



County of Monterey

HOUSING AND COMMUNITY DEVELOPMENT

Planning · Building · Housing

Craig Spencer, Director

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Salinas, CA 93901

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Memorandum

Date: February 17, 2026

To: Countywide members of the public

From: Melanie Beretti, AICP, Chief of Planning

Subject: Revised Draft Sixth Cycle (2023-2031) Housing Element Update (HEU6)
Available for 7-day Public Review Period

cc: County of Monterey Board of Supervisors' Chairperson, Wendy Root-Askew; County of Monterey Planning Commissioners' Chairperson, Paul Getzelman; County Administrative Officer, Sonia M. De La Rosa; Chief Assistant County Counsel, Kelly L. Donlon; Housing and Community Development Department Director, Craig W. Spencer; California Department of Housing and Community Development Housing Policy Manager, Paul McDougall; CA HCD Representative, Mary Milner; and County of Monterey Housing Programs Manager, Darby Marshall, Advanced Planning Principal Planner, Sarah Wikle, Advanced Planning Senior Planner, Jaime Scott Guthrie, AICP

Revised Draft HEU6 available for 7-day Public Review Period

Pursuant to Government Code 65585(b)(1), the third draft County of Monterey HEU6 is available for a minimum 7 days, prior to submitting the draft revision to the California Department of Housing and Community Development (CA HCD).

The County of Monterey has completed a third draft revision of the HEU6 in response to the CA HCD comment letter dated August 25, 2025. This revision addresses statutory requirements identified by CA HCD necessary to substantially comply with State Housing Element Law. The revised Housing Element third draft is now available for public review for the required 7-day period before resubmittal to CA HCD.

All members of the public are encouraged to review the updated document and provide feedback.



The third draft HEU6 is available for a 7-day public review period **Tuesday, February 17, 2026, through Tuesday, February 24, 2026**, at the following locations:

- [General Plan Elements Updates | County of Monterey, CA](#); and
- Housing and Community Development Department, 1441 Schilling Place, South 2nd Floor, Salinas, CA 93901

SUMMARY OF KEY REVISIONS

County response to CA HCD findings show this third draft with revisions across all chapters of the Housing Element except Chapters 2, 4, and 6. All revised chapters are being published for review with Chapter 7 (Adequate Sites Inventory Analysis and Methodology), Chapter 8 (Housing Programs) and Appendix B (Affirmatively Furthering Fair Housing) having the most revisions.

- **Yellow highlights** indicate revisions made in response to CA HCD first set of findings in the letter dated November 18, 2024, upon review of the County's first draft submittal for 90 days.
- **Green highlights** within the document indicate where new changes have been made in response to CA HCD second set of findings provided in the letter dated August 25, 2025, upon review of the County's second draft submittal for 60 days.

1. Affirmatively Furthering Fair Housing (AFFH) - See Appendix B. Affirmatively Furthering Fair Housing

- Added intra-Community Planning Area (CPA) trend analysis to better evaluate disparities within and across communities.
- Expanded analysis of RHNA unit distribution by income level and location, with discussion of community characteristics and alignment with fair housing objectives.
- Incorporated local data and community context into the AFFH assessment.
- Developed a matrix linking identified needs with programs and other Countywide planning efforts.
- Added a comprehensive AFFH framework addressing housing mobility, new housing choices, place-based strategies, and displacement protection

2. Sites Inventory & RHNA Progress - See Chapter 3. Housing Constraints and Chapter 7. Adequate Sites Inventory Analysis and Methodology

- Updated analysis of pipeline projects, including removal of withdrawn applications and clarification of affordability assumptions.
- Strengthened documentation of remaining development steps, potential barriers, and



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project feasibility.

