6th Cycle Housing Element Update
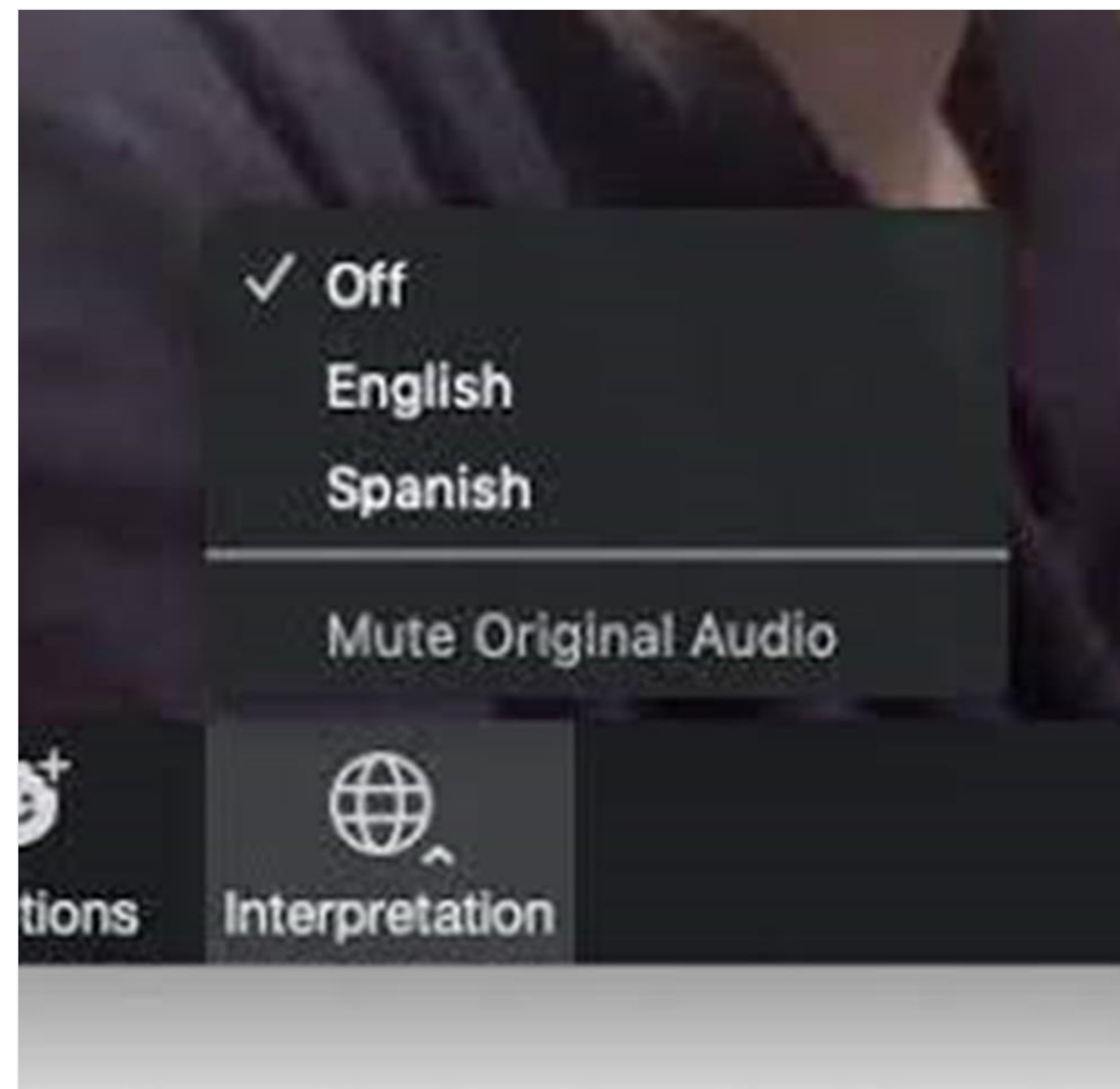
County of Monterey Community Workshop

June 1, 2023

INTERPRETACIÓN EN ESPAÑOL

• Para escuchar este taller en español, por favor haga clic en el botón "Interpretación" y seleccione "Español". De esta manera escuchara al intérprete.

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

INTRODUCTIONS

County of Monterey Housing and Community Development

- Craig Spencer, Chief of Planning

- Melanie Beretti, AICP, Principal Planner – Advanced Planning

- Jaime Guthrie, AICP, Senior Planner –Advanced Planning

Harris & Associates (Consultant)

- Hitta Mosesman, VP Community Development + Housing

- Kelly Morgan, Project Manager

A SPECIAL WELCOME INTRODUCTION FROM

Supervisor Luis A. Alejo

- Represents District 1
- Chair of the Monterey County Board of Supervisors

WHAT IS A HOUSING ELEMENT?

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

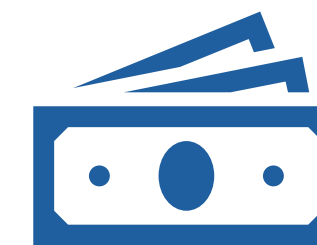# WHY IS THE HOUSING ELEMENT BEING UPDATED?

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 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.

