



Housing Advisory
Committee

Wes White
District 1

Virginia Mendoza
District 1

Vacant
District 2

Vacant
District 2

Raul Calvo
District 3

Vacant
District 3

Karen Araujo, Vice Chair
District 4

Jon Wizard
District 4

Tyller Williamson, Chair
District 5

Jennifer Daquisto
District 5

Monterey County
Housing Advisory Committee
ZOOM MEETING
Wednesday, May 11, 2022
5:00 PM
Agenda

Participate via Zoom Meeting Link:

<https://montereycty.zoom.us/j/91510034759?pwd=Nmp2MnNnVDQvYnBHTWRTWHB1YUVmQT09>

Participate via Phone: 1-669-900-6833

Meeting ID Access Code: 91510034759

Password (if required): 635101

1) **Call to Order**

2) **Roll Call**

3) **Public Comment**

The Housing Advisory Committee will receive public comment on items not listed on the agenda within the purview of the Housing Advisory Committee. The Chair may limit the length of individual presentations.

4) **Approval of Meeting Minutes for March 9, 2022, March 30, 2022, and April 20, 2022.**

5) **Scheduled Matters:**

5a. Consider findings to continue to meet remotely, that the COVID-19 pandemic state of emergency declared by Governor Newsom is still in effect; that the Housing Advisory Committee has reconsidered the circumstances of the state of emergency; and that the Monterey County Health Department continues to recommend that physical and social distancing strategies be practiced in Monterey County, which includes remote meetings of legislative bodies of local agencies, to the extent possible.

Presenter: Darby Marshall, WOC Housing Program Manager

5b. Inclusionary Housing Ordinance Public Outreach Results & Provide Direction to staff

Presenter: Darby Marshall, WOC Housing Program Manager

6) **Committee Member Reports**

Committee members will report on matters, events and activities related to HAC goals and housing advocacy matters. Committee members may give direction regarding future agenda items.

7) **Updates from Staff**

Oral report updating the Housing Trust Fund application.

8) **Next Scheduled Meeting**

June 1, 2022 – AB 361 Special Meeting

9) **Adjournment**

The Chair will adjourn the meeting.

Zoom Link:

<https://montereycty.zoom.us/j/91510034759?pwd=Nmp2MnNnVDQvYnBHTWRTWHB1YUVmQT09>

If you do not have access to a computer, you may still call into the meeting and participate by calling the following number: 1 669 900 6833, and entering the following passcode 91510034759. Password: 635101

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Housing Advisory Committee's alternative actions on any matter before it.

IMPORTANT NOTICE REGARDING COVID-19 AND PARTICIPATION IN THE HOUSING ADVISORY COMMITTEE MEETING

County of Monterey Housing Advisory Committee will be held by teleconference to minimize the spread of the COVID-19 virus, in accordance with the State of Emergency proclaimed by Governor Newsom on March 4, 2020, Government Code section 54953 as amended by AB 361, and the Monterey County Health Department continues to recommend that physical and social distancing strategies be practiced in Monterey County, which includes remote meetings of legislative bodies of local agencies, to the extent possible.

To participate in this County of Monterey Housing Advisory Committee meeting, the public are invited to observe and address the Commission telephonically or electronically. Instructions for public participation are below:

PARTICIPATE VIA ZOOM LINK:

<https://montereycty.zoom.us/j/91510034759?pwd=Nmp2MnNnVDQvYnBHTWRTWHB1YUVmQT09>

PARTICIPATE BY PHONE: by dialing 1-669-900-6833 and then when prompted, entering the Meeting ID Access Code 91510034759, PASSWORD: 635101

Public Participation Instructions:

The meeting will be conducted via teleconference using the Zoom program, and Commissioners will attend electronically or telephonically. The meeting will have no physical location to physically attend.

The public may observe the Zoom meeting via computer by clicking on the following link:

<https://montereycty.zoom.us/j/91510034759?pwd=Nmp2MnNnVDQvYnBHTWRTWHB1YUVmQT09>, or the public may listen via phone by dialing 1-669-900-6833 and then when prompted, entering the Meeting ID Access Code 91510034759. Password: 635101

You will be asked for a "Participant ID". You do not need a Participant ID to join the meeting, press the pound key (#) again and you will be automatically connected.

1. If a member of the public wishes to comment on a particular agenda item, the public is strongly encouraged to submit their comments in writing via email to the County Housing and Community Development at hachearingcomments@co.monterey.ca.us by 2:00 p.m. on the Tuesday prior to the Committee meeting. To assist County staff in identifying the agenda item to which the comment relates, the public is requested to indicate the County of Monterey Housing Advisory Committee date and agenda number in the subject line. Comments received by the 2:00 p.m. Tuesday deadline will be distributed to the Committee members and will be placed in the record.

2. If you choose not to attend the Housing Advisory Committee meeting but wish to make a comment on a specific agenda item, please submit your comment via email by 2:00 p.m. on Tuesday, May 10, 2022. Please submit your comment to Anita Nachor at hachearingcomments@co.monterey.ca.us your comment will be placed into the record at the meeting.

3. If you are watching the live stream of the Housing Advisory Committee and wish to make either a general public comment for items not on the day's agenda or to comment on a specific agenda item as it is being heard, please select the "raise hand" option on the Zoom screen, and your microphone will be unmuted so you can speak. To select the "raise hand" option, click on the "reactions" icon at the bottom of your Zoom screen, then click the "raise hand" icon next to your name.

4. Individuals with disabilities who desire to request a reasonable accommodation or modification to observe or participate in the meeting may make such request by sending an email to hac hearingcomments@co.monterey.ca.us. The request should be made no later than noon on the Monday prior to the Commission meeting in order to provide time for County to address the request.

5. The Chair and/or Secretary may set reasonable rules as needed to conduct the meeting in an orderly manner.

DOCUMENT DISTRIBUTION: Documents relating to agenda items that are distributed to the Housing Advisory Committee less than 72 hours prior to the meeting are available by request by sending an email to hac hearingcomments@co.monterey.ca.us. Documents distributed by County staff at the meeting of the Housing Advisory Committee will be available upon request by sending an email to hac hearingcomments@co.monterey.ca.us.

If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the County of Monterey Housing and Community Development at (831) 755-5390.

The Housing Advisory Committee Clerk must receive all materials for the agenda packet by noon on the Tuesday one week prior to the Wednesday Housing Advisory Committee meeting in order for the materials to be included in the agenda packet distributed in advance to the Committee members.

INTERPRETATION SERVICE POLICY: The County of Monterey Housing Advisory Committee invites and encourages the participation of Monterey County residents at its meetings. If you require the assistance of an interpreter, please contact the County of Monterey Housing and Community Development Department located in the Monterey County Government Center, 1441 Schilling Place, 2nd Floor South, Salinas - or by phone at (831) 755-5390. The Clerk will make every effort to accommodate requests for interpreter assistance. Requests Housing Advisory Committee.

La Acción Recomendada indica la recomendación del personal en el momento en que se preparó la agenda. Esa recomendación no limita las acciones alternativas del Comité de Asesor de Vivienda sobre cualquier asunto que se le presente.

AVISO IMPORTANTE SOBRE COVID-19 Y LA PARTICIPACIÓN EN LA REUNIÓN DEL COMITÉ DE ASESOR DE VIVIENDA

El Comité de Asesor de Vivienda del Condado de Monterey se llevará a cabo por teleconferencia para minimizar la propagación del virus COVID-19, de acuerdo con el Estado de Emergencia proclamado por el Gobernador Newsom el 4

de marzo del 2020, Código de Gobierno sección 54953 modificado por AB 361, El Departamento de Salud del Condado de Monterey continúa recomendando que se practiquen estrategias de distanciamiento físico y social en el Condado de Monterey, lo que incluye reuniones remotas de los cuerpos legislativos de las agencias locales, en medidas posibles".

Para participar en esta reunión del Comité de Asesor de Vivienda del Condado de Monterey, se invita al público a observar y dirigirse al Comité por teléfono o electrónicamente. Las instrucciones para la participación pública se encuentran a continuación:

PARTICIPE VÍA EL ENLACE DE ZOOM:

<https://montereycty.zoom.us/j/91510034759?pwd=Nmp2MnNnVDQvYnBHTWRTWHB1YUVmQT09>

PARTICIPE POR TELÉFONO: marcando el 1-669-900-6833 y luego, cuando se le indique, ingresando el CÓDIGO DE ACCESO: 91510034759, CONTRASEÑA: 635101

Instrucciones de Participación para el Público:

La reunión se llevará a cabo por teleconferencia utilizando el programa Zoom, y los Comisionados asistirán de forma electrónica o telefónica. La reunión no tendrá lugar físico para asistir físicamente.

El público puede observar la reunión de Zoom a través de una computadora haciendo clic en el siguiente enlace:

<https://montereycty.zoom.us/j/91510034759?pwd=Nmp2MnNnVDQvYnBHTWRTWHB1YUVmQT09>, o el público puede escuchar por teléfono marcando el 1-669-900-6833 y luego, cuando se le indique, ingresando el código de acceso: 91510034759. Contraseña: 635101.

Se le pedirá una "identificación de participante". No necesita una identificación de participante para unirse a la reunión, presione la tecla numeral (#) nuevamente y se conectará automáticamente

1. Si un miembro del público desea comentar sobre un tema de la agenda en particular, se recomienda al público que envíe sus comentarios por escrito a través de correo electrónico al Departamento de Vivienda y Desarrollo Comunitario del Condado a hac hearingcomments@co.monterey.ca.us antes de las 2:00 p.m. el martes antes de la junta del comité. Para ayudar al personal del condado a identificar el tema de la agenda con el que se relaciona el comentario, se solicita al público que indique la fecha y el número de agenda del Comité de Asesor de Vivienda del Condado de Monterey en la línea de asunto. Comentarios recibidos antes de las 2:00 p.m. la fecha límite del martes se distribuirá a los miembros del Comité y se colocará en el registro.

2. Si elige no asistir a la reunión del Comité de Asesor de Vivienda pero desea hacer un comentario sobre un tema específico de la agenda, envíe su comentario por correo electrónico antes de las 2:00 p.m. el martes 10 de mayo de 2022. Envíe su comentario a Anita Nachor a hac hearingcomments@co.monterey.ca.us su comentario se colocará en el registro de la junta.

3. Si está viendo la transmisión en vivo del Comité de Asesor de Vivienda y desea hacer un comentario en general sobre temas que no están en la agenda del día o para comentar sobre un tema específico de la agenda, seleccione la opción de "levantar la mano" en la pantalla de Zoom, y su micrófono no se silenciará para que pueda hablar. Para seleccionar la opción "levantar la mano", haga clic en el icono de "reacciones" en la parte de abajo de la pantalla de Zoom, luego haga clic en el botón "levantar la mano" junto a su nombre.

4. Las personas con discapacidades que deseen solicitar una adaptación o modificación razonable para observar o participar en la reunión pueden realizar dicha solicitud enviando un correo electrónico a hac hearingcomments@co.monterey.ca.us. La solicitud debe hacerse antes del mediodía del lunes anterior a la reunión de la Comisión para que el Condado tenga tiempo de atender la solicitud.

5. El Presidente y/o el Secretario pueden establecer reglas razonables según sea necesario para llevar a cabo la reunión de manera ordenada.

DISTRIBUCIÓN DE DOCUMENTOS: Los documentos relacionados con los puntos de la agenda que se distribuyen al Comité de Asesor de Vivienda menos de 72 horas antes de la reunión están disponibles a pedido enviando un correo electrónico a hac hearingcomments@co.monterey.ca.us. Los documentos distribuidos por el personal del Condado en la

reunión del Comité de Asesor de Vivienda estarán disponibles a pedido enviando un correo electrónico a hac hearingcomments@co.monterey.ca.us.

Si se solicita, la agenda se pondrá a disposición de las personas con discapacidad en formatos alternativos apropiados, según lo exige la Sección 202 de la Ley de Estadounidenses con Discapacidades de 1990 (42 USC Sec. 12132) y las normas y reglamentos federales adoptados en su implementación. Para obtener información sobre cómo, a quién y cuándo una persona con discapacidad que requiere una modificación o adaptación para participar en la reunión pública puede solicitar una modificación o adaptación relacionada con la discapacidad, incluyendo los servicios o ayudas auxiliares, o si tiene alguna pregunta sobre cualquiera de los puntos enumerados en esta agenda, llame a Vivienda y Desarrollo Comunitario del Condado de Monterey al (831) 755-5390.

El Secretario/a del Comité de Asesor de Vivienda debe recibir todos los materiales para el paquete de la agenda antes del mediodía del martes una semana antes de la reunión del Comité de Asesor de Vivienda para que los materiales se incluyan en el paquete de la agenda distribuido a los miembros del Comité.

POLÍZA DEL SERVICIO DE INTERPRETACIÓN: El Comité de Asesor de Vivienda del Condado de Monterey invita y agradece la participación de los residentes del Condado de Monterey en sus reuniones. Si necesita la asistencia de un intérprete, comuníquese con el Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey ubicado en el Centro de Gobierno del Condado de Monterey, 1441 Schilling Place, Segundo Piso Sur, Salinas, o por teléfono al (831) 755-5390. El secretario hará todo lo posible para atender las solicitudes de asistencia de un intérprete para la junta del Comité de Asesor de Vivienda.

HOUSING ADVISORY COMMITTEE SPECIAL MEETING MINUTES

ZOOM MEETING Wednesday, March 9, 2 5:00 PM

1) Call to Order

Chair Williamson called the meeting to order at 5:03 p.m.

2) Roll Call

Members Present: Raul Calvo Jennifer Dacquisto Virginia Mendoza, Tyller Williamson

Committee Member White joined meeting at 5:21pm.

Members Absent: Karen Araujo

Staff Present: Rosa Camacho-Chavez, Erik Lundquist, Kristi Markey, Darby Marshall, Anita Nachor, Craig Spencer, Dawn Yonemitsu

Others Present: Jane Barr, Margie Kay, Elizabeth Madrigal, Raphael Hernandez, MBEP, Wendy Root-Askew.

3) Public Comment:

The Housing Advisory Committee will receive public comment on items not listed on the agenda within the purview of the Housing Advisory Committee. The Chair may limit the length of individual presentations

Public Comment: None

4) Approval of Meeting Minutes for February 9, 2022

Action: A motion was made by Committee Member Mendoza to approve the February 9, 2022. Committee Member Calvo seconded the motion.

AYES: Calvo, Mendoza, White, Williamson, Wizard

NAYS: None

ABSENT: Araujo

ABSTAINED: Dacquisto

Motion Passed – 5-0

Public Comment: None

5) Scheduled Matters

Chair Williamson requested that 5f be the first item discussed on the agenda.

5f. Receive a report on the 21 Elements and provide direction to staff.

Presenter: Darby Marshall, WOC Housing Program Manager

HOUSING ADVISORY COMMITTEE SPECIAL MEETING MINUTES

ZOOM MEETING Wednesday, March 9, 2 5:00 PM

A motion was made by Committee Member White to recommend that the HAC Committee present the 21 Elements to the Board of Supervisors for direction. Additionally, for the HAC Committee to meet with the City Managers to discuss the possibility of establishing a similar program in Monterey County. Committee Member Mendoza seconded the motion.

AYES: Calvo, Dacquisto, Mendoza, White, Williamson, Wizard
NAYS: None
ABSENT: Araujo
ABSTAINED:

Motion Passed – 6-0

Public Comment: Jane Barr and Elizabeth Madrigal, MBEP

5a. Consider findings to continue to meet remotely, that the COVID-19 pandemic state of emergency declared by Governor Newsom is still in effect; that the Housing Advisory Committee has reconsidered the circumstances of the state of emergency; and that the Monterey County Health Officer continues to recommend social distancing measures for meetings of legislative bodies.

