

# 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><b>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.</b></p>		
<p><b>H-1.A. Preservation and Monitoring of Existing and Future Affordable Units</b></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"> <li>• <b>Monitoring:</b> 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.</li> <li>• <b>Coordination with Qualified Entities:</b> 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 through the Annual Housing Forum (starts December 2026, and on-going annually throughout the Planning Period).</li> <li>• <b>Preservation Strategy Development:</b> 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-</li> </ul>	<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>rate usage, secure funding, and streamline the acquisition process. Schedule of Action: Finalize the strategy by 2029.</p> <p><b>Objective:</b> 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><b>H-1.B. Replacement Housing Stock</b></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 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><b>Schedule of Action:</b> Initiate replacement housing process for proposed projects (timing dependent on development application); Amend the Zoning Code by the end of 2027 to</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>require replacement of affordable units in accordance with state law.</p> <p><b>Objective:</b> 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><b>H-1.C. Energy Efficiency and Conservation</b></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"> <li>• <b>Compliance Beyond State Standards:</b> 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.</li> <li>• <b>Community Climate Action Plan:</b> 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.</li> <li>• <b>Integration of Green Practices:</b> Continue to require and support the integration of green building practices in future housing developments and existing building stock to promote sustainability.</li> <li>• <b>Review of Proposed Developments:</b> Continue to evaluate proposed developments for distributed energy resources, such as solar and battery storage, site design techniques, and landscaping to enhance</li> </ul>	<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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<p>energy efficiency, mitigate greenhouse gas emissions, reduce costs, and improve resiliency.</p> <ul style="list-style-type: none"> <li>• <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.</li> <li>• <u>Support for Energy Projects</u>: <b>Support</b> 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.</li> <li>• <u>Weatherization Initiatives</u>: Encourage weatherization of existing buildings to improve energy efficiency and reduce greenhouse gas emissions.</li> <li>• <u>Promotion of Mixed-Use Development</u>: 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.</li> </ul> <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</p>		

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<p>environmental sustainability and mitigate the impacts of climate change.</p> <p><b>Schedule of Action:</b> Ongoing <b>throughout the Planning Period</b></p> <p><b>Objective:</b> Promote sustainability by increasing the availability of energy-efficient housing units and reducing residential greenhouse gas emissions countywide.</p>		
<p><b>H-1.D. Foreclosure and Credit Counseling</b></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><b>Schedule of Action:</b> Resource links available on the <b>County by February 2027</b>, and <b>ongoing during the Planning Period</b>, as needed to provide the most current information.</p> <p><b>Objective:</b> 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>
<p><b>H-1.E. Reduce Exposure to Environmental Pollution</b></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 <b>the goals and objectives</b> identified in the element, which include reduction of pollution exposure and improvement of air quality. The County will ensure the alignment of housing</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>

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<p>development with best practices for the reduction of pollution exposure as identified in the Environmental Justice Element.</p> <p><b>Schedule of Action:</b> Ongoing throughout the Planning Period, upon adoption of the Environmental Justice Element, with implementation of the Environmental Justice Element beginning after adoption of the Housing Element.</p> <p><b>Implementation will be ongoing throughout the Planning Period.</b></p> <p><b>Objective:</b> 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><b>H-1.F. Limit Conversion of Residential Housing for Transient or Vacation Uses</b></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><b>Schedule of Action:</b> 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>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>

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<u>Schedule of Action:</u> By December 2028. <u>Objective:</u> Preserve housing availability by limiting the number of residential units converted to short-term vacation rentals.		

### 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 multifamily 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.
- H-2.15 Encourage developers and contractors to evaluate hiring local labor, hiring from, or contributing to apprenticeship programs, increasing resources for labor compliance, and providing living wages.

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<b>Goal H-2: Assist in the provision of housing that meets the needs of all socioeconomic segments of the County.</b>		
<p><b>H-2.A. Encourage, Incentivize, and Monitor Accessory Dwelling Units (ADUs)</b></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"> <li>Continuing promotion of preapproved ADU site/floor plans, accessible to the public free of charge. <u>Schedule of Action:</u> Ongoing <b>throughout the Planning Period.</b></li> <li>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 <b>throughout the Planning Period.</b></li> <li>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> <b>Data tracking in place by within 18 months of certification with monitoring conducted annually.</b></li> <li>If Sites Inventory assumptions are not met, <b>consider and</b> implement alternative actions based on ADU data collection and monitoring (e.g., outreach, technical assistance, modifications, incentives, and rezoning). <u>Schedule of Action:</u> <b>Implementation of Alternative actions to be completed within 12 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.</b></li> <li>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.</li> <li>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></li> </ul>	<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 by <b>September 2028</b>.</p> <p><b>Objectives:</b> 346 units, including 7 designated for lower-income households.</p>		
<p><b>H-2.B. Support and Facilitate AB 1486 Implementation for Surplus County Land (County-owned)</b></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"> <li>• 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.</li> <li>• 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.</li> <li>• <b>Gather community input for</b> 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.</li> <li>• <b>Incorporate community input and implement</b> a transparent and competitive process for surplus land disposal, prioritizing affordable housing proposals in accordance with AB 1486 requirements.</li> <li>• 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.</li> <li>• 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.</li> </ul> <p><b>Schedule of Action:</b> Facilities Master Plan for County by end of 2026; Affordable housing preference and process implementation commencing by end of 2027; then ongoing throughout the Planning Period.</p> <p><b>Objective:</b> 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><b>H-2.C. Maintain/Update the Sites Inventory</b></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"> <li>• <b>Stakeholder Engagement in Site Progression:</b> 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. <b>Schedule of Action: Ongoing throughout the Planning Period.</b></li> <li>• <b>Inventory Maintenance:</b> Regularly update and manage a residential site inventory to align with RHNA requirements, ensuring that identified housing needs are met. <b>Schedule of Action: Annual updates through the Housing Element Annual Progress Report.</b></li> <li>• <b>Pipeline Projects:</b> Annually assess the progress of pipeline projects in the entitlement process, <b>including progress toward construction and completion within the planning period, and consistency with the assumed affordability levels used to demonstrate RHNA capacity.</b> If projects are not advancing sufficiently toward obtaining building permits, <b>or are unlikely to be completed as assumed,</b> 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. <b>Schedule of Action: Ongoing, with mid-cycle review in December 2028.</b></li> <li>• <b>Addressing Shortfalls:</b> 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. <b>Schedule of Action: Annually monitor shortfalls; address shortfalls as</b> necessary should the County reach the RHNA buffer threshold.</li> <li>• <b>Transparency and Ease of Access:</b> 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. <b>Schedule of Action: Publish map by December 2026 and provide</b> upon request.</li> <li>• <b>Exploring RHNA Alternatives and Funding Opportunities:</b> 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</li> </ul>	<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. <u>Schedule of Action:</u> Annually during the <b>Housing Element</b> Annual Progress Report and in response to state and federal funding announcements.</p> <ul style="list-style-type: none"> <li>• <b>Rehabilitation of Existing Housing Stock:</b> 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. <u>Schedule of Action:</u> Explore sustainable funding program feasibility <b>by Winter 2029</b>. Submit funding applications, as appropriate, and in response to funding announcements.</li> <li>• <b>Supporting Acquisition and Rehabilitation:</b> 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. <u>Schedule of Action:</u> Provide support in response to funding opportunities as needed and coordinate with stakeholders at least <b>annually upon Housing Element Certification (December 2026), then by December 31<sup>st</sup> every year thereafter.</b></li> <li>• <b>Targeted Outreach and Incentives:</b> 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. <u>Schedule of Action:</u> Initiate outreach and review incentive options by <b>Winter 2027</b> then as on-going as funding and resources are available.</li> </ul> <p><b>Objective:</b> Maintain a current and accurate sites inventory capable of meeting RHNA targets and facilitating affordable housing production.</p>		
<p><b>H-2.D. By-Right Approval on Reuse of Prior Housing Opportunity Sites</b></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"> <li>• <b>Reused Sites:</b> 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).</li> </ul>	<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"> <li>• <b>Rezoned Sites:</b> 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.</li> </ul> <p><b>Schedule of Action:</b> Concurrent with Housing Element Adoption</p> <p><b>Objective:</b> Enable by-right development on eligible reuse sites to accelerate housing production for lower-income households.</p>		
<p><b>H-2.E. Mid-Cycle Review Program</b></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"> <li>• 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.</li> <li>• Cross reference ADU tracking for progress of ADU projects in the Sites Inventory, especially in high-resource zones.</li> <li>• Monitor the status of housing project development with findings reported in the Housing Element Annual Progress Report (APR).</li> <li>• 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.</li> </ul> <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><b>Schedule of Action:</b> Conduct a Mid-Cycle Review by December 2028. Should the implementation of alternative actions be needed, actions will be completed within 12 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><b>Objective:</b> 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</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><b>H-2.F. Annual Review with County Supervisors</b></p>	<p>Augmentation from General Funds</p>	<p>Housing and Community</p>

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<p>The County will report annually to the County Supervisors. Review and assess housing development progress and challenges within each district of the County <b>through the Housing Element Annual Program Report (“HEAPR”) pursuant to H-2.I and the County’s Housing Advisory Committee Housing Report (“HACHR”).</b> This initiative will continue to foster ongoing dialogue and coordination to effectively address housing needs. The program entails the following specific actions:</p> <ul style="list-style-type: none"> <li>• <b>Annual Review Meetings:</b> Conduct annual review meetings with County Supervisors to evaluate housing development progress, assess challenges, and identify improvement opportunities.</li> <li>• <b>Data Sharing and Analysis:</b> 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.</li> <li>• <b>Policy Recommendations:</b> 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.</li> </ul> <p><b>Schedule of Action:</b> <b>HEAPR annually and HACHR not less than semi-annually</b>, beginning 2026.</p> <p><b>Objective:</b> 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>	<p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Development Department</p>
<p><b>H-2.G. Comprehensive Suite of Incentives/Concessions for Developers</b></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"> <li>• <b>Update Monterey County Code:</b> The County will establish density bonus policies that exceed state density bonus law, including additional incentives/concessions for: <ul style="list-style-type: none"> <li>○ Development Standards: <ul style="list-style-type: none"> <li>▪ Affordability <ol style="list-style-type: none"> <li>1) Development with high numbers of affordable units and/or deepest levels of affordability <b>in high-density configurations.</b></li> <li>2) If feasible, consider <b>concessions for</b> project development standards that demonstrate financial burden of necessity to achieve additional density and affordability.</li> <li>3) <b>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.</b></li> </ol> </li> </ul> </li> </ul> </li> </ul>	<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>

