

6th Cycle Housing Element Update

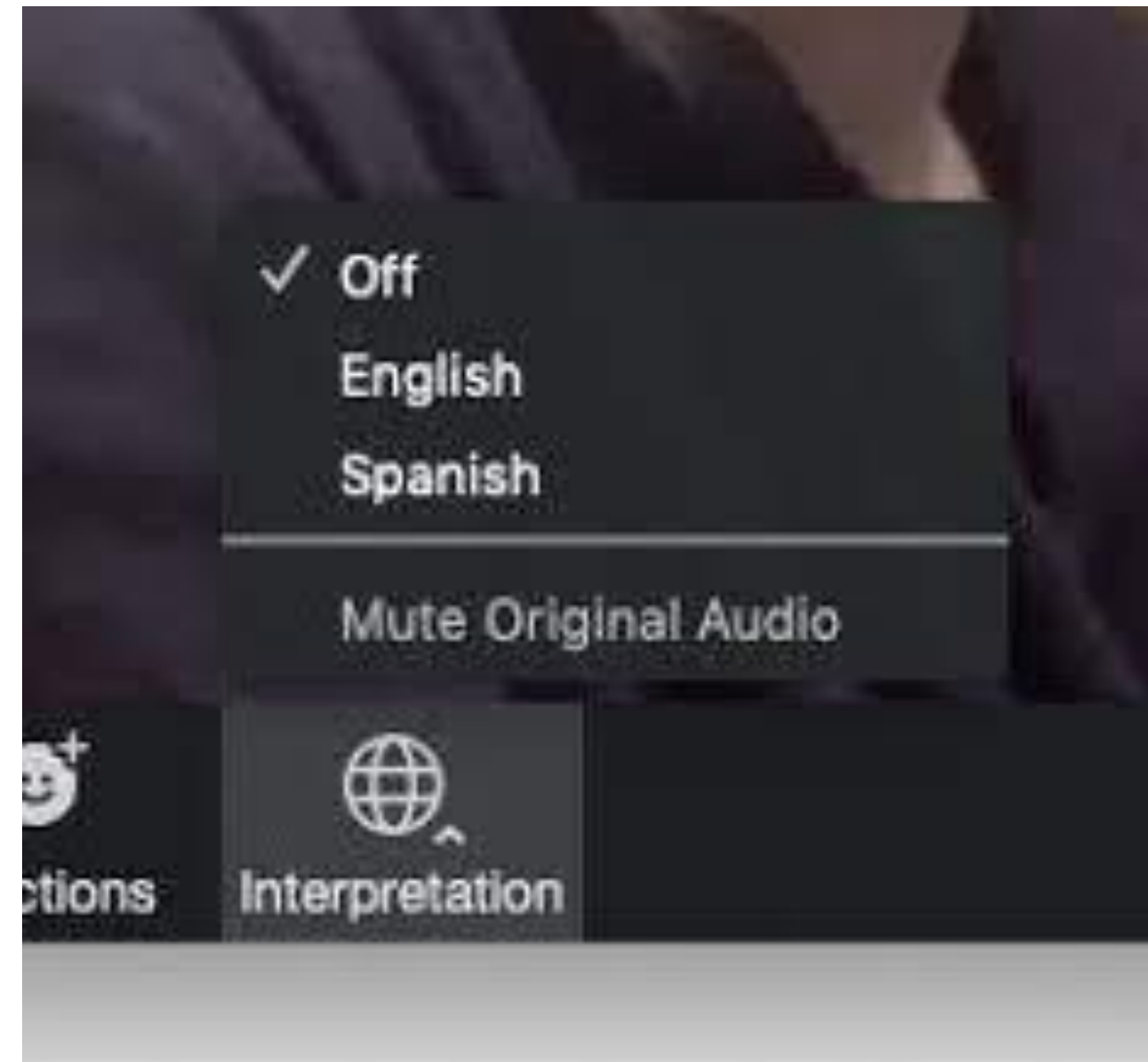
Community Workshop

January 26, 2023



Interpretation in Spanish

- To listen to this workshop in Spanish, please click the “Interpretation” button and select “Spanish”. This way you hear the interpreter.



INTRODUCTIONS

- County of Monterey

- 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 (Consultant)

- Hitta Mosesman, VP Community Development + Housing
- Kelly Morgan, Project Manager



PARTICIPATION & SHARING IDEAS

- Meeting etiquette to allow everyone to participate
- During the presentation
 - Audience will be muted
 - Type questions into Q & A
- After the presentation
 - Questions in Q & A answered first
 - After Q & A questions answered, click the Raised Hand
- Please be mindful of background noise when not muted



WHAT IS A HOUSING ELEMENT?

- Primary Planning Document to Address County's Housing Needs
- State Law Requirement for all Cities & Counties as part of General Plan
- Housing Needs of Residents of All Income Levels
- Implement County's Vision & Plan to Meet Local Needs
- State Department of Housing and Community Development (CA HCD) Reviews & Certifies



A HOUSING ELEMENT DOES NOT:



Require the County To Build Housing Units

But the County must ensure sufficient land is available to accommodate assigned units 'by right'



Provide Funding

However, compliance provides access to various state grant and local program funding sources



Authorize Construction

County projects will still need to go through the development review process

WHY IS THE HOUSING ELEMENT BEING UPDATED?



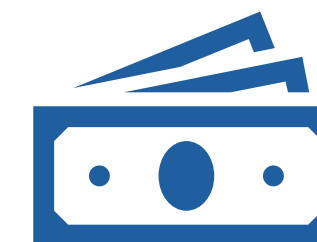
Every 8 Years
Required by State
Law



Updates in State
Housing Laws



Shows How County
will Facilitate
Housing
Demand/Growth



Allows Eligibility for
State Funding for
Housing



Involves
Community in
Housing Planning
Process

HOUSING ELEMENT CONTENTS

Community Profile

- Population, Income, Employment
- Special Needs Populations

Housing Needs

- Challenges
- Opportunities

Housing Resources

Review of Housing Sites

- Current Inventory
- Newly identified sites

Housing Constraints

- Governmental
- Market

Review of Last Housing Element

Fair Housing Analysis

Goals & Objectives/ Programs & Policies



AFFIRMATIVELY FURTHERING FAIR HOUSING

- Disparities in Access to Opportunity
- Segregation & Integration
- Racially Concentrated Areas of Poverty & Affluence
- Disproportionate Housing Needs/Displacement Risk
- Social Equity & Environmental Justice Issues
- Fair Housing Enforcement & Outreach Capacity
- Environmental Hazards



HOUSING ELEMENT UPDATE & APPROVAL PROCESS



HOW MANY HOUSING UNITS TO PLAN FOR?