Presenter: Erik Lundquist, AICP, Director

Action: A motion was made by Committee Member Mendoza to make the findings pursuant to AB361, as stated in the staff report, and continue to meet remotely. Committee Member White seconded the motion

AYES: Calvo, Dacquisto, Mendoza, White, Williamson, Wizard
NAYS: None
ABSENT: Araujo
ABSTAINED:

Motion Passed – 6-0

Public Comment: None

5b. Receive a report on Housing Advisory Committee roles and responsibilities.

Presenter: Dawn Yonemitsu, Management Analyst II

No motion required. The report on Housing Advisory Committee roles and responsibilities were received by the Committee. Discussion Held. Receive and File.

HOUSING ADVISORY COMMITTEE SPECIAL MEETING MINUTES

ZOOM MEETING Wednesday, March 9, 2 5:00 PM

Public Comment: None

5c. Receive a report and provide Direction to Staff on HAC Information request about Encampment sweeps.

Presenter: Darby Marshall, WOC Housing Program Manager

No motion required. The report on HAC Information request about Encampment sweeps was received by the Committee. Discussion Held. Receive and file.

Public Comment: Raphael Mendez, MBEP and Rita Acosta

5d. Receive a report on Housing Element Annual Progress Report and Department of Finance Housing Unite Survey and Direct to submit HE APR as required.

Presenter: HCD Staff

No motion required. The report on Housing Element Annual Progress Report and Department of Finance Housing Unite Survey and Direct to submit HE APR as required was received by the Committee. Discussion Held. Receive and File.

Public Comment: Raphael Mendez, and Elizabeth Madrigal MBEP

5e. Receive a report on Urban County Public Service Funding requests and staff recommendations and direct staff to submit recommendations to Board of Supervisors.

Presenter: Darby Marshall, WOC Housing Program Manager

No motion required. The report on Urban County Public Service Funding requests and staff recommendations was received by the Committee. Discussion Held. Receive and File.

Public Comment: None

6) Committee Member Reports

None

7) Updates from Staff:

Darby Marshall provided an update on the Inclusionary Housing Ordinance. He stated that there have been three community meetings. At the last meeting on Saturday, March 5, 2022, fifteen participants attended. The County of Monterey encourages the public to attend a meeting. The two meetings are scheduled on March 16, 2022, or March 24, 2022. There has been an abundance of comments that will be listed as an agenda item in a future HAC meeting for direction on developing the draft ordinance.

8) Schedule of Upcoming Meetings

HOUSING ADVISORY COMMITTEE SPECIAL MEETING MINUTES

ZOOM MEETING Wednesday, March 9, 2 5:00 PM

March 30, 2022 – AB 361 Special Meeting

9) **Adjournment:**

Chair Williamson *moved to adjourn. The meeting was adjourned at 5:54 PM.*

DRAFT

HOUSING ADVISORY COMMITTEE SPECIAL MEETING MINUTES

ZOOM MEETING Wednesday, March 30, 2022 5:00 PM

1) **Call to Order**

Chair Williamson called the meeting to order at 5:05 p.m.

2) **Roll Call**

Members Present: Karen Araujo, Raul Calvo, Virginia Mendoza, White White, Tyller Williamson

Members Absent: Jon Wizard, Jennifer Dacquisto

Staff Present: Erik Lundquist, Kristi Markey, Darby Marshall, Anita Nachor, Craig Spencer, Dawn Yonemitsu

Others Present: Alyssa Kroeger and Raphael Hernandez, MBEP

3) **Public Comment:**

The Housing Advisory Committee will receive public comment on items not listed on the agenda within the purview of the Housing Advisory Committee. The Chair may limit the length of individual presentations

Public Comment: None

4) **Scheduled Matters**

Consider findings to continue to meet remotely, that the COVID-19 pandemic state of emergency declared by Governor Newsom is still in effect; that the Housing Advisory Committee has reconsidered the circumstances of the state of emergency; and that the Monterey County Health Officer continues to recommend social distancing measures for meetings of legislative bodies.

Presenter: Erik Lundquist, AICP, Director

Action: A motion was made by Committee Member Araujo to make the findings pursuant to AB361, as stated in the staff report, and continue to meet remotely. Committee Member White seconded the motion

Public Comment: None

AYES: Araujo, Calvo, Mendoza, White, Williamson

NAYS: None

ABSENT: Dacquisto, Wizard

ABSTAINED:

Motion Passed – 5-0

HOUSING ADVISORY COMMITTEE SPECIAL MEETING MINUTES

ZOOM MEETING Wednesday, March 30, 2022 5:00 PM

6) **Committee Member Reports**

Chair Williamson requested an update on an agenda item 21 Elements from the previous HAC meeting on March 9, 2022.

Darby Marshall stated that the next step will be to take the 21 Elements information to the Health, Housing, & Human Services Committee (3H) on April 4, 2022, for direction. Then present the 21 Elements to the full Board of Supervisors.

The HAC Committee members are invited to attend the 3H on April 4, 2022 at 1:00p.m. Staff will send the invite and the agenda packet to HAC Committee Members.

7) **Updates from Staff:**

None

8) **Schedule of Upcoming Meetings**

April 20, 2022 – AB 361 Special Meeting

9) **Adjournment:**

Chair Williamson *moved to adjourn. The meeting was adjourned at 5:15 PM.*

HOUSING ADVISORY COMMITTEE SPECIAL MEETING MINUTES

ZOOM MEETING Wednesday, April 20, 2022 5:00 PM

1) **Call to Order**

Chair was having difficulty with audio; therefore, Vice Chair Araujo called the meeting to order at 5:03 p.m.

2) **Roll Call**

Members Present: Karen Araujo, Raul Calvo, Virginia Mendoza, White White, Tyller Williamson

Members Absent: Jon Wizard, Jennifer Dacquisto

Staff Present:, Erik Lundquist, Kristi Markey, Darby Marshall, Anita Nachor, Craig Spencer, Dawn Yonemitsu

Others Present: Alyssa Kroeger and Raphael Hernandez, MBEP

3) **Public Comment:**

The Housing Advisory Committee will receive public comment on items not listed on the agenda within the purview of the Housing Advisory Committee. The Chair may limit the length of individual presentations

Public Comment: Email from Erin Pack, received on April 15, 2022.

4) **Scheduled Matters**

Consider findings to continue to meet remotely, that the COVID-19 pandemic state of emergency declared by Governor Newsom is still in effect; that the Housing Advisory Committee has reconsidered the circumstances of the state of emergency; and that the Monterey County Health Officer continues to recommend social distancing measures for meetings of legislative bodies.

Presenter: Erik Lundquist, AICP, Director

Action: A motion was made by Committee Member Araujo to make the findings pursuant to AB361, as stated in the staff report, and continue to meet remotely. Committee Member White seconded the motion

Public Comment: None

AYES: Araujo, Calvo, Mendoza, White, Williamson

NAYS: None

ABSENT: Dacquisto, Wizard

ABSTAINED:

HOUSING ADVISORY COMMITTEE SPECIAL MEETING MINUTES

ZOOM MEETING
Wednesday, April 20, 2022 5:00 PM

Motion Passed – 5-0

6) **Committee Member Reports**

Chair Williamson requested a report on the status update on the 21 Elements that was presented to the Health, Housing & Human Services Committee on April 4, 2022. Chair Williamson also mentioned that the Housing Advisory Committee would like to request to be notified when the 21 Elements will be presented to the Board of Supervisors, this will allow the committee to speak if permitted.

Committee member White mentioned that his friend Andrew Sandoval has been trying to get appointment to serve on the Housing Advisory Committee and hopefully he will attend the next meeting in May.

Committee member Calvo asked for permission to reach out to Erin Peck regarding her situation. Committee members all agreed that to support his decision.

7) **Updates from Staff:**

None

8) **Schedule of Upcoming Meetings**

April 20, 2022 – AB 361 Special Meeting

9) **Adjournment:**

Chair Williamson *moved to adjourn. The meeting was adjourned at 5:24 PM.*

MONTEREY COUNTY BOARD OF SUPERVISORS

MEETING:	May 11, 2022	AGENDA NO.:	5a
SUBJECT:	Consider finding, pursuant to AB 361 and in order for the Housing Advisory Committee to continue to meet remotely, that the COVID-19 pandemic state of emergency declared by Governor Newsom is still in effect; that the Housing Advisory Committee has reconsidered the circumstances of the state of emergency; and that the Monterey County Health Department continues to recommend that physical and social distancing strategies be practiced in Monterey County, which includes remote meetings of legislative bodies of local agencies, to the extent possible.”		
DEPARTMENT:	Housing and Community Development		

RECOMMENDATION:

It is recommended that the Housing Advisory Committee find, pursuant to AB361, that the COVID-19 pandemic state of emergency declared by Governor Newsom is still in effect; the Housing Advisory Committee has reconsidered the circumstances of the state of emergency; and, the Monterey County Health Department continues to recommend that physical and social distancing strategies be practiced in Monterey County, which includes remote meetings of legislative bodies of local agencies, to the extent possible..

SUMMARY/DISCUSSION:

n September 16, 2021, Governor Newsom signed AB 361. This legislation amends the Brown Act to allow meeting bodies subject to the Brown Act to meet via teleconference during a proclaimed state of emergency in accordance with teleconference procedures established by AB 361 rather than under the Brown Act's more narrow standard rules for participation in a meeting by teleconference. AB 361 provides that if a state or local health official recommends social distancing, the Housing Advisory Committee may meet remotely after September 30, 2021, provided that within 30 days of the first meeting after September 30, and every 30 days thereafter, the Housing Advisory Committee finds 1) the Governor's proclaimed state of emergency is still in effect; 2) the Housing Advisory Committee has reconsidered the circumstances of the state of emergency, and 3) the Monterey County Health Department continues to recommend that physical and social distancing strategies be practiced in Monterey County, which includes remote meetings of legislative bodies of local agencies, to the extent possible.

The Monterey County Health Department continues to recommend that physical and social distancing strategies be practiced in Monterey County, which includes remote meetings of legislative bodies of local agencies, to the extent possible, so the Housing Advisory Committee was able to meet remotely the first time after September 30, 2021. To continue meeting, the Housing Advisory Committee must make the findings outlined above.

Accordingly, staff recommends making the appropriate findings. This action is required every 30 days to keep meeting remotely; a special meeting may be necessary for that purpose.

Prepared by: Anita Nachor Senior Secretary, (831) 755-5381
Approved by: Darby Marshall, Housing Program Manager, WOC

MONTEREY COUNTY HOUSING ADVISORY COMMITTEE

MEETING:	May 11, 2022	AGENDA NO.:	5b
SUBJECT:	Receive a report on the Inclusionary Housing Ordinance Update Process and provide direction to staff.		
DEPARTMENT:	Housing and Community Development		

RECOMMENDATION:

It is recommended that the Housing Advisory Committee receive a report on Inclusionary Housing Ordinance update.

SUMMARY/DISCUSSION:

Between February 24, 2022, and March 24, 2022, the County conducted five community listening sessions. The sessions were held on different days and times, including a Saturday and an evening, to maximize the opportunity for community members to participate. The sessions were facilitated by LeSar Development Consultants and provided an overview of the County’s Inclusionary Housing Ordinance and an opportunity for the community feedback. Concurrent with the listening sessions, the County collected information from the community via an online survey. The outcome of the listening sessions can be summarized as:

- Community support for fewer inclusionary housing units with deeper levels of affordability.
- Community preference for affordable units to be built as part of new developments.
- Community preference for affordable units constructed with in-lieu fee payments be prioritized in high resource areas.

The attached Inclusionary Housing Ordinance Community Outreach Summary was prepared by LeSar Development Consultants. In addition to summarizing the information collected during the listening sessions, the memorandum includes the notices announcing the sessions and a more detailed analysis of the survey results.

At the July 13, 2022, meeting, staff will be presenting additional background information on the impact the Inclusionary Housing Ordinance has had on the production of affordable housing and policy considerations. At that time, the HAC will be asked to prioritize the policy considerations and to provide direction on the preferred policy outcomes. The HAC and community at large are encouraged to review all the work done previously to analyze the current Inclusionary Housing Ordinance and recommendations. These documents can be found at <https://www.co.monterey.ca.us/government/departments-a-h/housing-community-development/planning-services/housing-programs/affordable-housing-programs>.

Prepared by: Darby Marshall, Housing Program Manager (WOC) (831) 755-5391
Approved by: Erik V. Lundquist, AICP, Director

Attachment:

Attachment 2022-4-15 - DRAFT Community Outreach Summary Memo

Memorandum

To: Erik Lundquist and Darby Marshall, County of Monterey

From: Farzad Mashhood, LeSar Development Consultants

Date: April 15, 2022

Re: Inclusionary Housing Ordinance Community Outreach Summary

As part of Monterey County's Inclusionary Housing Ordinance (IHO) update process, LeSar Development Consultants (LDC) developed a plan to outreach to key stakeholders and the wider community for feedback on proposed updates to the IHO. Our team, including Keyser Marston Associates (KMA) and Goldfarb & Lipman LLP, completed its initial analysis of the current IHO in February 2019, which led to a series of proposed revisions. This outreach plan included the chief goal of engaging community members on the current IHO and proposed changes to it, as well as the following desired outcomes:

- Reach a broad and representative population of Monterey County residents interested in providing feedback on proposed updates to the County's IHO,
- Build on collaborative relationships with community stakeholders interested in the County's IHO,
- Engagement on County housing needs and the role of the IHO in meeting those needs, and
- Educating and informing the Monterey County community on IHO and other housing issues.

In its November 2021 Community Outreach Plan, LDC outlined a multi-faceted outreach strategy that exceeds the minimum outreach requirements with innovative tools and technology, key stakeholder briefings, and partnership with Board of Supervisor offices. Following the first phrase of the strategy, which was to engage several key stakeholders in one-on-one meetings, LDC and the County began our broader community outreach process. This included five public community meetings, as well as asynchronous opportunities to participate by reviewing a recorded presentation, a slide deck, and responding to a brief online survey. The five public meetings, which were held at different times and days, typically lasted one hour; the first half of the sessions focused on a presentation of the fundamentals of the IHO and the key changes being proposed, while the second half was open for participants to ask questions and provide feedback. Materials were made available in both English and Spanish, and the community

meetings included live interpretation. This memo provides a review of the community outreach process and summarizes key points of feedback on the recommended changes to the IHO.

Disseminating information

As the community outreach processes following the stakeholder interviews, LDC built on its engagement with six stakeholders, as well as County staff and elected official offices, to disseminate information about the community outreach process.

Therefore, LDC sent emails to the following six stakeholder individuals and organizations:

- Luis xago Juarez, Action Council/Building Healthy Communities
- Natalie Herendeen and Adriana Melgoza, Center for Community Advocacy (CCA)
- Ruth Rodriguez, Community Housing Improvement Systems and Planning Assoc., Inc. (CHISPA)
- Tim McManus, Communities Organized for Relational Power in Action (COPA)
- Matt Huerta and Elizabeth Madrigal, Monterey Bay Economic Partnership (MBEP)
- Jon Wizard, Monterey County Affordable Housing Task Force and Seaside City Council

These emails included the following content:

- Dates, times, and links to each of the five community outreach meetings, held on Zoom
- A link to the County's Housing & Community Development Department website
- A link to a bilingual survey
- Fliers in both English and Spanish with meeting information and links to the county website and survey

The stakeholders were invited to distribute the contents of the email to their constituents, as well. The County staff sent similar information to its contacts as well as each Supervisor's office.

Attached to this memo are the Spanish and English flyers, the text of the online survey, the text of the email sent to the six stakeholder individuals and organizations, as well as the email sent to the Supervisors' offices.

Community meeting dates and times

To create as broad an opportunity as possible to participate in community outreach meetings, LDC and the County scheduled five sessions, open to the public, at a wide range of times. Initial plans intended to hold some of the five meetings as in-person sessions with others as online, but with the rise in COVID-19 cases during the Omicron wave in January, the County advised LDC to hold all sessions online as online meetings. Therefore, LDC, the County Housing and Community Development staff, and the County's Health Department (which has considerable background in community outreach) collaborated to pick the five dates and times for the online community meetings. The meetings were scheduled during February and March on two on weekdays, two on weeknights, and one on a weekend day. Meetings were scheduled to not coincide with Board of Supervisors or Planning Commission meetings.