# 2023–2031 Housing Element

## Chapter 8. Housing Plan

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<p><b>Goal H-2: Assist in the provision of housing that meets the needs of all socioeconomic segments of the County.</b></p> <ul style="list-style-type: none"> <li>▪ Location               <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> </ol> </li> <li>○ Fees:               <ul style="list-style-type: none"> <li>▪ County permit fees                   <ol style="list-style-type: none"> <li>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.</li> <li>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 .</li> <li>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.</li> </ol> </li> <li>▪ County development impact fees                   <ol style="list-style-type: none"> <li>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.</li> <li>2) Consider updating the County impact fees based on square footage or other methodology that incentivizes smaller units and denser development.</li> </ol> </li> </ul> </li> </ul> <p><b>Schedule of Action:</b> Implement fee reduction analysis by <b>Winter 2028</b>. Offer technical assistance continuously as projects are proposed, with specific timing tailored to developer needs.</p> <ul style="list-style-type: none"> <li>• <b>Technical Assistance:</b> The County will provide technical assistance to developers including:               <ul style="list-style-type: none"> <li>○ Offer early coordination meetings with developers to assist with phasing, infrastructure planning, and permitting on large or complex sites.</li> <li>○ Prioritize projects serving lower-income households and note permitting barriers.</li> <li>○ 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.</li> </ul> </li> </ul> <p><b>Schedule of Action:</b> <b>By Winter 2028</b></p>		

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## Chapter 8. Housing Plan

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<b>Goal H-2: Assist in the provision of housing that meets the needs of all socioeconomic segments of the County.</b>		
<ul style="list-style-type: none"> <li><b>Monitoring and Evaluations:</b> 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.</li> <li><b>Outreach:</b> The County will identify property owners and nonprofit developers to collaborate in service of facilitating housing development on potentially suitable sites.</li> </ul> <p><b>Schedule of Action:</b> Identify property owners and developers within by <b>Winter 2027.</b></p> <p><b>Objective:</b> 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><b>H-2.H. By-Right Approval for Affordable Housing Development</b></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"> <li><b>Update Monterey County Code:</b> 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"> <li>100% affordable housing developments on sites identified as Opportunity Sites in this Housing Element (§ 65583.2(i));</li> <li>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</li> <li>Housing development on land owned by religious organizations and nonprofit colleges that meets the provisions of Senate Bill 4.</li> </ul> </li> <li><b>Guidelines and Procedures:</b> Develop comprehensive guidelines and procedures delineating the by-right approval process.</li> </ul>	<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
<b>Goal H-2: Assist in the provision of housing that meets the needs of all socioeconomic segments of the County.</b>		
<ul style="list-style-type: none"> <li>• <b>Technical Assistance:</b> 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.</li> <li>• <b>Monitoring and Evaluation:</b> 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.</li> </ul> <p><b>Schedule of Action:</b> Approval process implemented by the end of 2026. Modifications will be considered after Mid-Cycle Review.</p> <p><b>Objective:</b> Streamline the approval process for affordable housing development and expedite the production of housing units affordable to low-income residents.</p>		
<p><b>H-2.I. Housing Element Annual Progress Report</b></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><b>Schedule of Action:</b> 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>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
<b>Goal H-2: Assist in the provision of housing that meets the needs of all socioeconomic segments of the County.</b>		
<p><b>Objective:</b> 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><b>H-2.J. Technical Assistance to Developers</b></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 <b>host (or co-host with other partners) an annual housing outreach meeting, referred to as the County’s Annual Housing Form, to include</b> 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><b>Schedule of Action:</b> Conduct <b>Annual Housing Forum within one year</b> after Housing Element certification <b>(December 2026)</b>, by December 31 each year <b>after</b>.</p> <p><b>Objective:</b> Provide ongoing technical assistance to developers, improving the quality and feasibility of affordable housing proposals.</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><b>H-2.K. Assist with the Development of Affordable Housing</b></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 <b>reach out to Opportunity Site property owners, identify other interested</b> property owners and nonprofit developers, <b>and invite them to participate in the Annual Housing Forum. Dependent on project and active owner/developer participation, County will</b> collaborate <b>with developer/owners to</b> help facilitate development on suitable sites.</p> <p><b>Schedule of Action:</b> Identify owners and developers <b>and invite to the Annual Housing Forum within one year after Housing Element certification (December 2026)</b>, then by December 31 <b>each year.</b> Collaborate with <b>owners/developers as needed, dependent on project and active developer participation.</b></p> <p>In addition, the County will offer the following incentives to encourage affordable housing development:</p> <ul style="list-style-type: none"> <li>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.</li> </ul>	<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
<b>Goal H-2: Assist in the provision of housing that meets the needs of all socioeconomic segments of the County.</b>		
<ul style="list-style-type: none"> <li>• Fee reduction where available to alleviate financial barriers that may hinder the feasibility of affordable housing developments.</li> <li>• Provide ongoing technical assistance to developers during funding application processes <b>including:</b> <ul style="list-style-type: none"> <li>○ Initiating early coordination meetings with developers to assist with phasing, infrastructure planning, and permitting on large or complex sites.</li> <li>○ Prioritize projects serving lower-income households and track permitting barriers encountered.</li> </ul> </li> </ul> <p><u>Schedule of Action:</u> Implement fee reduction analysis by <b>December 2028</b>. 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><b>H-2.L. Collaboration with Water Resources Agencies</b></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"> <li>• <u>Partnership Establishment:</u> Forge <b>collaborative engagement</b> with local water resource agencies to assess current water availability, devise strategies, and provide support to address shortages for residential development.</li> <li>• <u>Groundwater Sustainability Plans:</u> Coordinate with groundwater sustainability agencies to align future affordable housing developments with the provisions of groundwater sustainability plans.</li> <li>• <u>Water Conservation Programs:</u> Develop water conservation programs in conjunction with water resource agencies to encourage efficient water utilization among residents and developers.</li> </ul>	<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 of Monterey Health Department, Environmental Health Bureau County Administrative Office, Sustainability Program</p>

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Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<b>Goal H-2: Assist in the provision of housing that meets the needs of all socioeconomic segments of the County.</b>		
<ul style="list-style-type: none"> <li>• <b>Identification of Alternative Sources:</b> 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. <b>Support Cal-Am's efforts to pursue expanded water supplies in order to remove the cease-and-desist order.</b></li> <li>• <b>Preservation Measures:</b> Support water agencies to implement measures to safeguard existing water sources, including groundwater recharge areas and surface water bodies.</li> <li>• <b>Monitoring and Assessment:</b> Support water agency efforts to conduct regular monitoring and assessment of water availability and usage to encourage sustainable management practices.</li> <li>• <b>Stakeholder Engagement:</b> Coordinate with water agencies to organize <b>a focus-session at the Annual Housing Forum , then as-needed periodic meetings and workshops</b>, involving water resource agencies, developers, and stakeholders to discuss water management strategies for residential development.</li> <li>• <b>Regulatory Measures:</b> 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.</li> <li>• <b>Monitoring and Evaluation:</b> Monitor and evaluate the effectiveness of collaborative water management efforts through regular reporting and feedback mechanisms with water resource agencies.</li> </ul> <p><b>Schedule of Action:</b> Initial <b>Annual Housing Forum water focused-session</b> by December 2026 with subsequent meetings to happen as needed.</p> <p><b>Objective:</b> Enhance water availability for residential development while promoting sustainable water management practices in Monterey County.</p>		
<p><b>H-2.M. Pursue State and Federal Funding for Affordable Housing</b></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"> <li>• <b>Funding:</b> 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. <b>Schedule of Action:</b> Ongoing.</li> <li>• <b>Stakeholder Engagement:</b> 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</li> </ul>	<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)</p>

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Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<b>Goal H-2: Assist in the provision of housing that meets the needs of all socioeconomic segments of the County.</b>		
<p>align them with available funding opportunities. <u>Schedule of Action:</u> Within one year after Housing Element certification <b>December 2026</b>, then by December 31 each year.</p> <ul style="list-style-type: none"> <li>• <u>Database of Eligible Projects:</u> 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.</li> <li>• <u>Monitor Delays to Support RHNA:</u> Annually monitor affordable housing developments delayed due to funding gaps and adjust strategy to support RHNA-related production. <u>Schedule of Action:</u> Ongoing <b>throughout the Planning Period.</b></li> <li>• <u>Grant Application Commitments:</u> 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 <b>and discuss opportunities annually with the Annual Housing Forum, commencing in December 2026 and then by December 31<sup>st</sup> each year after.</b></li> <li>• <u>Interdepartmental Coordination:</u> 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.</li> <li>• <u>Reporting and Accountability:</u> 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 by <b>August 2027</b>, semi-annually by June 30th.</li> </ul> <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>Department of Social Services Health Department</p>
<p><b>H-2.N. Codify Senate Bill 9</b></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>Augmentation from General Funds</p>	<p>Housing and Community Development Department</p>

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<b>Goal H-2: Assist in the provision of housing that meets the needs of all socioeconomic segments of the County.</b>		
<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 (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>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	
<p><b>H-2.O. Additional Density Bonus Incentives</b></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><b>H-2.P. Advertise Available Resources</b></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"> <li><b>Proactive Targeted Email Notifications:</b> 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.</li> </ul>	<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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<b>Goal H-2: Assist in the provision of housing that meets the needs of all socioeconomic segments of the County.</b>		
<ul style="list-style-type: none"> <li><b>Outreach to Key Stakeholders:</b> 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.</li> <li><b>Feedback Mechanism:</b> 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.</li> </ul> <p><b>Schedule of Action:</b> Establish a targeted email distribution list. Send targeted email notifications when new funding opportunities arise and invite to the Annual Housing Forum <b>(commencing in December 2026, then by December 31<sup>st</sup> each year after)</b>. 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><b>Objective:</b> 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><b>H-2.Q. Ensure Adequate Water and Sewer Resources for New Housing Development</b></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"> <li><b>Dissemination of Housing Element:</b> 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.</li> <li><b>Water Credits and Allocations:</b> 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.</li> <li><b>Support for Water Supply Expansion:</b> 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. <b>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.</b></li> </ul>	<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 Health Department (Environmental Health Bureau)</p>