CA HCD

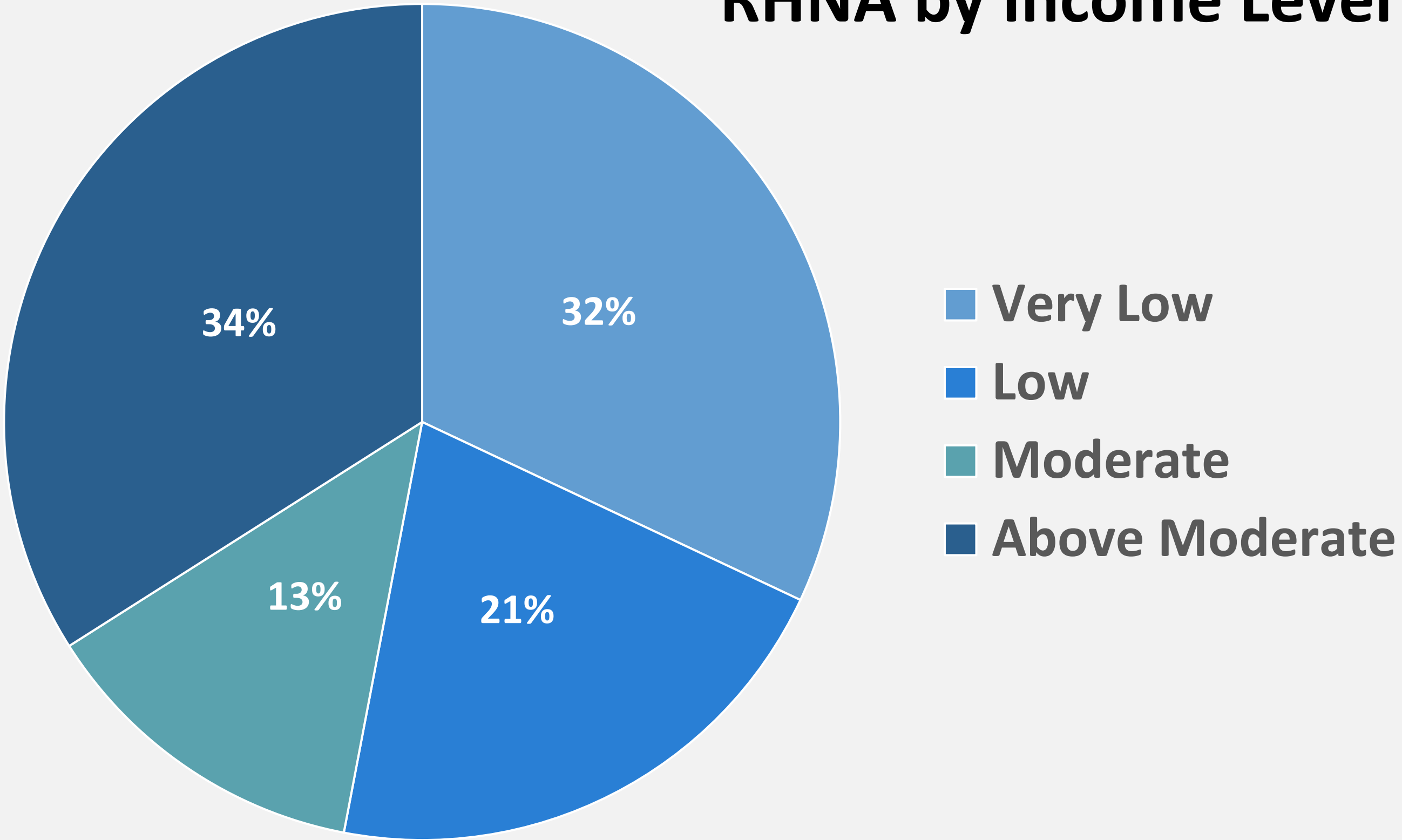


AMBAG =
33,274



Monterey
County =
3,326

RHNA by Income Level



REGIONAL HOUSING NEEDS ASSESSMENT (2023-31) – MONTEREY COUNTY

Source: Association of Monterey Bay Area Governments (AMBAG) Methodology and tentative numbers were approved by AMBAG’s Executive board on April 13, 2022.



REGIONAL HOUSING NEEDS ASSESSMENT 6TH CYCLE (2023-31) – MONTEREY COUNTY

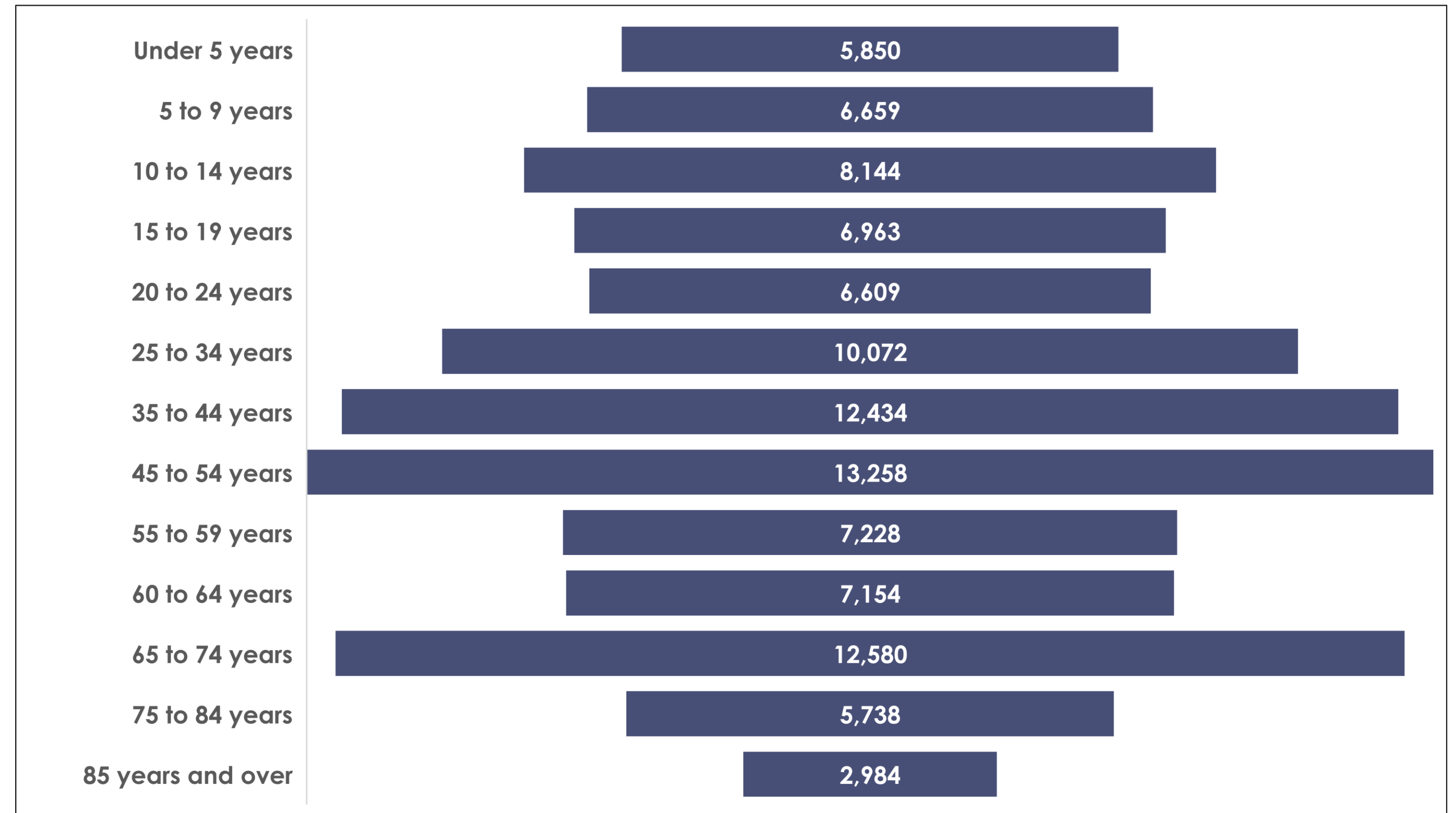
Income Category	% Median	Income Range		RHNA	% of Total
		Minimum	Maximum		
Extremely Low/Very Low	0-50%	\$0	\$56,850	1,070	32%
Low	50-80%	\$56,850	\$91,000	700	21%
Moderate	80-120%	\$91,000	\$108,100	420	13%
Above Moderate	120%+	\$108,100	--	1,136	34%
Total				3,326	100%
<i>2022 CA HCD Income Limits,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



POPULATION

- 12% - Middle-aged (age 35-44)
- 13% - Pre-retirement age (age 45-54)
- 12% - Seniors (age 65-74)
- 46% - UMC residents over 45 yrs. of age

