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MONTEREY COUNTY GENERAL PLAN UPDATE

Monterey County
Board of Supervisors Workshop
January 10, 2023



INTRODUCTIONS

Monterey County Staff

- Erik Lundquist, AICP, Director, Housing and Community Development
- Melanie Beretti, AICP, Principal Planner – Advanced Planning, Housing and Community Development
- Jaime Guthrie, AICP, Senior Planner – Advanced Planning, Housing and Community Development

Harris & Associates

- Hitta Mosesman, Vice President, Community Development + Housing
- Darin Neufeld, Director, Sustainability
- Kelly Morgan, Project Manager

ACTIONS



- a. Receive a presentation on the General Plan Housing Element Sixth Cycle Update (2024-31), Safety Element Update, and new Environmental Justice Element.
- b. Consider the Draft General Plan Elements Updates Community Engagement Plan; and
- c. Provide direction to staff.

HOUSING ELEMENT



BACKGROUND



HOUSING NEEDS AT
ALL INCOME LEVELS



UPDATE REQUIRED
EVERY 8 YEARS



COMMUNITY
INVOLVEMENT IN
HOUSING PLANNING



UPDATES - STATE
HOUSING LAWS



CONTINUE ELIGIBILITY
FOR HOUSING FUNDS

MONTEREY COUNTY RHNA

6TH CYCLE (2023-2031) HOUSING UNITS REQUIRED



HCD
determines
#’s



AMBAG –
33,274



Monterey
County –
3,326

Income Category	% Median	Income Range		RHNA	% of Total
		Minimum	Maximum		
Extremely Low/Very Low	0-50%	\$0	\$56,850	1,070	32%
Low	50-80%	\$56,850	\$91,000	700	21%
Moderate	80-120%	\$91,000	\$108,100	420	13%
Above Moderate	120%+	\$108,100	--	1,136	34%
Total				3,326	100%
<i>2022 CA HCD Income Limits, Monterey County, AMI = \$90,100</i>					

HOUSING ELEMENT - CONTENTS





HOUSING COST BURDEN

- Wage/Income Growth < Rent/Price Increases (last 7-8 years)
 - Rents - 65% increase
 - Home Prices - 93% increase
 - Median Income - 31% Increase
- Cost Burden - > 30% Income on Housing
 - 33% of households cost burdened
 - 45% of these households are severely cost burdened (>50% income on housing)

Sources: Zillow (Nov 2022) and California Department of Housing and Community Development, 2014 and 2022 income limits.

REVIEW OF 5TH CYCLE

Total RHNA = 1,551 units (900 affordable or 58%)

Jurisdiction	# Affordable RHNA**	% Affordable Completed*
Salinas	1294	12% (155 units)
Monterey	378	5% (19 units)
Seaside	229	0% (0 units)
Soledad	111	5% (6 units)
Monterey County	900	30% (274 units)

* Percentages reflect HCD APR totals of completed units from 2015 – 2021 reported by jurisdictions. Please note this is not representative of incomplete permitted units.

**Affordable represents very-low, low, and moderate income units

HOUSING ELEMENT UPDATE & APPROVAL PROCESS

Community Outreach

- Jan & Feb 2023

Draft HEU to Planning Commission & BOS

- Spring 2023

Submit to HCD for Review (est. 2 rounds)

- Late Spring/Early Summer 2023

Substantial Compliance/BOS Adoption

- Late Fall 2023

Continued State Funding Eligibility

SAFETY ELEMENT UPDATE



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SAFETY ELEMENT



Reason for Update:

- Update information on flood, fire hazards, and climate hazards (due to Housing Element Update)

Supporting Technical Studies:

- **Vulnerability Assessment**
 - Climate change-related hazards (e.g., extreme heat, fire, drought) and impacts on vulnerable communities
- **Evacuation Route Analysis**
 - Capacity - several emergency scenarios (e.g., fire, flood, earthquake)
 - ID residential areas w/o < 2 emergency routes
 - ID evacuation locations

ENVIRONMENTAL JUSTICE ELEMENT



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ENVIRONMENTAL JUSTICE ELEMENT