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<b>Goal H-2: Assist in the provision of housing that meets the needs of all socioeconomic segments of the County.</b>		
<ul style="list-style-type: none"> <li>• <b>Prioritization of Water Allocation:</b> 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 <b>establish a formal procedure</b> for prioritizing water allocation to developments that include units designated as affordable housing for lower-income households. This includes affordable housing within mixed-use developments and larger residential subdivisions. <b>Schedule of Action: By Summer 2027.</b></li> <li>• <b>Priority Sewer Service:</b> Develop a written procedure for granting priority sewer service to developments offering units affordable to lower-income households. <b>Promote treatment of wastewater for irrigation and water supply improvements (e.g., Monterey One Water).</b> Work with LAFCO to extend sewer service beyond existing service area boundaries, as appropriate.             <ul style="list-style-type: none"> <li>○ Work with sewer providers to address provision of adequate sewer capacity.</li> <li>○ Develop Community Area plans identified in the General Plan. Identify wastewater needs, infrastructure needs, and financing and funding sources in the plans.</li> <li>○ Prioritize provision of adequate sewer capacity for affordable housing projects.</li> </ul> </li> </ul> <p><b>Schedule of Action:</b> In meetings with developers, the County will identify limitations and explore solutions to wastewater treatment and service. The County will meet annually <b>within one year of Housing Element certification (December 2026) then by December 31 every year thereafter</b> with sewer service providers to identify capacity and barriers to improving sewer infrastructure.</p> <p><b>Objective:</b> Ensure adequate water and sewer capacity for new housing developments.</p>		
<p><b>H-2.R. Funding, Incentives, and Concessions for Extremely Low-Income Developments</b></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"> <li>• <b>Annual Housing Forum:</b> 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. <b>Schedule of Action:</b> Commencing within a year of certification, <b>Annual Housing Forum (December 2026)</b> for additional feedback by December 31 each year.</li> </ul>	<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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Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<b>Goal H-2: Assist in the provision of housing that meets the needs of all socioeconomic segments of the County.</b>		
<ul style="list-style-type: none"> <li>• <b>Assistance to Developers - Funding and Concessions:</b> 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 documentation on available assistance for affordable housing development. <u>Schedule of Action:</u> Conducted annually during the Annual Housing Forum <b>commencing December 2026, then by December 31<sup>st</sup> each year after</b> and as requested, with follow-up within 30 days of the meeting.</li> <li>• <b>Technical Assistance to Developers:</b> 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.</li> <li>• <b>Funding Alerts:</b> 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> <b>Ongoing and as available throughout the Planning Period.</b></li> <li>• <b>Grant Applications:</b> County staff will submit or support grant applications for affordable housing projects, as opportunities arise <b>with active developer participation.</b> Currently, available grants for jurisdictions are limited, with most requiring developers to apply directly. <u>Schedule of Action:</u> Support or submit <b>applications as needed, dependent on project and active developer participation.</b></li> </ul> <p><u>Objective:</u> Provide comprehensive support, including concessions, technical assistance, and funding, to housing projects that include units <b>at the deepest affordability levels</b> 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><b>H-2.S. Affordable Housing Financing Expansion Program</b></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"> <li>• <b>Financing Tools:</b> <b>Explore alternative financing tools such as bonds, taxes, and assessments.</b></li> </ul>		

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Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<b>Goal H-2: Assist in the provision of housing that meets the needs of all socioeconomic segments of the County.</b>		
<ul style="list-style-type: none"> <li> <b>Regional Collaboration on Funding:</b> Coordinate with neighboring jurisdictions and private entities to create a regional fund, <b>to be referred to as the Monterey County Regional Housing Trust Fund (“MCRHTF”)</b>, that can support affordable housing development across the region, pooling resources to tackle the housing crisis on a broader scale.           </li> </ul> <p>Schedule of Action: Ongoing <b>throughout the Planning Period.</b></p> <p>Objective: Identify <b>potential funding mechanisms that</b> developers <b>could leverage to collect the necessary capital for affordable housing projects.</b></p>		

### 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><b>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.</b></p>		
<p><b>H-3.A. Rezoning for Higher-Density Residential Development</b></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 1,863 units (813 very low-income, 487 low-income, and 263 moderate-income, and 300 above 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"> <li>Permit owner-occupied and rental multifamily uses by right for developments in which 20 % 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.</li> <li>Ensure sites require a minimum of 20 dwelling units per acre</li> <li>Ensure at least 50% of the shortfall of low- and very low-income regional housing need can be accommodated on sites designated for exclusively residential uses.</li> </ul> <p>As part of the rezoning, the County will undertake the following actions to implement these requirements while maintaining consistency and flexibility:</p> <ul style="list-style-type: none"> <li>Amend the 2010 General Plan Land Use Element and Local Coastal Program to increase the maximum allowable density for the High-Density Residential (HDR) designation from 20 to 30 dwelling units per acre, to allow for the rezoning of Opportunity Sites to HDR/25 or up to 30 dwelling units per acre (HDR/30) where public sewer service and water is available.</li> <li>Establish appropriate site development standards (including but not limited to setbacks, lot coverage, height, and parking, among other standards) to ensure the allowable maximum density of each zone can be achieved.</li> <li>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</li> </ul>	<p>FY2025-26 Adopted Budget</p>	<p>Housing and Community Development Department</p>

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<p><b>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.</b></p>		
<p>current zoning designation (ex. Farmlands (F/40), commercial, etc.) to a high-density residential zone that permits a maximum of 25 dwelling units per acre (HDR/25), or up to 30 dwelling units per acre (HDR/30) if they can connect to public sewer service and water is available.</p> <ul style="list-style-type: none"> <li>• Implement a two-tier entitlement structure that meets the following criteria:               <ul style="list-style-type: none"> <li>○ Tier 1: Permit projects that achieve a minimum project density of 20 dwelling units per acre and deed restrict a minimum of 20% of the units to be affordable for lower-income households through a ministerial approval process as required by Government Code Section 65583.2(h);</li> <li>○ Tier 2: Permit projects that achieve a project density less than 20 dwelling units per acre through a discretionary approval process, consistent with No Net Loss Law as outlined in Government Code Section 65863.</li> </ul> </li> <li>• 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.</li> </ul> <p>Above and beyond the Opportunity Sites 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 concurrent with adoption of the Housing Element, whichever is later.</p> <p><u>Objectives:</u> Rezone sufficient land to accommodate at least 1,863 RHNA units, as identified in the shortfall calculation, through increased housing density and enhanced land use optimization in targeted areas.</p>		
<p><b>H-3.B. Promote Optimal Utilization of Sites Permitting High-Density Residential Development, Small Lot Sites, and Sites Subject to Subdivision</b></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>	<p>Augmentation from General Funds General Plan Updates and Implementation Fund</p>	<p>Housing and Community Development Department</p>

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<b>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.</b>		
<ul style="list-style-type: none"> <li>• Aiding affordable housing developers in recognizing lot merger or lot line adjustment opportunities through the County’s GIS system.</li> <li>• Maintaining an accelerated process for lot merger or lot line adjustment conducted simultaneously with planning entitlements.</li> <li>• Offering a graduated density bonus for lower-income housing on consolidated small lots within a single building site, calculated according to a specified formula.</li> <li>• Facilitating pre-application meetings.</li> <li>• Implementing incentives in accordance with the Density Bonus law.</li> <li>• 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.</li> <li>• Permitting deferral or waiver of necessary County fees to enhance project cost-effectiveness.</li> <li>• Streamlining permit processing to enable developers to capitalize on funding opportunities.</li> <li>• Accelerating permit processing through concurrent reviews in the planning and building processes.</li> <li>• 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.</li> <li>• 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.</li> </ul> <p>Schedule of Action: Reach out to developers annually via the Annual Housing Forum commencing December 2026, then by December 31<sup>st</sup> each year after to relay information about County incentives aimed at facilitating affordable housing development. Provide this information with affordable housing development applications.</p> <p>Objective: Promote build-out of high-density and small lot sites by reducing development barriers and increasing incentives.</p>	<p>Identify new sources of local revenue and grants</p>	
<p><b>H-3.C. Zoning Ordinance Amendments for Opportunity Sites</b></p>	<p>Augmentation from General Funds</p>	<p>Housing and Community</p>

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<b>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.</b>		
<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.</p> <p>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><b>Schedule of Action:</b> Concurrent with adoption of the Housing Element.</p> <p><b>Objective:</b> Support high-density residential development projects that achieve RHNA goals.</p>	<p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Development Department</p>
<p><b>H-3.D. Coordination with Public Entities for Development of Non-County, Publicly Owned Land</b></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"> <li>• <b>Coordination Framework:</b> 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</li> <li>• <b>Agreement with City of Marina:</b> 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.</li> <li>• <b>Joint Development Agreements:</b> 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.</li> <li>• <b>Priority Access for Affordable Housing:</b> Emphasize the utilization of publicly owned land for affordable housing projects to address pressing housing needs within the community.</li> </ul>	<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>Public Works, Facilities, and Parks</p> <p>Economic Development Department</p>