AFFIRMATIVELY FURTHERING FAIR HOUSING

- Promote fair housing – development in high resource areas

- Equity in resource areas/City Centers – areas with jobs, diversity, amenities

- Distributed throughout the community

Source: Monterey County, HCD

TCAC/HCD OPPORTUNITY AREAS

Objectives: Create housing that is

- Close to amenities (schools, shops, hospitals)
- Affordable (areas may not be affordable to live right now)
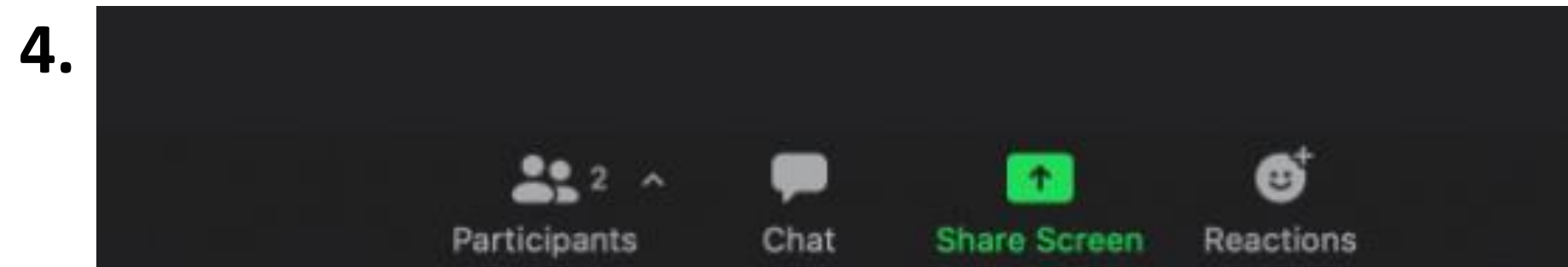