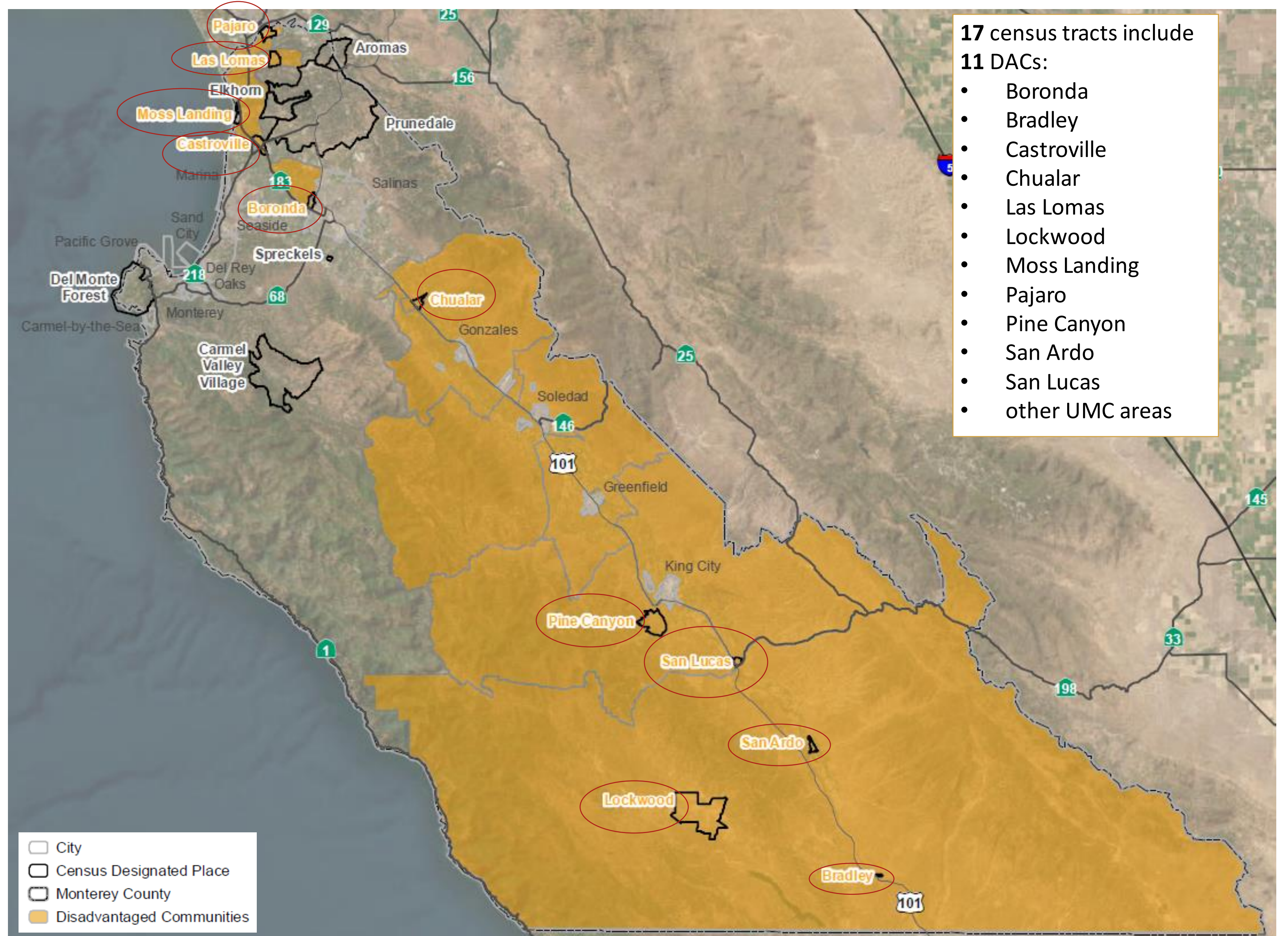
General Plan objectives & policies address:

- Disadvantaged communities (DACs)
 - *Improve air /water quality*
 - *Promote access to public facilities, healthy food, safe & sanitary homes*
 - *Physical/recreational activity to reduce health risks*
- Promote civic engagement in the public decision-making process
- Prioritize improvements and programs that address the needs of DACs

Supporting Technical Study - Existing Conditions Report



DISADVANTAGED COMMUNITIES



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COMMUNITY ENGAGEMENT



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COMMUNITY ENGAGEMENT - REQUIREMENTS

Housing Element

- CA Gov. Code
 - Engage **all economic segments** of community
 - Stakeholders
 - ✓ *Residents*
 - ✓ *Developers (Affordable/Market)*
 - ✓ *Housing advocacy groups*
 - ✓ *Fair housing providers*
 - ✓ *Service Providers & non-profits*
- Ongoing efforts

Safety Element

- Safety Committee
 - Representatives from County departments involved with:
 - Public safety
 - Emergency preparedness

Environmental Justice

- Citizen's Advisory Committee
 - Community members not traditionally participating in local decision-making processes affecting their environment & quality of life
- Environmental Justice Element Survey
 - Opportunity to indicate interest

COMMUNITY ENGAGEMENT PLAN

Comprehensive process of engaging all segments of community

Outreach Methods

- Housing, Safety and Environmental Justice Element webpages
- Housing Element Survey
- Safety/Environmental Justice Survey
- Workshops
- Boots On the Ground
- Stakeholder meetings
- Safety Committee and EJCAC
- Social media posts
- Announcements at PC & BOS meetings
- Library Displays

Engagement Leaders

- County staff
- Consultant
- Safety Committee
- EJCAC
- Planning Commission
- BOS

Meeting Types & Amount

- PC & BOS Intro Sessions
- 6 Civic Academies - 3 for Housing, 3 for EJ/Safety
- 2 Public Workshops
- 18 Stakeholder Focus Group Meetings
- 16 Community Event Pop-Ups – 8 for Housing, 8 for EJ/Safety
- 2 Safety Committee Meetings
- 3 Environmental Justice CAC Meetings
- 2 PC & BOS Meetings on Draft/Final Housing Element

Schedule

- Tight schedule due to Housing Element certification deadline & State review timeframes

GENERAL PLAN UPDATE KEY DATES & MILESTONES



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Milestone	Timeframe
Planning Commission (PC) Study Session	12/7/22
Board of Supervisors (Board) Study Session	01/10/23
1 st Draft HEU for PC & Board Consideration	March 2023
30 Day Public Review of Draft	April – May 2023
PC & Board Receipt of Draft for Approval	April 2023
Submit 1 st Draft HEU to HCD	May 2023
90 Day Review Period	May – July 2023
Submit 2 nd Draft HEU to HCD	September 2023
PC Meeting Debrief	September 2023
Board Meeting Debrief	September 2023
PC & Board Accept Final HEU	December 2023
HEU Certification	December 2023



THANK YOU!

Get Involved! Questions? Comments?

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