In considering these and other factors, LDC chose the following five dates and times for community meetings:

- Thursday, Feb. 24, 6:30-7:30 p.m.
- Monday, Feb. 28, 11 a.m.-noon
- Saturday, March 5, 1-2:30 p.m.
- Wednesday, March 16, 5:30-6:30 p.m.
- Thursday, March 24, 1:30-2:30 p.m.

All stakeholders engaged in the initial phase of the outreach process were encouraged to distribute the invitation to their constituencies. The first meeting was held in collaboration with MBEP. The fourth meeting had significant attendance by COPA leaders. CHISPA, a local nonprofit developer, had several staff members in attendance at the fifth meeting.

Meeting content

In partnership with the County Housing and Community Development staff, LDC prepared a slide presentation to be posted on the County's website and reviewed in the community meetings. The slide presentation, which is attached to this memo, covered the following points:

- The five community outreach meetings focus on an overview of the IHO and proposed changes, an opportunity for community members to provide feedback on these changes, and discussion on other opportunities to engage on the IHO and other aspects of housing policy.
- Monterey County faces a critical housing crisis with several acute housing challenges, including a shortage of affordable homes, rising housing prices, and historic patterns of housing segregation.
- An overview of IHOs generally and some specifics of Monterey County's IHO.
- IHO is one of many housing policies needed to help solve the housing crisis.
- The county currently requires 25% of new housing projects to be affordable to a mix of low- to moderate-income households. Data on units produced and permitted as a result of the IHO was reviewed.
- The consultant team's analysis of the IHO recommended various changes, including expanding the fee in lieu, bringing inclusionary percentages in line with market conditions, and several administrative and programmatic changes. The most significant were to:
 - Allow projects of up to 20 units to pay a fee in lieu of building homes affordable to very low- and low-income households.
 - Reduce the inclusionary percentage, which appears to be too high to make projects financially feasible. The financial analysis did not recommend a specific change.
- The County is considering looking beyond housing development as a source of fee revenue to support affordable housing production, including a linkage fee for nonresidential development.
- The upcoming sixth cycle housing element update process will be an important opportunity for community participation in addressing housing needs more broadly.

The community meetings typically lasted one hour. After introductions and the presentation, there was typically about 30 minutes available for discussion. In most meetings, all of the community members' comments and feedback were addressed before the end of one hour.

As anticipated, the bulk of community feedback was focused on the in-lieu fee. These discussions also opened a conversation on the tradeoffs in affordable housing, including two underscored in the online survey: the tradeoff between minimizing land costs and locating units in higher opportunity areas and the tradeoff between offering the deepest affordability possible and maximizing the number of affordable units being built.

Community participation

Community members were given several alternatives to engage in the process of providing feedback to the IHO. This included attending meetings held at various times as well as asynchronous participation through written feedback or response to a survey. In all, these various modes led nearly **340 community members participating in providing feedback**.

Participation at the online community meetings varied and allowed the County to hear from a wide variety of community members with diverse perspectives on housing policy. Because the meetings were held on Zoom with participants being able to join by simply clicking a link, it is not possible to know precisely how many people participated – for example, some participants may have joined only briefly while others may have had several people at one computer. However, LDC did its best to tally the number of participants and their affiliation at each meeting. Our best estimate for the total participation in the five meetings is **40 unique individuals** who are not County or LDC staff (at least one person attended two sessions). The following is a summary of each meeting's participation:

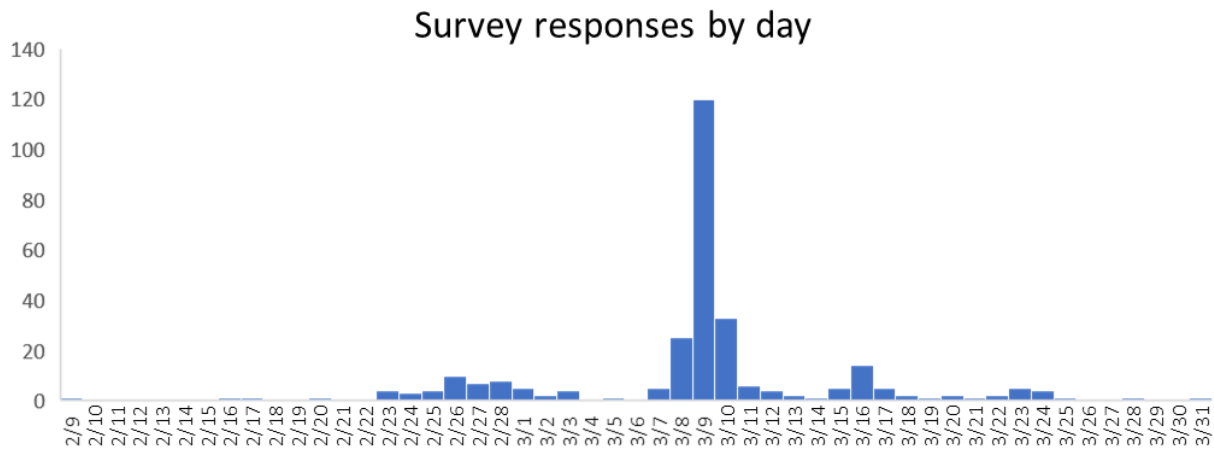
Date	Time	Est. participants	Overview of participants
Thurs., Feb. 24	6:30 – 7:30 p.m.	4	Co-hosted with MBEP, so two staff members joined as well as one member of HAC
Mon., Feb. 28	11 a.m. – noon	6	LandWatch and two nonprofits involved in affordable housing, Monterey County Housing Development Corp. and CHISPA, attended as well as others.
Sat., Mar. 5	1 – 2:30 p.m.	6	Several community members attended, including several Spanish-speakers who requested additional information; they were each sent materials in Spanish. This meeting was also disrupted by so-called "Zoombombers," which led to the meeting being temporarily closed to new attendees
Weds., Mar. 16	5:30 – 6:30 p.m.	15	Most of the meeting's participants were COPA leaders. This meeting made significant use of Spanish-English interpretation to allow all participants to engage in a conversation.
Thurs., Mar. 24	1:30 – 2:30 p.m.	10	Many of the meeting's participants were involved in the construction/development industry, primarily CHISPA and Avila Construction. A technical glitch led to this meeting closing immediately at its end time of 2:30 p.m.

Participants were followed up with by email to ensure any remaining feedback is documented.

In addition to the community meeting participation, the county received written feedback through emails as well as responses to an online survey:

- Emails with written feedback: **4 individuals or organizations**
- Completed online surveys: **292 responses**

The survey was available online from February 9 to April 1. The most common days for survey responses were those closest to a community outreach session. There was an unusual spike in responses on March 9, however, a day on which 41% of all responses were received. It is also important to note that the survey was not a scientific, random sampling of community members, but rather an open, anonymous poll. Therefore, the responses should be seen as a rough temperature check of feedback, especially around the key tradeoffs described in some of the questions.



Community feedback

With about 340 people’s participation—ranging from emails, responses to a survey, and verbal feedback in a live meeting—the county received significant feedback to its proposed changes to the IHO. This section will focus primarily on the qualitative feedback received through meeting participation and written feedback, with a brief overview of survey responses.

Qualitative responses in meetings and emails

All five community meetings provided participants the opportunity to provide important feedback and insights for the IHO update. Residents and organizations also provided feedback through four emails (attached to this memo)—including two by organizations which also attended community meetings. As expected, much of the community meeting discussion focused on expanding the in-lieu fee option as well as siting of affordable housing and reducing the inclusionary percentage. Many participants also expressed general concerns about production and affordability.

The following **general concerns about housing production and affordability** were voiced by community members in both emails and meetings. These comments are beyond IHO policy, but are noted here for the County's interest in feedback on housing policy more broadly. The meeting facilitators generally encouraged participants to again share this feedback during the housing element update process:

- Several community members shared about the crippling impact of **rising housing costs**, and the inability of working households to own a home. "The desire of every family is to have their own home," one participant said through an interpreter. "This desire is so distant, I can say it is impossible." And while homeownership is increasingly out of reach, rents are also rising rapidly, becoming increasingly unaffordable, forcing households to double up or move out of the region.
- There was concern about **NIMBYism** preventing affordable housing development in higher resource areas. However, some developers raised concerns about requiring IHO in lieu fee revenue to be used in higher resource areas making it even more difficult to utilize funding by restricting to places that are already difficult to develop in.
- Recent state laws that require **project streamlining**, especially for affordable housing, have been helpful in lowering housing costs and more streamlining efforts are needed. Similarly, greater efforts to address the California Environmental Quality Act (CEQA) are needed, for example by the County developing a policy that predesignates "presumption of less than significant impact" for affordable housing projects in the unincorporated County.
- Participants spoke on the need for **greater density in job centers**.

There were several general comments raised by either one individual or organization:

- One participant touched on a **wide range of general housing concerns**: the importance of requiring living wages for construction workers, creating objective design standards, more regional collaboration, employer-sponsored housing, greater protections for renters, and more. In addition, this person emphasized the need to create funding for affordable housing, for example through a local or regional housing trust fund, a housing bond, or the California Social Housing Act.
- Another participant, an affordable housing developer, noted various **barriers to housing production** that market rate developers have shared with her, including lack of trained labor, restrictive zoning, and lack of water infrastructure.
- In written comments, one community member emphasized the need for **anti-displacement policies**, such as an extended eviction moratorium, a lower cap on rent increases than what is required by 2019's AB 1482, creating a registry for rental properties, and more.
- In written comments, a leader of Monterey County Renters United said there is an urgent need to **address rising rents**, which will help reduce homelessness, displacement, and other housing problems. Relying solely on new development to create affordable housing will take years because of the long approval process and rising cost of construction. This representative also wrote that homeowners tend to have more political

power and that the political will to create more favorable policies toward renters is lacking.

Moreover, the following **key themes particular to the IHO** emerged in the community meetings and emails:

- Much of the discussion focused on the **fee-in-lieu**, while support and opposition were mixed, the following ideas were discussed:
 - There was mixed feedback on how the in-lieu fees should be used. While some participants emphasized the fee revenue should be used to reverse historic patterns of residential segregation by funding affordable housing in higher resource, coastal communities, others pushed to keep maximal flexibility for how fee revenue is used, noting for example that much of the low-cost housing need is in farming communities away from higher-resource areas. “We shouldn’t make it harder to ... access inclusionary housing fees,” the community member, an affordable housing developer, said.
 - In-lieu fees are an appropriate way to raise revenues and should be available for affordable housing production or other housing-related work around the county, including in incorporated cities. The fee revenue could support a housing trust, which can also attract additional state, federal and other funds, in ways that inclusionary units cannot. Moreover, given the County’s limited resources, finding ways to coordinate, align, and/or combine funding streams that would otherwise be siloed off can help produce more affordable housing.
 - In lieu fees should not be allowed or permitted on a narrower set of projects, for example those with 10 units or less, rather than the recommended threshold of 20 units or less.
 - In lieu fees should be based on home value and square footage so larger, luxury developments pay a higher per unit fee in lieu.
 - Fee revenue may take years to accumulate to fund an affordable housing project yet there is a need for new affordable homes right now. Private developers move more quickly than public sector so the county ought to leverage that by requiring on-site construction. There was also concern expressed that the County does not use in lieu fee revenue quickly enough.
 - Though some alternative to on-site units is required, the County could consider incentives to including units on site, like greater height or other concessions.
 - Some community members also questioned the in-lieu fee amounts, specifically noting that the amount for the East Garrison submarket appears to be too low.
- Most community members were generally opposed to **reducing inclusionary percentages**. There was some openness to eliminating the Workforce I requirement, since this is market rate in much of the county. Another idea was to require higher percentages on higher-value projects or in more expensive areas of the County. One participant, a builder, noted that the 25% requirement “kills our projects ... (it) has probably killed more units than it has created.” Generally, however, the idea of reducing the percentage was perceived as weakening the IHO. LDC noted in such meetings,

however, that a lower percentage requirement may allow for more project feasibility and thus more total units built as a result of the IHO.

- Community members indicated support for a **non-residential impact fee study**. LandWatch’s written feedback also expresses the organization’s support for instituting a fee.
- Community members emphasized the importance of **expanding homeownership opportunities**.
 - In a community meeting and written comments sent to the County, CHISPA representatives recommended eliminating resale deed restrictions, noting that resale restrictions on Workforce I units prevent many potential buyers from accessing loans that cannot be used on homes with resale restrictions.
 - A community member shared that affordable for-sale homes must remain affordable long-term so the homeowners do not simply “flip” the unit to market rate for a significant profit.

There were several IHO-specific comments raised by either one individual or organization:

- One participant expressed concern that the County’s IHO **administrative manual** should be revised to support more lower-income homeownership and be less prescriptive about income.
- One participant, a builder, suggested the **project threshold size** should be more than 3 units so there is a greater number of market rate units to support an affordable unit or in lieu fee.
- Regarding **CEQA**, CHISPA recommended that the County include within the IHO a “presumption of less than significant traffic impact” for affordable housing developments, as allowed by the California Governor’s Office of Planning Research (OPR) guidelines. CHISPA also suggested removing the requirement for infill locations and expanding the definition of affordable housing to include Workforce I and II (up to 180% of AMI) as part of these CEQA-related measures.
- LandWatch recommended the county **analyze a wide range of data to understand the impact of the IHO** on “housing supply, demand and equity.” LandWatch’s recommendation is detailed in its attached comment letter.

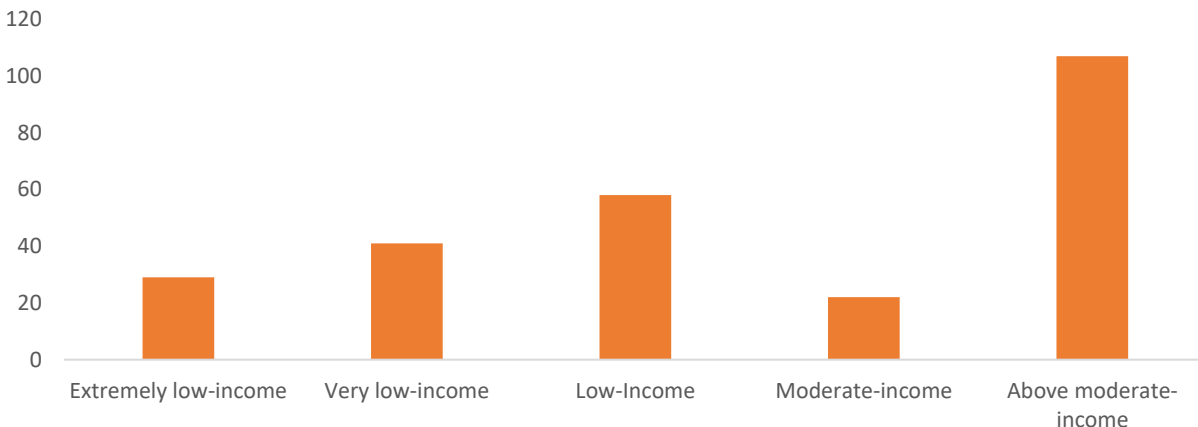
Survey responses

As noted, LDC and the County received 292 responses to the online survey. Below are some basic demographics of the respondents; the household size and income closely reflected the typical numbers for the county:

Residents in unincorporated County	65%
Renters	62%
Homeowners	30%
Median household size	3
Median income	\$80,000
Respondents not providing income	12%

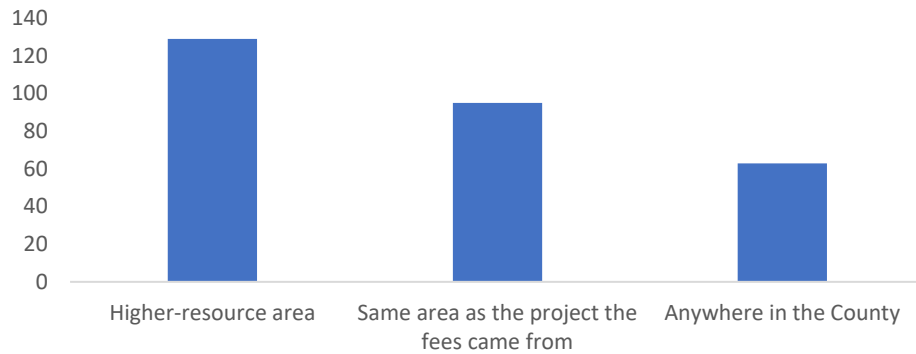
As shown in the graph below, many of the respondents, about 50% of those who provided their household income, are considered lower-income (either extremely low-, very low-, or low-income).