- Enhanced analysis of publicly owned sites, including development schedules and contingency actions if sites do not advance as planned.
- Updated electronic sites inventory to reflect revised density ranges and rezoning assumptions

3. Infrastructure and Environmental Constraints - **See Chapter 2. Community Profile and Needs, Chapter 3. Housing Constraints, and Chapter 7. Adequate Sites Inventory Analysis and Methodology**

- Added an assessment of water and sewer capacity by community area, including classification of capacity gaps as major or minor.
- Updated site-level environmental constraint analysis, including expanded documentation in Table 7.15.
- Enhanced evaluation of redevelopment potential for select nonvacant sites based on market conditions and land use trends.

4. Zoning for a Variety of Housing Types - **See Chapter 2. Community Profile and Needs, Chapter 3. Housing Constraints, and Chapter 7. Adequate Sites Inventory Analysis and Methodology**

- Clarified that emergency shelters are permitted without discretionary action in applicable zones and evaluated development standards as potential constraints.
- Revised programs to address identified shelter-related constraints.
- Clarified and amended policies to ensure transitional and supportive housing are permitted in residential zones.

5. Governmental and Nongovernmental Constraints - **See Chapter 3. Housing Constraints and Chapter 8. Housing Plan**

- Added analysis of approval findings and permitting certainty for multifamily development.
- Expanded evaluation of on- and off-site improvement costs and their impact on housing feasibility



- Added a new section evaluating inclusionary housing requirements and their effect on housing development.

6. Special Housing Needs - See Chapter 2. Community Profile and Needs, Chapter 3. Housing Constraints, and Chapter 8. Housing Plan

- Revised multiple programs to include earlier and more specific timelines, including ADU monitoring, mid-cycle review, rezoning, and infrastructure coordination.
- Updated rezoning programs to establish feasible density ranges (20–25 or 20–30 units per acre, depending on infrastructure availability).
- Strengthened commitments to monitor pipeline project completion and affordability.
- Created a comprehensive AFFH program strategy matrix that organizes Housing Element programs by strategy area, geographic focus, targeting rationale, and implementation milestones and performance metrics.

7. Housing Programs and Implementation - See Chapter 8. Housing Plan

- Revised multiple programs to include earlier and more specific timelines, including ADU monitoring, mid-cycle review, rezoning, and infrastructure coordination.
- Updated rezoning programs to establish feasible density ranges (20–25 or 20–30 units per acre, depending on infrastructure availability).
- Strengthened commitments to monitor pipeline project completion and affordability.
- Created a comprehensive AFFH program strategy matrix that organizes Housing Element programs by strategy area, geographic focus, targeting rationale, and implementation milestones and performance metrics

NEXT STEPS

The third draft HEU6 will be submitted to the CA HCD on March 3, 2026, for a review period of 60 days from the date of CA HCD receipt (tentative review period is March 3, 2026, through May 1, 2026). At the end of the third submittal review period, the County will receive a third submittal review letter from the CA HCD.

SUBMIT COMMENTS

The County welcomes all comments on the third draft HEU6, released for a 7-day public review period from **Tuesday, February 17, 2026**, through **Tuesday, February 24, 2026**.

Please submit your comments to the department at the following address:



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County of Monterey Housing and Community Development Department

Attn: Jaime Scott Guthrie, AICP, Planner

1441 Schilling Place, South 2nd Floor Salinas,

California 93901

OR

Via Email to: GeneralPlanUpdates@countyofmonterey.gov

If you submit your comments via e-mail, include the following information in the email: name of the person or entity submitting the comments, contact information such as your phone number, mailing address and/or e-mail address, and **“Housing Element Update”** in the subject line.

RECEIVE PUBLIC NOTICES OR ADDITIONAL INFORMATION

For receiving notices of future Housing Element activity, add your name and email to the distribution list at the following email address,

GeneralPlanUpdates@countyofmonterey.gov

Use your mobile device on the QR Code to the right.



For questions, please contact:

- Jaime Scott Guthrie (English) by phone at 831.796.6414; or
- Edgar Sanchez (English or Español) by phone at 831.783.7508

Visit <https://www.CountyofMonterey.gov/GeneralPlanUpdates> for progress, updates and engagement opportunities.