CURRENT POPULATION BY AGE



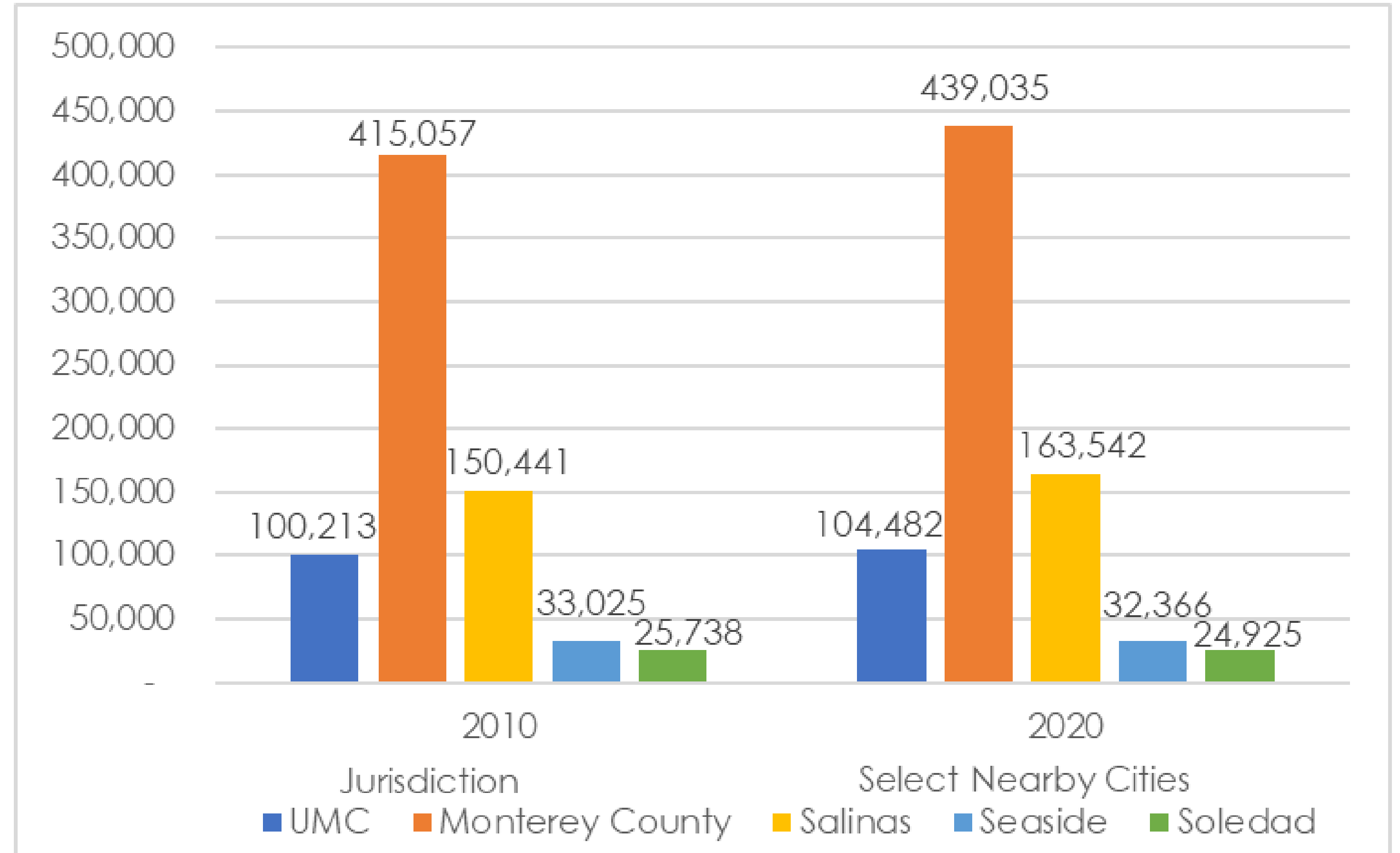
Source: U.S. Census Table DP05 2020 ACS 5-Year Estimate provided by AMBAG August 2022.



GROWTH TRENDS

- Unincorporated Monterey County (UMC) has experienced slow, but consistent growth rates compared to nearby cities.
- 4% increase in UMC population from 2010 to 2020

POPULATION GROWTH TRENDS



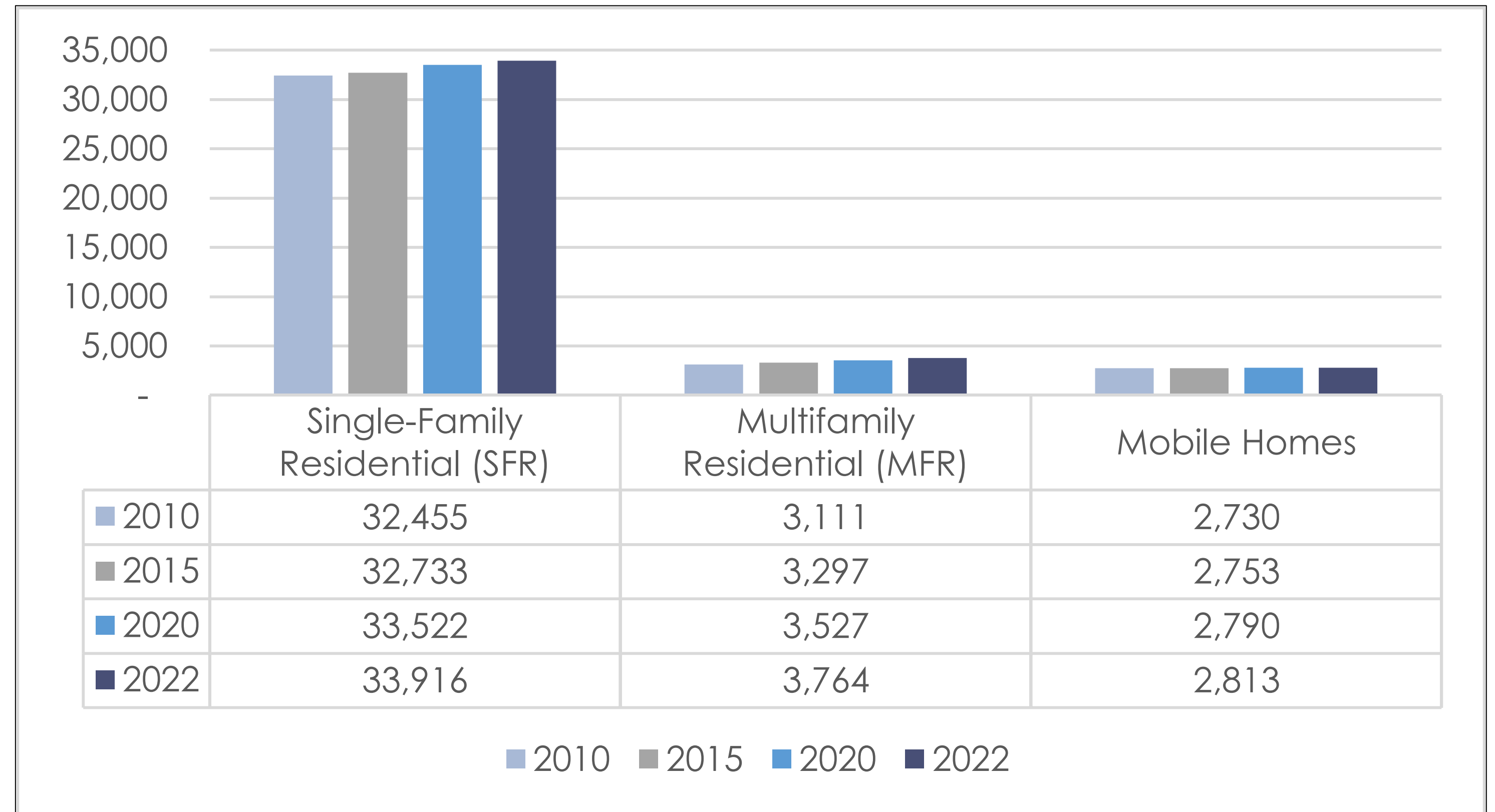
Source: 2010-2020 Census Data Table P-1 provided by AMBAG August 2022.