Survey respondents by income level, based on self-reported income and household size

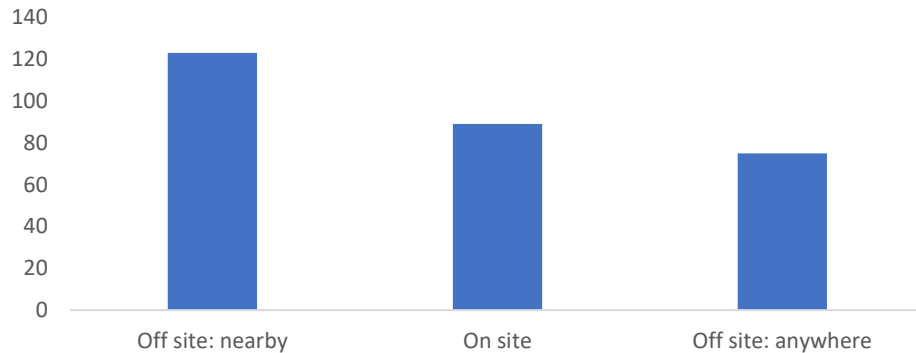


A detailed more detailed summary of survey responses is attached to this memo. This section will focus on the responses to four key questions around the tradeoffs in affordable housing and the location of where housing built as a result of the IHO. The four questions (numbers 4-7 in the survey) focused on the following concepts:

- Tradeoff 1: Between maximizing the number of affordable units and building units in more costly areas with higher levels of opportunity
 - The average response to this question was 5.95, meaning there was a slight preference toward locating a smaller number of units in higher-cost areas with higher opportunity through job access, education quality, and environmental conditions.
- Tradeoff 2: Between maximizing the depth of affordability or the number of below-market homes
 - The average response to this question was 4.32, meaning there was a slight preference toward providing a larger subsidy to a smaller number of homes. about a quarter of respondents marked 1, indicating the most preference for a smaller number of more deeply subsidized homes.
- Whether units built using in-lieu fees should prioritize either proximity to the market-rate housing the fees were exacted from or higher-resource communities
 - The greatest preference here was for fee revenue to be prioritized in higher resource areas, with slightly less preference for proximity to the project from which fees were collected:



- Whether developments with inclusionary unit requirements should be allowed to build the units off-site, and if so, whether the units should be built nearby or anywhere in the county
 - The greatest preference here was for units to be allowed off-site but near the market-rate project:



As noted earlier, the survey was not a scientific sampling of community members, but rather a widely available, anonymous survey. This survey, therefore, is helpful for allowing community members to engage with the challenging tradeoffs inherent in affordable housing policy and development. The results suggest a desire to engage with these ideas, but without a more scientific approach are not meant to gauge overall community support for any particular policy choices.

Next steps

With stakeholder and community outreach completed and summarized, LDC will compile a list of comments and recommended actions for each. We are eager to present these findings to the County’s Housing Advisory Committee (HAC), the Board of Supervisors Health, Housing and Human Services Committee, and the full Board of Supervisors.

List of attachments

1. Community outreach flyer, English
2. Community outreach flyer, Spanish
3. Online survey
4. Text of email from LDC announcing community meetings to stakeholders

5. Text of email from County staff announcing community meetings to elected officials
6. Slide presentation used in community meetings
7. Written feedback from CHISPA
8. Written feedback from LandWatch
9. Written feedback from Esther Malkin, Monterey County Renters United
10. Written feedback from John E. Silva
11. Summary of online survey results



YOUR INPUT ON EXPANDING AFFORDABLE HOUSING IS NEEDED

Monterey County seeks community feedback on a key policy requiring new housing construction to contribute to affordable housing needs in the unincorporated area

Key changes being considered:

- How should the County comply with State law requiring an alternative to building affordable units as part of new housing projects? Should the county allow new housing projects to pay a fee instead of building some affordable units?
- Should the county align its inclusionary percentages with market conditions?

How to provide feedback:

- [Take online survey asking about views on affordability challenges & solutions](#)
- Participate in community outreach meetings on:
 - [Thursday, Feb. 24, 6:30-7:30 p.m.](#)
 - [Monday, Feb. 28, 11 a.m.-noon](#)
 - [Saturday, March 5, 1-2:30 p.m.](#)
 - [Wednesday, March 16, 5:30-6:30 p.m.](#)
 - [Thursday, March 24, 1:30-2:30 p.m.](#)
 - Spanish interpretation available





SU OPINION SOBRE LA EXPANCIÓN DE VIVIENDA ESEQUIBLE ES NECESARIA

El Condado de Monterey busca comentarios de la comunidad sobre una norma clave requerida para la construcción de nuevas viviendas asequibles en el área unincorporada.

Cambios Claves considerados son:

- Como debería el condado cumplir con la ley Estatal que requiere una alternativa para construir unidades de bajo costo como parte de los nuevos proyectos de vivienda? Debería el condado permitir nuevos proyectos de vivienda que paguen los honorarios en lugar de construir algunas viviendas de bajo costo?
- Debería el condado alinear sus porcentajes inclusionarios con las condiciones del mercado inmobiliario?

Como puedes proporcionar tu opinión:

- [Toma la encuesta en-linea acerca de los puntos de vista sobre los retos de asequibilidad y soluciones](#)
- Participa en las siguientes juntas comunitarias de difusión:
 - [Jueves, Feb. 24, 6:30-7:30 p.m.](#)
 - [Lunes, Feb. 28, 11 a.m.-12 medio día](#)
 - [Sabado, Mar. 5, 1-2:30 p.m.](#)
 - [Miercoles, Mar. 16, 5:30-6:30 p.m.](#)
 - [Jueves, Mar. 24, 1:30-2:30 p.m.](#)
 - Traducción al español estara disponible.



Monterey County Inclusionary Housing Ordinance Update Community Survey

Monterey County is considering updates to its Inclusionary Housing Ordinance, which is codified at Chapter 18.40 of the Monterey County Code. This ordinance addresses the provision of housing affordable to very low-, low- and moderate-income households as part of new development projects.

The community is invited to provide its feedback on the ordinance through this survey.

This survey will remain open until April 1, 2022.

You are also encouraged to participate in any of five community input meetings, held over Zoom, at the following dates and times:

Thursday, Feb. 24, 6:30-7:30 p.m.

Monday, Feb. 28, 11 a.m.-noon

Saturday, March 5, 1-2:30 p.m.

Wednesday, March 16, 5:30-6:30 p.m.

Thursday, March 24, 1:30-2:30 p.m.

More information on the community meetings is available here:

<https://www.co.monterey.ca.us/government/departments-a-h/housing-community-development>

...

Housing policy questions

1. Households within which of the following incomes should be prioritized when considering housing needs? Please rank the options in order of priority, with the highest priority listed first. (Income ranges listed are for a 4-person household)

Extremely low income, or a 4-person household earning up to \$30,500 a year

Very low income, \$30,501 to \$50,850

Low income, \$50,851 to \$81,350

Moderate income, \$81,351 to \$97,900

Workforce, \$97,901 to \$146,880

Above moderate income, \$146,881 and up

2. Should the county focus on providing more for-sale housing, rental housing, or both?

- For-sale
- Rental
- Both

3. What types of homes are needed to address the housing needs in unincorporated Monterey County? (Select as many as you believe apply)

- Detached single family homes
- Townhomes
- Accessory dwelling units (ADUs)
- Small-scale multi-unit (duplexes, triplexes, fourplexes)
- Mid-scale multi-unit (5-20 units)
- Large-scale multi-unit (21+ units)
- Mobile homes

Other

4. Building new affordable housing comes with various tradeoffs. One major tradeoff is the number of units that can be built in low land cost/lower resource areas and building fewer units in high land cost areas that may have higher quality schools, proximity to jobs, and more. In choosing between these two aims, to what extent should either goal be more prioritized?

Number of units	1	2	3	4	5	6	7	8	9	10	Locating units in communities of opportunity
	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

5. Another critical tradeoff in affordable housing development is between the number of affordable units being produced and the level of affordability. Limited affordable housing funding can either provide larger subsidy to provide extremely low rents/sales prices for a **few** below market cost units, or a smaller subsidy to provide **a greater** number of below market cost units with higher rents or sales prices than the more heavily subsidized units. In choosing between these two aims, to what extent should either goal be more prioritized?

More homes affordable to moderate-income households	1	2	3	4	5	6	7	8	9	10	Fewer homes affordable to low-, very low-income households
	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

6. State law requires the County to allow developers an alternative to building inclusionary units on site, such as paying fees. If the County allows a fee to be paid in lieu of building units, where should the County prioritize the use of these funds to support new affordable housing?

- The units built with the fees must be built **in the same general area as the original project.**
- The units built with the fees may be built **anywhere in the County.**
- The units built with the fees may be built **anywhere in the County that is considered a higher resource area**, with access to higher quality schools, proximity to jobs, and more.

7. How should developers who are building inclusionary units be required to comply with the ordinance?

- They should be required to build affordable units as part of their market-rate housing projects **on the same site.**
- They should be required to build affordable units as part of their market-rate housing projects **in the same general area.**
- They should be required to build affordable units as part of their market-rate housing projects, but **anywhere in the county.**

Next

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Monterey County Inclusionary Housing Ordinance Update Community Survey



Demographic questions

8. Do you live or work in unincorporated Monterey County?

- Live
- Work
- Both
- Neither

9. Which supervisorial district do you live in?

Search for your supervisorial district

here: <https://www.arcgis.com/apps/InformationLookup/index.html?appid=b19c432f2dba4b708c0fe0344807309c>

- 1
- 2
- 3
- 4
- 5

10. Do you rent or own your home?

- Rent
- Own
- Neither

I own a property that I rent to others

11. How many people are in your household?

Just myself

2

3

4

5

6

7 or more

12. What is your approximate total household income?

Enter your answer

Back

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Subject: Monterey County Inclusionary Housing Ordinance Community Outreach Information

Dear [stakeholder name],

I want to reiterate my gratitude for your participation in a stakeholder interview last month. I'm happy to follow up with some materials regarding the next step of the Monterey County Inclusionary Housing Ordinance community outreach process. I hope you're able to share these materials to your networks and encourage community members to provide feedback on the ordinance and affordable housing needs.

I've attached to this email a flyer—in both English and Spanish—for the upcoming community outreach meetings. The meetings will take place on the following dates and times. I've included the Zoom meeting links, as well:

- Thursday, Feb. 24, 6:30-7:30 p.m.:
<https://us02web.zoom.us/j/86053118497?pwd=OWFOV1NCMEIYZjMrQ2NzWjg3akpZUT09>
- Monday, Feb. 28, 11 a.m.-noon:
<https://us02web.zoom.us/j/87151365587?pwd=SjFMZStSLzZPb3hsQkNnRWZlOXNOdz09>
- Saturday, March 5, 1-2:30 p.m.:
<https://us02web.zoom.us/j/86292207203?pwd=L054SVpGTU9zRnEyNllzUWh0SUtwdz09>
- Wednesday, March 16, 5:30-6:30 p.m.:
<https://us02web.zoom.us/j/89421896576?pwd=MDJQL2hWN3RGV0c5MHB5NUhxUXhCdz09>
- Thursday, March 24, 1:30-2:30 p.m.:
<https://us02web.zoom.us/j/87952755369?pwd=c09RbnpJL0JleG9FOVpGUmPNbzc3dz09>

We want to encourage participation in the community meetings; as a supplement to the five Zoom meetings, we have an online survey and are creating a video presentation on the inclusionary housing ordinance to allow for wider participation by folks who may not be able to attend the five sessions.

Links to the survey are below:

- English:
<https://forms.office.com/Pages/ResponsePage.aspx?id=s6vduhjBr0eOzjSqZVop1Cxfbi7UvoNOh13dplf-DstUQTJJVzVQTKtBSUJKRUdERDRWTIBZM0ZRNS4u>
- Spanish:
<https://forms.office.com/Pages/ResponsePage.aspx?id=s6vduhjBr0eOzjSqZVop1Cxfbi7UvoNOh13dplf-DstUNkVWOTNZT001NIINRUUpDSjg2U1FHTEExLOS4u>

The video presentation will be published in the coming days – I will send an email as soon as it's available. The video will be added to Monterey County's Housing & Community Development webpage, which already has the flyer, the Zoom meeting links, the survey, as well as a PDF of the presentation:
<https://www.co.monterey.ca.us/government/departments-a-h/housing-community-development>

Again, I'd like to thank you for your participation in this process and invite you to share these materials widely.

Warmest regards,
Farzad

From: Marshall, Darby 755-5391

Sent: Friday, February 25, 2022 10:26 AM

To: Carroll, Maia <carrollm@co.monterey.ca.us>

Cc: 100-District 1 (831) 647-7991 <district1@co.monterey.ca.us>; 100-District 2 (831) 755-5022 <district2@co.monterey.ca.us>; 100-District 3 (831) 385-8333 <district3@co.monterey.ca.us>; 100-District 4 (831) 883-7570 <district4@co.monterey.ca.us>; 100-District 5 (831) 647-7755 <district5@co.monterey.ca.us>

Subject: Monterey County Inclusionary Housing Ordinance Public Meetings

The County of Monterey is in the process of updating its Inclusionary Housing Ordinance and is seeking community input.

The Inclusionary Housing Ordinance is one tool that the County uses to encourage the construction of affordable housing for low- and moderate-income households. In the 42-years since the Board of Supervisors adopted an Inclusionary Housing requirement for Monterey County, the Ordinance has created more than 230 owner-occupied units; 78-rental units, and a land donation in-lieu that was subsequently developed with 200 affordable senior units. In-lieu fees paid by developers instead of constructing on-site units have been used to leverage other affordable housing funds that have allowed affordable housing developers to construct more affordable housing units than required by the Ordinance and directly assisted with the creation and preservation of affordable housing units for people with psychiatric disabilities and shelter beds.

The County's consulting team, led by LeSar Development Consultants, is hosting a series of community listening sessions to raise awareness of the Inclusionary Housing Ordinance. These sessions will provide perspective of the magnitude of affordable housing required, an overview of what the Ordinance has achieved, and some of the policy choices that the Board of Supervisors will be considering when the draft Ordinance is presented to them later this year. These meetings are your opportunity to have your questions answered and offer your opinions on what the Board of Supervisors should consider when they hold hearings on the draft Ordinance. The meetings, which will be held on-line, are scheduled for:

Monday, February 28, 2022, 11:00 am – Noon

<https://us02web.zoom.us/j/87151365587?pwd=SjFMZStSLzZPb3hsQkNnRWZlOjXNOdz09#success>

Saturday, March 5, 2022, 1:00 pm – 2:30 pm -

<https://us02web.zoom.us/j/86292207203?pwd=L054SVpGTU9zRnEyNllzUWh0SUtwdz09#success>

Wednesday, March 16, 2022, 5:30 pm – 6:30 pm -

<https://us02web.zoom.us/j/89421896576?pwd=MDJQL2hWN3RGV0c5MHB5NUhxUXhCdz09#success>

Thursday, March 24, 2022, 1:30 pm – 2:30 pm -

<https://us02web.zoom.us/j/87952755369?pwd=c09RbnpJL0JleG9FOVpGUmpNbzc3dz09#success>

Additional information on the Inclusionary Ordinance and materials that have been prepared for the Ordinance Update may be found at <https://www.co.monterey.ca.us/government/departments-a-h/housing-community-development/housing>

Please help us spread the word by forwarding this email to friends and colleagues who have an interest in affordable housing in the unincorporated areas of Monterey County and posting the flyers in your offices.

