

# EXECUTIVE SUMMARY

California law requires that a housing element be included in the general plan as one of the eight mandatory “elements,” or chapters, which express the community’s values, goals, and vision for the future.

The Housing Element covers the eight-year planning period beginning December 31, 2023, and ending December 31, 2031, (the “6<sup>th</sup> Cycle” planning period) and accomplishes the following:

- Presents a comprehensive assessment of local housing conditions and lays out a series of goals, policies, and programs to assist the County of Monterey Government (County) in meeting the housing needs of current and future residents at all income levels in the Unincorporated Monterey County (UMC).
- Identifies and analyzes the UMC’s existing and projected housing needs.
- Addresses numerous requirements resulting from a slate of new state housing laws designed to address factors contributing to the statewide housing shortage.
- Contains a detailed work program for the preservation, improvement, and development of housing, including how and where the UMC can accommodate its fair share of the County’s need for new housing.

The statewide housing mandate for all cities and counties to accommodate their share of housing needs is known as the Regional Housing Needs Assessment (RHNA). The County, along with other jurisdictions statewide, faces substantial challenges in providing sufficient affordable housing.

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

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

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### Changes for 6<sup>th</sup> Cycle Housing Element Updates

#### **RHNA**

One of the most consequential changes for the 6<sup>th</sup> Cycle is that the RHNA goals throughout the State of California (State) have been significantly increased from previous cycles. For UMC, this has resulted in an **increase from 1,551 units for the 5<sup>th</sup> Cycle (2015-2023), to 3,326 units for the 6<sup>th</sup> Cycle (2023-2031)**. In addition, the UMC must provide substantial evidence that nonvacant sites selected are suitable and likely to be available for housing development during the planning period.

#### **Affirmatively Furthering Fair Housing**

Another major change for the 6<sup>th</sup> Cycle is the State’s “Affirmatively Furthering Fair Housing” (AFFH) requirements. Affirmatively furthering fair housing means taking meaningful actions that address significant disparities in housing needs and access to opportunity, replacing segregated living patterns with integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. This is accomplished through a detailed analysis of issues, evaluation of proposed housing sites, and development of housing element programs to address identified issues. The detailed AFFH analysis is provided as Appendix B, and the insights gained from the analysis are threaded throughout the element and specifically reflected in the Sites Inventory and Housing Plan.

### Chapter I - Introduction

The County’s Housing Element for UMC has been updated for the 2023–2031 6<sup>th</sup> Cycle Planning Period. As widely reported, California is amid a housing crisis where demand greatly outweighs supply. Additionally, overall wage growth has not kept pace with increases in housing costs, making median home prices and rents out of reach for a large population within the State. According to the Joint Center for Housing Studies at Harvard University, renters in California have to earn 120% or more of the area median income (AMI) to afford the median priced home. This severe spending on housing costs has contributed significantly to various housing problems, such as a lack of affordability and homelessness.

The California Government Code requires that a Housing Element be included in the County’s General Plan as one of seven mandatory elements that express the community’s values, goals, and vision for the future. This Housing Element (Housing Element Update, Housing Element or HEU throughout the document) identifies and analyzes the County’s existing and projected housing needs for UMC and contains a detailed outline and work program of UMC’s goals, policies, quantified objectives, and programs for the preservation, improvement, and development of housing for everyone in the community. This Housing Element identifies ways in which the housing needs of all economic segments

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of the community, including residents and the local workforce, can be met. The overall goal of this Housing Element is to provide safe and decent housing for all economic segments of the community.

## Chapter 2 – Community Profile and Needs

With its offerings of rich farmland, Monterey County agriculture contributes almost \$4 billion per year to the County’s economic output, while supporting more than 76,000 jobs. With the prominence of agriculture coupled with the mild climate and scenic offerings, the population for the County, including the unincorporated area, is expected to continue experiencing steady growth. To quantify housing needs, the State of California develops housing demand projections and apportions these projections to each region. In the Monterey Bay Area, the Association of Monterey Bay Area Governments (AMBAG) allocates the State’s regional projected demand to individual jurisdictions. This is referred to as the Regional Housing Needs Assessment (RHNA) and is intended to reflect the projected housing demand of each jurisdiction for the upcoming planning period. State law requires that jurisdictions incorporate the RHNA allocation into their housing element update. **The required RHNA for the UMC is based on housing needs over the next 8 years** and is summarized in the table below.

**Table ES -1. 6<sup>th</sup> Cycle RHNA**

Income Category	RHNA
Extremely Very Low/Very Low (0% - 50% AMI)	1,070
Low (51% - 80% AMI)	700
Moderate (81% - 120% AMI)	420
Above Moderate (over 120% AMI)	1,136
<b>Total Units</b>	<b>3,326</b>

While the total number of RHNA required units is 3,326, HCD guidance requires that all cities and counties include more than the required RHNA - typically an additional buffer of 15-30% with special focus on lower-income housing units. Therefore, the total number of units in any jurisdiction’s housing element will exceed the RHNA to accommodate that buffer. With that in mind and based on the UMC’s sites inventory analysis included in the Housing Element update, the UMC must accommodate a minimum of 3,824 total new units (allocated at different affordability levels, including a minimum 15% buffer) but is planning for a maximum of 5,897 total new units – comprised of opportunity sites, entitled/proposed sites, and Accessory Dwelling Units (ADUs).

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Demographic and housing data were analyzed to reveal UMC’s housing needs and trends, which helps inform program development and prioritization.

### Summary of Key Findings

- **Population** – According to the 2020 US Census Data, UMC has a total population of 104,482, which represents a 4% increase since 2000. About one-half (49% or 48,836 persons) of the unincorporated County’s 2010 population resides in a “Census Designated Place” (CDP). The largest of these CDPs is Prunedale, which had 17,560 residents in 2010 (Table 2-3, Population in Unincorporated Areas).
- **Income** –It is estimated that nearly 1 in every 5 households in the County relies on income that is related to agriculture. People employed in these industries tend to earn lower incomes indicating a significant demand and need for affordable housing. Per the US Census Bureau, the median household income for the County in 2022 was reported as \$92,840. There is no specific information for the UMC.
- **Poverty** – Per the US Census Bureau, the 2022 poverty rate reported for the County was 12.0%. There is no specific information for the UMC.
- **Age** – Approximately 26% of the population in UMC (27,616 residents) is under the age of 20, which is lower than the regional percentage of 29% as indicated in the 2020 ACS 5-Year Estimates provided by AMBAG. Seniors (aged 65 and over) in UMC represent 20% of the population (21,302 residents), which is higher than 14% of the County’s senior population, as indicated in the 2020 ACS 5-Year Estimates provided by AMBAG.
- **Race/Ethnicity** – According to U.S. Census data provided by AMBAG in August 2022, the share of White alone population in UMC has decreased from 58.9% in 2000 to 45.5% in 2020, and the share of Hispanic or Latino (of any race) has increased from 33.4% in 2000 to 45.5% in 2020.
- **Employment** – A total of 46,077 workers residing in UMC are employed across 13 major industrial sectors. Figure 2-10, Employment by Industry, identifies employment by industry in UMC. The most prevalent industry in UMC is Education & Social Services with 9,133 employees (20% of total employed population 16 years and over), followed by Agriculture (12% of total employed population 16 years and over), and Professional, Scientific, and Management, and Administrative and Waste management services (12% of total employed population 16 years and over).
- **Unemployment** – UMC has had a somewhat higher unemployment rate than the County as a whole. In 2020, UMC experienced a 15% unemployment rate in 2020, which was 4% higher than

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the rest of the County. In 2021, the unemployment rates in both UMC and the County as a whole decreased to 11% and 8%, respectively.