HOUSING STOCK

- 38,961 units (2022)
 - 76% Single Family
 - 24% Other Housing Types
 - 10% multifamily
- 5% growth in Single Family Units from 2000 - 2020
- 21% growth in Multifamily Housing Units from 2000 - 2020

HOUSING TYPE TRENDS (2010-2022) IN UMC



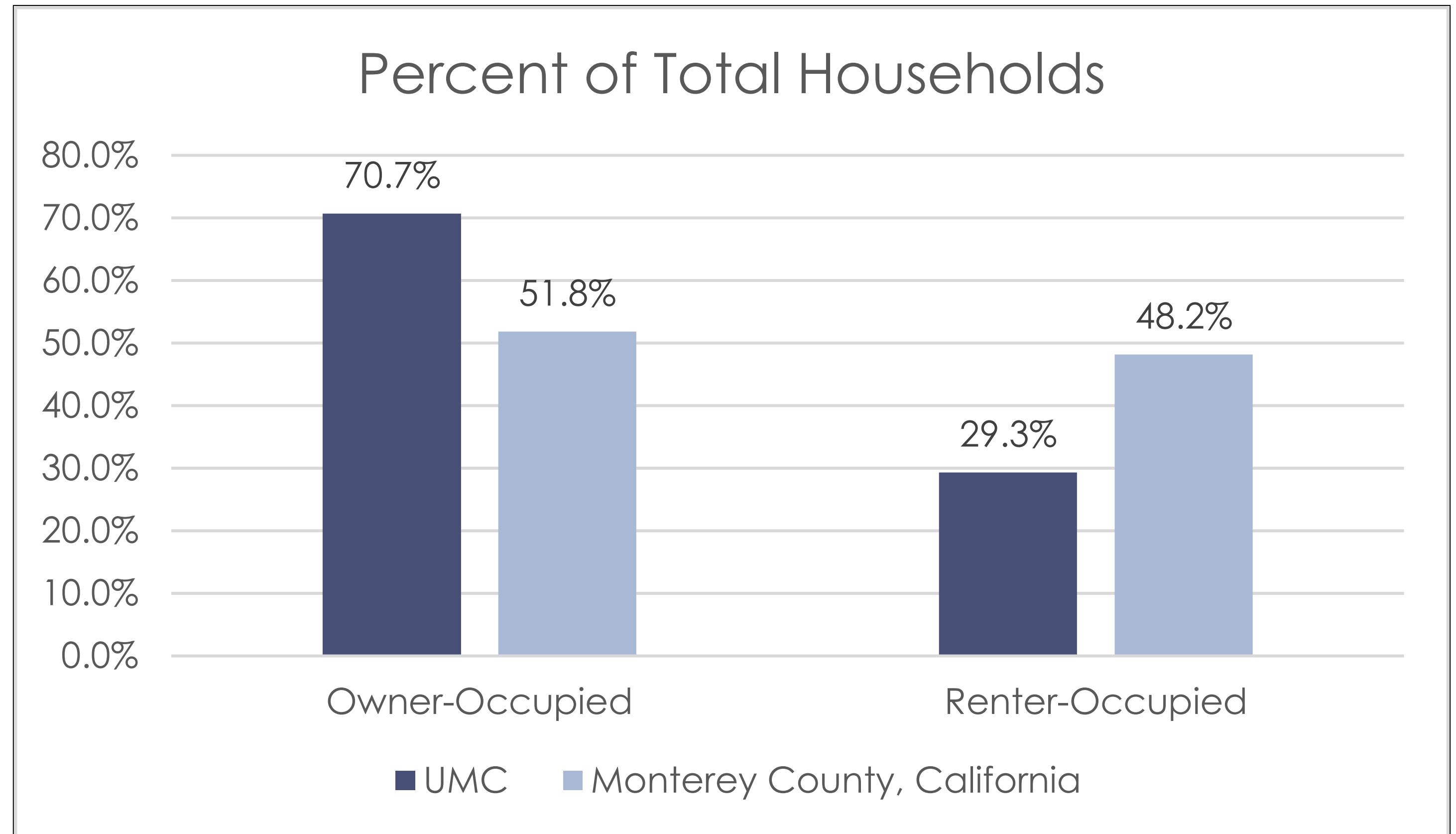
Source: CA DOF E-5 Population and Housing Estimates provided by AMBAG August 2022.



RENTERS VS. OWNERS

- 71% owner & 29% renter
- UMC has a lower rate of renters vs. Monterey Co.
- UMC has a higher rate of ownership vs. Monterey Co.

OWNERSHIP VERSUS RENTAL UNITS



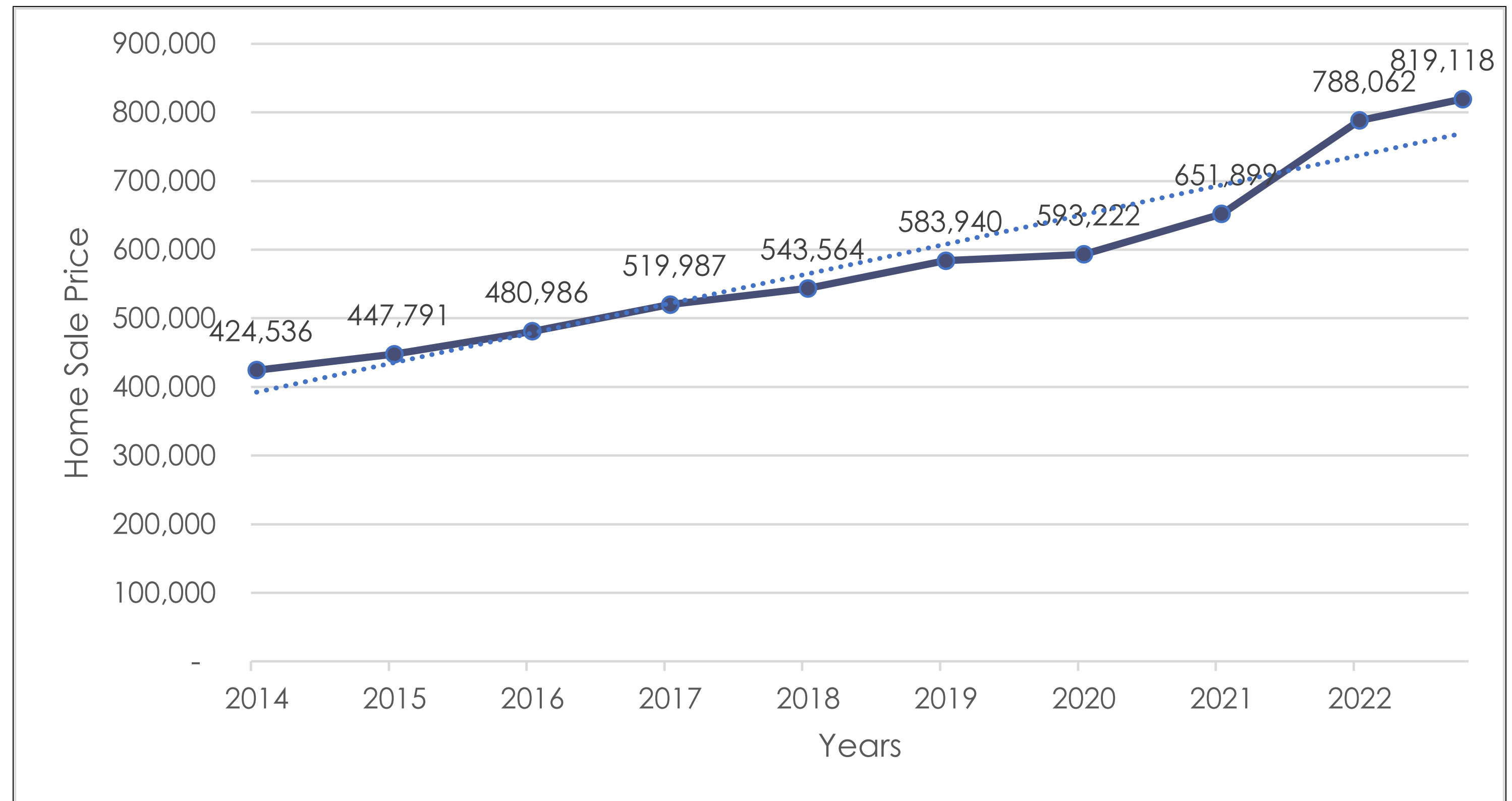
Source: U.S. Census Table B25003 2020 ACS 5-Year Estimate provided by AMBAG August 2022