Darby Marshall

County of Monterey
Redevelopment & Housing Analyst II
Housing & Economic Development O...

(831) 755-5391 Work

(831) 755-5398 (Fax)

marshalld@co.monterey.ca.us

1441 Schilling Place, 2nd Floor
Salinas, CA 93901

The Monterey County Housing and Community Development Department is currently operating with limited in-office staff to reduce risk of COVID-19 transfer to and between its workforce and our customers. During this time, responses may be delayed, but staff is checking email and will respond to you. If you have an urgent issue that requires immediate attention, please contact our main line at: [831-755-5025](tel:831-755-5025).



Expanding Affordability Options: Monterey County's Inclusionary Housing Ordinance Update

Understanding the potential of inclusionary housing to expand housing options in the unincorporated area and the potential changes under consideration





Provide
background on
Monterey County's
inclusionary
housing ordinance



Present key
changes proposed
to the inclusionary
housing ordinance



Discuss
opportunities for
community input



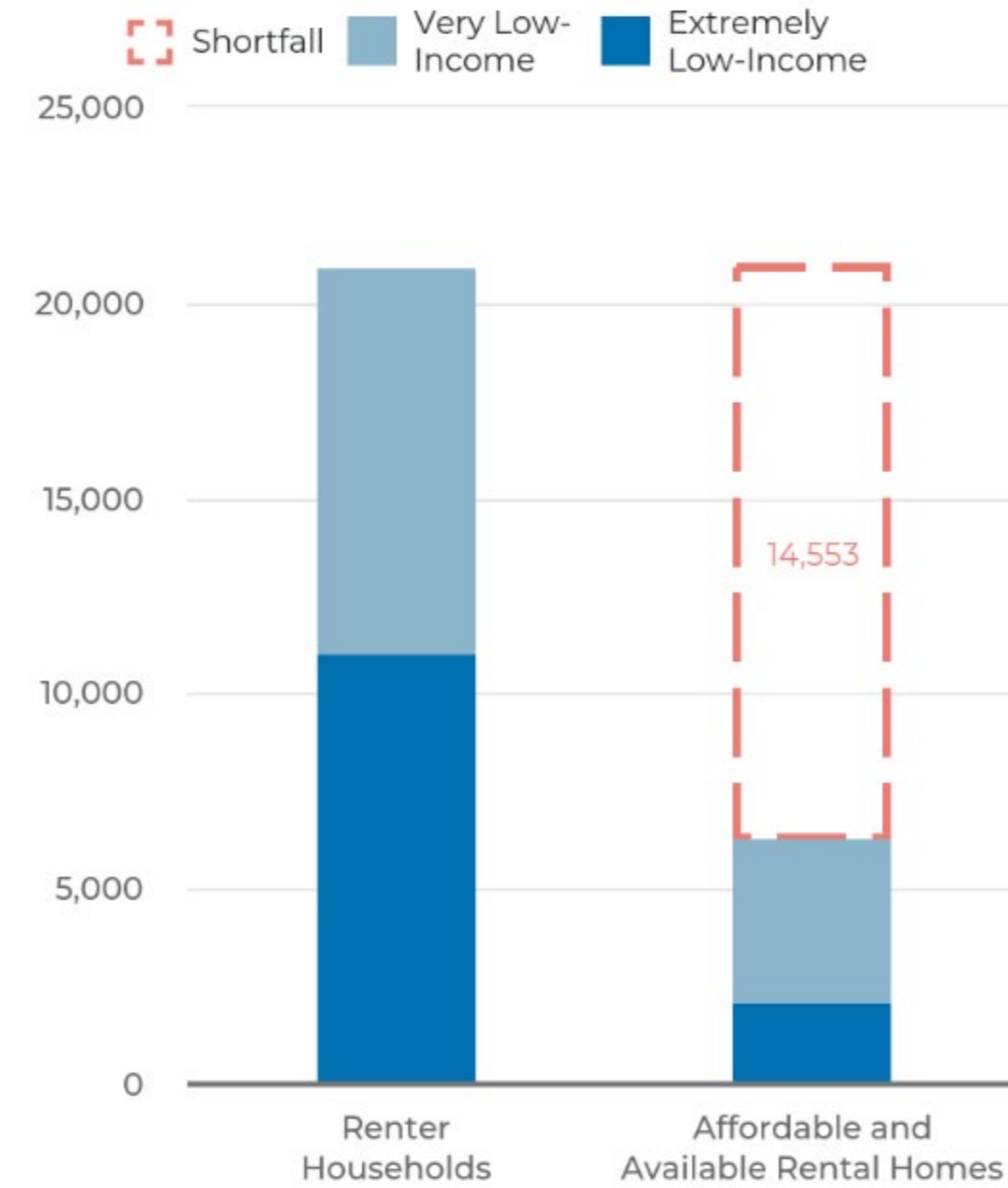
Monterey County faces a critical housing crisis

The County faces several acute housing issues, including a shortage of homes affordable to low- to moderate-income households.

Inclusionary ordinance is just one tool to address housing needs

AFFORDABLE HOMES SHORTFALL

14,553 low-income renter households in Monterey County do not have access to an affordable home (2019).



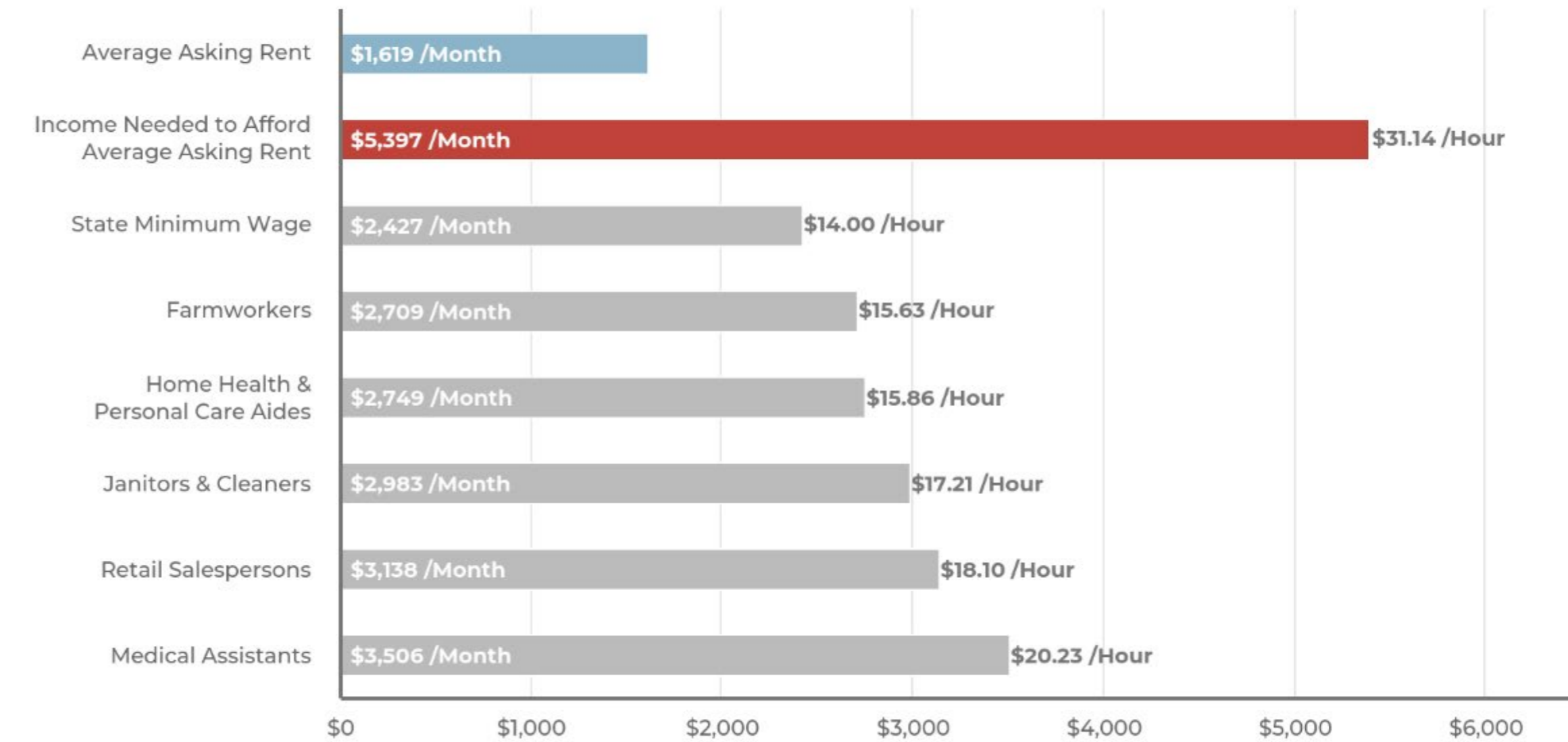
California Housing Partnership | chpc.net/housingneeds



Monterey County has a shortage of near 15,000 homes for lower-income households

WHO CAN AFFORD TO RENT (2021)

Renters need to earn **2.2 times** minimum wage to afford the average asking rent in Monterey County.

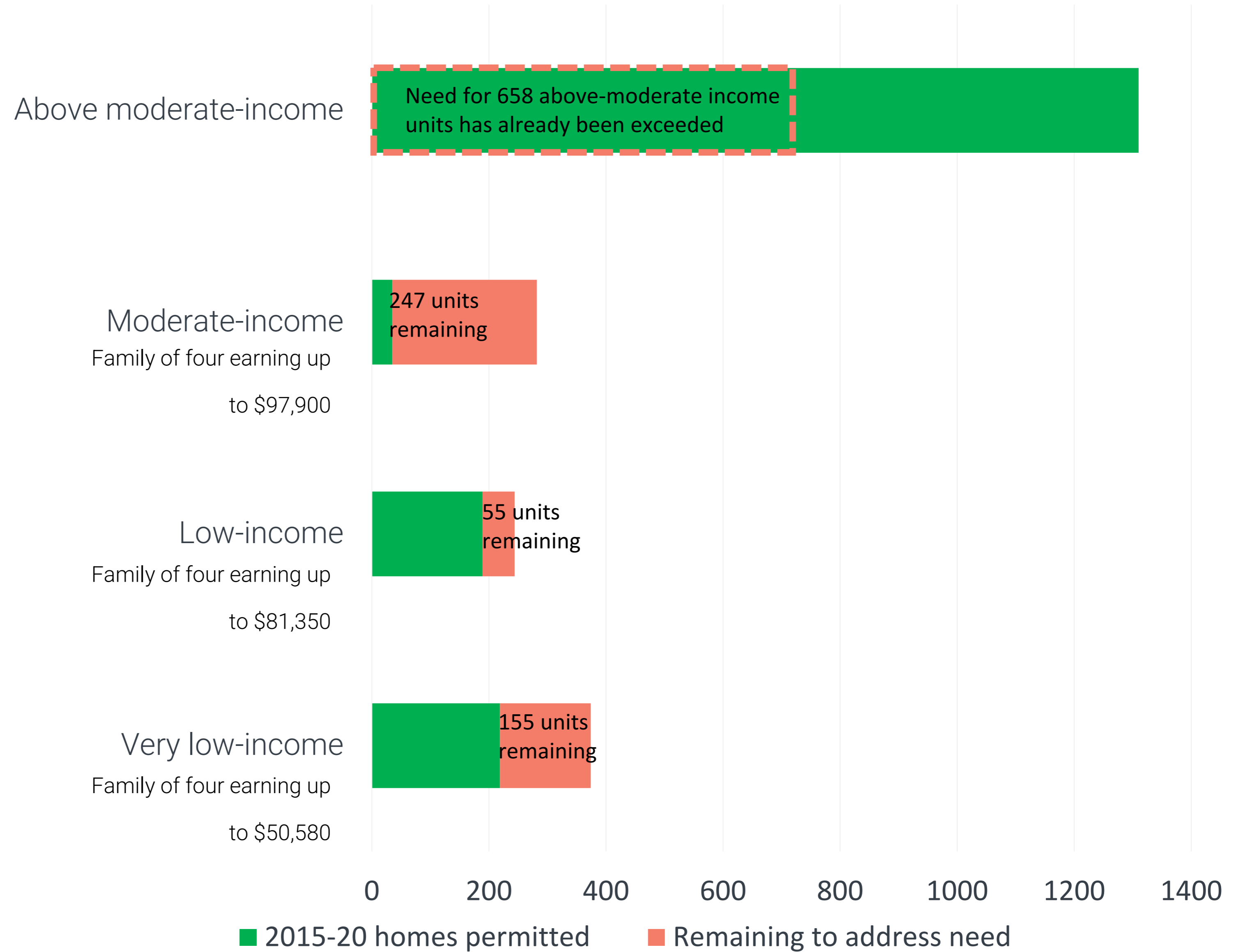


California Housing Partnership | chpc.net/housingneeds



Monterey County's housing costs are too high for many working households

Unincorporated Monterey County's progress in meeting regional housing needs



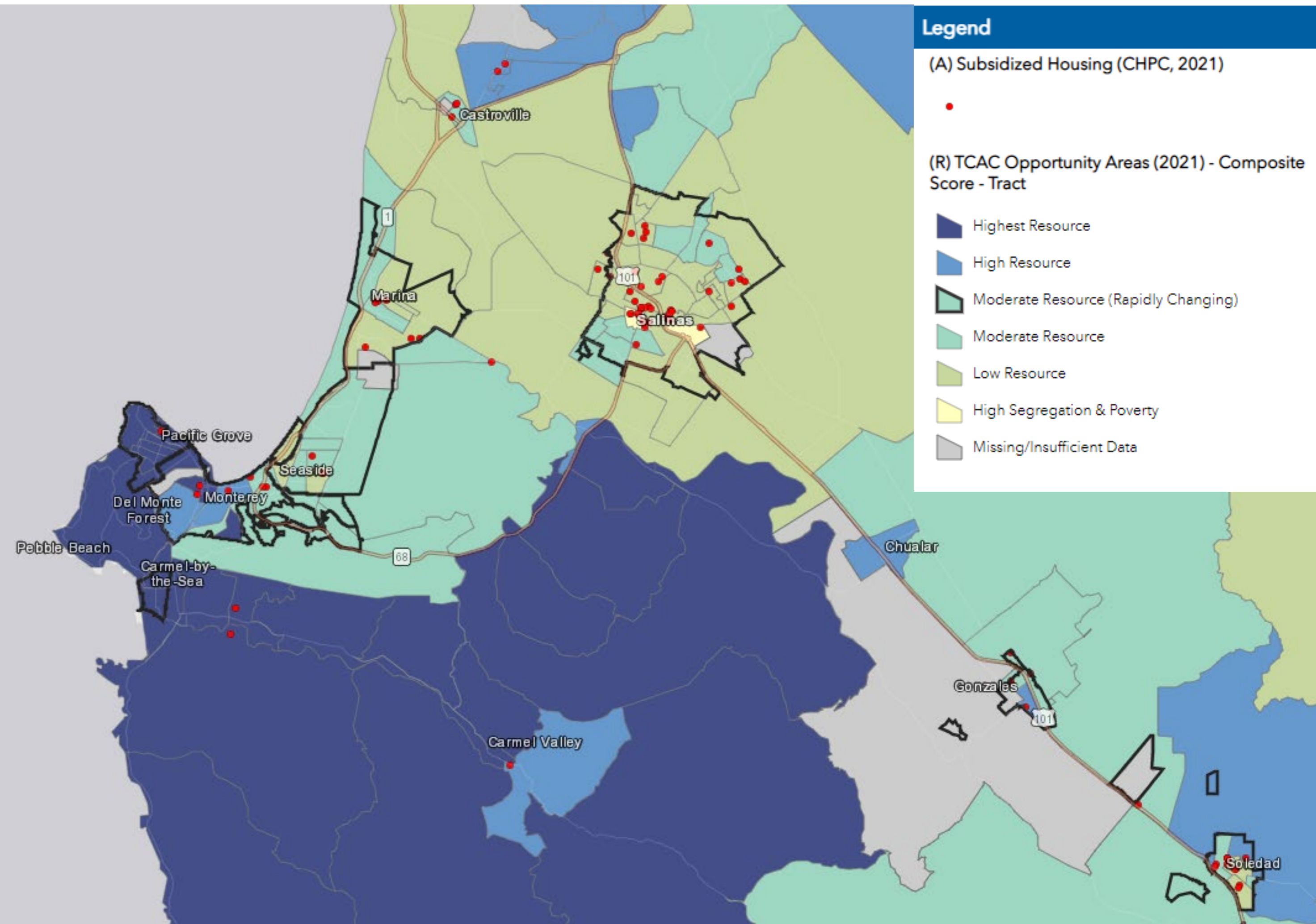
Source: California Department of Housing and Community Development (HCD) Annual Progress Report Data

Where is affordable housing located?