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<p><b>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.</b></p>		
<p>Ensure that affordable housing components are integrated into joint development projects through mechanisms like inclusionary zoning, density bonuses, or other incentive structures.</p> <p><u>Schedule of Action:</u></p> <ul style="list-style-type: none"> <li>• <b>By Winter 2027</b>, meet with public entities , then as needed, dependent on project and active developer participation.</li> <li>• Negotiate a <b>memorandum of understanding</b> with the City of Marina <b>by Winter 2028</b>.</li> <li>• <b>By the end of 2028</b>, if development of housing is not on track per the estimated schedules on publicly-owned sites, within 12 months (by December 2029) the County will identify alternative sites to ensure adequate capacity for RHNA.</li> </ul> <p><u>Objective:</u> Maximize the efficient and effective utilization of publicly owned land for housing development.</p>		
<p><b>H-3.E. Engage Property Owners Listed in Sites Inventory through Outreach</b></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"> <li>• <b>Initial Outreach:</b> 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.</li> <li>• <b>Ongoing Engagement:</b> 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.</li> <li>• <b>Site-Specific Coordination:</b> 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 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.</li> </ul> <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 <b>(commencing December 2026, then by</b></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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<b>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.</b>		
<p><b>December 31<sup>st</sup> each year after.</b> Owner/developer outreach ongoing as needed <b>throughout the Planning Period</b>, 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><b>H-3.F. Community and Specific Plans</b></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 <b>throughout the Planning Period.</b></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><b>H-3.G. Agricultural Land Preservation and Mitigation Program</b></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"> <li>• <b>Mitigation for Farmland Development:</b> The County adopted, <b>will continue to implement and update as appropriate</b> 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.</li> <li>• <b>City-County Coordination and Urban Reserve Zoning:</b> 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 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.</li> <li>• <b>Agricultural Land Evaluation and Mapping:</b> 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.,</li> </ul>	Permit Fees	Housing and Community Development Department County of Monterey Agricultural Commissioner’s Office Land Trusts

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<b>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.</b>		
<p>Community Areas, Rural Centers and Affordable Housing Overlays), Williamson Act contracts, and agricultural conservation easements.</p> <p><u>Schedule of Actions:</u> Ongoing throughout the Planning Period; Annual mapping tool updates</p> <p><u>Objective:</u> 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><b>H-4.A. Adopt SB 423 (SB 35) Streamlined Ministerial Approval Process (SMAP)</b></p> <p>The County will establish clear and accessible procedures for implementing Streamlined Ministerial Approval Process pursuant to 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><b>H-4.B. Update Zoning to Accommodate Employee Housing</b></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"> <li>• <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.</li> <li>• <u>Commercial Zoning:</u> Adapt commercial zoning regulations to allow employee housing as a standard residential use.</li> <li>• <u>Zoning Ordinances:</u> Review for opportunities to adjust policies for streamlined processes that accommodate employee housing development.</li> </ul> <p><u>Schedule of Action:</u> Review and update of Monterey County Code Titles 20 and 21 and related policies pertaining to employee housing by September 2028.</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><b>H-4.C. Impediments to Fair Housing</b></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"> <li>• <b>Review and Implement Recommendations:</b> 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.</li> <li>• <b>Address Funding Shortfalls:</b> 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.</li> <li>• <b>Support Fair Housing Initiatives:</b> 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 <b>throughout the Planning Period.</b></li> </ul> <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><b>H-4.D. Countywide Objective Residential Design Standards.</b></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, multifamily, 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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Goal H-4: Reduce or remove government constraints to housing production and opportunity when feasible and legally permissible.		
<p><b>H-4.E. Streamline the Permit Processing and Approval Process for Residential Development</b></p> <p>This program will allocate dedicated staff members to expedite the processing and approval of residential development projects <b>that include affordable, multifamily, and/or employee housing</b>. The program will include the following components:</p> <ul style="list-style-type: none"> <li>• <b>Staff Allocation:</b> 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.</li> <li>• <b>Deepest Affordability, Highest Priority:</b> The County will assign high priority for processing new housing development applications that include units at deeper levels of affordability <b>beyond those required by state and local regulations and including a minimum</b> of 10 units per acre with a mix of housing types.</li> <li>• <b>Training and Capacity Building:</b> 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.</li> <li>• <b>Process Improvement Initiatives:</b> 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.</li> <li>• <b>Early Coordination and Pre-Submittal Review:</b> <b>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.</b></li> <li>• <b>Performance Metrics and Accountability:</b> 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.</li> </ul>	<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
<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><b>H-4.F. Monitor Legislative Changes</b></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><b>H-4.G. Zoning Ordinances and General Plan Efficiencies for Housing</b></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"> <li>• <b>Manufactured Housing/Mobile Homes:</b> 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>Schedule of Action: By December 2027</u></li> <li>• <b>Employee Housing:</b> Modify the Zoning Code to comply with the California Employee Housing Act (Section 17000 of the Health and Safety Code). <u>Schedule of Action: By December 2027</u></li> <li>• <b>Emergency Shelters:</b> Review and update the Zoning Code to comply with state legislation, particularly AB 2339 by: <ul style="list-style-type: none"> <li>○ (1) Amending development standards that are not objective or introduce discretion (such as the Operations Plan review and location-water/sewer adequacy determination), and (2) Evaluating standards that may reduce the number of eligible parcels and/or capacity for emergency shelters (Location-2,500-foot transit proximity and Proximity to other Homeless Shelters). If after revising existing standards, the County still lacks sufficient capacity for by-right emergency shelters, additional zoning actions, such as allowing emergency shelters by-right in additional zoning districts, will be undertaken to identify sufficient capacity for emergency shelters.</li> </ul> </li> </ul>	<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.		
<ul style="list-style-type: none"> <li>Amending parking requirements to ensure that only sufficient parking for staff is required, and that standards that are not more restrictive than those applied to other residential or commercial uses in the same zone.</li> </ul>		
Schedule of Action: By December 2027, with additional zoning amendments completed (if needed) by December 2028.		
<ul style="list-style-type: none"> <li><b>Supportive Housing and Transitional Housing:</b> Supportive housing is permitted in all residential zones within the County’s inland areas without discretionary action (Title 21). Under Title 20 (Coastal Areas), transitional and supportive housing are permitted in most zones that allow residential uses but are not currently permitted in AC, CAP, CGC, and VSC zones, even though single family uses are allowed in these zones. To address this constraint and ensure consistency with Government Code §65583(a)(5), the County will amend Title 20 to permit transitional and supportive housing as a residential use in all zones allowing residential uses (including AC, CAP, CGC, and VSC zones) and to subject these uses only to the same standards and permit procedures that apply to other residential dwellings of the same type in the same zone.</li> </ul>		
In addition, 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 65651, including but not limited to, processing and parking requirements for projects located within half-mile of existing or planned transit service.		
Schedule of Action: By December 2027		
<ul style="list-style-type: none"> <li><b>Accessory Dwelling Units (ADUs):</b> Update Zoning Code for compliance with Government Code Section 65852.2. Schedule of Action: By December 2027</li> </ul>		
<ul style="list-style-type: none"> <li><b>Low Barrier Navigation Center:</b> 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 multifamily residential development. Schedule of Action: By December 2027</li> </ul>		
<ul style="list-style-type: none"> <li><b>Reasonable Accommodation:</b> Revise the Zoning Code to establish clear, objective definitions for findings #3 (Undue Financial or Administrative Burden) and #5 (Negative Impact on Property) Schedule of Action: By December 2027</li> </ul>		

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Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<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"> <li>• <b>Approval Findings for Multifamily Developments: Modify Use Permit and Coastal Development Permit Finding 3 (Health and Safety) in MCC Section 21.70.050(C) and Finding B1 on MCC Section 20.70.050, to replace subjective language with objective standards and improve approval certainty. Implement changes via approval resolutions for multifamily housing projects that require Coastal Administrative Permits and Administrative Permits, in addition to Use Permits and Coastal Development Permits. Schedule of Action: By December 2027.</b></li> <li>• <b>Zoning Ordinances:</b> 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"> <li>○ 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).</li> <li>○ 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.</li> <li>○ 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." <b>Schedule of Action: By December 2028</b></li> </ul> </li> </ul> <p><u>Schedule of Action:</u>  <b>Objective:</b> Support development of diverse housing types by removing local zoning barriers.</p>		
<p><b>H-4.H Update Density Bonus Ordinance</b></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 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 by <b>August 2027</b> and update as new state laws are adopted.</p>	None required	Housing and Community Development Department

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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><b>Program H-4.I. North County Coastal Land Use Plan (LUP) Amendment</b></p> <p>The County will amend the North County Coastal Land Use Plan (LUP) residential unit cap established in the LUP to allow additional units on qualifying parcels (such as Housing Opportunity Sites in the 6<sup>th</sup> Cycle HEU). The amendment will clarify policies that have historically restricted housing production in the Coastal Zone, particularly for lower- and moderate-income households.</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 by Winter 2028; 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>General Fund, state planning grants (as available)</p>	<p>Housing and Community Development Department</p>
<p><b>Program H-4.J: Carmel Valley Master Plan Amendment</b></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 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 amendment will allow additional units on qualifying parcels (such as Housing Opportunity Sites in the 6<sup>th</sup> Cycle HEU). The County will ensure consistency with infrastructure conditions, environmental</p>	<p>General Fund, state planning grants (as available)</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.		
protection, and the goals of the Housing Element. The County will coordinate with relevant agencies and stakeholders during the process.		
<u>Schedule of Action:</u> Initiate legal review and agency coordination by Winter 2028; complete draft amendment by 2029.		
<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.		
<b>Program H-4.K: North County Inland and Greater Salinas Area Plan Amendment</b>		
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.	General Fund, state planning grants (as available)	Housing and Community Development Department
The amendment will allow additional residential units on qualifying parcels (such as Housing Opportunity Sites in the 6 <sup>th</sup> Cycle HEU) while ensuring consistency with infrastructure and environmental limitations. The County will coordinate with relevant agencies and stakeholders during the process.		
<u>Schedule of Action:</u> Initiate review and agency coordination by Winter 2028; complete draft plan amendment by 2029.		
<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.		

