

COUNTY OF MONTEREY

HOUSING AND COMMUNITY DEVELOPMENT

Craig W. Spencer, Director

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12 December 2025

SENT VIA EMAIL

Mary.Milner@HCD.ca.gov

Mary Milner
HCD Representative II
Department of Housing and Community Development
651 Bannon Street
Sacramento, CA 95811

Subject: CA HCD LOI - County of Monterey 6th Cycle Housing Element Update – Email Request for Update on Progress and Revised Timeline

Dear Ms. Milner,

Thank you for the opportunity to share a status update on the progress of the County of Monterey Sixth Cycle Housing Element update in response to your request.

Since the County's most recent correspondence on September 16, 2025, with you, the County has continued to revise and respond to the state Department of Housing and Community Development ("CA HCD") comments on the draft Housing Element Sixth Cycle Update ("HEU6") in response to the findings letter issued by CA HCD on August 25, 2025. The County has met with CA HCD on August 18, 2025 (as noted in past correspondence), October 13, 2025, and has an additional meeting scheduled tentatively for December 19, 2025. These discussions have been helpful in clarifying the state's findings for the County to develop responsive revisions.

The County has the goal to receive a finding of substantial compliance with state housing and planning law after the state reviews the next submittal for the third review period of the HEU6 draft. Once the state's mandatory 60-day review period is completed, the HEU6 team looks forward to polishing the document with minor revisions, prior to Commission recommendation and Board adoption.

Concurrently, with refining our draft Housing Element Update, the County is in the process of preparing a Programmatic Environmental Impact Report ("PEIR") pursuant to the California Environmental Quality Act ("CEQA"). Notice of Preparation of the draft PEIR was available for a 30-day public review period from October 21st through November 20th, 2024. The County held a noticed Public Scoping Meeting on November 7, 2024. The draft PEIR has required additional analysis and revisions due to changes in the draft HEU6 to address CA HCD's comments. These changes have required the County to adjust the timing of the release of the draft PEIR for public review. The draft environmental document is required to circulate for a typical 45-day public review and comment period. Response to comments will become part of the Final PEIR.

Staff has continued to work with our consultant team on various data needs to ensure that the next revision of the draft HEU6 will be found in substantial compliance with state housing law. As such, the County acknowledges that this process has resulted in delay of our resubmission to CA

HCD. The County team continues working to incorporate analysis and synthesis of additional data to inform responsive edits and updates to the draft HEU6 for submittal to CA HCD by January 23, 2026, for the next 60-day review period. Please accept the County's revised timeline as noted in further detail below.

SUMMER/FALL 2025

- August 25, 2025: Received formal CA HCD findings, after 60-day review
- October 13, 2025: CA HCD Office Hour
- August 26, 2025 – December 5, 2025: Incorporate HCD findings and revise draft Housing Element
- December 19, 2025: CA HCD Office Hour

WINTER 2025/2026

- Week of January 5, 2026 - January 9, 2026: Finalize Staff/Consultant Revisions of draft HEU6, Office Hour with CA HCD prior to Public Release
- Week of January 12, 2026 – January 16, 2026: Office Hour with CA HCD prior to Public Release
- Week of January 12, 2026 – January 16, 2026: Public Release of draft HEU6
- Week of January 19, 2026 – January 23, 2026: Resubmit draft HEU6 to State HCD for 60-day review

SPRING/SUMMER 2026:

- March 23, 2026: County receives comments back from CA HCD on 3rd draft HEU6
- Week of April 20, 2026 – April 24, 2026: PEIR released for 45-day public comment period
- Week of June 8, 2026 – June 15, 2026: 45-day public comment period for PEIR ends
- June 24, 2026: Planning Commission Public Hearing to recommend to the Board of Supervisors to certify the Final PEIR and adopt the revised HEU and Zoning Amendments
- July 7, 2026: Board of Supervisor Public Hearing to certify the Final PEIR and adopt the revised HEU and Zoning Amendments
- July 15, 2026: Submit adopted HEU to HCD for Certification

The County looks forward to submitting to CA HCD the revised draft housing element by January 23, 2026. Please feel free to contact me if you have any questions or require additional information.

Sincerely,

Sarah Wikle

Sarah Wikle, Principal Planner

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Cc: File REF220020

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