KEY TRADEOFF: MAXIMIZE AMOUNT OF AFFORDABLE HOUSING OR LOCATE THOSE HOMES IN COMMUNITIES OF OPPORTUNITY

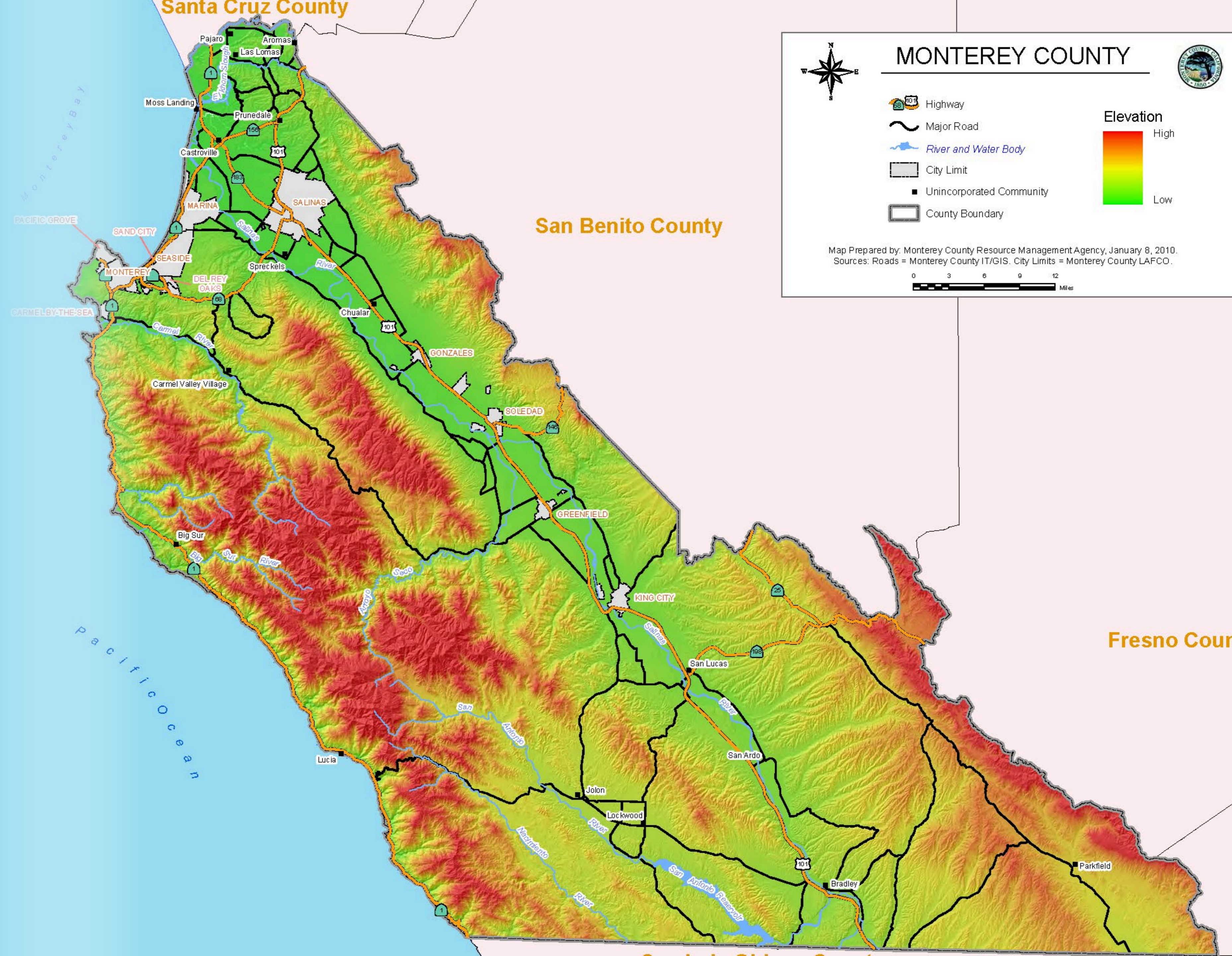


- Countywide, subsidized affordable housing is built largely in lower resource areas
- Locating affordable housing in higher resource communities promotes better life outcomes for residents, but costs are higher
- Inclusionary requirements are a way of addressing disparity of affordable housing in high resource areas: Require affordable units as part of all developments



Monterey County's Inclusionary Housing Ordinance:

A LAND USE POLICY
FOR UNINCORPORATED
AREAS ONLY



What is Monterey County's inclusionary housing ordinance?



- Requires a share of new homes to be affordable to low- to moderate-income households
- Done right, inclusionary can create new affordable homes
- Monterey's ordinance applies to both rental and ownership housing
- Can allow a fee to be paid in place of building affordable units (fee in lieu)

—
**How much affordable
housing does Monterey
County require?**

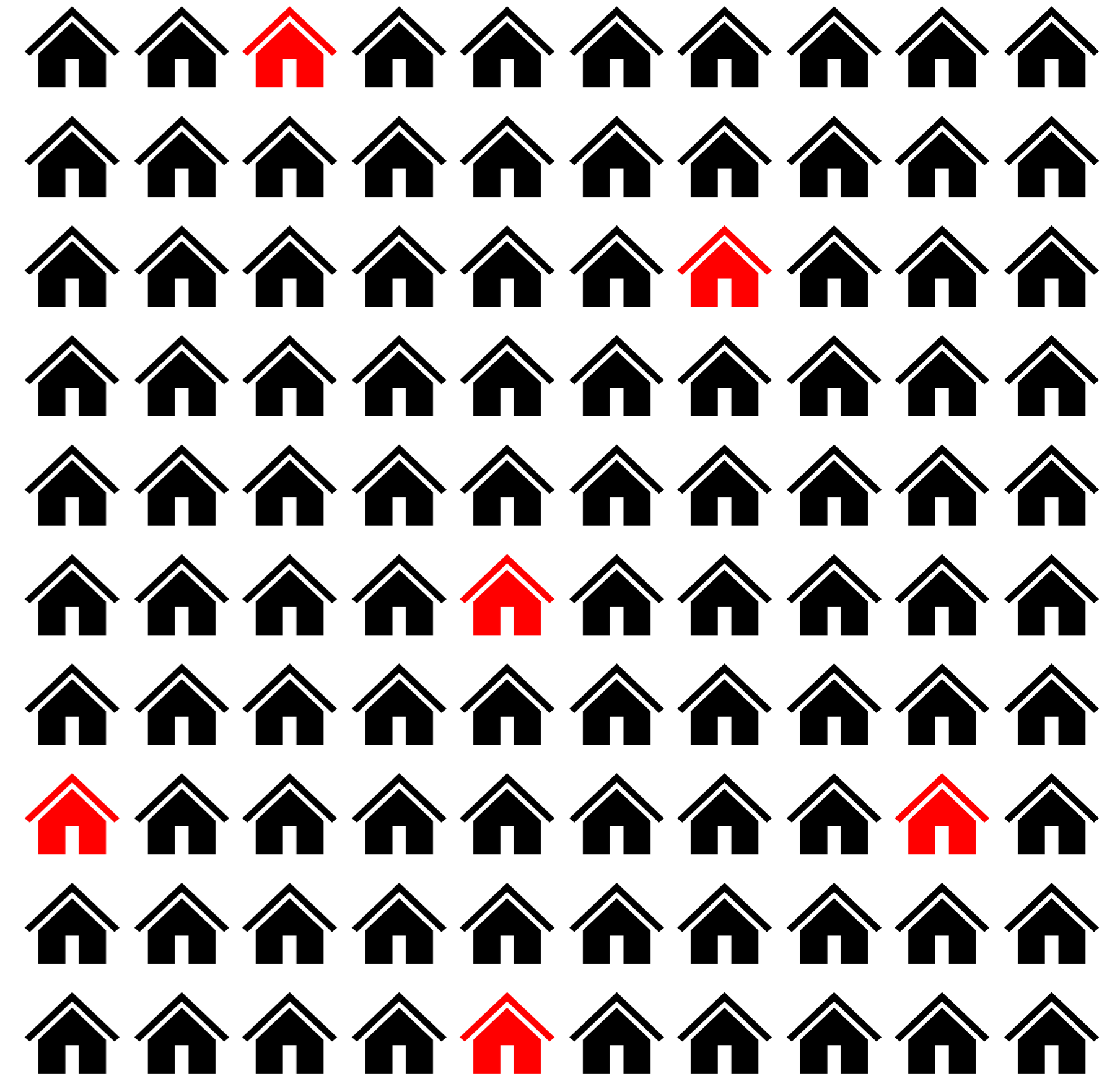
25% of new housing



How much affordable housing does Monterey County's inclusionary ordinance require?

6% Very Low-Income

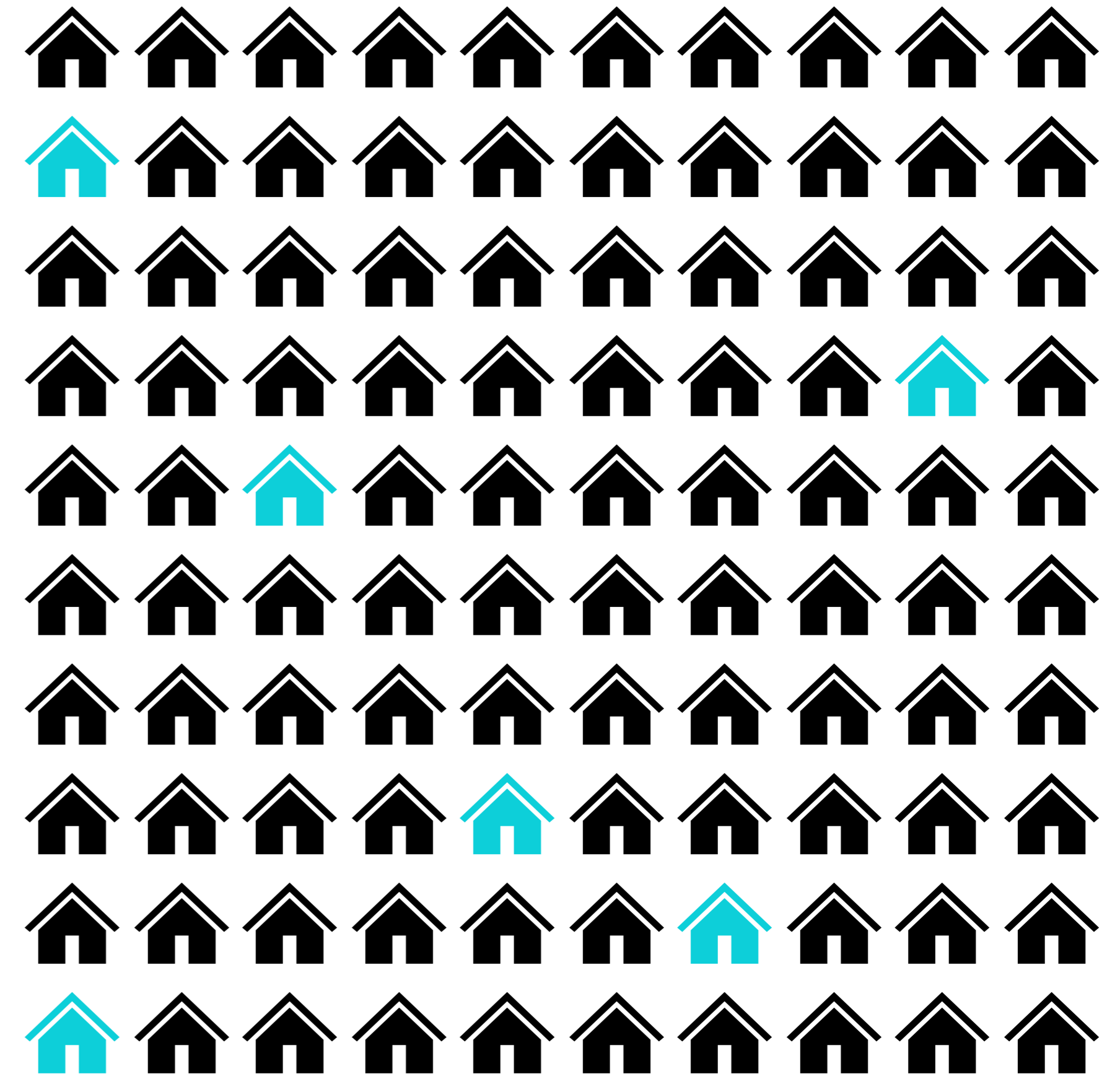
A family of 4 can earn up to \$50,850 annually



How much affordable housing does Monterey County's inclusionary ordinance require?

6% Low-Income

A family of 4 can earn up to \$81,350 annually



How much affordable housing does Monterey County's inclusionary ordinance require?