### 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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<b>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.</b>		
<p><b>H-5.A. Prioritize Review and Expedite the Development of Affordable Housing Projects for Special Needs Populations</b></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><b>H-5.B. Housing Mobility</b></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"> <li>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 (commencing in December 2026, then by December 31<sup>st</sup> each year after). 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 by August 2027.</li> <li><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</li> </ul>	<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><b>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.</b></p>		
<p>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> <ul style="list-style-type: none"> <li>• <b>Encourage and Incentivize Accessory Dwelling Units (ADUs) and other “missing middle” housing:</b> 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.</li> <li>• <b>Missing-Middle Housing and Housing Mobility Education:</b> 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.</li> <li>• <b>Additional Density Bonus Incentives:</b> 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.</li> <li>• <b>Objective Design Standards:</b> Per Program H-4.D. Countywide Objective Residential Design Standards, the County will work to develop and codify objective design standards for single-family, multifamily, and mixed-use residential development. <u>Schedule of Action</u>: Completion by the end of 2027.</li> <li>• <b>Marketing Housing Resources and Opportunities:</b> 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</li> </ul>		

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<p><b>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.</b></p>		
<p>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 housing resources. <u>Schedule of Action:</u> Ongoing; update the County’s webpage by December 2026.</p> <ul style="list-style-type: none"> <li>• <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 <b>progress is not being made toward meeting the housing element objective for housing mobility</b>. <u>Schedule of Action:</u> Mid-cycle review to be performed by December 2028.</li> </ul> <p><b>Objective:</b> Expand access to affordable housing in high-opportunity areas by promoting infill, ADUs, density incentives, and development on institutional land.</p>		
<p><b>H-5.C. Facilitate Access to Affordable Housing for Residents</b></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><b>To ensure AFFH compliance and equity focused housing occurs, the County will establish additional program activities focused on:</b></p> <ul style="list-style-type: none"> <li>• <b>Location-based Equity Focus:</b> Encourage the development of affordable housing sited in areas with high California Tax Credit Allocation Committee (TCAC) scores, as site and land availability permits.</li> <li>• <b>Affordable Housing Land Trust:</b> 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.</li> <li>• <b>Incentives for Affordable Housing:</b> 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).</li> </ul>	<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><b>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.</b></p>		
<p>Schedule of Action: Ongoing throughout the Planning Period, 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 discussions for establishment of a local affordable housing land trust underway by the end of 2026, then on-going throughout the Planning Period.</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><b>H-5.D. Support Counseling and Housing Services for Seniors, Low-Income Households, and Unhoused Individuals</b></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 throughout the Planning Period, with promotion of available resources provided in conjunction with the Annual Housing Forum (commencing in December 2026, then by December 31<sup>st</sup> each year after).</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) Department of Social Services Housing and Community Development Department</p>
<p><b>H-5.E. Encourage Development of Housing for Persons with Disabilities</b></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"> <li>• <b>Compile Developer List:</b> 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.</li> <li>• <b>Dedicated Data Collection on Housing Access:</b> 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.</li> </ul>	<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><b>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.</b></p>		
<ul style="list-style-type: none"> <li>• <b>Annual Outreach:</b> 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 (commencing December 2026, then by December 31<sup>st</sup> each year after) and provide information on available sites, funding opportunities, and other concessions for supportive housing projects targeting persons with disabilities. This outreach aims to facilitate the development process and encourage the creation of more accessible housing options.</li> <li>• <b>Annual Report on Housing for Developmental Disabilities:</b> 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.</li> <li>• <b>Partnership with Disability Advocacy Groups:</b> 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.</li> <li>• <b>Support for Funding Applications:</b> 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.</li> <li>• <b>Expedited Approval Process:</b> 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.</li> </ul> <p><b>Schedule of Action:</b> Compile the developer list and invite to Annual Housing Forum (commencing December 2026, then by December 31<sup>st</sup> each year after) 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><b>Objective:</b> Increase supportive housing opportunities for people with disabilities by providing targeted outreach, developer assistance, and accessibility-focused incentives.</p>		
<p><b>H-5.F. Housing Opportunities</b></p>	<p>Augmentation from General Funds</p>	<p>Housing and Community Development Department</p>

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<b>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.</b>		
<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"> <li> <b>Zoning Code Amendments:</b> 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 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. <b>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.</b> </li> <li> <b>Supportive Rental Programs:</b> 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 <b>with physical, intellectual and developmental</b> 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.         </li> <li> <b>Priority Processing for Housing for Vulnerable Populations:</b> 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 physical, intellectual and developmental 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.         </li> <li> <b>Strengthened Partnership with Fair Housing Provider:</b> The County will <b>continue to grow and</b> 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.         </li> </ul>	<p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>County Administrative Office (Homelessness Strategies and Initiatives Division)</p> <p>Department of Social Services</p> <p>Health Department (Public Health)</p>

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<p><b>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.</b></p>		
<ul style="list-style-type: none"> <li>• <b>Development Incentives:</b> The County will consider financial and regulatory incentives to encourage the creation of affordable housing for special needs groups. Incentives <b>to be considered</b> may include reduced parking requirements for studio and one-bedroom units in affordable multifamily projects <b>and for units accessible to individuals with intellectual and developmental disabilities</b>, waiver of covered or off-street parking requirements, and potential reductions in development impact fees for 100% affordable housing projects.</li> <li>• <b>Partnerships with Social Service Agencies:</b> 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.</li> <li>• <b>Flexible Funding Sources for Housing for Vulnerable Populations:</b> 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.</li> <li>• <b>Affirmative Marketing Requirements for Accessible Units:</b> 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.</li> </ul> <p>Schedule of Action: <b>Ongoing, commencing in December 2027.</b> Zoning Code Amendments to be addressed concurrently with Housing Element Adoption.</p> <p><b>Objective:</b> Remove regulatory barriers and expand supportive housing.</p>		

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Implementation Program/Schedule of Action	Potential Funding	Responsible Party
<b>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.</b>		
<p><b>H-5.G. Farmworker Housing Production</b></p> <p>During the 5<sup>th</sup> 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.</p> <p>The County’s role during the 2023–2031 Housing Element Cycle will focus on proactive annual outreach, coordination, and facilitation actions designed to stimulate development interest, identify funding opportunities, and advance implementable projects with the following specific actions:</p> <ul style="list-style-type: none"> <li>• <b>Annual Housing Forum:</b> The County will use its Annual Housing Forum as the primary mechanism to share information on available funding programs, incentives, and potential housing approaches, facilitate coordination among stakeholders, and encourage development interest as opportunities arise. <u>Schedule of Action:</u> Annual Housing Forum within 1 year of certification (December 2026) then by December 31<sup>st</sup> for every year thereafter.</li> <li>• <b>Rehabilitation and Conservation of Existing Farmworker Housing:</b> 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. <u>Schedule of Action:</u> 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 by Spring 2028.</li> <li>• <b>Seek Federal and State Housing Finance Programs:</b> 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</li> </ul>	<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>Health Department (Environmental Health Bureau)</p> <p>County Administrative Office (Homelessness Strategies and Initiatives Division)</p> <p>Department of Social Services</p>

# 2023–2031 Housing Element

## Chapter 8. Housing Plan

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
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<p>housing, including the Joe Serna, Jr. Farmworker Housing Grant Program, USDA Section 514,516,521,523 grants. <b>Schedule of Action:</b> Identify funding opportunities annually and post on City website in conjunction with the Annual Housing Forum.</p> <ul style="list-style-type: none"> <li>• <b>Facilitate Private Sector Development:</b> Encourage private sector development of farmworker housing characterized by funding sources without restrictions, to provide flexibility in housing provision regardless of documentation status. <b>Schedule of Action:</b> Annual Housing Forum within 1 year of certification (December 2026) then by December 31<sup>st</sup> for every year thereafter.</li> <li>• <b>Engage Stakeholders:</b> 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). <b>Schedule of Action:</b> Ongoing participation in the Farmworker Housing Study Oversight Committee.</li> <li>• <b>Incentivize Growers:</b> 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. <b>Schedule of Action:</b> Finalize and adopt incentives by Spring 2028.</li> <li>• <b>Intergenerational Housing:</b> 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. <b>Schedule of Action:</b> Annual Housing Forum beginning the subsequent year after certification (December 2026, then by December 31<sup>st</sup> each year after). As needed, dependent on project and developer active participation.</li> <li>• <b>Land Parcellation:</b> Evaluate opportunities to streamline 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. <b>Schedule of Action:</b> Evaluate by Spring 2028, Implement processes by Spring 2029 if opportunities identified.</li> <li>• <b>Streamline Approval Processes:</b> Streamline approval processes for farmworker housing projects whenever possible. <b>Schedule of Action:</b> Process improvements to be implemented by Spring 2028.</li> </ul>		

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<ul style="list-style-type: none"> <li>• <u>Explore Off-Season Housing Utilization</u>: 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 by <b>Spring 2027</b>, and if opportunities exist, identify policy framework for subsequent implementation.</li> <li>• <u>H-2A Worker Lodging</u>: 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 by <b>Spring 2027</b>, and implement the subsequent year.</li> </ul> <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><b>H-5.H. Displacement Prevention</b></p> <p>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 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"> <li>• <u>Outreach to Residents</u>: 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.</li> </ul>	<p>Augmentation from General Funds General Plan Updates and Implementation Fund Identify new sources of local revenue and grants</p>	<p>Housing Authority of Monterey County Housing and Community Development Department County Administrative Office (Homelessness Strategies and Initiatives Division)</p>

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<p><u>Schedule of Action:</u> By the end of 2026, integrate displacement prevention information onto the County's website.</p> <p><u>Objective:</u> Empower residents with essential resources and knowledge to promote awareness and participation in rental assistance programs.</p>		
<p><b>H-5.I. Fair Housing Education, Enforcement, Outreach, and Services</b></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>Key Components of the Program:</p> <ul style="list-style-type: none"> <li>• <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.</li> <li>• <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.</li> <li>• <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</li> </ul>	<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>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> <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 by <b>August 2027.</b></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 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><u>Schedule of Action:</u> 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><u>Objective:</u> Improve tenant protections by expanding awareness and access to legal assistance and fair housing services.</p> <p><u>Objectives:</u> Actively promote fair housing choice, combat discrimination, and ensure equal access to housing opportunities for all residents.</p>		

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<p><b>H-5.J. Homebuyer Assistance Programs</b></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"> <li>• <u>Mortgage Credit Certificates (MCC)</u>: Providing a federal tax credit to reduce income tax liability, potentially increasing monthly spendable income.</li> <li>• <u>CalPLUS Conventional Program</u>: Offering a fixed-rate mortgage insured through private mortgage insurance, combined with a CalHFA Zero Interest Program for down payment assistance.</li> <li>• <u>California Homebuyer's Downpayment Assistance Program (CHDAP)</u>: Providing a deferred-payment subordinate loan for down payment and/or closing costs.</li> </ul> <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"> <li>• <u>GSFA Platinum Downpayment Assistance Program</u>: Providing down payment and closing costs assistance to low- and moderate-income households.</li> <li>• <u>GSFA Mortgage Credit Certifications</u>: Offering a federal tax credit to reduce income tax liability, similar to CalHFA's MCC program.</li> </ul> <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><u>Schedule of Action</u>: Ongoing throughout the Planning Period.</p> <p><u>Objective</u>: Increase opportunity for home ownership for lower- and moderate-income households.</p>	<p>HOME, PLHA, CalHFA, GSFA Funding</p>	<p>Housing and Community Development Department</p>