- **Number of Homes** – According to the California Department of Finance data provided by AMBAG, there are a total of 38,961 housing units in the UMC (2022).
- **Home Prices** – Median home prices in the County were recorded at \$827,005 in June 2024, with large increases experienced during and after the COVID-19 pandemic.
- **Ownership** – Home ownership units represent approximately 71% of all units in UMC. Since 2014 median home prices increased by 93%, while median income for a family of four in Monterey County has increased by 31%. From 2020 to 2022, median home prices in the County increased 38%, from approximately \$500,000 to \$800,000.
- **Rental Prices** – Rental units make up 29% of units in UMC. From 2021 to 2024, median rent in the County increased by 23%, from \$2,131 to \$2,622. In total, median rent in Monterey County has increased by 73% between 2015 and 2024, while median income has grown by 50% over roughly the same time period.
- **Housing Type** – Of the 38,961 housing units in UMC, approximately 76% are single-family detached homes, and 24% are all other housing types (8% are mobile homes, 6% are single family attached, 5% are multifamily two to four units, 5% are multifamily five or more units, and less than 1% are boat, RV, van, etc.).
- **Cost Burden** – Data shows that 33% of households in UMC (11,233 of the 33,557 households) are “cost-burdened” and 15% (5,039 of the 33,557 households) are “severely cost-burdened.” Renters make up 38% (4,186 of 11,030) of households that are cost burdened. For low-income households, 59% of owner-occupied units are cost-burdened while 56% of renter-occupied units are cost-burdened.
- **Extremely Low-Income Housing Needs** – The number of extremely low-income households represent approximately 8% (2,696) of the total households in UMC. Many extremely low-income households will be seeking rental housing, and most of them will likely face overpayment, overcrowding, or substandard housing conditions.
- **Special Housing Needs** – Key findings for each special needs group include:
  - **Large Households (5+ members)** – 24% of HH are renter and 12% of HH are owners.
  - **Senior Households** – 15% of renter HH fall below the 50% AMI.
  - **Female-Headed Households** - 40% of total HH in poverty are female-headed.

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- **Unhoused** - 66% unsheltered and 34% transitional housing/emergency shelters.
- **People with Disabilities** - 20% population identify as having disability.
- **Farmworkers** - 26,929 agricultural workers in Monterey Co. and 18% are migrant workers.

### Chapter 3 – Housing Constraints

The development and improvement of housing can be constrained by a number of governmental and non-governmental factors, with State law requiring the County analyze both governmental constraints such as land use controls, fees, and exactions, on- and off-site improvement requirements, building codes and enforcement thereof, permit and processing procedures, and potential constraints on the development or improvement of housing for persons with disabilities. Non-governmental constraints must also be analyzed (including the availability and cost of land, construction costs, and labor availability).

**Constraints to development identified in the County’s 6<sup>th</sup> Cycle Housing Element are categorized in the following four categories:**

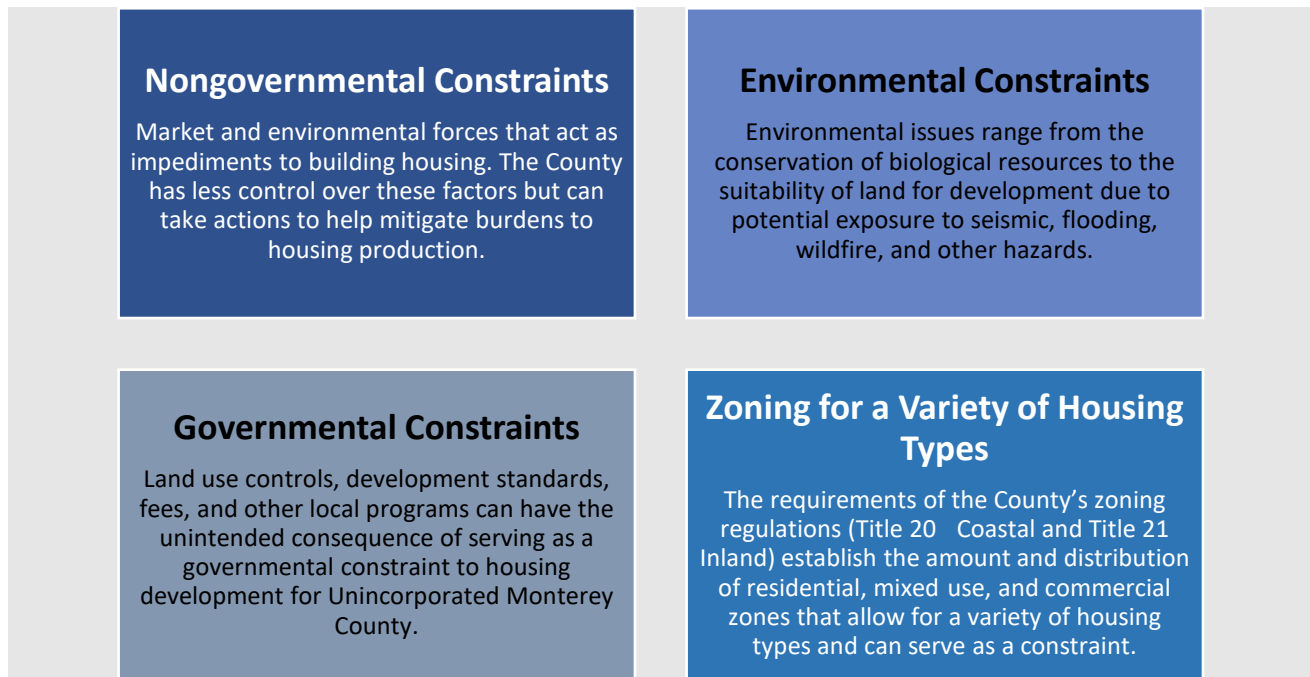


Table ES-2 provides a summary of all identified constraints which generally fall into 2 categories – constraints as a result of State law changes or market constraints – as well as a sampling of programs to address or mitigate constraints.

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**Table ES-2. Constraints and Programs**

Constraint Category	Specific Constraint(s)	Constraint Result of State Law Change	Local (within the County's Control) or Market (Private Market Constraint)	Examples of Programs to Address Constraint <sup>1</sup>
<p align="center"><b>Nongovernmental Constraints</b></p>	<p>Land costs have increased due to various factors affecting development potential, including limited availability of developable land, numerous resource constraints, agricultural and open space preservation, and water supply constraints.</p>	<p align="center">No</p>	<p align="center">Market</p>	<ul style="list-style-type: none"> <li>• H-1.B. Replacement Housing Stock</li> <li>• H-2.A. Encourage, Incentivize, and Monitor Accessory Dwelling Units (ADUs)</li> <li>• H-2.F. Annual Review with County Supervisors</li> </ul>
	<p>Residential construction costs have increased substantially since the Great Recession of the late 2000s, including the cost of materials such as wood, plastics, and composites. Today, estimated construction costs for new developments are significantly higher than the 5<sup>th</sup> Cycle Housing Element estimated construction costs.</p>	<p align="center">No</p>	<p align="center">Market</p>	<ul style="list-style-type: none"> <li>• H-2.G. Comprehensive Suite of Incentives/Concessions Program for Developers</li> <li>• H-2.J. Technical Assistance to Developers</li> <li>• H-2.K. Assist with Development of Affordable Housing</li> <li>• H-2.M. Pursue State and Federal Funding for Affordable Housing</li> </ul>
	<p>California Government Code Section 65583(a)(6) requirements can significantly delay the process of receiving approval for a housing development and approval of an application for building permits.</p>	<p align="center">No</p>	<p align="center">Local</p>	<ul style="list-style-type: none"> <li>• H-2.R. Funding, Incentives, and Concessions for Extremely Low-Income Developments</li> <li>• H-4.H. Update Density Bonus Ordinance</li> </ul>

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Constraint Category	Specific Constraint(s)	Constraint Result of State Law Change	Local (within the County's Control) or Market (Private Market Constraint)	Examples of Programs to Address Constraint <sup>1</sup>
	Limited availability of financing for new housing projects.	No	Local/Market	<ul style="list-style-type: none"> <li>• H-5.B. Housing Mobility</li> <li>• H-5.C. Facilitate Access to Affordable Housing for Residents</li> <li>• H-5.F. Housing Opportunities</li> </ul>
	Limited availability of mortgage financing.	No	Market	
<b>Governmental Constraints</b>	National and State Economic and Job Market Conditions	No	Market	<ul style="list-style-type: none"> <li>• H-2.G. Comprehensive Suite of Incentives/Concessions Program for Developers</li> <li>• H-2.J. Technical Assistance to Developers</li> <li>• H-2.K. Assist with Development of Affordable Housing</li> <li>• H-2.L. Collaboration with Water Resources Agencies</li> <li>• H-2.O. Additional Density Bonus Incentives</li> <li>• H-2.Q. Ensure Adequate Water and Sewer Resources for New Housing Development</li> <li>• H-2.R. Funding, Incentives, and Concessions for Extremely Low-Income Developments</li> </ul>
	Local constraints related to land use policies, Community Plans, Rural Centers, Affordable Housing Overlay, Urban Growth Boundary Agreements, and utility and public service constraints that must be considered when planning new development.	No	Local	
	Ensuring environmental protection and safety, new housing projects require a complex environmental review process to ensure compliance with existing state and federal laws.	No	Local	
	Development standards including residential density, lot size and area, setbacks, lot coverage, maximum floor area ratio, parking requirements,	No	Local	