8% Moderate-Income

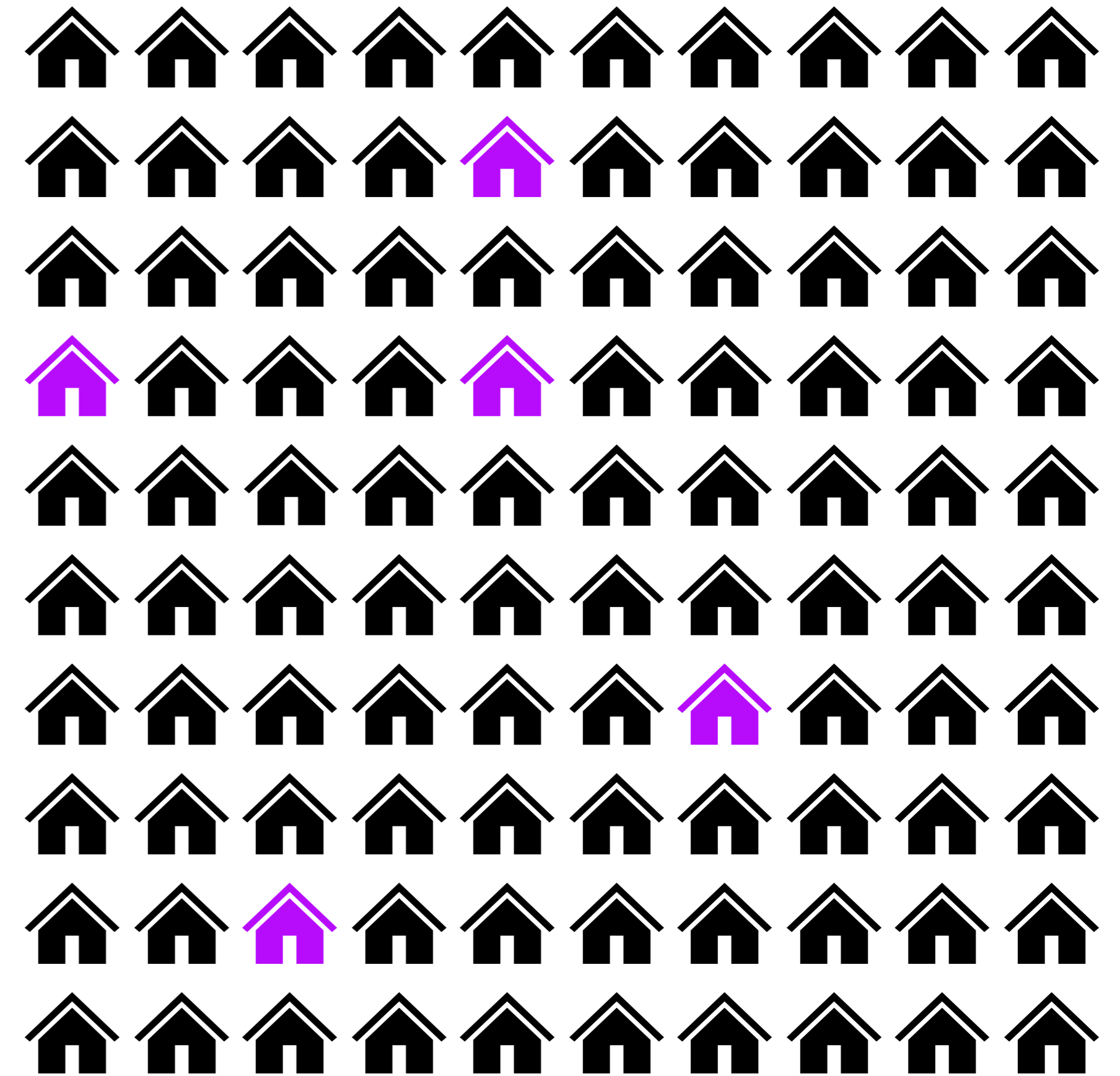
A family of 4 can earn up to \$97,900 annually



How much affordable housing does Monterey County's require?

5% Workforce I

A family of 4 can earn up to \$122,380 annually




How much affordable housing does Monterey County's require?

6% Very Low-Income
6% Low-Income
8% Moderate-Income
+ 5% Workforce I

25% Affordable Housing



25% affordable housing seems like a good goal. But how much housing is being built in Monterey County?



Inclusionary Units by the Numbers

232 Owner-occupied homes built since 1996

78 Rental homes built since 1996

598 Inclusionary units approved but unbuilt since 1996

43 Inclusionary units approved since 2015



Affordable Permitting by the Numbers

35 Moderate-income units permitted 2015-2020

189 Low-income units permitted 2015-2020

219 Very low-income units permitted 2015-2020

Key proposed changes to County's Inclusionary Housing Ordinance

RECOMMENDATIONS BASED ON ANALYSIS PREPARED BY IHO EXPERTS KEYSER-MARSTON



Allow fee in lieu of building units on site



Bring in line inclusionary percentages with market conditions



Other administrative and programmatic changes

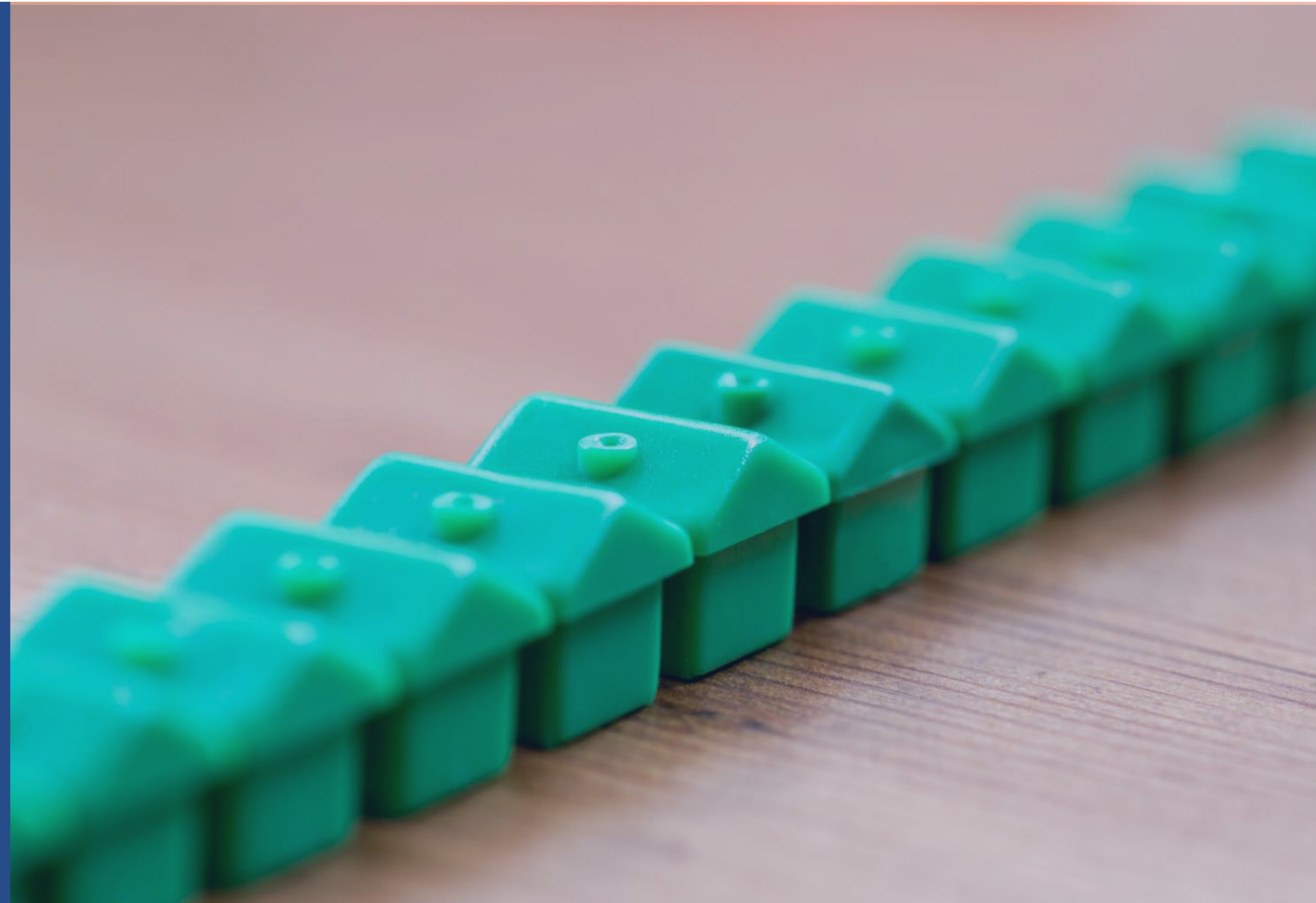
Key change proposed: Allowing fee in lieu of construction units

ORDINANCE REQUIRES LOWER-INCOME UNITS BE BUILT ON SITE; CONSULTANTS RECOMMEND ALLOWING FEE PAYMENT FOR SOME PROJECTS



- Allow fee payments for very low- and low-income unit requirements in 3-20 unit projects
- Allow fee payments for fractional unit requirements
- Fee will grow affordable housing fund; currently must be used in same planning area

Submarket	In-lieu fee/unit
Big Sur	\$335,100
Greater Carmel Valley	\$266,300
Greater Monterey Peninsula	\$732,000
North County	\$143,200
Fort Ord/East Garrison	\$91,200
Greater Salinas	\$100,100
South County	\$93,700



Key change proposed: Adjusting inclusionary percentages

CURRENT RATES WERE FOUND TO BE TOO HIGH, MAY CAUSE LEGAL CHALLENGE



The 25% inclusionary requirement

has never been met by a project, as the Board of Supervisors have agreed to case-by-case negotiations on major projects. A percentage that is too high could be a constraint to development.



Other administrative and programmatic changes proposed

REGULAR UPDATES TO PROGRAM DESIGN ARE IMPORTANT TO MAINTAIN STRENGTH OF IHO



Consultant recommendations:

- Threshold project size: 3 units
- Adjust fee in lieu annually
- Continue to require on-site production of moderate-income and workforce units and disperse units throughout project
- Allow other alternatives to building units on site, such as land dedication and rehabilitation of existing homes
- Adopt various standards for inclusionary units
- Review and update ordinance every 5 years
- Create a staffing plan to monitor inclusionary units built



Looking beyond the Inclusionary Housing Ordinance update



Non-residential development fee study to help pay for affordable housing needs.

Housing Element update coming soon: Creating a plan to address housing needs

Provide Monterey County with your valuable feedback

FUTURE OPPORTUNITIES TO PROVIDE INPUT
ON INCLUSIONARY HOUSING ORDINANCE



Online survey

Solicit feedback on proposed changes and respondent demographics

[Access survey by this link](#)



Five remote community outreach meetings

- [Thursday, Feb. 24, 6:30-7:30 p.m.](#)
- [Monday, Feb. 28, 11 a.m.-noon](#)
- [Saturday, March 5, 1-2:30 p.m.](#)
- [Wednesday, March 16, 5:30-6:30 p.m.](#)
- [Thursday, March 24, 1:30-2:30 p.m.](#)
- Spanish interpretation

Conclusion



- Discussed housing needs and current inclusionary ordinance in Monterey County
- Reviewed proposed changes
 - Fee in lieu
 - Updating percentages
 - Others
- Shared opportunities to provide input on inclusionary ordinance

Thank you!

Comments? Please email
Farzad Mashhood at farzad@LesarDevelopment.com or
Darby Marshall at marshall@co.monterey.ca.us



March 23, 2022

Erik Lundquist, Director
Monterey County Housing and Community Development
1441 Schilling Place South, 2nd Fl.
Salinas, CA 93901

Darby Marshall, Redevelopment & Housing Analyst II
Monterey County Housing and Community Development
1441 Schilling Place South, 2nd Fl.
Salinas, CA 93901

RE: Monterey County Inclusionary Housing Ordinance Update

Dear Messrs. Lundquist and Marshall:

Below are our recommendations to be included in your draft ordinance to be considered by the Board of Supervisors.

Workforce 1 and 2 Levels

Eliminate resale deed restrictions. This restriction is a hinderance to the home buying process. Prospective homebuyers in these workforce income levels frequently rely upon FHA or VA loans. These loan programs do not allow resale deed restrictions.

Vehicle Miles Traveled (VMT) Analysis Under CEQA for a Presumption of Less Than Significant Impact on Vehicle Miles Traveled (VMT) for Affordable Residential Development

Pursuant to SB 743, VMT analysis for transportation impact under CEQA became mandatory effective July 1, 2020 (replaced the level of service analysis). The Governor’s Office of Planning and Research (OPR) technical advisory on evaluating transportation impacts under CEQA allows for a finding of less than significant traffic impact for affordable housing projects. OPR guidance states the following “a project consisting of a high percentage of affordable housing may be a basis for the lead agency to find a less than significant impact on VMT. Evidence supports a presumption of less than significant impact **for a 100 percent affordable residential development (or the residential component of a mixed-use development) in infill locations. Lead agencies may develop their own presumption for residential projects...**

Monterey County should develop its own policy that predesignates a “presumption of less than significant traffic impact for an affordable housing development” as allowed for in the OPR guidelines. This presumption should be incorporated into the inclusionary housing ordinance and housing element.

Suggestions:

- remove **in-fill locations** as a requirement (too restricting).
- Include workforce 1 (150% of median) and workforce 2 (180% of Median) into the definition of affordable.

The County should continue to engage stakeholders to provide input on the VMT section of the inclusionary housing ordinance and housing element.

Respectfully submitted,

Paul Tran

Paul Tran
Senior Project Manger

From: Michael DeLapa <execdir@landwatch.org>
Sent: Monday, February 28, 2022 2:23 PM
To: Askew, Wendy R. x7572 <AskewWR@co.monterey.ca.us>
Cc: Marshall, Darby 755-5391 <marshalld@co.monterey.ca.us>
Subject: Re: FYI: Monterey County Inclusionary Housing Ordinance Public Meetings

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Hi Supervisor Askew,

Thank you! Here are some questions that LandWatch posed in September 2021. Please let us know if/when the data will be available for review.

Regards,

Michael

RE: Monterey County's Inclusionary Housing Ordinance (Agenda item #14)

Dear Chair Askew and Members of the Board of Supervisors:

We write in regards to Agenda Item 14:

- a. Receive a progress report on potential revisions to the County's Inclusionary Housing Ordinance (Chapter 18.40 of the Monterey County Code);
- b. Provide direction regarding existing affordable housing policies in the 2010 General Plan;
- c. Provide input and suggestions regarding the level of stakeholder involvement on potential revisions to County affordable housing policies and regulations; and
- d. Provide direction on the potential Jobs-Housing Nexus Analysis

LandWatch supports consideration of a non-residential impact fee because the information you gather on alternative means of funding affordable housing is good regardless of the ultimate decision. We also endorse a high level of public participation (e.g., workshops, Planning Commission participation) because more information is better here, too, regardless of decisions ultimately.

Affordable, inclusionary housing (i.e., below-market rate housing) requires subsidies, either from government (such as free land, grants or loans), or from private developers. When private developers are required to provide inclusionary housing, they raise prices on market-rate homes. Such regulations can distort markets and make it more difficult to build housing generally.

As you consider whether to impose a housing fee on non-residential development on the basis of the jobs/housing nexus and what level of public involvement to pursue in updating the Inclusionary Housing Ordinance, we encourage you to obtain further details on the costs and effectiveness of the County's

current Inclusionary Housing Ordinance and its impact on housing supply, demand and equity. Specifically, we recommend you collect data and research the following questions:

1. What have been the costs and benefits of the County's current Inclusionary Housing Ordinance since its inception?

How many inclusionary units have been constructed by year? How many total units? How many residents have benefited?

Where are the inclusionary units?

What is the physical condition of the units?

When were the units last audited to ensure that existing owners or renters still qualify?

What does it cost annually to administer?

2. What impact does the Inclusionary Housing Ordinance have on new housing construction and market absorption in different areas of the County? Should inclusionary housing requirements be the same in Pebble Beach and Big Sur, where high end, market rate units can more easily subsidize affordable units than in Castroville, Spreckels and Boronda?

3. Should the County change the level imposed on residential development (it is currently 20%, but staff is suggesting you consider 15%)? Should higher and lower rates be also considered? What is the decision criteria for selecting that level: maximization of affordable unit production or maximization of all units production? Who will model the economic and equity impacts?

4. Should the County modify the workforce housing mandates to reflect the fact that market prices are below the workforce levels?

5. Should there be requirements regarding concurrency, that is, requirements that affordable and market rate housing be built at the same time?

6. Should in lieu fees be restricted to maximize on-site, concurrent, integrated provision of lower income units?

7. How about integration? How will the County comply with the new Affirmatively Further Fair Housing (AFFH) obligations in AB686? (See HCD's guidelines for compliance at https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf)

8. What incentives should the County adopt other than the Inclusionary Housing Ordinance to create affordable units? Increased density bonus rewards? Rezone areas in the IH overlay for minimum density? Water preferences?

9. Should the County create zoning preferences for apartments, townhouses and other high density residential units, which by design are more affordable than single family homes?

Here are some recent article and research papers on this topic:

- [Inclusionary zoning has a scale problem](#) (City Observatory)
- [Irony Squared: Inclusionary Zoning Edition](#) (City Observatory)
- [Portland Real Estate Market Still Adjusting to Inclusionary Housing](#) (Next City)
- [Is inclusionary zoning creating less affordable housing?](#) (Strong Towns)

- [The Economics of Inclusionary Zoning](#) (National Association of Home Builders)
- [A Flawed Law: Reforming California's Housing Element](#) (UCLA Lewis Center for Regional Policy Studies)
- [California's Housing Element Law: The Issue of Local Noncompliance](#) (Public Policy Institute of California)
- [Affordable Housing and the Dubious Promise of Inclusionary Zoning](#) (Governing Magazine)

Thank you for your consideration.