HISTORICAL HOME VALUE GROWTH

- 93% increase in median home prices since 2014
- 38% increase in home prices from 2020 to 2022
- \$819,118 – median home price in 2022

MEDIAN HOME SALES PRICE FOR EXISTING HOMES IN MONTEREY COUNTY



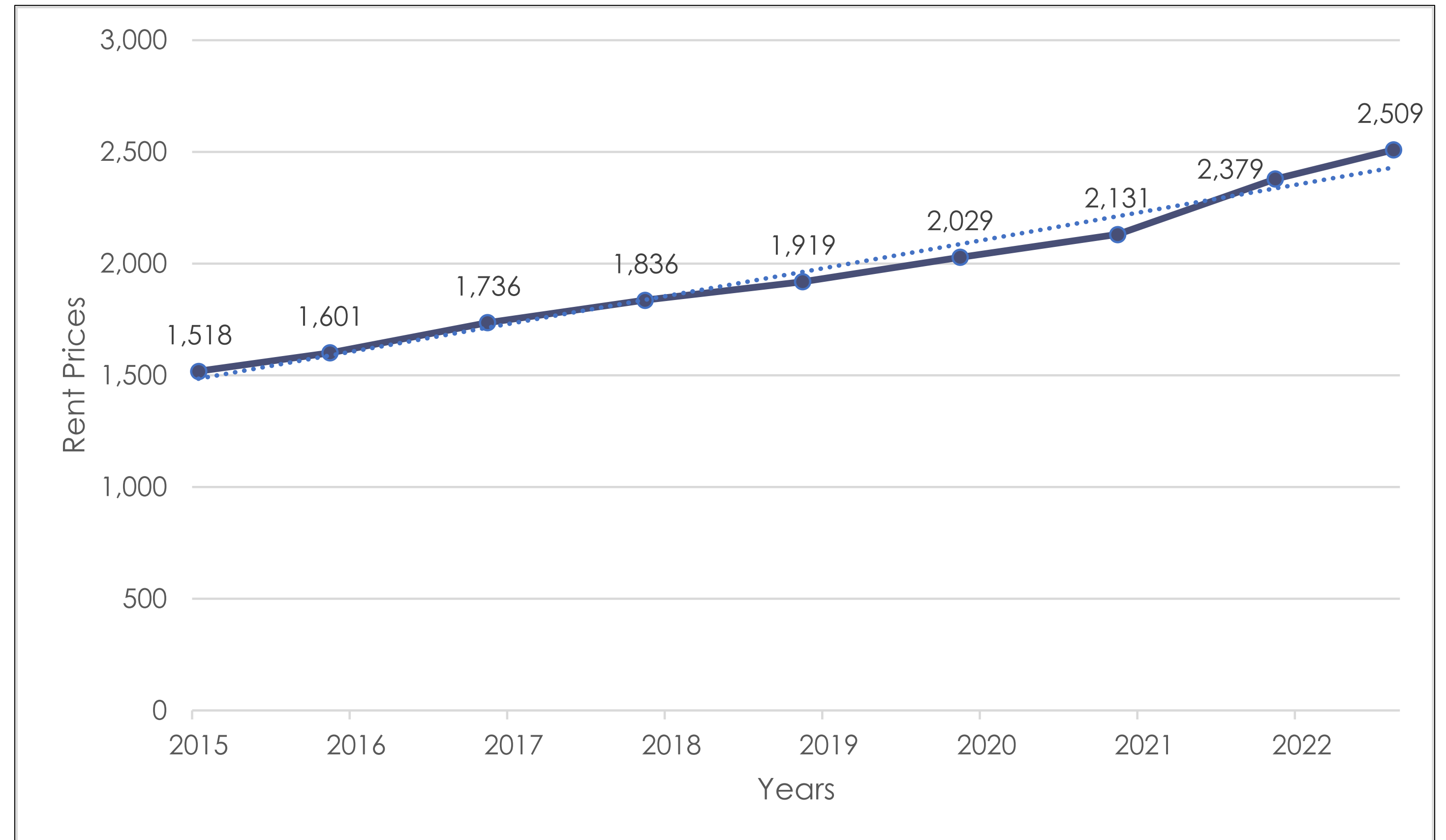
Source: Zillow Home Price Data 2014-2022



HISTORICAL RENT GROWTH (SINCE 2015)

- 65% increase in total median income from 2015 to 2022
- 12% increase in rent from 2021 to 2022
- \$2,509 – median monthly rent as of 2022