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Constraint Category	Specific Constraint(s)	Constraint Result of State Law Change	Local (within the County's Control) or Market (Private Market Constraint)	Examples of Programs to Address Constraint <sup>1</sup>
	height limits, and regulations for specific districts.			<ul style="list-style-type: none"> <li>• H-3.A Rezoning for Higher-Density Residential Development</li> </ul>
	Development Impact Fees and Community Development Service fees can significantly increase the costs of new housing projects.	Yes	Local	<ul style="list-style-type: none"> <li>• H-3.B Promote Optimal Utilization of Sites Permitting High-Density Residential Development, Small Lot Sites, and Sites Subject to Subdivision</li> <li>• H-3.F. Community and Specific Plans</li> </ul>
	Development review and permit processing can be time-consuming and expensive steps in the housing development process.	No	Local	<ul style="list-style-type: none"> <li>• H-3.G. Agricultural Land Preservation and Mitigation Program</li> <li>• H-4.E. Streamline the Permit Processing and Approval Process for Residential Development</li> </ul>
	Limited new housing units under Existing Affordable Housing programs, as well as limited subsidies.	No	Local	<ul style="list-style-type: none"> <li>• H-4.G. Zoning Ordinances and General Plan Efficiencies for Housing</li> </ul>
	Infrastructure improvements may be necessary to ensure that a potential development site can accommodate additional growth.	Yes	Local	<ul style="list-style-type: none"> <li>• H-4.H. Update Density Bonus Ordinance</li> <li>• H-4.I. North County Coastal Land Use Plan (LUP) Amendment</li> </ul>
	Individuals with disabilities face unique barriers to housing opportunities and may require special accommodations. New housing projects must comply with existing policies.	Yes	Local	<ul style="list-style-type: none"> <li>• H-4.J: Carmel Valley Master Plan Amendment</li> <li>• H-4.K: North County Inland and Greater Salinas Area Plan Amendment</li> <li>• H-5.B. Housing Mobility</li> </ul>

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Constraint Category	Specific Constraint(s)	Constraint Result of State Law Change	Local (within the County's Control) or Market (Private Market Constraint)	Examples of Programs to Address Constraint <sup>1</sup>
	<p>Certain development standards and review provisions for Multifamily Permitting in Titles 20 and 21 include discretionary determinations and approval requirements that can introduce uncertainty and extend permitting timelines.</p>	No	Local	<ul style="list-style-type: none"> <li>H-5.C. Facilitate Access to Affordable Housing for Residents</li> <li>H-5.F. Housing Opportunities</li> </ul>
Environmental Constraints	Air Quality Constraints: Monterey Bay Air Resources District sets limits on air pollution within Monterey County.	No	Local	<ul style="list-style-type: none"> <li>H-1.C. Energy Efficiency and Conservation</li> <li>H-1.E. Reduce Exposure to Environmental Pollution</li> <li>H-2.J. Technical Assistance to Developers</li> <li>H-2.K. Assist with Development of Affordable Housing</li> <li>H-2.L. Collaboration with Water Resources Agencies</li> <li>H-2.Q. Ensure Adequate Water and Sewer Resources for New Housing Development</li> </ul>
	Significant seismic hazards within Monterey County, including medium and major earthquakes.	No	N/A	
	Flooding hazards in several portions of the County.	No	Local	
	Approximately 80% of Monterey County is deemed a high, very high, or extreme fire threat by the California Department of Forestry and Fire Protection.	No	N/A	
	Conservation of Cultural Resources: many areas of Monterey County are deemed historically or culturally significant. Chapter 18, Historic	No	Local	

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Constraint Category	Specific Constraint(s)	Constraint Result of State Law Change	Local (within the County's Control) or Market (Private Market Constraint)	Examples of Programs to Address Constraint <sup>1</sup>
	Preservation of the Monterey County code is designed to promote the preservation, maintenance, and rehabilitation of these sites across the County.			
	Additional efforts to preserve cultural resources relating to present and former tribes within Monterey County including the Ohlone and Esselen communities.	No	Local	
	Prior drought conditions across the vast majority of the County resulting in restrictions.	No	N/A	
<b>Zoning for a Variety of Housing Types</b>	Requirements under Land Use Element Policy LU-1.19 can constrain the development of housing.	No	Local	<ul style="list-style-type: none"> <li>H-2.G. Comprehensive <b>Suite of Incentives/Concessions Program</b> for Developers</li> </ul>

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Constraint Category	Specific Constraint(s)	Constraint Result of State Law Change	Local (within the County's Control) or Market (Private Market Constraint)	Examples of Programs to Address Constraint <sup>1</sup>
	Zoning codes not in alignment with state requirements can present barriers to housing development.	Yes	Local	<ul style="list-style-type: none"> <li>• H-3.A Rezoning for Higher-Density Residential Development</li> <li>• H-4.G. Zoning Ordinances and General Plan Efficiencies for Housing</li> <li>• H-4.H. Update Density Bonus Ordinance</li> </ul>
	Existing by-right zoning capacity, locational requirements, parking standards, and discretionary development review provisions limit the number of feasible sites for emergency shelters and are not fully aligned with current state law requirements.	Yes	Local	
	Supportive and transitional housing are permitted in many residential and mixed-use zones but are not allowed in all zoning districts that permit residential uses, which may limit siting opportunities	Yes	Local	

<sup>1</sup>All Programs to mitigate constraints are included in Chapter 3, Housing Constraints and Chapter 8, Housing Plan.

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### Chapter 4 – Housing Resources and Opportunities

Table ES-3, Resources and Opportunities, identifies the federal, state, regional, and local resources, and opportunities the County has pursued for housing development. Additional information on resources, including those listed in the following table, and opportunities can be found in Chapter 4 of the Housing Element.

**Table ES-3. Resources and Opportunities**

Funding Source		Amount/Notes
Federal	U.S Department of Housing And Urban Development Funding	The 2020 HUD allocation was \$1,388,044 for the Urban County. Over the five-year planning period, the Urban County assumes \$6,940,220 in CDBG allocations, excluding funds carried over from prior years and program income. Specifically, County projects will receive \$902,229 in FY 2020-2021, an automatic renewal in FY 2021-2022, and \$416,687 for FY 2024-2025.
State	CalHome Program	The County has approximately \$68,000 in repaid CalHome loans available for relending. The County will incorporate these funds into the Monterey County Local Housing Trust fund for relending.
	Housing Navigators Program	The County was awarded \$34,595 in HNP funds for 2021 and 2022. The County recently applied for round 3 funding in the amount of \$81,721 and is awaiting receipt of the contract from HCD.
	Permanent Local Housing Allocation (PLHA)	The County was awarded a five-year grant in 2020 with total funding estimated at \$3.9 million. To date, the County has received \$648,380 in 2021, \$1,007,784 in 2022, and \$1,109,035 in 2023. The County's 5-year plan focuses on capitalizing the Monterey County Local Housing Trust Fund, operating funds for navigation centers, development of affordable rental housing, and new construction of transitional housing.
	Transitional Housing Program	The Transitional Housing Program allocates \$8 million in funding to counties for housing stability to help young adults aged 18 to 25 years secure and maintain housing, with priority given to young adults formerly in the foster care or probation systems. The County applied for rounds 1 – 3 and was awarded \$145,600 in funding for each of those rounds. The County recently applied for round 4 funding in the amount of \$557,930 and was awarded.
	Regional Early Action Planning (REAP)	REAP provides one-time grant funding to regional governments and regional entities for planning activities that will accelerate housing production and facilitate compliance in implementing the sixth cycle of the Regional Housing Needs Allocation. The County has been awarded \$530,000 in funding for FY 2021-2023 to be used towards updating the 6 <sup>th</sup> Cycle Housing Element, General Program Administration, and an Inclusionary Housing Ordinance Update.