Regards,

Michael

Please subscribe to the LandWatch newsletter, "like" us on Facebook and follow us on Twitter.

Michael D. DeLapa
Executive Director
[LandWatch Monterey County](#)
execdir@landwatch.org
650.291.4991 m

Subscribe www.landwatch.org
Twitter [@landwatch_mc](https://twitter.com/landwatch_mc)
Facebook facebook.com/LandWatchMontereyCounty/

Best regards,

Michael

Please subscribe to the LandWatch newsletter, "like" us on Facebook and follow us on Twitter.

Michael D. DeLapa
Executive Director
[LandWatch Monterey County](#)
execdir@landwatch.org
650.291.4991 m

Subscribe www.landwatch.org
Twitter [@landwatch_mc](https://twitter.com/landwatch_mc)
Facebook facebook.com/LandWatchMontereyCounty/

Farzad Mashhood

From: esther malkin <esthermalkin@yahoo.com>
Sent: Sunday, February 20, 2022 11:39 AM
To: Farzad Mashhood; County Supervisors
Cc: tishsammon@gmail.com; Lisa Berkley; Barbara Meister; Jack Herbig; Jan Lindenthal; Wendy Office Email 883-7570; Sarah Hardgrave; Susan Moore 647-7755; Yuri; Anthony Rocha; Carlos Landaverry; Carla Gonzalez; Kate Daniels; Priscilla Walton; anna velazquez; Ben Nurse; Kimberly Cole; Grant Leonard; Lisa Griffin Burns; Chris Barrera; John E. Silva; Cesar Lara; Hans Uslar; Glorietta x3584 Rowland; Katy Castagna; Susie Brusa; Dominic Dursa; Matt Huerta; CA Dem Renters Board; Colleen Courtney; Lauren Suwansupa; Luis Osorio
Subject: Monterey County Inclusionary Housing Public Comment

Hello

I just submitted the survey on the county inclusionary housing issue.

If only this much effort was being done simultaneously on addressing unaffordable rents, which directly prevents more homeless households, it could be perceived as a genuine effort towards providing the basic human right of housing to all.

New development will take years with all the obstacles it's had & now when the pandemic fast tracked the long term effects of decades of kicking the can down the road, add to those obstacles the high cost of materials.

As everyone knows rents are skyrocketing & inflation affects the lower & mid income classes hardest as homeownership becomes less attainable especially within the minority population.

Rents go up the max 10% annually which compounds every year plus property management companies have devised new fees & charges to add to that in addition to unreasonable requirements to qualify & extremely high deposits for the few available units even more difficult.

Those with children &/or pets have even less housing opportunities available to them.

If this was happening to homeowners the outrage would be heard & prioritized by those lacking the political will or incentive to help the majority or residents in most cities in Monterey county, RENTERS. They would especially care since their majority are homeowners while many are also rental property owners (conflict of interest in setting rent policies). Instead of addressing the immediate reason workers are leaving the region & the homeless population increases, the powers that be who can afford to wait the years it will take to add enough supply to stabilize rents continue to solely focus on new development.

The rental "market rate" is being controlled by those property management companies that OWN thousands of units in the county not just lack of supply. Ex. Mangold The "market rate" is the very excuse used to raise rents to the maximum allowed 10% & the ability to reset the rents to any amount upon vacating units incentivizes not renewing leases thanks to AB 1482.

Cash bloated corporate investment companies, LLCs, with no stake in our communities are purchasing more & more units of all kinds to become managed by property management companies (many which they own as well). Ex. Greystar They use artificial intelligence to not only find units to purchase, which incidentally those with space for multiple ADUs is a top pick, but also against renters through national data bases that rate them not just based on credit scores to shut out many renters or as another reason to add on more costs.

These big campaign donors don't care about the homelessness they are continuing to create while homeless & "affordable housing" advocates enable them to do more damage by not treating AFFORDABLE RENTS as HOMELESSNESS PREVENTION when the topics are dealt with separately.

While housing insecurity plagues more & more residents, including the disappearing “middle income” class, causing stress & long term trauma in children, where is the courage to address one, if not the main, reason of our housing crisis?

Best Regards,

Esther Malkin

#RentersVote

(831) 238-4765

Monterey County Renters United

Founder

Housing Resource Center of Monterey County Board Member

Farzad Mashhood

From: John E. Silva <roycamp39@gmail.com>
Sent: Sunday, February 20, 2022 1:26 PM
To: esther malkin
Cc: Anthony Rocha; Barbara Meister; Ben Nurse; CA Dem Renters Board; Carla Gonzalez; Carlos Landaverry; Cesar Lara; Chris Barrera; Colleen Courtney; County Supervisors; Dominic Dursa; Farzad Mashhood; Glorietta x3584 Rowland; Grant Leonard; Hans Uslar; Jack Herbig; Jan Lindenthal; Kate Daniels; Katy Castagna; Kimberly Cole; Lauren Suwansupa; Lisa Berkley; Lisa Griffin Burns; Luis Osorio; Matt Huerta; Noelia Verwolf; Priscilla Walton; Sarah Hardgrave; Susan Moore 647-7755; Susie Brusa; Wendy Office Email 883-7570; Yuri; anna velazquez; tishsammon@gmail.com
Subject: Re: Monterey County Inclusionary Housing Public Comment

Thank you Esther, for your civic mindedness by keeping discourse alive.
This sister speaks for me!

Regarding your comments below,

"New development will take years with all the obstacles it's had & now when the pandemic fast tracked the long term effects of decades of kicking the can down the road, add to those obstacles the high cost of materials"

We know the market alone will not help our critical affordability crisis. That is why, last year, Viviendas Para Todos put forth an Anti-displacement Agenda and shared with the Salinas City Council. The intention being to stimulate more firm public benefit/commonwealth spirit and action into affordable housing policy for the hard working residents of Salinas. To NOT let the corporate entities drive affordable housing policy, which if left alone, is how in effect, that market has worked in Salinas.

Below are the tenets of that solution-seeking agenda that would improve the short-term prognosis for renters, and likely landlords. Willful and forward-looking local governments can do these things. Some tenets may seem dated but we know poorly-thought-out policy has a way of circling back, especially if those most affected have voice.

VPT's Anti-displacement Agenda

1. To extend the eviction moratorium for Salinas, separate from whatever the state may do.
2. To expand the AB1842 rental protections cap beyond what is already in place by lowering the annual rent increase to CPI increases + **0%**
3. To liberalize occupancy standards to up to 2 inhabitants per bedroom +1, to eliminate overcrowding as cause for evictions.
4. To require larger, tax-payer subsidized property management companies employ Certified Property Managers on site to improve professionalism and customer-service mind-set.
5. To ensure that inspection code violations be treated as infractions, not misdemeanors.
6. To ensure the Rental Registry program be equitable to both small landlords and corporate landlords. The proposed schedule of fees is merely nominal for the larger, corporate apartment complex owners.
7. To require Rental Registry program over-site, including a council-supported **Tenants Review Board** committee made up of renters from throughout the city.

We know that this agenda will help keep folks in their present housing, and prevent displacement to outside the county or state. We also know that good, aware, diligent local government can frame the public-private partnerships that are needed now.

We do believe we have been heard by the City, that they really considering some of these tenets, particularly now as it is devising it's Rental Registry set to be in effect 7/1/2022.

We understand that other local governments have their own priorities, yet the rental affordability crisis is close to the top of all those priority lists, in one form or another.

In solidarity,
John

On Sun, Feb 20, 2022 at 11:39 AM esther malkin <esthermalkin@yahoo.com> wrote:

Hello

I just submitted the survey on the county inclusionary housing issue.

If only this much effort was being done simultaneously on addressing unaffordable rents, which directly prevents more homeless households, it could be perceived as a genuine effort towards providing the basic human right of housing to all.

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Those with children &/or pets have even less housing opportunities available to them.

If this was happening to homeowners the outrage would be heard & prioritized by those lacking the political will or incentive to help the majority or residents in most cities in Monterey county, RENTERS. They would especially care since their majority are homeowners while many are also rental property owners (conflict of interest in setting rent policies).

Instead of addressing the immediate reason workers are leaving the region & the homeless population increases, the powers that be who can afford to wait the years it will take to add enough supply to stabilize rents continue to solely focus on new development.

The rental "market rate" is being controlled by those property management companies that OWN thousands of units in the county not just lack of supply. Ex. Mangold

The "market rate" is the very excuse used to raise rents to the maximum allowed 10% & the ability to reset the rents to any amount upon vacating units incentivizes not renewing leases thanks to AB 1482.

Cash bloated corporate investment companies, LLCs, with no stake in our communities are purchasing more & more units of all kinds to become managed by property management companies (many which they own as well). Ex. Greystar They use artificial intelligence to not only find units to purchase, which incidentally those with space for multiple ADUs is a top pick, but also against renters through national data bases that rate them not just based on credit scores to shut out many renters or as another reason to add on more costs.

These big campaign donors don't care about the homelessness they are continuing to create while homeless & "affordable housing" advocates enable them to do more damage by not treating AFFORDABLE RENTS as HOMELESSNESS PREVENTION when the topics are dealt with separately.

While housing insecurity plagues more & more residents, including the disappearing "middle income" class, causing stress & long term trauma in children, where is the courage to address one, if not the main, reason of our housing crisis?

Best Regards,
Esther Malkin

#RentersVote
(831) 238-4765
Monterey County Renters United
Founder
Housing Resource Center of Monterey County
Board Member

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Thanks,
John E. Silva, M.D.

<http://twitter.com/roycamp>

<https://www.facebook.com/groups/dibaetismio/>

Monterey County Inclusionary Housing Ordinance Update Community Survey

292
Responses

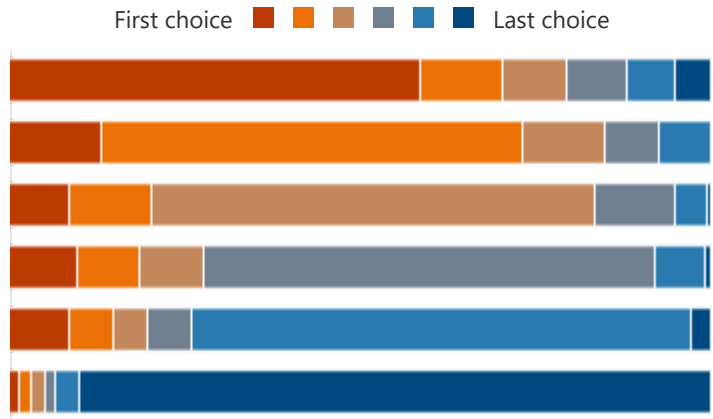
26:40
Average time to complete

Closed
Status

1. Households within which of the following incomes should be prioritized when considering housing needs? Please rank the options in order of priority, with the highest priority listed first. (Income ranges listed are for a 4-person household)

Rank Options

- 1 Extremely low income, or a 4-...
- 2 Very low income, \$30,501 to \$...
- 3 Low income, \$50,851 to \$81,350
- 4 Moderate income, \$81,351 to ...
- 5 Workforce, \$97,901 to \$146,880
- 6 Above moderate income, \$14...



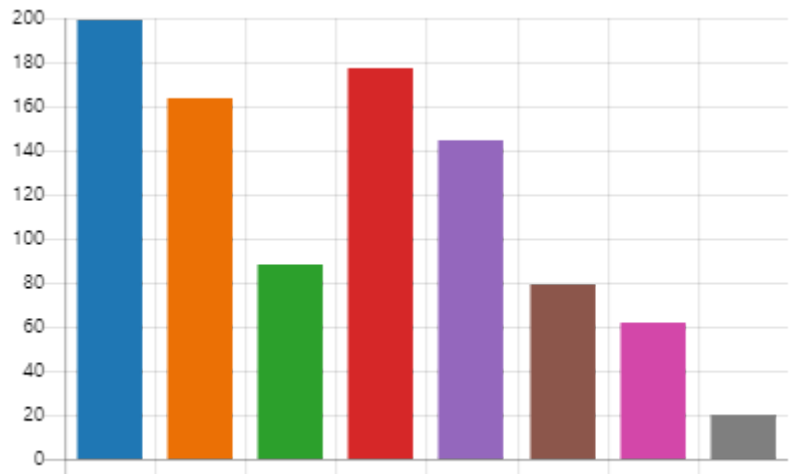
2. Should the county focus on providing more for-sale housing, rental housing, or both?

- For-sale 56
- Rental 46
- Both 185



3. What types of homes are needed to address the housing needs in unincorporated Monterey County? (Select as many as you believe apply)

● Detached single family homes	199
● Townhomes	164
● Accessory dwelling units (ADUs)	88
● Small-scale multi-unit (duplex...	177
● Mid-scale multi-unit (5-20 uni...	145
● Large-scale multi-unit (21+ un...	79
● Mobile homes	62
● Other	20



4. Building new affordable housing comes with various tradeoffs. One major tradeoff is the number of units that can be built in low land cost/lower resource areas and building fewer units in high land cost areas that may have higher quality schools, proximity to jobs, and more. In choosing between these two aims, to what extent should either goal be more prioritized?

283
Responses

5.95
Average Number

5. Another critical tradeoff in affordable housing development is between the number of affordable units being produced and the level of affordability. Limited affordable housing funding can either provide larger subsidy to provide extremely low rents/sales prices for a **few** below market cost units, or a smaller subsidy to provide **a greater** number of below market cost units with higher rents or sales prices than the more heavily subsidized units. In choosing between these two aims, to what extent should either goal be more prioritized?

284
Responses

4.32
Average Number

6. State law requires the County to allow developers an alternative to building inclusionary units on site, such as paying fees. If the County allows a fee to be paid in lieu of building units, where should the County prioritize the use of these funds to support new affordable housing?

- The units built with the fees m... 95
- The units built with the fees m... 63
- The units built with the fees m... 129



7. How should developers who are building inclusionary units be required to comply with the ordinance?

- They should be required to bu... 89
- They should be required to bu... 123
- They should be required to bu... 75



8. Do you live or work in unincorporated Monterey County?

- Live 49
- Work 17
- Both 141
- Neither 82



9. Which supervisorial district do you live in?

- 1 20
- 2 28
- 3 29
- 4 124
- 5 72



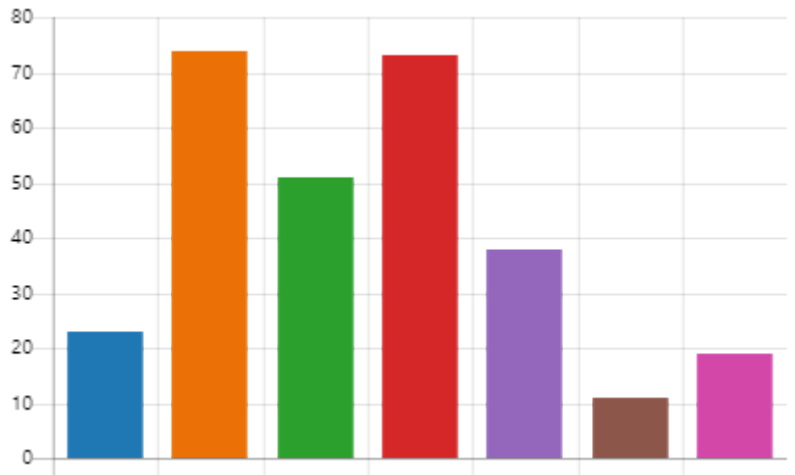
10. Do you rent or own your home?

● Rent	181
● Own	87
● Neither	20
● I own a property that I rent to ...	2



11. How many people are in your household?

● Just myself	23
● 2	74
● 3	51
● 4	73
● 5	38
● 6	11
● 7 or more	19



12. What is your approximate total household income?

271
Responses

Latest Responses

"\$0"

""

"100,000"

5 respondents (2%) answered **year** for this question.