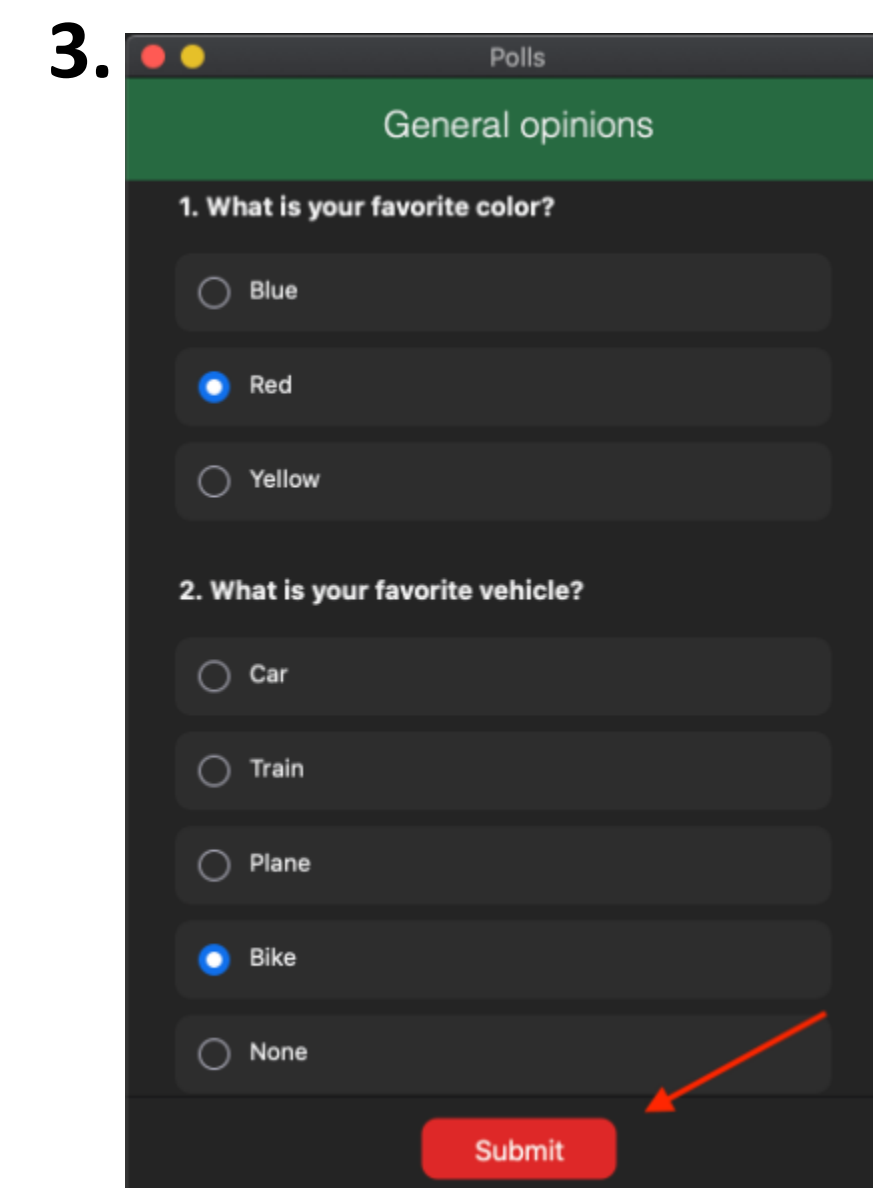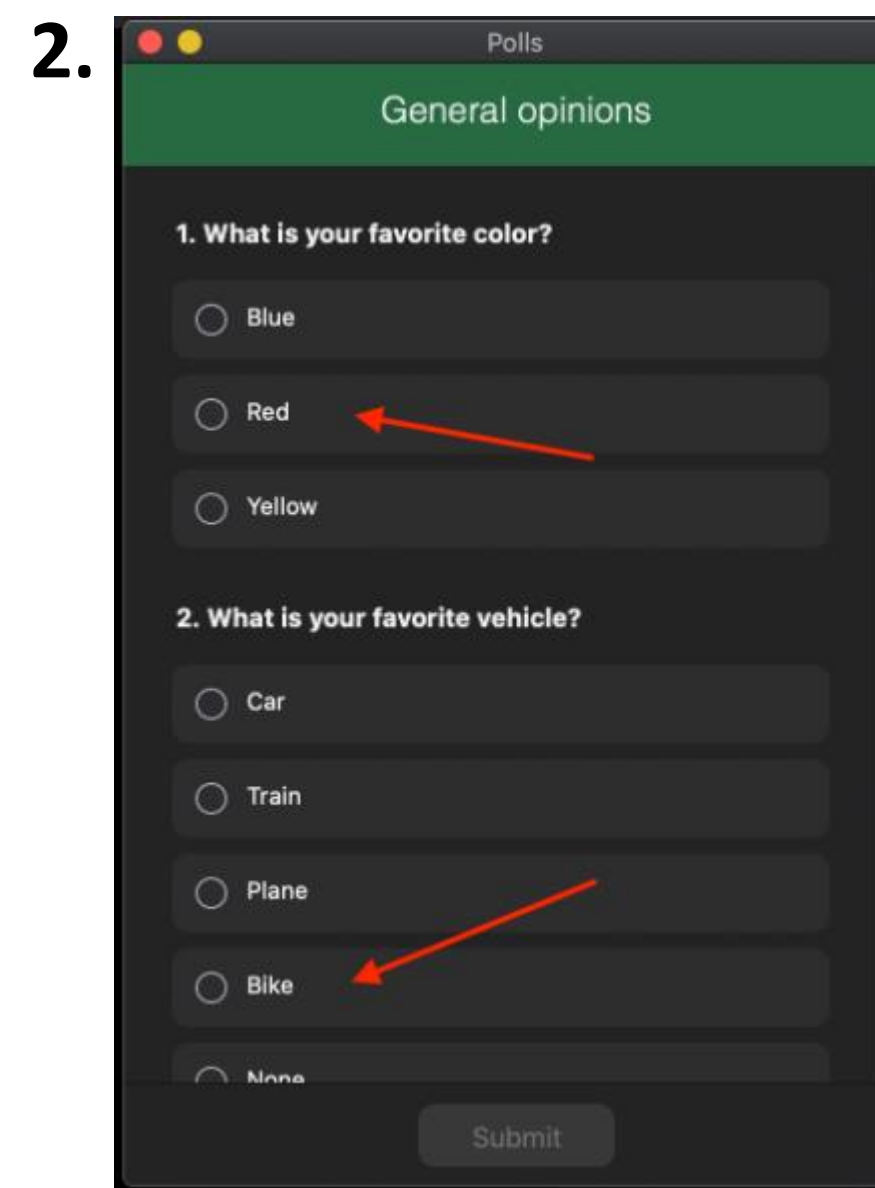- Close in proximity to current jobs/opportunities
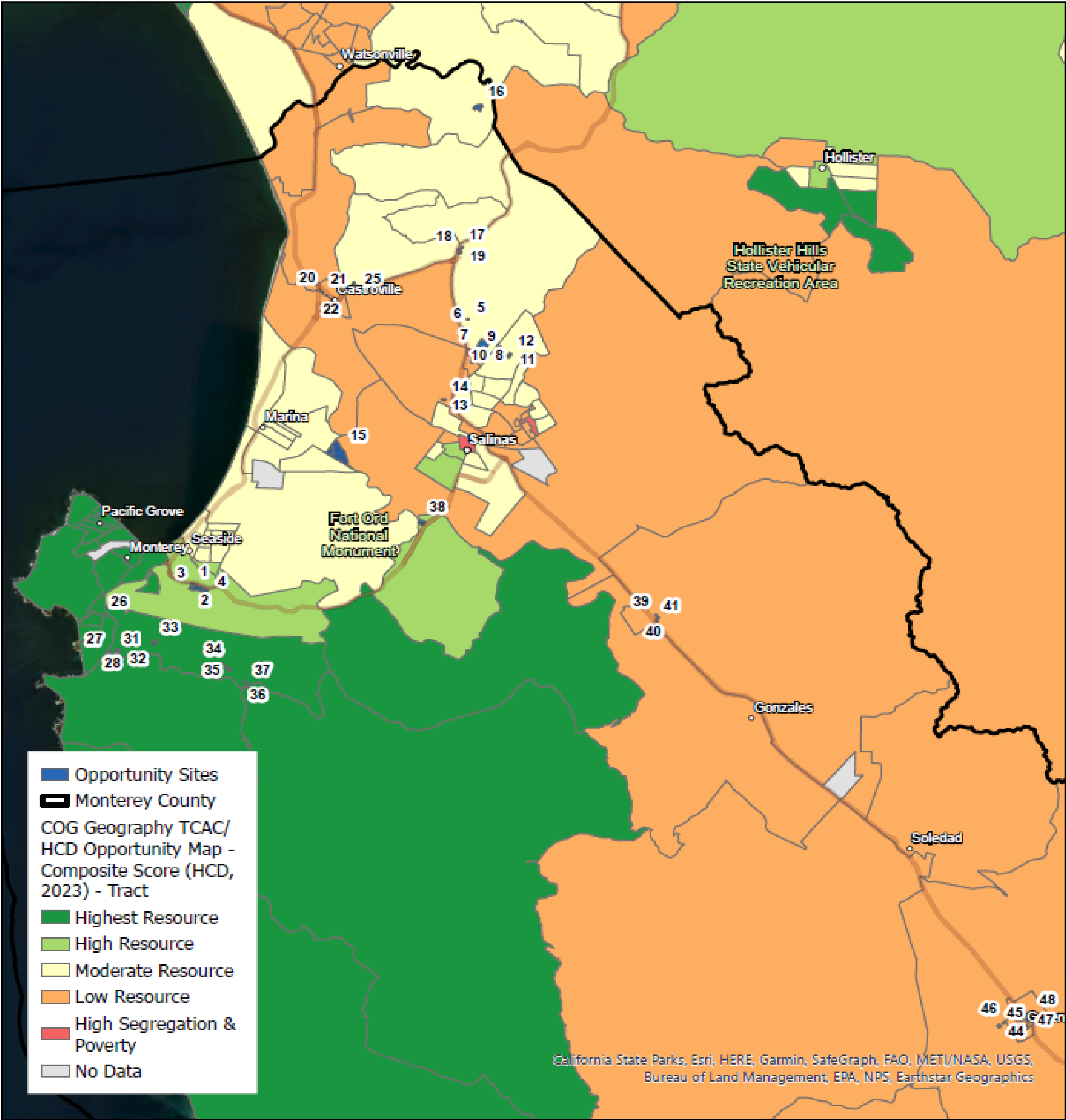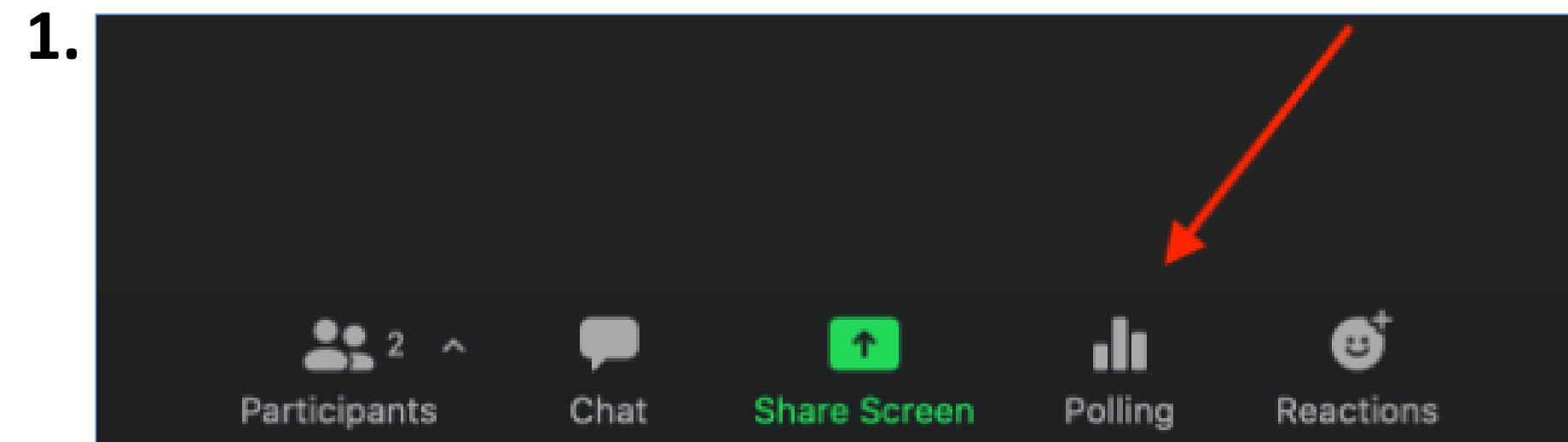
# POLL QUESTION:

HOUSING TYPE

INSTRUCTIONS/INSTRUCTIONS

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
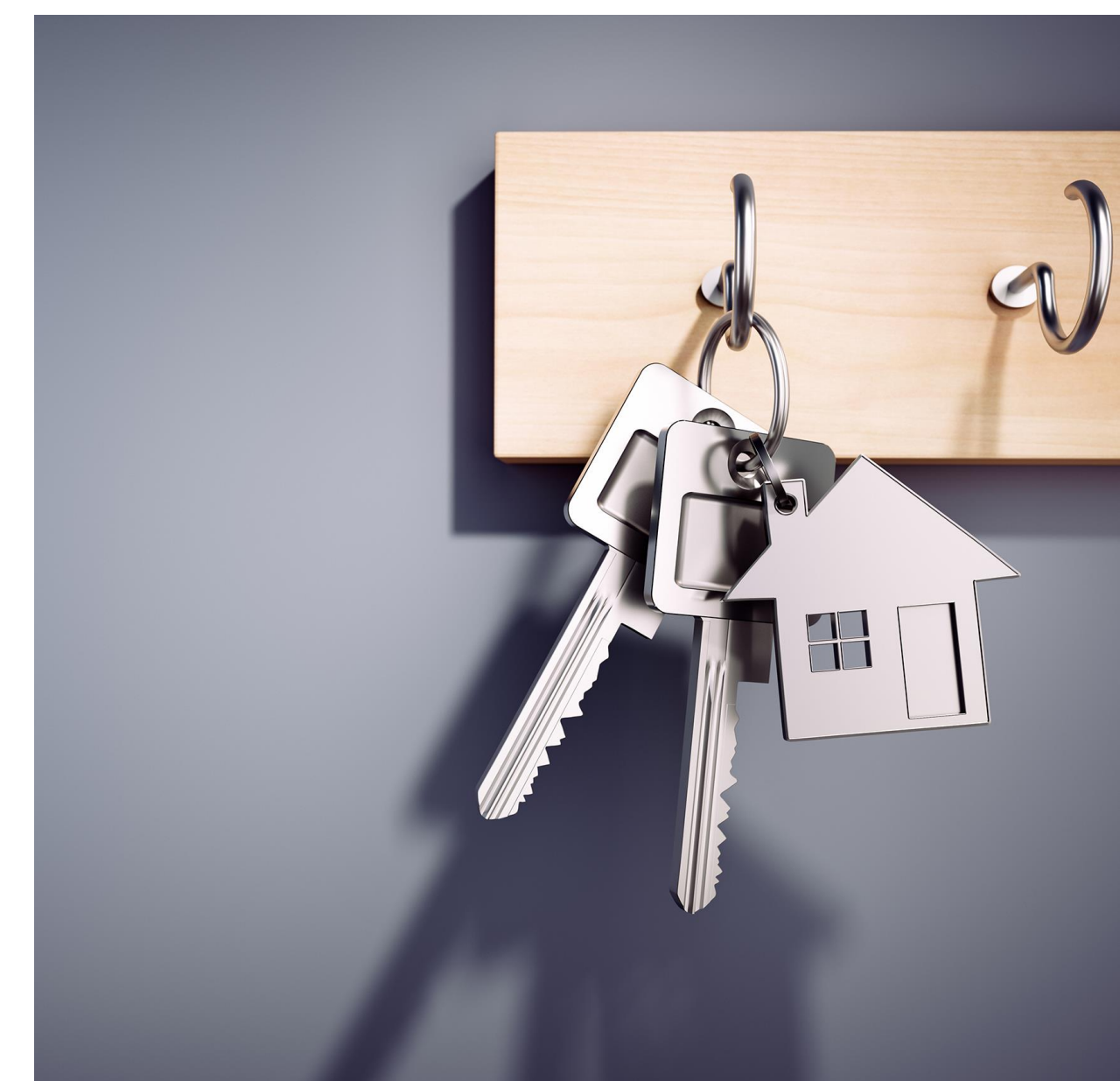
¿QUÉ APLICA A USTED?

❑ 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

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

Income Category	% Median	Income Range		RHNA	% of Total	Total Units with 20% Buffer	Total Units with Recommended Buffer
		Minimum	Maximum				
Extremely Low/Very Low	0% - 50%	$0	$56,850	1,070	32%	1,284	1,349
Low	50% - 80%	$56,850	$91,000	700	21%	840	934
Moderate	80% - 120%	$91,000	$108,100	420	13%	504	593
Above Moderate	120%+	$108,100	--	1,136	34%	1,363	2,245
Total				3,326	100%	3,764	5,121

COMMUNITY ENGAGEMENT: ACTIVITIES TO DATE

Community Workshop #1
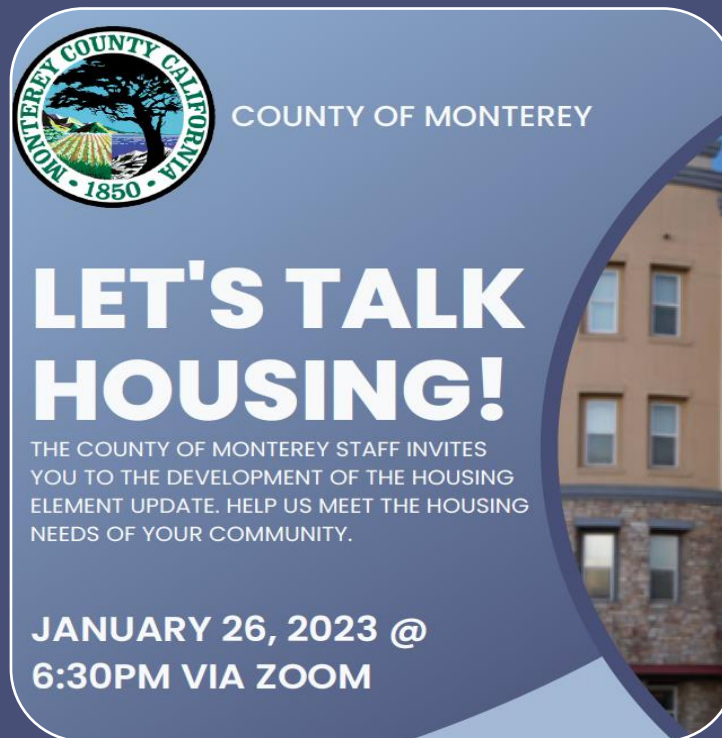
Community Pop Ups & Library Displays

Online Survey

Focused Stakeholder Meetings

COMMUNITY ENGAGEMENT

Community Workshop # 1 (virtual)