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Funding Source		Amount/Notes
Local	Inclusionary Housing Fees	As of December 2022, the County had \$100,000 available in the Inclusionary Housing Fund that was allocated to the Monterey County Local Housing Trust Fund to be used as part of the local match for the state LHTF grant application.
	Low- and Moderate-Income Housing Funds	The former Redevelopment Agency was dissolved as a result of State law in 2012 and the former low and moderate-income set aside assets, loan repayments and any properties were retained by the Housing Successor to the former Redevelopment Agency. The Consolidated Plan states that expected revenues between 2020 through 2024 total approximately \$6,940,220.

### Chapter 5 – Review of 5<sup>th</sup> cycle housing element (2015 – 2023)

The County must evaluate the results from housing programs implemented during the previous 5<sup>th</sup> Cycle Housing Element. The review of past programs discusses the progress, effectiveness, and appropriateness of the previous goals, objectives, policies, and programs. **The County achieved many positive results**, including housing accomplishments listed below:

Successfully worked with Mid Peninsula Housing to retain and rehabilitate 11 units of affordable housing in Castroville for extremely low income (2 units), very low income (4 units), and low income (5 units).

Successfully helped with the preservation of affordable housing, financially assisting the reconstruction of the Camphora Highlands Apartments, and the Geil St. Apartments.

In 2022, the County capitalized the Monterey County Local Housing Trust Fund (MCLHTF), which will be available to support the retention of affordable housing units in the future.

Successfully utilized CDBG funds to support the development of affordable housing for extremely low through low income households at Interim, Inc.'s New Bridge House, transitional housing for at risk youth through Rancho Cielo's programs, and transitional housing for homeless veterans working with the Veteran's Transition Center.

Helped to support the Section 8 program by referring inquires to the Housing Authority of Monterey County and when possible, encouraged developers subject to the County's Inclusionary Housing Ordinance to consider accepting HCVs due in part to the higher monthly rent that can be collected.

Permitted 1,405 above moderate income housing 754 more units than the 651 RHNA allocation. As of January 26, 2023, the County has 14 projects with a total of 505 above moderate units in the pipeline and will likely continue to develop throughout the planning period.

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The County used approximately \$270,000 CDBG funding to subsidize the installation of roof top solar systems on single family homes owned by low and moderate income households. GRID Alternatives installed approximately 50 of these systems in the unincorporated areas and the cities of Gonzales and Greenfield between 2014 and 2020.

Since adopting a Green Building Ordinance and the Municipal Climate Action Plan in 2013, the County has continued to work on a Community Climate Action Plan along with developing a sustainable webpage called Go Green!

During 2023, the County has earmarked federal grants to support the construction of Greenfield Commons, a 220 unit apartment development in the City of Greenfield. The units are designed primarily for large families but will also include up to 10 units of supportive housing.

During 2022, the County used local, state, and federal grants and loans to support the construction of 9 permanent supportive housing units and 7 transitional housing bedrooms at Sun Rose Gardens in the City of Salinas. These units will be occupied by previously homeless persons with psychiatric disabilities. This project is owned and operated by Interim, Inc.

During 2018 and 2022, the County used federal grants to rehabilitate the abandoned duplexes owned by the Veterans Transition Center in the City of Marina. The housing units will be used as either permanent or transitional housing for homeless veterans.

In 2017 the County used federal grants to support the construction of 20 permanent supportive housing apartments at Bridge House in the City of Marina for people with psychiatric disabilities. The development is owned and managed by Interim, Inc.

During the 5th Housing Element Cycle the County has issued building permits for 355 units of employer sponsored housing for seasonal/migrant farmworkers. Collectively these units can house up to 2,840 farmworkers.

A project with 100 units was permitted in 2015, followed by a project with 75 units in 2017, then a project with 2 units in 2018, a project with 2 units in 2019, and 3 projects with 176 units permitted in 2020.

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### Chapter 6 – At-Risk Affordable Housing

State law requires that all income-restricted affordable units at risk of converting to market rate units be identified in the Housing Element update. It should be noted that the 5<sup>th</sup> Cycle Housing Element recognized the two developments listed below as affordable housing units, who based on the “earliest date of conversion date” provided in the 5<sup>th</sup> Cycle Element, were possibly at risk of conversion during the 10 year planning period from 2023 – 2033.

Project Name	Total Units	Earliest Date of Conversion – 5 <sup>th</sup> Cycle	Earliest Date of Conversion- 6 <sup>th</sup> Cycle
El Cerrito Townhomes	60	2031	2056
Castroville Farm Labor Housing Center	48	2032	2074

CHISPA (Community Housing Improvement Systems and Planning Association, Inc.) owns and operates El Cerrito Townhomes. Per the regulatory agreement recorded by the Tax Credit Allocation Committee (TCAC) in 2001, the project’s income restriction compliance period shall be a period of 55 consecutive taxable years commencing with the first year of the credit period, 2001, marking the earliest date of conversion as 2056.

Monterey County Housing Authority Development Corporation (HDC), part of the Housing Authority of the County of Monterey, owns and operates the Castroville Farm Labor Housing Center. The Housing Authority recently redeveloped the project from a 48 unit project to a 54-unit, newly constructed, multi-family project. The redevelopment resulted in a slight increase in the number of extremely low and very low income units available. Per the regulatory agreement recorded by the Tax Credit Allocation Committee (TCAC) in 2021, the project’s income restriction compliance period shall be a period of 55 consecutive taxable years commencing with the first year of the credit period, 2019, marking the earliest date of conversion as 2074.

The above two developments are not at risk of conversion during the 8-year planning period, nor are any other affordable housing developments within the unincorporated Monterey County.

### Chapter 7 – Adequate Sites Inventory Analysis and Methodology

The Sites Inventory prepared for the 2023–2031 Planning Period demonstrates a capacity for at least 5,897 housing units. The County has identified 62 sites adequate for development of housing that have the following characteristics:

- Alternative Methods to meet the RHNA includes ADU Potential yielding 346 units.
  - The 346 potential ADU units include 7 lower-income units.
- 20 Opportunity Sites, representing 913 lower-income units (52% of the lower-income RHNA), are vacant pursuant to the state definition.
- 62 Sites Inventory sites (including Opportunity Sites and Pipeline) are reasonably developable within the planning period and project for 5,551 net housing units.
  - 56 Opportunity Sites make up 4,434 units, including 1,725 lower-income units.
  - 6 Pipeline (proposed/entitled/built) sites make up 1,117 units, including 463 lower-income units.

Table ES-4, Capacity Determination (also shown as Table 7-4, Capacity Determination in Chapter 7, Sites Inventory, in the Housing Element) summarizes the County’s determination that there is sufficient capacity to accommodate the UMC’s RHNA by income and categorizes credits and sites by zoning, representing land suitable and available for residential development, remaining consistent with State planning guidance.