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<p><b>H-5.K. Collaboration with Community-Based Organizations</b></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"> <li>• <b>Compile List of Local Organizations:</b> Identify and compile a comprehensive list of local organizations that are involved in housing-related initiatives or serve special needs groups within the community. <i>Schedule of Action:</i> Compile the list by <b>Winter 2027</b>.</li> <li>• <b>Annual Meeting with Local Organizations:</b> Organize and conduct an <b>Annual Housing Forum</b> 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. <i>Schedule of Action:</i> <b>Annual Housing Forum within one year of Housing Element certification (commencing December 2026), by December 31 each year thereafter.</b></li> </ul> <p><i>Objective:</i> 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>
<p><b>H-5.L. Support for Linguistically Isolated Households</b></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"> <li>• <b>Language Access Plan Development:</b> 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.</li> <li>• <b>Multilingual Outreach:</b> 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.</li> <li>• <b>Bilingual Staffing:</b> Train and designate bilingual staff members to assist LEP residents with housing inquiries, applications, and other related services in their preferred language.</li> </ul>	<p>Augmentation from General Funds</p>	<p>Housing and Community Development Department</p>

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<ul style="list-style-type: none"> <li>• <b>Language Access Workshops:</b> 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.</li> <li>• <b>Culturally Competent Outreach:</b> 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.</li> <li>• <b>Continuous Evaluation and Improvement:</b> 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.</li> </ul> <p><b>Schedule of Action:</b> Launch outreach efforts to identify language needs and preferences within LEP communities by <b>August 2027</b>; Language Access Plan development by end of <b>2027</b>; Evaluation and improvement will be ongoing.</p> <p><b>Objective:</b> Ensure equitable housing access for Limited English Proficient (LEP) households.</p>		
<p><b>H-5.M. Persons Experiencing Homelessness</b></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 facilitate access to permanent supportive housing, transitional housing, and emergency shelters, as well as implementing programs to prevent homelessness and conserve existing housing stock.</p> <p>Recognizing that many homelessness initiatives occur outside the County’s direct authority, the County’s role under this program will focus on ongoing and annual coordination, pursuing and managing funding opportunities, targeted and humane encampment resolution strategies and facilitation actions throughout the planning period. Under this program, the County will take the following actions:</p> <ul style="list-style-type: none"> <li>• <b>Continue addressing homelessness through the Homelessness Strategies and Initiatives Division (HSI):</b> 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. <b>Schedule of Action:</b> HSI activities occur on an ongoing basis, including weekly formal coordination meetings with other</li> </ul>	<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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<p>jurisdictions; recurring and on-going meetings with the Department of Social Services, Behavioral Health Bureau, Health Department, and County Housing and Community Development; and monthly meetings with the Continuum of Care lead agency.</p> <ul style="list-style-type: none"> <li>• <b>Update the Lead Me Home Plan:</b> In 2021, the County co-sponsored and adopted the Continuum of Care’s <i>Lead Me Home Plan to Reduce Homelessness</i>, a comprehensive data-driven strategy developed through community engagement. The current plan covers the period from 2021-2026. The County will participate in updating the plan for the next five-year period. <u>Schedule of Action:</u> County participation in the plan update will occur in alignment with the Continuum of Care timelines.</li> <li>• <b>Financial Assistance to Nonprofits:</b> 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. <u>Schedule of Action:</u> Funding is evaluated and awarded annually, with Notice of Availability/application period typically occurring in December/January awards confirmed by the Board of Supervisors no later than May 15<sup>th</sup> with funds available July 1<sup>st</sup>.</li> <li>• <b>Emergency Shelters and Navigation Centers:</b> Monterey County will continue supporting emergency shelters and navigation centers, including the SHARE Center in Salinas, a 128-bed facility providing meals, shelter, and supportive services to individuals and families experiencing homelessness. <u>Schedule of Action:</u> County partners with the City of Salinas on this joint project, and support and coordination occur on an ongoing basis.</li> <li>• <b>Pajaro River:</b> In partnership with Santa Cruz County and the local managed care plan, Monterey County secured approximately \$9 million in Encampment Resolution and Homeless Housing Incentive Program funding to develop a 24-hour, 34-bed non-congregate low barrier navigation center to serve individuals living unsheltered along the Pajaro River. Due to proximity and land available, this project is being developed in Watsonville but will serve North Monterey County residents. <u>Schedule of Action:</u> Executed Encampment Resolution Funding agreement with the California Interagency Council on Homelessness in August 2023; Acquired and developed property, including modular non-congregate units, hygiene facilities, laundry, and common spaces (July 2025 – February 2026); Obtain final occupancy permit and move in initial cohort that was displaced by encampment closure (February – March 2026); Enroll participants in Enhanced Care Management and Community Supports (February – March 2026); Coordinate with</li> </ul>		

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<p>managed care plan to dedicate a portion of HOPE Village beds to recuperative care and short-term post-hospitalization placements (January – July 2026); Partner with housing organizations and landlords to secure permanent housing placements (Ongoing).</p> <ul style="list-style-type: none"> <li> <p><b>Soledad (Salinas River):</b> In collaboration with the City of Soledad, the County was awarded more than \$4 million to develop a 12-unit, 14-bed non-congregate interim housing facility and provide outreach, supportive services, and housing navigation for individuals living along the Salinas River. <u>Schedule of Action:</u> Execute Encampment Resolution Funding agreement with CA HCD (October 2024); Execute agreements with the City of Soledad and the designated service provided (December 2024); Launch wrap-around services, including CalAIM, behavioral health, substance use disorder treatment, and housing navigation (February 2025); Develop site improvements and modular units (May 2025–January 2026); Obtain occupancy permit and intake remaining individuals displaced by encampment closure (January 2026); Coordinate with housing partners to secure permanent housing placements (Ongoing).</p> </li> <li> <p><b>King City P(Salinas River):</b> In partnership with the City of King City and the Housing Authority of Monterey County, the County secured more than \$6 million in Encampment Resolution Funding and \$4 million in Homeless Housing Incentive Program funds to convert the former King City Days Inn into a 45-unit permanent supportive housing project. <u>Schedule of Action:</u> Execute Encampment Resolution Funding with CA HCD (October 2024); Housing Authority to acquire and rehabilitate property (November 2024 – February 2026); Housing Authority to complete construction and obtain final occupancy permit (February 2026); Transition clients from interim motel placements into permanent supportive housing units (March 2026).</p> </li> <li> <p><b>Community Project Funding (Youth Housing Campus):</b> The County received \$2 million in federal funding to develop a housing campus serving youth ages 18-24. In collaboration with the Housing Authority of the County of Monterey and the City of Soledad, the project will include permanent supportive housing for pregnant and parenting youth and a youth drop-in center providing housing focused services. <u>Schedule of Action:</u> Establish rapid rehousing services (April 2025); Acquire site and complete construction (January – December 2026); Issue request for proposals for service providers (November 2025–January 2026); Establish program in HMIS and coordinated entry (January 2026); Target move-in date of February 2026.</p> </li> </ul>		

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<ul style="list-style-type: none"> <li>• <b>Point-in-Time Counts:</b> The County supports the Continuum of Care by participating in biennial Point-in-Time Counts to assess the scope of homelessness, inform federal funding allocation, and track system-wide progress. <b>Schedule of Action:</b> The County will conduct both the 2026 and 2028 Point-in-Time counts over the course of the planning period.</li> <li>• <b>Whole Person Care (WPC) Incentive Funding:</b> The County partnered with the Housing Authority and the City of Salinas to convert a motel into permanent supportive housing for chronically homeless individuals using WPC funds. <b>Schedule of Action:</b> Housing Authority to acquire site and complete construction and obtain occupancy permit (October 2024 – January 2026); Housing Authority to issue request for proposals and identify supportive service provider (November 2025 – January 2026); Establish program in HMIS and coordinated entry (January 2026); Target move-in date (March 2026).</li> </ul> <p><b>Schedule of Action:</b> Detailed schedules are provided per action but include: Provide on-going support to shelters, navigation centers, permanent supportive housing, and rapid rehousing through the County’s Homelessness Strategies and Initiatives Division, Social Services and Behavioral Health; Complete the funded housing projects in Watsonville, Soledad, King City, and Salinas 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 throughout the planning period.</p> <p><b>Objective:</b> Facilitate the development of permanent supportive housing, transitional housing, and emergency shelters strengthen regional collaboration to leverage resources and implement long-term solutions to reduce homelessness, and prevent homelessness through targeted assistance and outreach programs.</p>		
<p><b>H-5.N. Rental Incentive Program for Long-Term Leasing</b></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 multifamily buildings, and consider incentives such as property tax rebates, reduced permitting fees, property improvement grants, sliding scale incentives based on affordability level.</p>	<p>Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>

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<p>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>		

### 8.2 AFFH Targeting Strategy

The County’s Affirmatively Furthering Fair Housing (AFFH) analysis demonstrates that housing needs, access to opportunity, and patterns of segregation vary significantly across Unincorporated Monterey County. County Plan Areas (CPAs) differ with respect to economic resources, environmental conditions, access to services and amenities, infrastructure capacity, and demographic characteristics such as linguistic isolation and concentrations of lower-income households. These differences require a tailored approach to Housing Element implementation. A single countywide strategy would not effectively address the distinct conditions present in individual communities.

To respond to this diversity, the Housing Plan employs multiple AFFH strategies informed by a combined assessment of key Access to Opportunity indicators, including:

- Segregation and integration patterns
- Identification of SB 535 Disadvantaged Communities (DACs)
- TCAC/HCD Opportunity Map Composite Scores
- CalEnviroScreen pollution burden
- Access to jobs, schools, and community amenities
- Overcrowding, cost burden, and housing conditions

By integrating these measures, the County is able to identify where targeted investment is most needed and where expanded access to opportunity should be prioritized.