- Held January 26, 2023
- 70+ Attendees
- Review of the Housing Element Update Process including:
  - Questions/comments on the overall process
  - Upcoming community engagement activities
  - Outreach to specific stakeholder groups
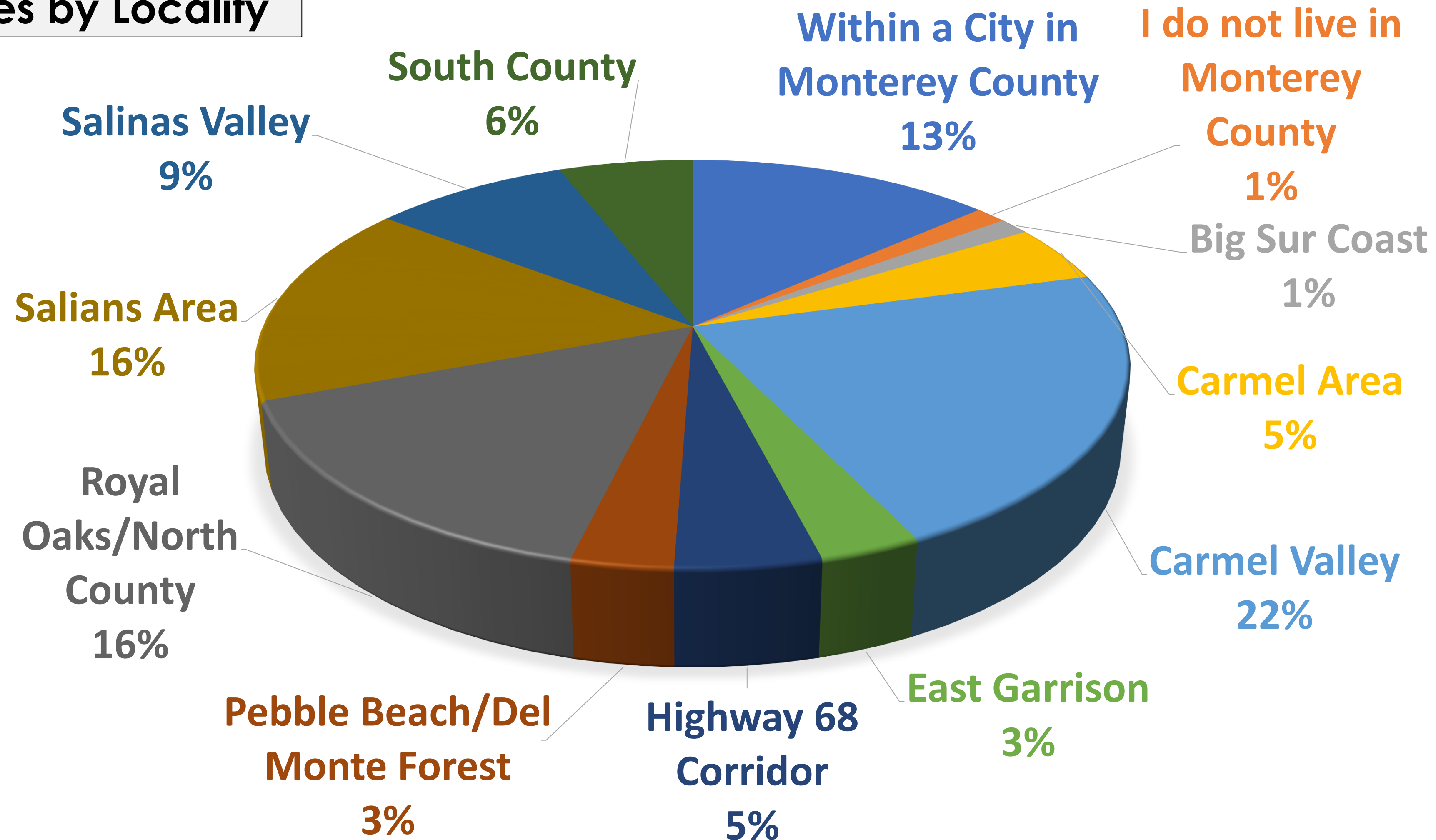 - How the community can engage with the process.

Community Pop Ups (In Person) & Library Displays

- Held between February 5 – February 13, 2023
- Held in Big Sur, Buena Vista, Carmel Valley, Castroville, Chualar, King City, Marina, Monterey, Pacific Grove, Pajaro, Prunedale, San Ardo, San Lucas, Seaside, and Soledad
- Feedback from community members included:
  - Affordability and housing stock are key issues
  - Need higher density and a variety of housing types (seniors, farm workers, large families, etc.)

HOUSING ELEMENT SURVEY

The survey was open from 1/16/23 – 02/20/23. A total of 532 responses were received.

Responses by Locality

- **Within a City in Monterey County** 13%
- **I do not live in Monterey County** 1%
- **Big Sur Coast** 1%
- **Carmel Area** 5%
- **Carmel Valley** 22%
- **East Garrison** 3%
- **Highway 68 Corridor** 5%
- **Pebble Beach/Del Monte Forest** 3%
- **Royal Oaks/North County** 16%
- **Salians Area** 16%
- **Salinas Valley** 9%
- **South County** 6%

HOUSING ELEMENT SURVEY – KEY FINDINGS

Housing Most Needed

- Apartment Rentals = 275
- Employee Housing = 279

Highest Need for Housing

- Unhoused
- Single parent – female head of household
- Low-income agricultural workers

Housing Discrimination

- 16% experienced housing discrimination
  o Income Source
  o Race
  o Family Size

Support Fair Housing

- 30% fair housing services not sufficient
  o Affordability
  o Accessibility
  o Access to information

Support Housing Opportunities

- Need AH units built throughout County
- Underserved communities - infrastructure, transit, services, outreach on affordable housing

POLL QUESTION:

SURVEY FINDINGS

DO YOU AGREE WITH THE SURVEY FINDINGS?

❑ Yes

❑ No

¿ESTÁ DE ACUERDO CON LOS RESULTADOS DE LA ENCUESTA?

❑ Sí

❑ No

If you answered no, let us know why.

Drop a comment in the chat or email us your thoughts at: GeneralPlanUpdates@co.monterey.ca.us.