MEDIAN RENT IN MONTEREY COUNTY



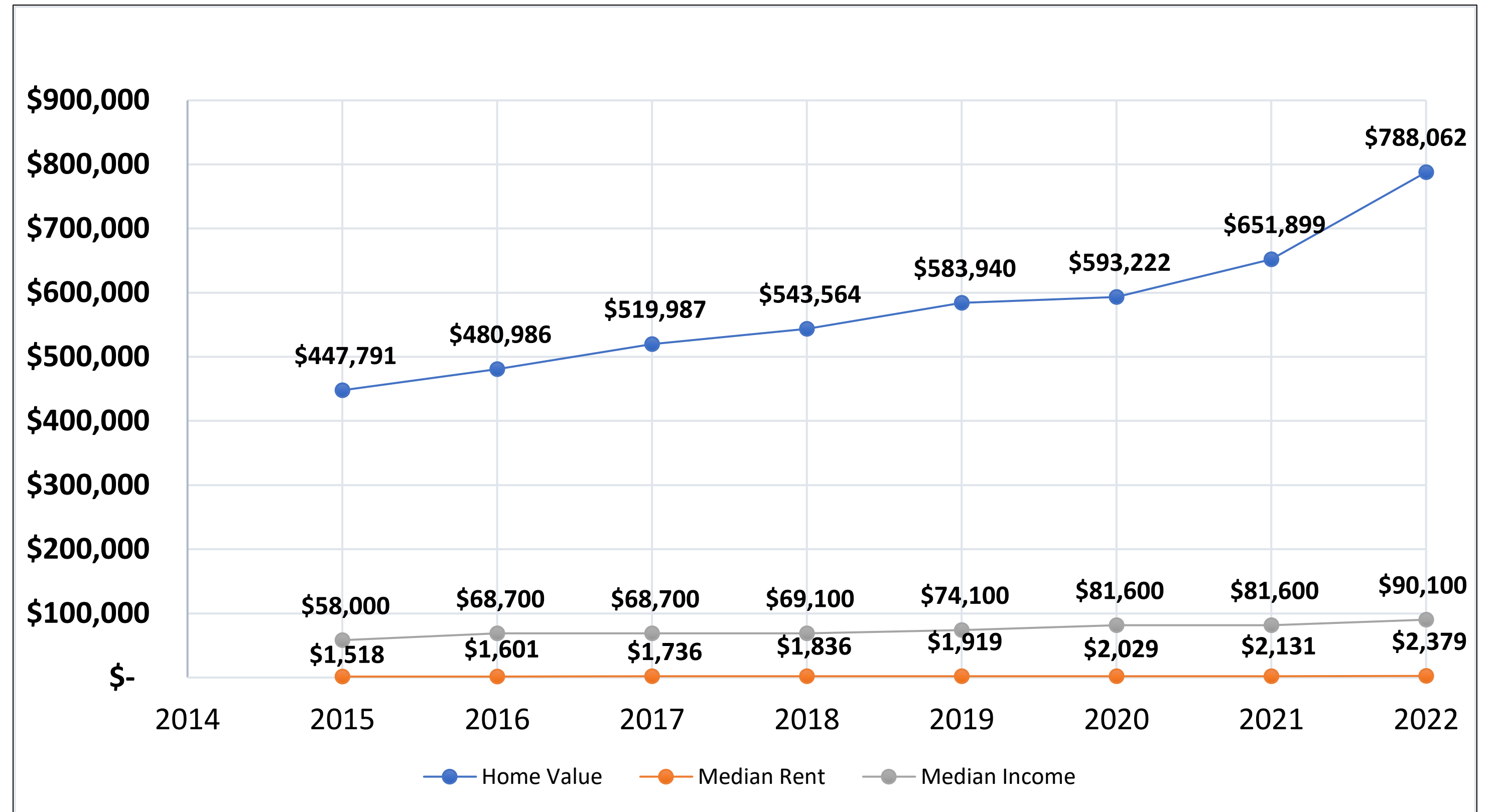
Source: Zillow Rent Data 2014-2022



HOUSEHOLD INCOME

- County - \$90,100/yr.
- Home value increased much faster than HH income.
- 13.3% - residents live at or below the poverty line

MEDIAN HOME VALUE & RENT VS. MEDIAN INCOME IN MONTEREY COUNTY



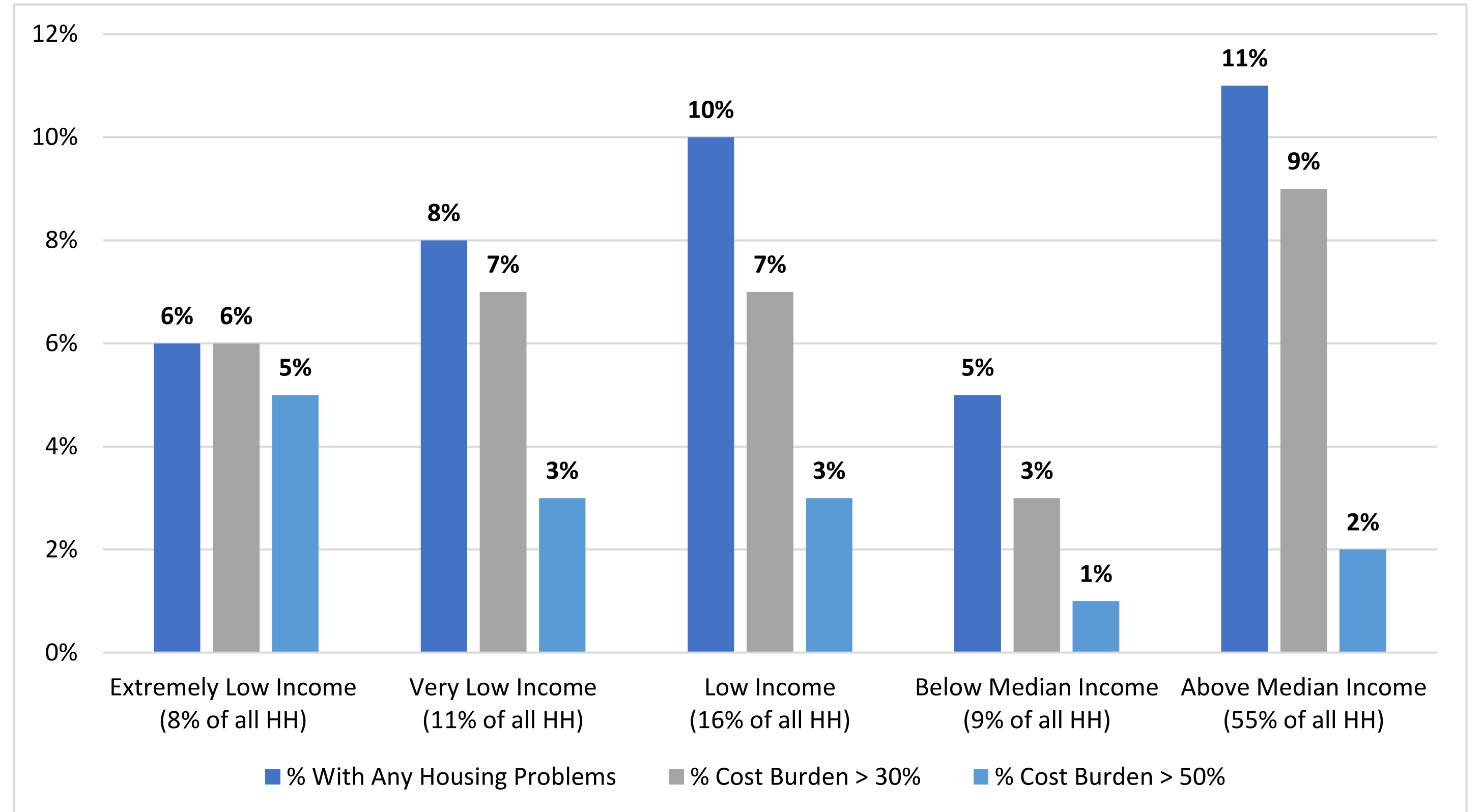
Sources: HCD Income Limits, 2015-2022; Zillow Home Price Data 2014-2022; Zillow Rent Data 2014-2022



COST BURDEN

- 33% of all HH in UMC are cost-burdened
- 15% of all HH in UMC are severely cost-burdened
- Over 55% of low-income HH are cost-burdened