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Table ES-4. Capacity Determination

Capacity Calculation					
	VLI	LI	Mod.	Above Mod.	Total
<b>RHNA</b>	<b>1,070</b>	<b>700</b>	<b>420</b>	<b>1,136</b>	<b>3,326</b>
<b>Alternative Methods to Meet the RHNA (Credits)</b>					
Entitled or Proposed Projects	257	206	157	497	1,117
Accessory Dwelling Unit Potential	0	7	0	339	346
<b>Subtotal</b>	<b>257</b>	<b>213</b>	<b>157</b>	<b>836</b>	<b>1,463</b>
<b>Net RHNA/Shortfall (after credits are applied)</b>	<b>813</b>	<b>487</b>	<b>263</b>	<b>300</b>	<b>1,863</b>
<b>Opportunity Sites<sup>1</sup></b>					
North County Inland Area Plan	241	163	108	131	643
Carmel Valley Master Plan	141	87	58	182	468
Greater Monterey Peninsula Area Plan	433	308	235	794	1,770
Greater Salinas Area Plan	94	77	82	645	898
Fort Ord Master Plan	29	29	41	92	191
Toro Area Plan	9	9	12	116	146
Central Salinas Valley Area Plan	12	12	14	141	179
Carmel Area Land Use Plan	4	17	5	49	75
North County Coastal Land Use Plan	36	24	0	4	64
<b>Subtotal (Net New)</b>	<b>999</b>	<b>726</b>	<b>555</b>	<b>2,154</b>	<b>4,434</b>
<b>Total (Credits &amp; Site Inventory)</b>	<b>1,256</b>	<b>939</b>	<b>712</b>	<b>2,990</b>	<b>5,897</b>
<b>Surplus/Deficit</b>	<b>+186</b>	<b>+239</b>	<b>+292</b>	<b>+1854</b>	<b>+2571</b>
<b>TOTAL RNHA BUFFER<sup>2</sup></b>	<b>17%</b>	<b>34%</b>	<b>70%</b>		

<sup>1</sup> The determination of opportunity sites utilizes the proposed zoning changes and capacity expectations as described in the proposed opportunity sites methodology (Re: HDR permitting at least 20 units per acre, Rogge Road Development). HCD allowed the utilization of the proposed methodology via email correspondence on 4/18/23.

<sup>2</sup> HCD recommends a 15-30% buffer for lower-income (very low and low) sites to protect the County from the No Net Loss provision. The County included a buffer for the moderate-income level for the same reason. The County calculated its buffer as a percentage of the gross RHNA (before any credits were applied).

Source: Monterey County

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## Identification of Sites

State law requires that each jurisdiction demonstrate sufficient zoned housing capacity to meet each Housing Element Cycle’s RHNA target. The Housing Element Site Inventory Guidebook provides guidance on this process.

The County determined its housing capacity through a review of planned development and of vacant and non-vacant developable land throughout UMC that may reasonably develop within the Housing Element planning period. Importantly, the Sites Inventory includes more sites than necessary for the County’s allocated share of RHNA.

This approach, as recommended in the Housing Element Site Inventory Guidebook, is utilized because many factors will affect housing development feasibility, trends, and developer and property owner choices within UMC. Additionally, mandating housing development on private property or property owned by other government agencies is not within the County’s authority or powers.

Per California Government Code, Section 65583.2(a), the County identified the following types of sites as land suitable for residential development:

- Vacant sites zoned for residential use.
- Vacant sites zoned for mixed-use, including residential.
- Residential and mixed-use zoned sites that are capable of being developed at a higher residential density than the current density (non-vacant sites, including underutilized sites).
- Additional considerations in the selection of suitable land are explained below.

## Opportunity Sites

Sites 1-56 and 64 as presented in Chapter 7, Adequate Sites Inventory Analysis And Methodology, are all considered Opportunity Sites and represent 4,434 total units. Units on Opportunity Sites make up 75% of the total units proposed in the Sites Inventory and 79% of the total lower-income (very low- and low-income) units proposed. Units from Opportunity Sites alone could account for over 100% of the total RHNA, including 97% of the total lower-income RHNA. A total of 536 very low- and 377 low-income units, or 52% of the lower-income RHNA can be accounted for by vacant Opportunity Sites as defined by the Housing Element Site Inventory Guidebook.

Opportunity Sites are sites for which the County has reasonable expectation that development of housing would occur during the 6th Cycle. Sites 1-56 and 64 in the Sites Inventory are considered Opportunity Sites.

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When selecting Opportunity Sites for the Sites Inventory, the County considered sites within priority planning areas and infill to minimize hopscotch development in unincorporated MC and present sites with true potential such as landowner interest, and to review sites per HCD guidance. This was done in an effort to grow where existing infrastructure and already identified as growth areas, to avoid sprawl or hopscotch development, and to avoid development on agricultural lands in particular given the importance to the local economy.

The County utilized its GIS portal data, AFFH Data Viewer 2.0, and other online data sources to filter through possible sites in accordance with the Housing Element Site Inventory Guidebook and general best practices, including environmental and infrastructure considerations. During the Opportunity Sites selection process, the sites were filtered according to the following criteria:

Fiscal Year 2022 23 Monterey County Equalized Assessment Roll	Tax Rate Areas (TRAs)	Acreage	Land Use	CalFire Threat Level
CalFIRE Fire Hazard Severity Zones	Landslide Susceptibility	Floodway	Williamson Act	TCAC/HCD Opportunity Areas

### Sites to Accommodate Low and Very Low Income RHNA

The Sites Inventory identifies 2,188 total potential lower-income housing units on 62 sites (not including projected ADUs) that are suitable for lower-income housing development, based on the criteria established by state law and HCD, with special considerations described below. These units are attributed to sites that either:

- Have zoning with a minimum residential density of at least 20 dwelling units per acre; or
- Will be rezoned to a minimum residential density of at least 20 dwelling units per acre.

The HCD Site Inventory Guidebook restricts the designation of sites for lower-income units to sites that are between 0.5 acre and 10 acres in size. The County is a large, somewhat rural area with a history of many larger sites being developed or subdivided or split for master planned residential development and, more recently, to accommodate higher density housing. A total of 19 sites over ten acres have been included in the Sites Inventory with a planned program to implement and facilitate lot subdivisions. The Sites Inventory also includes three sites that are smaller than 0.5 acre.

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Per Assembly Bill 1397 and as stated in the Site Inventory Guidebook (Part B, page 11), sites that were used in the previous Planning Periods' Housing Elements are required to satisfy certain conditions to be designated for lower-income units in the current Planning Period's Sites Inventory. Any non-vacant sites included in the 5<sup>th</sup> Cycle Housing Element and any vacant sites included in both the 4<sup>th</sup> and 5<sup>th</sup> Cycle Housing Elements must meet specific criteria in order to be eligible to be counted toward the County's lower-income housing capacity. The sites inventory includes two non-vacant Opportunity Sites designated for lower-income units in the 6<sup>th</sup> Cycle Sites Inventory that were previously identified in the 5<sup>th</sup> Cycle Housing Element Sites Inventory and one vacant Opportunity Site designated for lower-income units in the 6<sup>th</sup> Cycle Sites Inventory, that was previously identified in the 4<sup>th</sup> and 5<sup>th</sup> Cycle Housing Element Sites Inventory.

All other lower-income sites are within the size range provided by HCD. Details on lower-income sites are available in the Sites Inventory table in Appendix C.

### **Capacity Analysis**

Despite existing conditions representing challenges and constraints to development in UMC, including water availability, projects such as Commons at Rogge Road and the planned Castroville Oaks project, demonstrate that housing development, including affordable housing development, is possible within UMC.

Given the history of housing development in UMC, the main basis for the realistic capacity analysis moving forward is the strong HDR realized capacities. This includes developments like the Commons at Rogge Road which occurred in a High Density Residential (HDR) designated area and produced a 462.67% realistic density as a percentage of the allowed density of 5 du/ac in the 5<sup>th</sup> Cycle.

The Sites Inventory was prepared assuming that a majority of the Opportunity Sites will be rezoned to HDR/20 with a suite of programs encouraging high-density and residential development. In an effort to be conservative, and Commons at Rogge Road yielding a 5<sup>th</sup> Cycle realized density of 23.13 du/ac or a 115.67% realistic density if the allowed density was 20 du/ac, the County is applying an 80% realistic capacity factor to rezoned Opportunity Sites within what the County considers highly developed areas, and a 50% realistic capacity factor to rezoned Opportunity Sites not within highly developed areas.

### **Suitability of Sites for Moderate Income Housing**

AB 725 (2020) requires housing elements due after January 1, 2022 (metropolitan and suburban jurisdictions) to allocate 25% of their RHNA numbers for moderate- and above moderate-income housing to sites with zoning that allows at least four units of housing, with moderate-income sites being

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capped at a density of 100 units per acre. The Sites Inventory was prepared in adherence to these requirements.

The planned moderate-income units are allocated to 54 sites, all of which currently allow, or will be rezoned to allow, at least four units of housing per parcel and none of which allow, or will be rezoned to allow, a density of 100 units per acre.