FOCUSED STAKEHOLDER MEETINGS

The County held individual stakeholder meetings with the following groups:

- Affordable Housing Developers
- Market Rate Developers
- Fair Housing Providers
- Affordable Housing Advocates and Community Organizations
- Property Managers
- Renters
- Agriculture Based Businesses
- Other Community Organizations

Key themes included:

- Affordable housing available < the # of people who need affordable housing
- Build housing in close proximity to amenities (shops, schools, hospitals, etc.)
- Housing variety to suit families of various sizes
- Fees/processing times impede the development of affordable housing
- Streamline affordable housing information, make easily accessible

POLL QUESTIONS:

CURRENT HOUSING

ARE YOU SATISFIED WITH YOUR CURRENT HOUSING SITUATION?
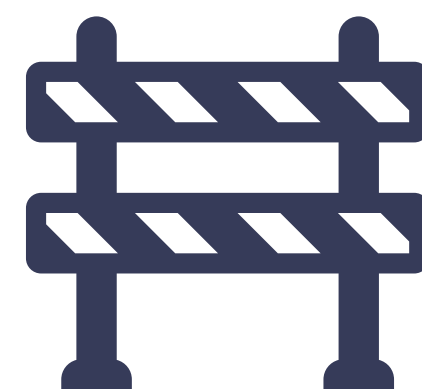
❑Yes

❑No

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

❑Sí

❑No

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)

SITES INVENTORY:

THE NUMBER OF SITES WE'RE PLANNING FOR

CONSIDERATIONS AND APPROACH

General Criteria

- Legal Requirements – State HCD
- RHNA – Income Categories
  - Minimum/Maximum Buffer

Well Informed and Sound Planning

- High opportunity/resource locations for low and very low-income categories (AFFH)
- Eligibility for State Funding of Affordable Housing (TCAC)
- Avoid locations with high risk of flood or fire
- Avoid conservation or scenic easements

30 Day Review Period

- Opportunity for the community to provide questions/comments on proposed sites

HOW MANY SITES ARE WE PLANNING FOR?

CA HCD requirements = planning for at least 3,764. the County of Monterey is planning for 5,121!