The County’s AFFH framework is organized around four primary strategies:

1. Place-Based Investments in High-Need Areas
2. Increase Affordable Housing Access in High-Resource Areas
3. Mobility Enhancement and Fair Housing Outreach
4. Preservation and Anti-Displacement

Together, these approaches provide a coordinated structure for advancing fair housing objectives throughout Unincorporated Monterey County.

**Table 8-1: AFFH Program Strategy Matrix at the end of this section summarizes this framework and illustrates how individual Housing Element programs are organized under each AFFH strategy area. The matrix identifies each program’s primary geographic focus, the rationale for targeting, and the associated implementation milestones and performance metrics.**

#### 8.2.1 AFFH Strategy I: Place-Based Strategies in Low-Resource / High-Need Areas

The County’s Access to Opportunity analyses reveal that certain CPAs exhibit a strong convergence of need across multiple indicators. These areas are generally characterized by:

- Low TCAC Opportunity Map scores
- High CalEnviroScreen pollution burdens
- Limited local access to jobs, services, and amenities
- High levels of overcrowding and housing cost burden

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- Aging or substandard housing stock
- Concentrations of people of color and linguistic isolation
- Presence of SB 535 Disadvantaged Communities

These combined indicators identify communities where structural and environmental disadvantages intersect with housing instability and limited opportunity. In such locations, targeted and coordinated place-based action is necessary to address longstanding inequities.

The objective of this approach is to improve neighborhood conditions and expand housing opportunity within the communities that demonstrate the greatest cumulative need. This includes reducing environmental burdens, addressing infrastructure deficiencies, improving housing quality, and supporting the development of affordable housing close to existing residents and services.

Place-based strategies are designed to:

- Reduce environmental justice burdens and health disparities
- Rehabilitate and preserve aging housing stock
- Expand water, sewer, and transportation infrastructure needed to support housing
- Prioritize funding and technical assistance in high-need communities
- Align zoning and planning tools to support affordable housing development
- Improve access to services and amenities for underserved neighborhoods

By directing resources to locations that score low across multiple Access to Opportunity indicators, the County seeks to stabilize vulnerable households, reduce disparities, and improve overall quality of life.

## 8.2.2 AFFH Strategy 2: Increase Affordable Housing Access in High-Resource Areas

Other CPAs present a very different set of conditions. These areas generally reflect:

- High or Highest TCAC Opportunity Map scores
- Low CalEnviroScreen pollution burdens
- Strong access to schools, employment centers, and amenities
- High median incomes and minimal linguistic isolation
- Patterns of high White segregation and limited economic diversity

In these communities, the primary fair housing challenge is not neighborhood need, but rather limited availability of affordable housing within areas of high opportunity.

The goal of this approach is to address exclusionary patterns by expanding affordable housing options within high-resource communities. Enabling affordable housing in these locations promotes integration and ensures that lower-income households have meaningful access to high-quality schools, jobs, and services.

In high-resource areas, the County's strategies emphasize:

- Rezoning and land use actions that enable multifamily and affordable housing
- Development incentives and concessions to improve project feasibility
- Streamlined approvals for affordable projects
- Technical assistance to developers

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- Coordination to utilize publicly owned land for affordable housing

This approach directly supports mobility to opportunity by reducing regulatory and financial barriers that have historically limited affordable housing development in high-opportunity neighborhoods.

### 8.2.3 AFFH Strategy 3: Mobility Enhancement and Fair Housing Outreach

The County's demographic and access to opportunity analyses identify linguistic isolation and information barriers as recurring challenges, particularly in communities with higher concentrations of lower-income Hispanic/Latino households. Even where housing opportunities exist, residents may face obstacles in accessing them due to limited information, language barriers, or unfamiliarity with fair housing rights.

This approach focuses on expanding informed housing choice and geographic mobility. It recognizes that AFFH requires not only investment in neighborhoods, but also ensuring that residents can access opportunities across the County if they choose.

Mobility and outreach strategies include:

- Providing culturally and linguistically appropriate fair housing education and services
- Expanding outreach in communities with high limited-English proficiency
- Improving access to information about housing programs and resources
- Offering counseling and assistance to support housing stability
- Addressing systemic barriers identified through fair housing analyses

These actions help ensure that residents in low-opportunity areas are able to access higher-opportunity communities and that all households can make informed housing choices.

### 8.2.4 AFFH Strategy 4: Preservation and Anti-Displacement

Many lower-resource CPAs demonstrate overlapping conditions of:

- Aging housing stock
- High overcrowding rates
- Significant housing cost burden
- Concentrations of lower-income households
- Limited access to services and amenities

While investment and new housing are needed in these communities, such improvements must be balanced with protections to prevent displacement.

The purpose of this approach is to preserve existing affordable housing resources and maintain neighborhood stability. The County seeks to ensure that investments in infrastructure, environmental improvements, and housing quality benefit current residents.

Preservation and anti-displacement strategies include:

- Monitoring and safeguarding existing affordable units
- Replacing affordable units lost through redevelopment
- Rehabilitating and improving older housing

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- Protecting year-round housing from conversion to non-residential uses
- Ensuring that infrastructure investments support long-term community stability

This approach ensures that AFFH implementation improves neighborhoods without displacing vulnerable households.

### 8.2.5 Conclusion

Monterey County’s AFFH strategy is intentionally multi-layered, geographically responsive, and grounded in a comprehensive assessment indicators. Through a coordinated combination of:

- Targeted place-based investments in high-need communities,
- Expanded access to high-opportunity neighborhoods,
- Mobility and fair housing outreach, and
- Preservation and anti-displacement measures,

the County’s AFFH approach advances both neighborhood revitalization and regional integration.

This balanced framework ensures that Housing Element programs respond directly to documented local conditions and affirmatively further fair housing throughout Unincorporated Monterey County.

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Table 8-1. AFFH Program Strategy Matrix

AFFH Approach	Program (Number + Name)	Primary Target Areas	Reason for Targeting	Milestone/Metricst
Place-Based Investment in Low- Resource / High-Need Areas	H-1.E – Reduce Exposure to Environmental Pollution	North County Coastal LUP; North County Inland Area Plan; Greater Salinas CPA; Central Salinas Valley CPA; South County CPA; northern Greater Monterey Peninsula CPA	High CalEnviroScreen scores, SB 535 Disadvantaged Community status, and low TCAC Opportunity Map scores overlap with limited amenities and services	Adoption and implementation of Environmental Justice Element and Action Plan, implement Action Plan strategies that will assist in pollution reduction by the end of the Planning Period.
	H-2.C – Maintain/Update the Sites Inventory	North County Coastal LUP; North County Inland Area Plan; Greater Salinas CPA; Central Salinas Valley CPA; South County CPA; northern Greater Monterey Peninsula CPA	Aging housing stock, high overcrowding rates, and high housing cost burden concentrated in low-opportunity CPAs	Provide list of funding opportunities for rehab of aging housing stock on social media 1x per year in conjunction with the Annual Housing Forum;  By 2029, County will explore feasibility of establishing a rehab program. If program is established, target to assist 75% of eligible applicants. County will commit to also dedicating 75% of rehab funding to low resourced CPAs if program is established.
	H-2.Q – Ensure Adequate Water and Sewer Resources for New Housing Development	North County Coastal LUP; North County Inland Area Plan; Salinas Valley CPAs; South County CPA	Limited infrastructure capacity in areas with low opportunity access and high environmental burdens	Complete prioritization of water allocation by Summer 2027;  Meet annually with water service providers as part of the Annual Housing Forum.
	H-3.A – Rezoning for Higher-Density Residential Development	Opportunity Sites in North County CPAs, Salinas Valley CPAs, northern Greater Monterey Peninsula AP	Need to increase lower-income housing supply near existing jobs and services in areas with low TCAC scores	Rezone sites to accommodate 100% of RHNA shortfall;  Adopt zoning amendments on schedule;  Track number of units proposed or approved in high-resource CPAs through Annual Housing Element Progress Report.

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AFFH Approach	Program (Number + Name)	Primary Target Areas	Reason for Targeting	Milestone/Metric <sup>†</sup>
	<b>H-2.K – Assist with the Development of Affordable Housing</b>	Low Resource CPAs/communities	High need for affordable housing production in CPAs with limited market feasibility and high cost burden	Host Annual Housing Forum Track number of affordable units proposed or approved through the Annual Housing Element Progress Report.
	<b>H-2.P – Advertise Available Resources</b>	North County and Salinas Valley CPAs	High linguistic isolation and limited access to information about housing resources	Advertise available resources in Spanish at least twice per year, in conjunction with the Annual Housing Forum. Partner with at least 5 community organizations to disseminate information annually through the Annual Housing Forum.
	<b>H-2.R – Funding, Incentives, and Concessions for Extremely Low-Income Developments</b>	North County Coastal LUP; North County Inland AP; Greater Salinas CPA; Central Salinas Valley CPA; South County CPA	Concentrated need for deeply affordable housing in CPAs with high poverty, high overcrowding, and limited private market feasibility	Host Annual Housing Forum Track number of affordable units proposed or approved through the Annual Housing Element Progress Report.
	<b>H-2.M – Pursue State and Federal Funding for Affordable Housing</b>	Low Resource CPAs/communities	External funding most critical where low resource levels and infrastructure gaps limit private investment	County will commit to applying for or submitting grant applications annually to secure funding for affordable housing projects. If no projects are eligible, the County will focus on pre-development activities such as site acquisition or entitlement, to position projects for future funding opportunities. Funding strategies to be determined in consultation with developers through Annual Housing Forum. Track funds pursued versus awarded on a semi-annual basis through the Housing Advisory Committee Housing Report (HACHR).