The planned above moderate-income units are allocated to 59 sites. All but one (Site 42) currently allow, or will be rezoned to allow, for at least four units of housing per parcel. The 59 include sites with zero net new above moderate-income units due to current units existing at the site. There is one site, Site 33, that contains above moderate-income sites only. This is a small, 0.41 acre site in San Lucas with five above moderate units projected.

The following moderate-income units are applied toward the RHNA:

- Opportunity Sites: 555 units (see Table 7-5: Opportunity Sites Inventory, for more details)
- Entitled/Proposed Sites: 157 units (see Table 7-8: Entitled/Proposed Sites Summary, for more details).
- Potential ADUs: The County is projecting no moderate-income ADU units due to no moderate-income ADUs being developed in UMC over the last five years.

## Vacant Sites

The Sites Inventory identifies vacant developable residential sites throughout the County with development potential within the current RHNA cycle. A total of 20 Opportunity Sites are vacant and represent a total of 2,145 housing units (64% of the required RHNA) including 913 lower-income housing units (52% of the required RHNA for lower-income units). **The total capacity for lower-income not related to non-vacant sites (including Entitled/Proposed, ADU potential, and vacant Opportunity Sites) totals 1,383 units, which is 78% of the lower-income RHNA.**

## Non-Vacant Sites

There are 36 Opportunity Sites listed in the Sites Inventory that are not vacant, as defined in the Housing Element Site Inventory Guidebook. The Housing Element Site Inventory Guidebook defines a vacant site as “a site without any houses, offices, buildings, or other significant improvements on it. Improvements are generally defined as development of the land (such as a paved parking lot, or income production improvements such as crops, high voltage power lines, oilwells, etc.) or structures on a property that are permanent and add significantly to the value of the property.”

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The Sites Inventory identifies non-vacant developable residential sites throughout the County with development potential within the current RHNA cycle. A total of 36 Opportunity Sites are not vacant and represent a total of 2,289 housing units including 812 lower-income housing units. **With over 100% of the lower-income RHNA accounted for by vacant sites, no non-vacant sites are required to meet the County’s lower-income RHNA goals.**

### Specific Plans

Site 57, an Entitled/Proposed project, is located within a specific plan area (the East Garrison Specific Plan). East Garrison is a large master planned community with residential development projected to continue during the 6<sup>th</sup> Cycle. As currently proposed the total buildout at East Garrison will result in 1,377 homes. The County anticipates an additional 325 units to be constructed during this 6<sup>th</sup> Cycle, inclusive of units affordable to 36 very low-, 30 low-, 33 moderate- and 226 above moderate-income households. The very low- and low-income units will be affordable as rental units.

### Senate Bill 330/Replacement Housing Requirements

Adopted in 2019, Senate Bill (SB) 330 implements new requirements applicable to the Sites Inventory to conserve existing affordable housing units and units that are occupied by lower-income households. Pursuant to SB 330, sites with existing residential units cannot be counted toward the County’s lower-income capacity unless the County has adopted a mechanism to preserve, or require replacement of, existing units that are, or within the last 5 years were, affordable to low- or very low-income households or occupied by low- or very low-income households (referred to by SB 330 as “Protected Units”).

California Government Code, Section 65583.2(g)(3), requires that existing residential units on non-vacant sites be replaced with units affordable to the same or lower income level when demolished. More specifically, replacement housing must be provided for the following types of non-vacant sites:

- Sites that currently have residential uses; and
- Sites that had residential uses within the past 5 years, which have been vacated or demolished that:
  - Are or were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low- or very low-income;
  - Are or were subject to any other form of rent or price control through a public entity’s valid exercise of its police power; or
  - Are or were occupied by low- or very low-income households.

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Of the 36 non-vacant Opportunity Sites in the Sites Inventory, 11 sites have existing residential uses totaling 29 units. These sites each contain between one and two units and have a capacity for a total of 378 net new units. The capacity of these sites is generally much more than the current number of units, providing an opportunity for the financial return needed to cover the cost of replacement housing. See the non-vacant site profiles for more information on these sites with existing units.

There are no sites with existing residential uses that are proposed or in-process developments.

### Senate Bill 1333 Requirements – “No Net Loss”

Recent modifications to Housing Element law adopted through SB 1333, known as the “No Net Loss” provisions, require that the County maintain adequate capacity to accommodate the remaining unmet portion of its RHNA target for each of the income categories throughout the 8-year Housing Element planning period. The County must also monitor housing production as the planning period progresses, and ensure that the County does not reduce the housing capacity below what is needed to meet its RHNA target by income level through either (1) adoption of reductions in allowable residential densities for sites identified in the Sites Inventory through community plan update/amendment or rezone, or (2) approval of development or building permits for sites identified in the inventory that authorize the construction or development of fewer units (by income level) than identified as possible in the inventory.

To address the intent of the “No Net Loss” provisions, in preparing its Sites Inventory, the County:

- Reduced the estimates of site housing capacity based on environmental features, expectations for development, and expectations for partial large-site development.
- Further reduced estimated site housing capacity to ensure estimates are conservative (80% of the net potential housing units on rezoned sites within highly developed areas, and 50% outside of highly developed areas based on historical development trends. See Section 7.6 Capacity Analysis for a detailed breakdown of the realistic capacity factors).
- Identified enough sites with housing capacity to provide a substantial (17% for very low-, 34% for low-, and 70% for moderate-income levels) capacity buffer above its RHNA targets to ensure that the County maintains adequate capacity to meet its targets.

The County will monitor its Sites Inventory regularly through the Housing Element period and prepare the Annual Progress Reports to evaluate the County’s progress in permitting units in its Sites Inventory and to ensure that the County maintains sufficient housing capacity.

### Chapter 8 - Housing Plan

This section of the Housing Element establishes direction for policies, programs, and actions for the goals related to community needs.

- **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.

Goals under the housing plan are as follows:

The image displays five housing goals in a grid layout. Each goal is presented in a dark blue box with white text. The goals are:

- 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.
- 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.
- 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.
- Goal H 4: Remove Governmental Constraints**  
Reduce or remove government constraints to housing production and opportunity when feasible and legally permissible.
- 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.

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Table ES-5, Housing Programs, identifies unchanged, modified, and new programs as needed to address constraints, new legislation, or fair housing issues. Unchanged programs are those that have had no changes made, modified programs are those that may have a new program name and/or incorporate features of previously established programs, and new programs are those that are newly added under the 6<sup>th</sup> Cycle Housing Element Update.

**Table ES-5. Housing Programs**

Unchanged Programs	Modified programs	New Programs
H-5.J. Homebuyer Assistance Programs	H-1.A. Preservation and Monitoring of Existing and Future Affordable Units	H-1.B. Replacement Housing Stock
	H-1.C. Energy Efficiency and Conservation	H-1.E. Reduce Exposure to Environmental Pollution
	H-1.D. Foreclosure and Credit Counseling	H-1.F. Limit Conversion of Residential Housing for Transient or Vacation Uses
	H-2.C. Maintain/Update the Sites Inventory	H-2.A. Encourage, Incentivize, and Monitor Accessory Dwelling Units (ADUs)
	H-2.K. Assist with the Development of Affordable Housing	H-2.B. Support and Facilitate AB 1486 Implementation for Surplus County Land (County-owned)
	H-2.R. Funding, Incentives, and Concessions for Extremely Low-Income Developments	H-2.D. By-Right Approval on Reuse of Prior Housing Opportunity Sites
	H-3. F. Community and Specific Plans	H-2.E. Mid-Cycle Review Program
	H-4.B. Update Zoning to Accommodate Employee Housing	H-2.F. Annual Review with County Supervisors
	H-4.C. Impediments to Fair Housing	H-2.G. Comprehensive Suite of Incentives/Concessions for Developers
	H-4.E. Streamline the Permit Processing and Approval Process for Residential Development	H-2.H. By-Right Approval for Affordable Housing Development
	H-4.G. Zoning Ordinances and General Plan Efficiencies for Housing	H-2.I. Housing Element Annual Progress Report
	H-5.A. Prioritize Review and Expedite the Development of Affordable Housing Projects for Special Needs Populations	H-2.J. Technical Assistance to Developers