PERCENTAGE OF COST BURDEN HOUSEHOLDS BY INCOME LEVEL



Source: HUD Comprehensive Housing Affordability Strategy (CHAS) 2015-2019 ACS



SPECIAL HOUSING NEEDS

LARGE HOUSEHOLDS

SENIORS

FEMALE-HEADED HOUSEHOLDS

HOMELESSNESS, TRANSITIONAL AND EMERGENCY SHELTERS

PEOPLE WITH DISABILITIES

FARMWORKERS

Large Households – 5+ members

- 24% renter HH
- 12% owner HH

Senior Households

- 15% of renter HH fall below the 50% AMI

Female Headed Households – 11% of families in UMC

- 40% of total HH in poverty are female-headed

Homelessness, Transitional and Emergency Shelters

- 66% unsheltered
- 34% transitional housing/emergency shelters

People with disabilities

- 20% population identify as having disability

Farmworkers

- 26,929 agricultural workers in Monterey Co.
- 18% are migrant workers



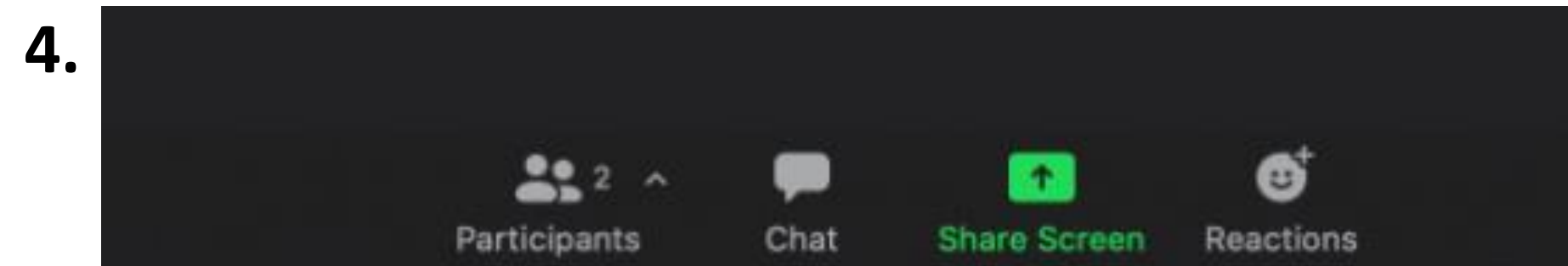
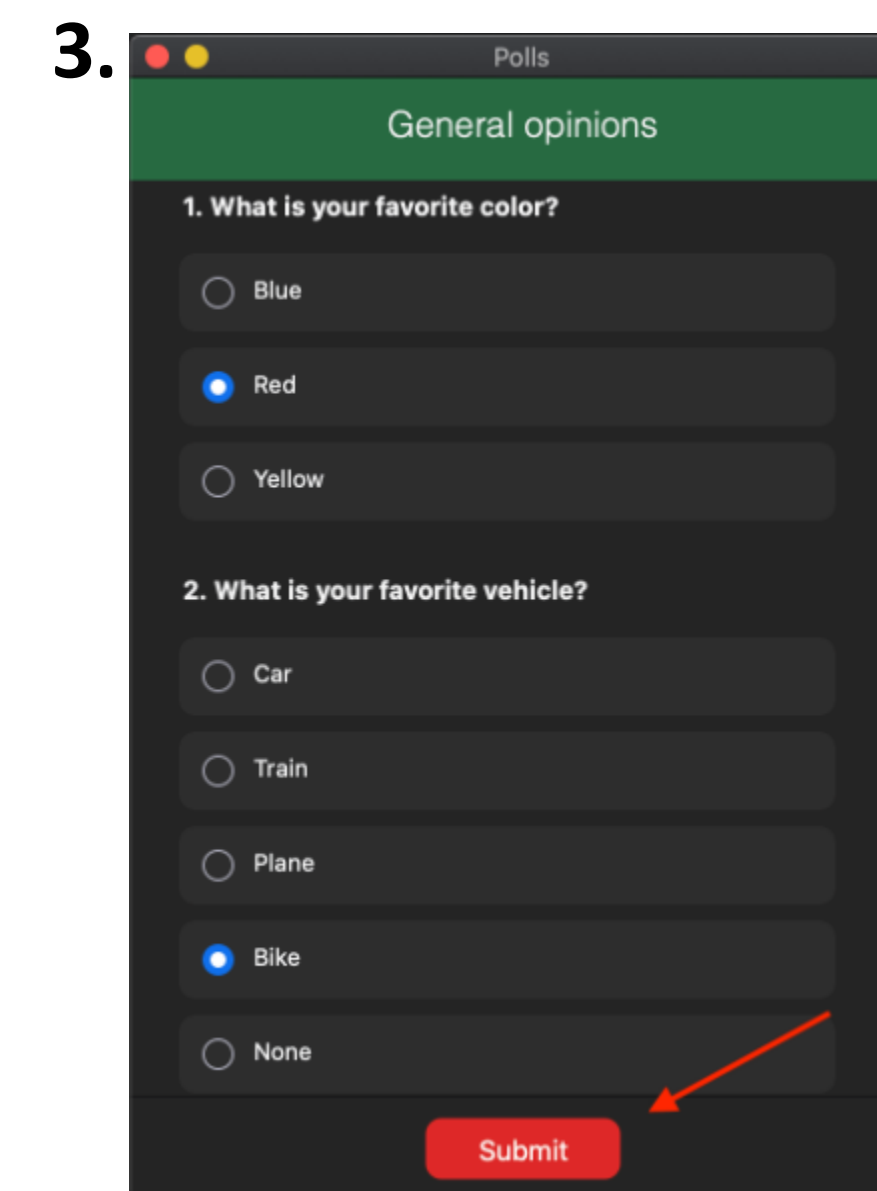
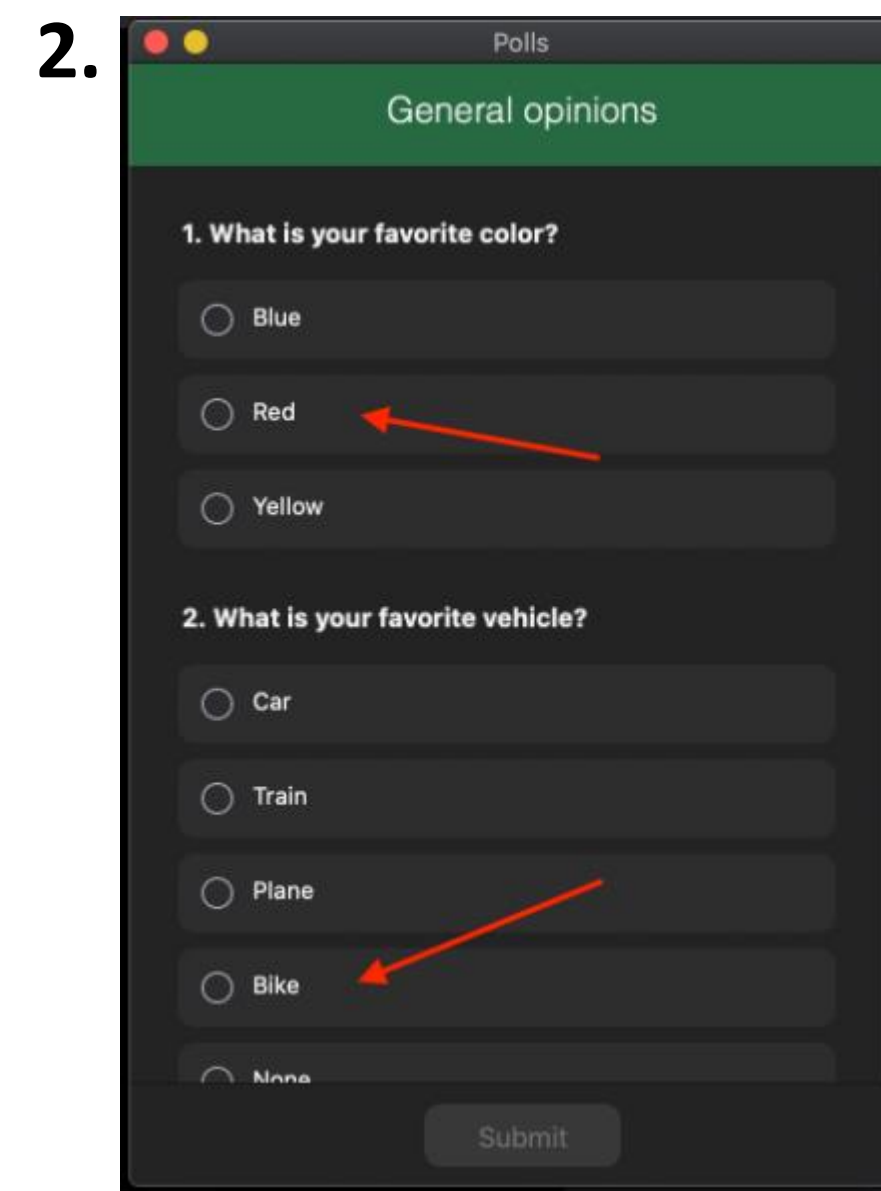
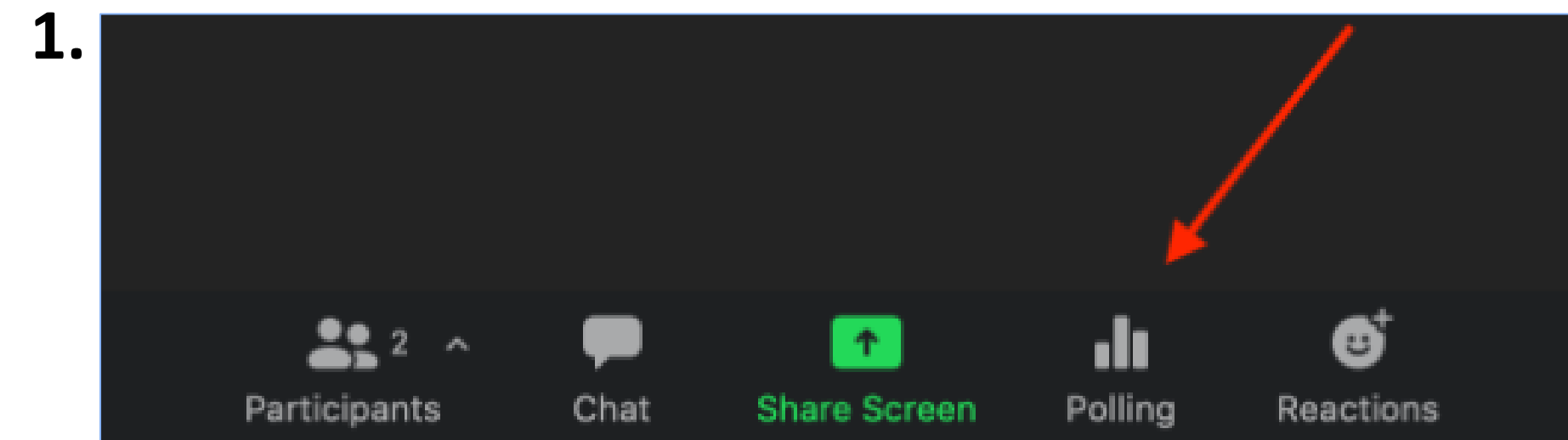