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AFFH Approach	Program (Number + Name)	Primary Target Areas	Reason for Targeting	Milestone/Metricst
	<b>H-4.E – Streamline the Permit Processing and Approval Process</b>	Low Resource CPAs/communities	Expedite projects serving communities with low opportunity access and high overcrowding	<p>Staff dedicated by end of 2026 to assist with processing of affordable housing projects and targeted staff training on residential development processes, environmental assessment and zoning regulations by end of 2027.</p> <p>Prioritization of qualifying projects for expedited processing.</p>
	<b>H-3.F – Community and Specific Plans</b>	Castroville, Pajaro, Moss Landing, Chualar and similar communities	Need for land use and infrastructure planning in CPAs with low services access and high environmental burdens	<p>Initiate the community plans for Pajaro, Chualar, and Moss Landing by 2029.</p> <p>Conduct minimum 4 public meetings per plan update that provide bilingual materials and translation services to take into account linguistic isolation in area;</p> <p>Integrate housing and infrastructure funding/development strategies as part of the Community Plan update process.</p>
<b>Increase Affordable Housing Access in High-Resource Areas</b>	<b>H-3.A – Rezoning for Higher-Density Residential Development</b>	Carmel LUP; Carmel Valley CPA; southern GMP CPA	Need to increase housing supply in areas with High TCAC Opportunity Map scores, strong amenities access, but current limited existing affordable housing supply	<p>Rezone sites to accommodate 100% of RHNA shortfall;</p> <p>Adopt zoning amendments on schedule;</p> <p>Track number of units proposed and approved in high-resource CPAs through Annual Housing Element Progress Report.</p>
	<b>H-2.K – Assist with the Development of Affordable Housing</b>	Carmel LUP; Del Monte Forest LUP; Carmel Valley CPA; Toro CPA; southern GMP CPA	Support integration in high-opportunity CPAs with low linguistic isolation and high jobs access	<p>Host Annual Housing Forum;</p> <p>Track number of affordable units proposed or approved through</p>

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AFFH Approach	Program (Number + Name)	Primary Target Areas	Reason for Targeting	Milestone/Metric <sup>†</sup>
				Annual Housing Element Progress Report.
	<b>H-2.J – Technical Assistance to Developers</b>	Countywide, with focus on High-resource CPAs	Facilitate use of density bonuses in areas with high land costs and strong opportunity indicators	Host Annual Housing Forum; Track number of affordable units proposed or approved through Annual Housing Element Progress Report; Update and maintain developer resources on website in conjunction with Annual Housing Forum.
	<b>H-2.G – Comprehensive Suite of Incentives/Concessions for Developers</b>	Countywide, with focus on High-resource CPAs	Additional incentives needed to enable affordability in communities with highest opportunity and housing costs	Implement fee reduction analysis by Winter 2028. Offer technical assistance as projects are proposed; Identify property owners and non-profit developers to collaborate with in service of facilitating affordable housing development by Winter 2027.
	<b>H-2.H – By-Right Approval for Affordable Housing Development</b>	Countywide, with focus on High-resource CPAs	Reduce procedural barriers in CPAs with high resources but low affordable housing availability	By-Right Approval process implemented by the end of 2026; Modifications will be considered after Mid-Cycle Review (December 2028)
	<b>H-2.O – Additional Density Bonus Incentives</b>	Countywide, with focus on High-resource CPAs	Encourage deeper affordability in locations with strong access to schools, jobs, and transit	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 present to the Board of Supervisors by December 2026. If approved, implement the incentives by the end of December 2027.
	<b>H-2.R – Funding, Incentives, and Concessions for Extremely Low-Income Developments</b>	Carmel LUP; Carmel Valley CPA; Torrey Pines CPA; southern Greater Monterey Peninsula CPA	Need to enable ELI housing in high-resource CPAs where land costs and feasibility barriers are greatest	Prioritize support and processing of housing projects with ELI components in high-opportunity locations. Provide

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AFFH Approach	Program (Number + Name)	Primary Target Areas	Reason for Targeting	Milestone/Metric <sup>†</sup>
				resources and outreach through Annual Housing Forum.
	<b>H-3.D – Coordination with Public Entities for Development of Publicly Owned Land</b>	Fort Ord, Central Salinas Valley AP, Greater Monterey Peninsula AP	Leverage public land in CPAs with highest opportunity scores and amenities	Conduct annual outreach to owners of publicly owned sites in Sites Inventory in conjunction with the Annual Housing Forum.
	<b>H-4.A – Adopt SB 423 (SB 35) Streamlined Ministerial Approval Process</b>	Countywide	Reduce approval risk in high-opportunity areas where discretionary review is a barrier	Adopt SB 423 procedures by the end of 2027
<b>Mobility Enhancement and Fair Housing Outreach</b>	<b>H-5.I – Fair Housing Education, Enforcement, Outreach, and Services</b>	Countywide, with focus on North County and Salinas Valley CPAs	High linguistic isolation and limited access to information in lower-resource communities	<p>Conduct at least 2 fair housing workshops annually through ECHO housing, with a focus on North County and Salinas Valley CPAs.</p> <p>Create a short instructional video, digital banner, or other outreach method (participation in media briefing, as an example) explaining the availability and use of the on-site translation feature and promote it on social media.</p> <p>Advertise ECHO's services in multiple languages in social media posts at least two times per year.</p>
	<b>H-2.P – Advertise Available Resources</b>	Countywide with focus on disadvantaged CPAs	Need to improve awareness of housing opportunities in areas with low amenities access	<p>Create a short instructional video, digital banner, or other outreach method (participation in media briefing, as an example) explaining the availability and use of the on-site translation feature, and promote it on social media.</p> <p>Promote ECHO services in multiple languages through social media posts at least twice per year.</p>

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AFFH Approach	Program (Number + Name)	Primary Target Areas	Reason for Targeting	Milestone/Metric <sup>†</sup>
	H-2.J – Technical Assistance to Developers	Countywide	Expand affordable housing choices across CPAs with varying opportunity levels	<p>Host Annual Housing Forum</p> <p>Track number of affordable units proposed or approved through the Housing Element Annual Progress Report.</p> <p>Update and maintain developer resources on website in conjunction with Annual Housing Forum.</p>
	H-1.D – Foreclosure and Credit Counseling	Countywide with focus on lower-resource CPAs	Support households experiencing high cost burden and economic instability	<p>Provide resource links on foreclosure and credit counseling resources on the County website by Winter 2027 and updated as needed to provide the most current information.</p> <p>Identify community partner in lower-resource CPAs to provide foreclosure and credit counseling services through Annual Housing Forum.</p>
	H-4.C – Impediments to Fair Housing	Countywide	Address systemic barriers identified through fair housing and segregation analyses	<p>By the end of 2028, work with relevant stakeholders to identify and secure additional funding sources for fair housing organizations serving UMC residents.</p> <p>Review recommendations and take steps to implement the County's Analysis of Impediments to Fair Housing Choice (AIFHC) by the end of 2028.</p>
Preservation and Anti-Displacement	H-1.A – Preservation and Monitoring of Existing and Future Affordable Units	Countywide, priority in lower-resource CPAs	Protect existing affordability where low ICAC scores and high cost burden coincide	Preserve 75% of deed-restricted units.
	H-1.B – Replacement Housing Stock	Countywide	Prevent net loss of affordable units in communities with limited housing options	Enforce unit replacement requirements for 100% of applicable projects; Track units replaced through the Annual Housing Element Progress Report.

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AFFH Approach	Program (Number + Name)	Primary Target Areas	Reason for Targeting	Milestone/Metric <sup>†</sup>
	<b>H-2.C – Maintain/Update the Sites Inventory (Rehabilitation Focus)</b>	Low-resource CPAs	Improve housing quality in areas with high overcrowding and aging units	<p>Provide list of funding opportunities for rehab of aging housing stock on social media 1x per year in conjunction with the Annual Housing Forum;</p> <p>By 2029, County will explore feasibility of establishing a rehab program. If program is established, target to assist 75% of eligible applicants. County will commit to also dedicating 75% of rehab funding to low resourced CPAs if program is established.</p>
	<b>H-1.F – Limit Conversion of Residential Housing for Transient or Vacation Uses</b>	Coastal and high-resource CPAs (Big Sur, Carmel, Del Monte Forest)	Protect year-round housing supply in CPAs with high opportunity and limited affordable units	Monitor STR permits annually; Study the feasibility of a vacant home tax as a possible strategy to discourage unoccupied housing units and increase revenue for affordable housing by December 2028.
	<b>H-2.Q – Ensure Adequate Water and Sewer Resources for New Housing Development</b>	Lower-resource CPAs	Infrastructure upgrades targeted to CPAs with low amenities access and constrained capacity	<p>Meet annually with sewer and water service providers through Annual Housing Forum;</p> <p>Consider infrastructure priority and capacity needs through the Community Plan update process for the communities of Chualar, Moss Landing, and Pajaro throughout the Planning Period; consider infrastructure priority and capacity needs through any future General Plan Amendments.</p>
<b>Countywide Programs</b>	<b>H-2.A – Encourage, Incentivize, and Monitor Accessory Dwelling Units (ADUs)</b>	All CPAs	ADU opportunities exist across all opportunity levels and are not geography-dependent	<p>Conduct at least one outreach effort per year on the benefits and resources available for ADU development;</p> <p>Track ADU permits by CPA through the Annual Housing Element Progress Report.</p>

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AFFH Approach	Program (Number + Name)	Primary Target Areas	Reason for Targeting	Milestone/Metric <sup>†</sup>
	<b>H-1.A – Preservation and Monitoring of Existing and Future Affordable Units</b>	All CPAs	Preservation is a universal need regardless of opportunity indicators	Preserve 75% of deed-restricted units
	<b>H-2.J – Technical Assistance to Developers</b>	All CPAs	Applies broadly to projects in both high- and low-opportunity areas	Host Annual Housing Forum; Track number of affordable units proposed or approved through the Annual Housing Element Progress Report; Update and maintain developer resources on website in conjunction with Annual Housing Forum.
	<b>H-2.I – Housing Element Annual Progress Report</b>	All CPAs	Administrative function not tied to Access to Opportunity conditions	Submit Housing Element Annual Progress Report to CA HCD by April 1 each year; include reporting on Program implementation progress, including implementation of AFFH related programs.
<p><sup>†</sup> Program metrics are structured to reflect County-controlled actions and implementation steps. Where outcomes depend on market response or competitive funding awards, results are tracked as performance indicators rather than enforceable commitments. The County's commitments focus on actions within its authority, including ordinance adoption, outreach, technical assistance, funding applications, infrastructure planning, and streamlined processing.</p>				

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### 8.3 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 8-2. 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

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