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Unchanged Programs	Modified programs	New Programs
	H-5.D. Support Counseling and Housing Services for Seniors, Low-Income Households, and Unhoused Individuals	H-2.L. Collaboration with Water Resources Agencies
	H-5.G. Farmworker Housing Production	H-2.M. Pursue State and Federal Funding for Affordable Housing
	<b>H-5.I.</b> Fair Housing Education, Enforcement, Outreach, and Services	H-2.N. Codify Senate Bill 9
	<b>H-5.K.</b> Collaboration with Community-Based Organizations	H-2.O. Additional Density Bonus Incentives
		H-2.P. Advertise Available Resources
		H-2.Q. Ensure <b>Adequate</b> Water and Sewer Resources for New Housing Development
		<b>H-2.S. Affordable Housing Financing Expansion Program</b>
		H-3.A Rezoning for Higher-Density Residential Development
		H-3.B Promote Optimal Utilization of Sites Permitting High-Density Residential Development, Small Lot Sites, and Sites Subject to Subdivision
		H-3.C. Zoning Ordinance Amendments for Opportunity Sites
		H-3.D. Coordination with Public Entities for Development of Non-County, Publicly Owned Land
		H-3.E. Engage Property Owners Listed in Sites Inventory through Outreach
		<b>H-3.G. Agricultural Land Preservation and Mitigation Program</b>
		<b>H-4.A. Adopt SB 423 (SB 35) Streamlined Ministerial Approval Process (SMAP)</b>
		H-4.D. Countywide Objective Residential Design Standards

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Unchanged Programs	Modified programs	New Programs
		H-4.F. Monitor Legislative Changes
		H-4.H. Update Density Bonus Ordinance
		<b>H-4.I. North County Coastal Land Use Plan (LUP) Amendment</b>
		<b>H-4.J. Carmel Valley Master Plan Amendment</b>
		<b>H-4.K. North County Inland and Greater Salinas Area Plan Amendment</b>
		H-5.B. Housing Mobility
		H-5.C. Facilitate Access to Affordable Housing for Residents
		H-5.E. Encourage Development of Housing for Persons with Disabilities
		H-5.F. Housing Opportunities
		H-5.H. Displacement Prevention
		<b>H-5.L. Support for Linguistically Isolated Households</b>
		<b>H-5.M. Persons Experiencing Homelessness</b>
		<b>H-5.N. Rental Incentive Program for Long-Term Leasing</b>

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### Appendix A – Public Engagement

The County conducted a robust public outreach process outlined in Table ES-6 below. Appendix A contains an administrative record of all engagement activities, including comments received on the HEU and how those comments were incorporated into the HEU.

**Table ES-6. Community Engagement**

Date	Meeting Activity/Event/Notes
11.09.22	<b>Planning Commission Meeting</b> – The first Planning Commission meeting was held on November 9, 2022. The meeting provided the Planning Commission an introduction to the General Plan Updates, including the Housing Element Sixth Cycle Update. The policy framework and a tentative timeline were discussed.
12.05.22	<b>Health, Housing, and Human Services Committee (HHHSC) Meeting</b> – The HHHS is a Board of Supervisors Subcommittee that held a meeting on December 5, 2022, to receive a presentation that introduced the General Plan Housing Element Update. Topics of the Housing Element included the policy framework and a tentative timeline.
12.07.22	<b>Planning Commission Meeting</b> – The first Planning Commission meeting was held on December 7, 2022. The meeting provided the Planning Commission with a presentation on the Housing Element Sixth Cycle Update (2023-31) and an overview of the draft Community Engagement Plan.
12.21.22	<b>Housing Advisory Committee (HAC) Meeting</b> – The HAC comprises members of the public. Topics at the December 21, 2022 meeting of this group included an introduction to the General Plan Housing Element update, policy framework, community engagement, and a tentative timeline.
01.16.23 - 02.20.23	<b>Community Survey</b> - The County provided a community survey between January 16, 2023, and February 20, 2023, with a total of 532 respondents (complete survey results are in Appendix A). The survey was available online, in both Spanish and English, in a format accessible to screen readers, and promoted through jurisdictional communications, social media, and partner networks.
01.21.23	<b>Affordable Housing Developer Focused Stakeholder Meeting</b> – The County held a virtual stakeholder meeting with Affordable Housing Developers. The challenges, opportunities, and possible sites for the development of affordable housing were discussed. There were three participants and minutes from the meeting can be found in the Appendix A – Public Engagement chapter of this Housing Element.
01.24.23	<b>Board of Supervisors Meeting</b> –The meeting provided the Board with a presentation on the Housing Element Sixth Cycle Update (2023-31) and an overview of the draft Community Engagement Plan.
01.26.23	<b>Community Workshop # 1</b> – The workshop was held virtually and provided an explanation of the Housing Element and why it is being updated, followed by an overview of the process. The material covered included some of the data point summary to be added about housing needs in the County, live polling on housing needs and issues, and next steps in the Housing Element Update process. Over 70 people attended the workshop not including County and consultant staff.
02.01.23	<b>Market Rate Developer Focused Stakeholder Meeting</b> – The County held a virtual stakeholder meeting with market rate housing developers to discuss the existing challenges that create a barrier to develop affordable housing in unincorporated Monterey County and opportunities/solutions to help address

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Date	Meeting Activity/Event/Notes
	these barriers. There were three developer groups who participated and minutes from the meeting can be found in the Appendix A – Public Engagement chapter of this Housing Element.
02.05.23 – 02.13.23	<b>Community Pop-Ups</b> - The County participated in community events with a Housing Element pop-up table at locations throughout the County, with an emphasis on underserved or disadvantaged communities.
02.05.23 – 02.13.23	<b>Community Library Displays</b> - In collaboration with Monterey County Free Libraries (MCFL), County staff set up unmanned interactive displays with activities intended to spark conversation about housing needs and issues.
02.15.23	<b>Fair Housing Provider Focused Stakeholder Meeting</b> – The County held a virtual stakeholder meeting with fair housing providers who work with various communities throughout the County. Housing needs, challenges, and solutions for those living in the Unincorporated Monterey County were discussed. There were two organizations who participated and minutes for the meeting can be found in the Appendix A – Public Engagement chapter of this Housing Element.
02.15.23	<b>Community Organization and Housing Advocates Focused Stakeholder Meeting</b> – The County held a virtual stakeholder meeting with Housing Advocacy Groups and Community Organizations who work with various communities throughout the County. The challenges facing affordable housing and opportunities to address them were discussed. There were five organizations who participated and minutes from the meeting can be found in the Appendix A – Public Engagement chapter of this Housing Element.
03.06.23	<b>Renters Focused Stakeholder Meeting</b> – In an effort to obtain input from housing renters on the County’s Regional Housing Needs Allocation (RHNA), the County solicited participation from renters within the unincorporated Monterey County and was able to speak with a diverse group of six individuals, representative of both men and women, various age groups, household size, and occupations.
03.20.23	<b>Property Manager Focused Stakeholder Meeting</b> – The County held a virtual stakeholder meeting with Affordable Housing Project Property managers to gather insight from Affordable Housing Project Managers who manage affordable housing rental properties throughout the County. The challenges facing affordable housing and opportunities to address them were discussed. There were two management companies who participated and the minutes of the meeting can be found in the Appendix A – Public Engagement chapter of this Housing Element.
05.04.23	<b>Native American and Archaeological Resources Technical Advisory Panel (NAARTAP)</b> - The NAARTAP received a presentation on the Housing Element update for the Sixth Cycle. The panel formed an ad hoc committee to review proposed sites that were being considered to meet the County’s Regional Housing Needs Allocation (RHNA)
05.15.23	<b>Agriculture Organizations Focused Stakeholder Meeting</b> - The County held a virtual stakeholder meeting with Agriculture-Based Businesses that employ farmworkers throughout the County. The challenges associated with securing affordable housing for workers in the agricultural industry and recommendations to mitigate this were discussed. There were five organizations who participated and minutes to the meeting can be found in the Appendix A – Public Engagement chapter of this Housing Element.

