shelter, and supportive services to homeless individuals and families. • Recurso de Fuerza: In partnership with Santa Cruz County and other agencies, Monterey County secured \$8 million in Encampment Resolution Funding to develop a 24-hour, 34-bed non-congregate navigation center in Watsonville, aimed at serving individuals living unsheltered along the Pajaro River. Site development is underway and the County will continue partnering to assist in the completion of this project during the planning period. 	<p>Community Development Block Grant (CDBG) Permanent Local Housing Allocation (PLHA)</p>	<p>County Administrative Office (Homelessness Strategies and Initiatives Division) Department of Social Services - Health Department (Behavioral Health Bureau) - Housing and Community Development Housing Authority of the County of Monterey Coalition of Homeless Service Providers Non-profit organizations</p>

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Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<p>Goal H-5: Ensure that all households have equal access to housing without discrimination. Establish and maintain an efficient institutional framework to effectively provide housing services and implement the goals, policies, and programs outlined in this Housing Element.</p>		
<ul style="list-style-type: none"> ● Soledad Low-Barrier Navigation Center: Collaborating with the City of Soledad, the County was awarded over \$4 million to develop a 12-unit, 14-bed non-congregate navigation center to assist individuals from encampments along the Salinas River, providing supportive services and housing navigation. Site development is underway and the County will continue partnering to assist in the completion of this project during the planning period. ● King City Permanent Supportive Housing Project: In collaboration with King City and the Housing Authority of Monterey County, the County secured over \$6 million to develop a permanent supportive housing project intended to address chronic homelessness in the area. Site identification is in process and the County will continue partnering to assist in the completion of this project during the planning period. ● South County Permanent Supportive Drop-In Center: In 2022, Monterey County received \$2 million in federal funding to develop a homeless youth campus for individuals aged 18-24. In collaboration with the Housing Authority of Monterey County and the City of Soledad, the County is establishing its first permanent supportive housing project for pregnant and parenting youth in South County, along with a youth drop-in center providing housing-focused supportive services, including Rapid Re-Housing. With funding secured, County will continue partnering to assist in the completion of this project during the planning period. ● Point-in-Time Counts: The County conducts biennial Point-in-Time Counts to assess the scope of homelessness, allocate federal funding, and track progress. The County will work to conduct both the 2026 and 2028 Point-in-Time counts over the course of the planning period. <p>Schedule of Action: Continue on-going support to shelters, navigation centers, and homelessness programs through the County’s Homelessness Strategies and Initiatives Division; Complete the funded housing projects in Watsonville, Soledad, King City, and South County during the planning period; Update the Lead Me Home Plan by 2026; Conduct Point-in-Time Counts in 2026 and 2028; Provide ongoing funding to nonprofits through CDBG and other sources.</p> <p>Objective: Facilitate the development of permanent supportive housing, transitional housing, and emergency shelters to serve individuals experiencing homelessness, strengthen regional</p>		

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Implementation Program/Schedule of Action	Potential Funding	Responsible Party
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collaboration to leverage resources and implement effective, long-term solutions to reduce homelessness, and prevent homelessness through targeted assistance and outreach programs.		
<p>H-5.N. Rental Incentive Program for Long-Term Leasing</p> <p>Explore a program for Long-Term Leasing aimed to increase the availability of affordable rental housing in Monterey County by offering financial incentives to homeowners who agree to lease their properties to low- or moderate-income households for a minimum period of one year. This program would target both existing rental units and newly available rental properties, such as single-family homes or small multi-family buildings, and consider incentives such as property tax rebates, reduced permitting fees, property improvement grants, sliding scale incentives based on affordability level. Affordable rental units established under the program would be required to report to and be monitored by the County to ensure affordability terms are met.</p> <p><u>Schedule of Actions:</u> Determine feasibility and identify funding by the end of 2027, with subsequent development of program guidelines by end of 2028 and launch pilot in 2029; monitor compliance and report annually in Housing Element Annual Progress Reports.</p> <p><u>Objective:</u> Increase the supply of affordable rentals by incentivizing long-term leasing to low- and moderate-income households through financial support.</p>	Identify new sources of local revenue and grants	Housing and Community Development Department

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8.2 Summary of Quantified Objectives

California Government Code section 65583(b)(2), requires jurisdictions to identify the maximum number of housing units by income category (including very low-income) that can be constructed, rehabilitated, and preserved over an 8-year time period. The County has two sets of numerical housing goals:

- Monterey County’s portion of the Association of Monterey Bay Area Governments Regional Housing Needs Allocation (RHNA) goals; and
- Quantified objectives for affordable housing production.

State law recognizes that housing needs may (and do) exceed available resources and, therefore, does not require that the County's quantified objectives be identical to the identified housing needs (or RHNA). More specifically, the California Government Code section 65583(b)(2), states the following:

It is recognized that the total housing needs . . . may exceed available resources and the community’s ability to satisfy this need within the content of the general plan requirements...Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shall establish the maximum number of housing units by income category, including extremely low-income that can be constructed, rehabilitated, and conserved.

The acknowledgment of the funding limitations is extremely important—cities and counties are required to prepare Housing Elements every 8 years to identify needs and actions to provide for housing at all income levels and for all populations despite a severe shortage in local, state, and federal funding that makes many of the actions needed and planned financially infeasible. It is important to recognize that State law requires cities to plan for housing, but almost all housing is developed by the private sector.

Although cities and counties must establish quantified objectives for the actual creation of affordable housing opportunities and provision of other housing assistance (based on realistic assumptions), these objectives need not be identical to the total housing needs (i.e., RHNA). The quantified objectives, or number of affordable units that will realistically be created, as shown in Table 8.1. Summary of Quantified Objectives for Monterey County Housing Programs (2023–2031), provide a projection for the entire 8-year 6th Cycle Housing Element planning period.

Table 8-1. Summary of Quantified Objectives for Monterey County Housing Programs (2023–2031)

Program/Activity/Action	Extremely Low	Very Low	Low	Moderate	Above Moderate	TOTAL
ADU	0		7	0	339	346
New Construction	1070		693	420	797	2980
Rehabilitation	5		5	5	0	15
Preservation/Conservation	214		214	428	0	856

Note: New Construction + ADU = RHNA Allocation.; Preservation/Conservation - Units that are deed-restricted as low-income housing

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