POLL QUESTIONS:

HOUSING ELEMENT UPDATE

INSTRUCTIONS/INSTRUCCIONES

1. When polling opens, a new icon “Polling” appears.
2. When the polling window is open, select the answer(s) you want to give.
3. Once done, click on “Submit”.
4. Once you have answered the poll, the “Polling” button will **no longer show**.



WHICH APPLIES TO YOU?

- I rent my housing unit in unincorporated Monterey County
- I own my housing unit in unincorporated Monterey County
- I own rental property in unincorporated Monterey County
- Other



¿QUÉ SE APLICA A USTED?

- Rento mi unidad de vivienda en el condado no incorporado de Monterey
- Soy dueño de mi unidad de vivienda en el condado no incorporado de Monterey
- Soy dueño de una propiedad de alquiler en el condado no incorporado de Monterey
- Otro

ARE YOU SATISFIED WITH YOUR CURRENT HOUSING SITUATION?

Yes

No

¿ESTÁ SATISFECHO(A) CON SU SITUACIÓN ACTUAL DE VIVIENDA?

Sí

No





WHAT TYPES OF HOUSING ARE MOST NEEDED?

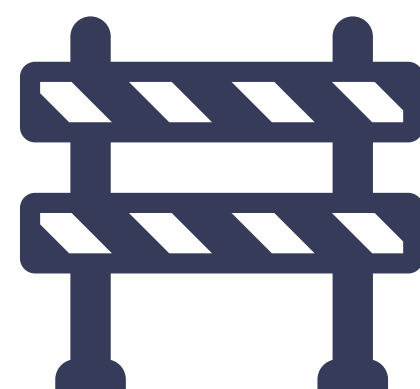
- Single Family Homes
- Dedicated Senior Units
- Affordable Housing Units
- Housing for persons with disabilities
- Emergency Shelters
- Apartments
- Employee Housing
- Condominiums or Townhomes
- Transitional/ supportive housing for unhoused
- Agricultural/ Seasonal worker housing

¿QUÉ TIPOS DE VIVIENDA SON LOS MÁS NECESARIOS?

- Casa para una familia
- Unidades para personas mayores
- Unidades de vivienda Económicas
- Vivienda para personas con discapacidad
- Refugios de emergencia
- Apartamentos
- Vivienda para empleados
- Condominios o casas adosadas
- Vivienda de transición/apoyo para personas sin hogar
- Vivienda para trabajadores del campo/ trabajadores estacionales



WHAT ARE THE TOP 2 BARRIERS TO HOUSING IN YOUR COMMUNITY?



- Not enough housing for sale
- Not enough housing for rent
- Housing is not affordable
- Housing size does not meet my family needs
- Housing conditions are poor
- Lack of water/ infrastructure
- Housing is not located in the right places
- Other (please specify)

¿CUÁLES SON LAS 2 PRINCIPALES BARRERAS PARA LA VIVIENDA EN SU COMUNIDAD?

- No hay suficientes viviendas de venta
- No hay suficientes viviendas de renta
- La vivienda no es económica
- El tamaño de la vivienda no satisface las necesidades de mi familia
- Las condiciones de vivienda son malas
- Falta de agua/infraestructura
- La vivienda no está ubicada en los lugares correctos
- Otros (especifíquese)



COMMUNITY ENGAGEMENT

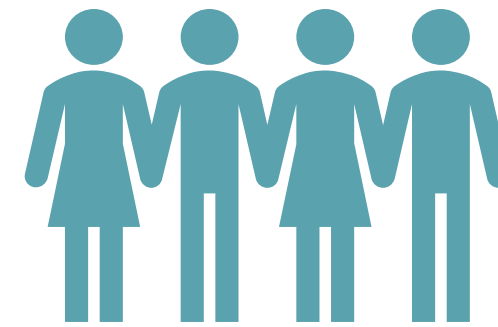


COMMUNITY ENGAGEMENT



Outreach Methods

- Housing Element webpage (*Jan 2023*)
- Community Workshops (*Jan - Feb 2023*)
- Community Pop-Ups (*Jan - Jun 2023*)
- Online Survey (*Jan - Feb 2023*)
- Announcements at PC & BOS meetings (*Winter 2023 - Winter 2024*)
- PC and BOS public hearings (*Winter 2023 - Winter 2024*)



Stakeholder Meetings

- County staff
 - Consultant
 - Fair Housing Providers
 - Housing Advocates
 - Non-Profit Service Providers
 - Affordable Housing Developers
 - Market Rate Developers
- * Meetings will be held Winter 2023. The minutes of the meetings will be available in the Housing Element, which will be available for public reviews.*



Housing Element

This will be posted on the County's website Spring 2023 with updates until certification in 2024



WE WANT TO HEAR FROM YOU! PLEASE COMPLETE OUR SURVEYS

Please complete the online survey by **February 10, 2023.**

You can complete the Survey by:

- Accessing online via scanning the QR Code

English Survey



Encuesta en Español



- Visiting the County's website at <https://www.co.Monterey.ca.us/GeneralPlanUpdates>
- Attending one of our Community Pop-Up events and completing in person

MORE INFORMATION & CONTACT US

- Email | GeneralPlanUpdates@co.monterey.ca.us
- Phone (English) | Jaime Scott Guthrie, AICP, Senior Planner
831.796.6414
- Phone (Español) | Edgar Sanchez, Assistant Planner
831.783.7058
- Visit <https://www.co.monterey.ca.us/GeneralPlanUpdates>





THANK YOU!

Questions? Comments?

Visit www.co.monterey.ca.us/GeneralPlanUpdates