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Date	Meeting Activity/Event/Notes
06.01.23	<b>Community Workshop # 2</b> – The workshop was held virtually and included a presentation of the survey results, a refined list of potential sites for the draft site inventory, an overview of initial policies and programs to achieve the County's housing goals, and an opportunity for public input and comments. Over 50 people attended not including County and consultant staff.
05.01.2023-Present	<b>Native American and Archaeological Resources Technical Advisory Panel</b> - The County implemented General Plan policy OS-8.5 to establish the Native American and Archaeological Resources Technical Panel (NAARTAP, or Panel) that is tasked with providing technical assistance to staff and advice regarding land use policies, procedures and implementation for the protection of archaeological and tribal cultural resources, as well as provide expertise to improve the public's recognition of the County's cultural heritage. The Panel meets on an ad hoc basis and provides input on proposed sites and Housing Element policies.
06.13.23	<b>Farmworker Housing Focused Stakeholder Meeting</b> – The County held a virtual stakeholder meeting with Farmworker Advocacy Groups that engage with farmworkers throughout the County. The challenges associated with securing affordable housing for workers in the agricultural industry and recommendations to mitigate this were discussed. There were two organizations who participated and minutes from the meeting can be found in the Appendix A – Public Engagement chapter of this Housing Element.
07.27.2023	<b>District 5 Town Hall</b> – County Housing and Community Development staff presented an overview of the Housing Element to over 90 attendees, who were provided with a mapping activity to demonstrate their support or opposition for sites under consideration in District 5.
10.20.23	<b>Hospitality Groups Stakeholder Meeting</b> – The County held a virtual stakeholder meeting with the Monterey County Hospitality Association to gather insight from business owners within the Hospitality Industry whose employees are directly impacted by access to housing in the Unincorporated Monterey County. Minutes from the meeting can be found in the Appendix A – Public Engagement chapter in this Housing Element.
05.06.24	<b>HHHSC+ HAC Joint Meeting</b> – These two Committees held a public housing workshop to discuss barriers to construction of affordable units in the County.
05.15.24	<b>Planning Commission Meeting</b> - This meeting provided County staff an opportunity to address questions and comments from both the Planning Commission and Community residents as well as propose revisions to address questions and comments raised during these meetings.
05.20.24	<b>HHHSC+ HAC Joint Meeting</b> – These two Committees held a public workshop to provide comments on the draft Housing Element Sixth Cycle (2023-2031) during the 30-day public review period.
05.23.2024	<b>District 2 Town Hall</b> – County Housing and Community Development Staff presented an overview of the Housing Element Draft to the community at the Galiban Library Community room in Salinas, CA. Roughly 50 community members were in attendance.
06.05.24	<b>Planning Commission Meeting</b> – This meeting provided County staff an opportunity to follow up on addressing questions and comments from both the Planning Commission and Community residents as well as propose revisions to address questions and comments raised during the 05.15.24 meeting in addition to those posed at this one.

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Date	Meeting Activity/Event/Notes
06.11.24	<b>Board of Supervisors Meeting</b> - County staff provided the Board of Supervisors with a report out of questions and comments raised by the Planning Commission along with options for consideration for proposed revisions. This meeting also served as an opportunity for Community members to voice any questions and/or comments related to the draft 6 <sup>th</sup> cycle Housing Element Update.
08.12.2024- 08.19.2024	<b>Public Review Period</b> - A subsequent Draft of the Sixth Cycle Housing Element was made available for public review. Both Public Draft Review periods provided the County with comments from community residents as well as other stakeholders within the community.
NA	<b>Environmental Justice Community Advisory Connection</b> – The committee held two meetings with representatives from disadvantaged communities and community-based organizations to develop strategies leading to the launch of a community survey specifically targeted at these communities.
NA	<b>Castroville Community Plan Connection</b> – The County began updating the Castroville Community Plan alongside the Housing element. To gain insight on the Castroville community's priorities, the County established a Castroville Advisory Committee, consisting of Community members, Business owners, and Interested individuals

### Appendix B – Affirmatively Furthering Fair Housing (AFFH)

All Housing Elements prepared on or after January 1, 2021, must address the requirements of AB 686 to affirmatively further fair housing. Jurisdictions must take “meaningful actions” to combat discrimination overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity for persons of color, persons with disabilities, and other protected classes through the administration of programs and activities relating to housing and community development.

To ensure equitable site placement, the County used a multi-layered approach in selecting sites, including reviewing access to local and regional resources, socio-economic indicators, and housing market opportunities. Housing sites were identified in relation to resources and opportunities, as this is integral to fostering inclusive communities and addressing disparities in housing. Higher-resourced areas have increased access to public services, educational and employment opportunities, medical services, and other daily services (e.g., grocery, pharmacy). When selecting Opportunity Sites for the Sites Inventory, the County utilized its GIS portal data, AFFH Data Viewer 2.0, and other online data sources to filter through possible sites in accordance with the Housing Element Sites Inventory Guidebook and general best practices including environmental and infrastructure considerations.

Fair housing findings (i.e., fair housing issues identified by the data) include the following:

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### Lack of Access to Opportunity

- Shortage of affordable rental and homeownership options
- Lack of infrastructure for residential development
- Lack of access to public transportation
- Lack of resources to assist with housing affordability

### Disproportionate Housing Needs and Displacement

- Shortage of affordable rental and homeownership options
- Cost burden and overcrowding
- Lack of infrastructure for residential development

### Segregation and Integration

- Limited English Proficiency
- Lack of infrastructure for residential development
- Shortage of affordable rental and homeownership options

### Exposure to Environmental Hazards

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

### Fair Housing Enforcement and Outreach Capacity

- Lack of resources for fair housing agencies and organizations

## Fair Housing Trends

The County's AFFH analysis indicates that housing opportunities, access to resources, and development capacity vary significantly across subregions and Community Planning Areas (CPAs), reflecting geographic and socio-economic patterns of disparity. Higher-density zoning, transit access, employment centers, and renter concentrations are generally clustered in the Salinas Valley, North Monterey County, and portions of the Inland Monterey and Monterey Peninsula subregions, while large portions of the County remain characterized by low-density, agricultural, conservation, and open space designations. As a result, lower-income households, communities of color, and renters are more likely to reside in lower-

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resource areas and experience higher housing cost burdens, while higher-opportunity and more affluent areas remain predominantly owner-occupied with limited multifamily development capacity.

In response, the County used an AFFH framework that integrates segregation patterns, environmental burden indicators, access to jobs and services, housing conditions, and opportunity measures to guide site selection and program implementation. The County’s strategy focuses on coordinated place-based investments in high-need communities, expansion of affordable housing in high-resource areas, mobility and fair housing outreach, and preservation and anti-displacement measures. Through this approach, housing programs prioritize infill and higher-density sites near existing infrastructure, transit, and services, while also seeking to expand housing opportunities in higher-resource areas where feasible. This balanced strategy is intended to reduce disparities in access to opportunity, avoid further concentration of lower-income households in limited areas, and promote more inclusive and equitable growth across unincorporated communities.

A sampling of programs to address the above findings are as follows:

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### Lack of Access to Opportunity

- H-5.B. Housing Mobility
- H-5.C. Facilitate Access to Affordable Housing for Residents
- H-5.E. Encourage Development of Housing for Persons with Disabilities

### Disproportionate Housing Needs and Displacement

- H-5.H. Displacement Prevention
- H-5.I. Fair Housing Education, Enforcement, Outreach, and Services

### Segregation and Integration

- H-5.C. Facilitate Access to Affordable Housing for Residents
- H-5.F. Housing Opportunities
- H-5.L. Support for Linguistically Isolated Households

### Exposure to Environmental Hazards

- H-1.C. Energy Efficiency and Conservation
- H-1.E. Reduce Exposure to Environmental Pollution
- H-2.L. Collaboration with Water Resource Agencies

### Fair Housing Enforcement and Outreach Capacity

- H-5.C. Facilitate Access to Affordable Housing for Residents
- H-5.D. Support Counseling and Housing Services for Seniors, Low-Income Households, and Unhoused Individuals
- H-5.L. Collaboration with Community Based Organizations

### **Appendix C – Sites Inventory Form**

HCD requires that all Housing Element submittals include a spreadsheet listing all sites in the sites inventory with detailed information about each site. This information must be provided in HCD's format in a template provided by HCD. This template is provided in Appendix C to the Housing Element.

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