Community Planning Area	# of Sites	Very Low </= $56,850	Low $56,850 - $91,000	Moderate $91,000 – $108,100	Above Moderate $108,100 =/<	Total Units with Recommended Buffer
Airport – Greater Monterey Peninsula	4	603	355	226	140	1,324
Bolsa Knolls – Greater Salinas	8	57	57	73	851	1,038
Fort Ord	2	76	69	91	745	981
Carmel – Carmel Valley Master Plan	12	165	118	94	264	642
Castroville – North County	6	189	143	0	0	332
Prunedale – North County	3	122	87	38	0	247
Aromas – North County	1	112	80	36	0	228
Chualar – Central Salinas Valley	5	15	15	19	154	203
Greenfield – Central Salinas Valley	5	6	6	9	48	69
Boronda – Greater Salinas	2	4	4	6	43	57
Total	**48**	**1,349**	**934**	**593**	**2,245**	**5,121**
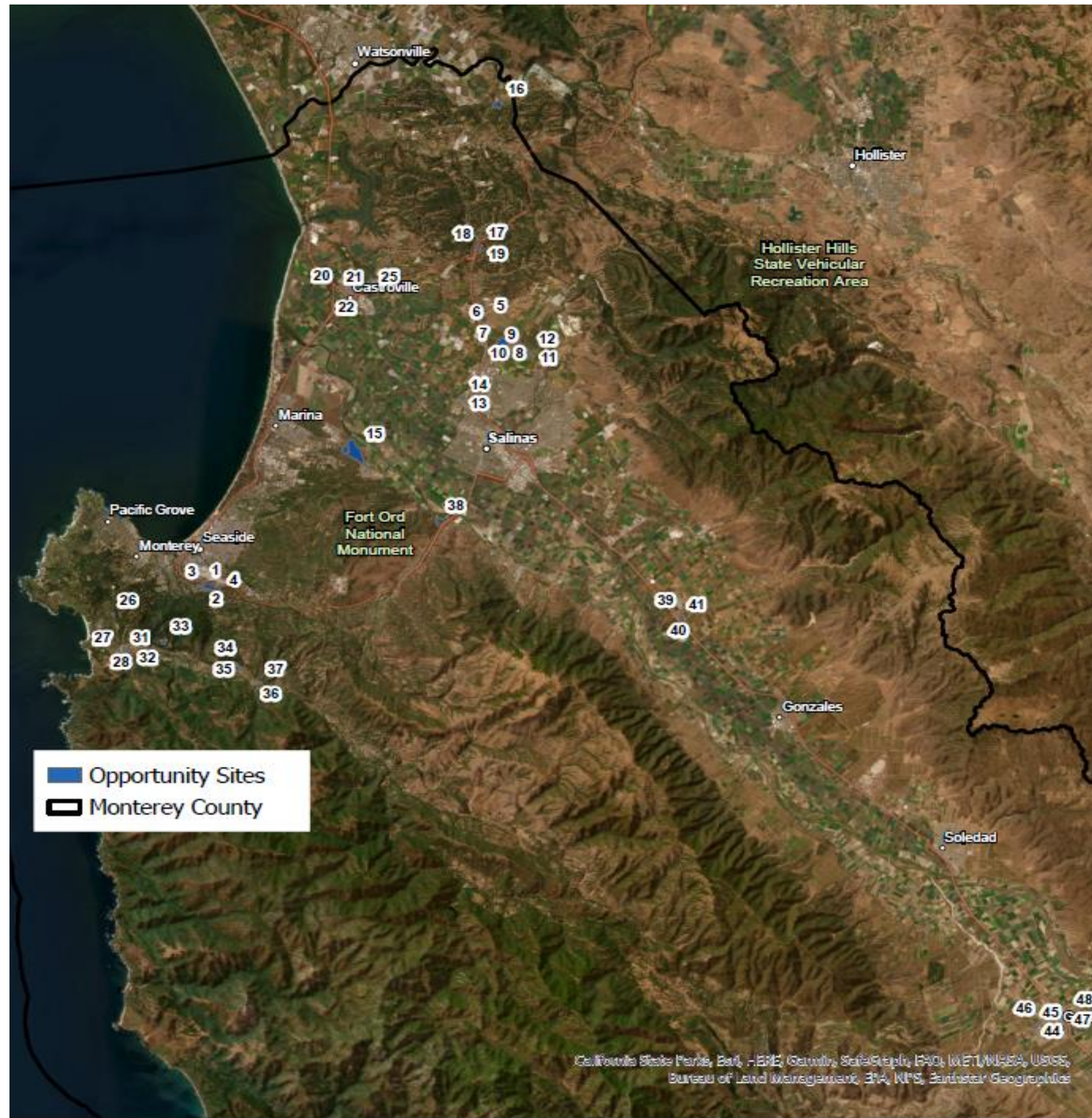
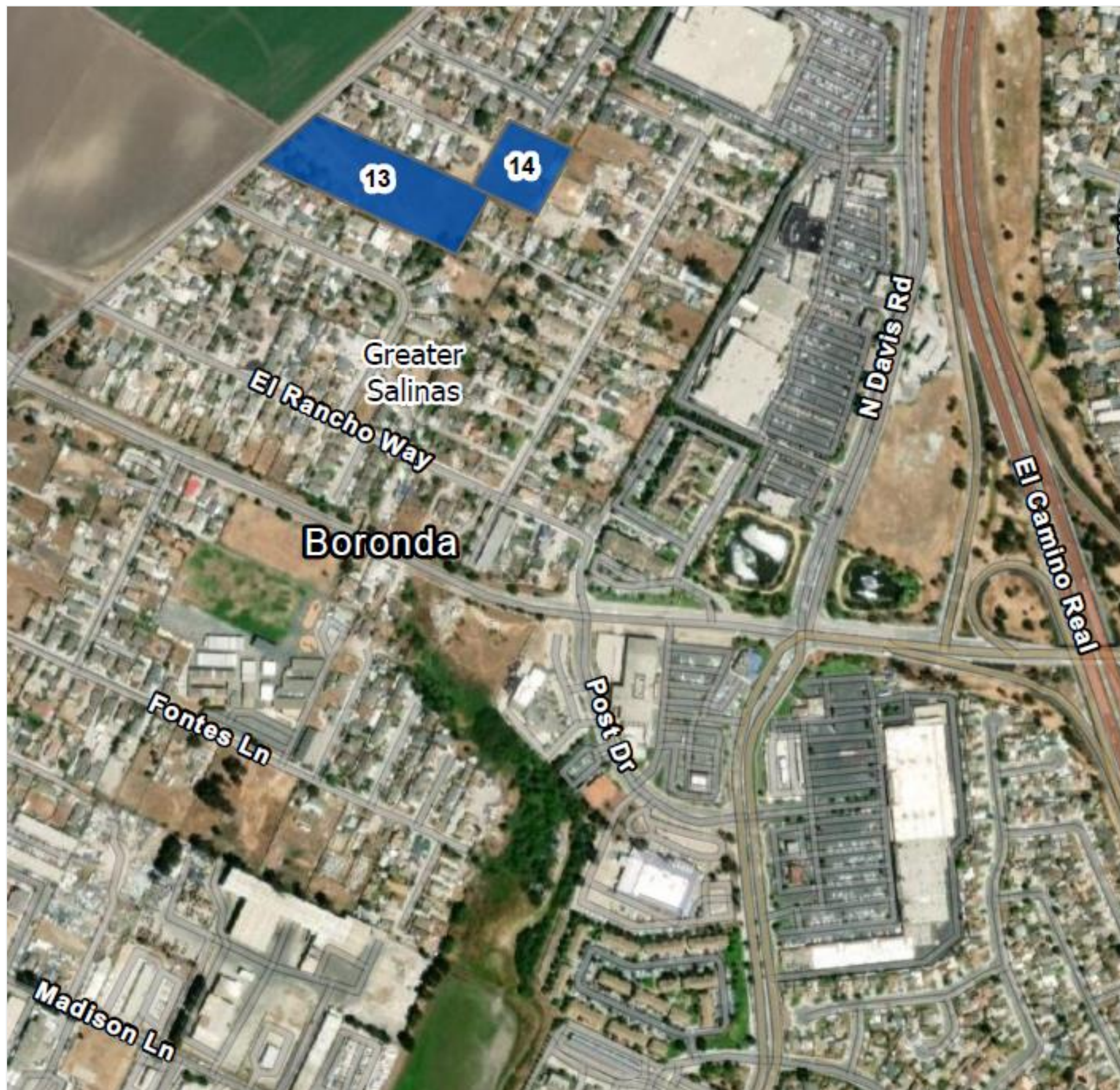SITES INVENTORY OVERVIEW

SITES INVENTORY: AIRPORT (MONTEREY)

- **Number of Sites**: 4

- **Affordability**

  Very Low: 603

  Low: 355

  Moderate: 226

  Above Moderate: 140

- **Total New Units**: 1324

SITES INVENTORY: BOLSA KNOLLS

- **Number of Sites**: 8

- **Affordability**

   Very Low: 57

   Low: 57

   Moderate: 73

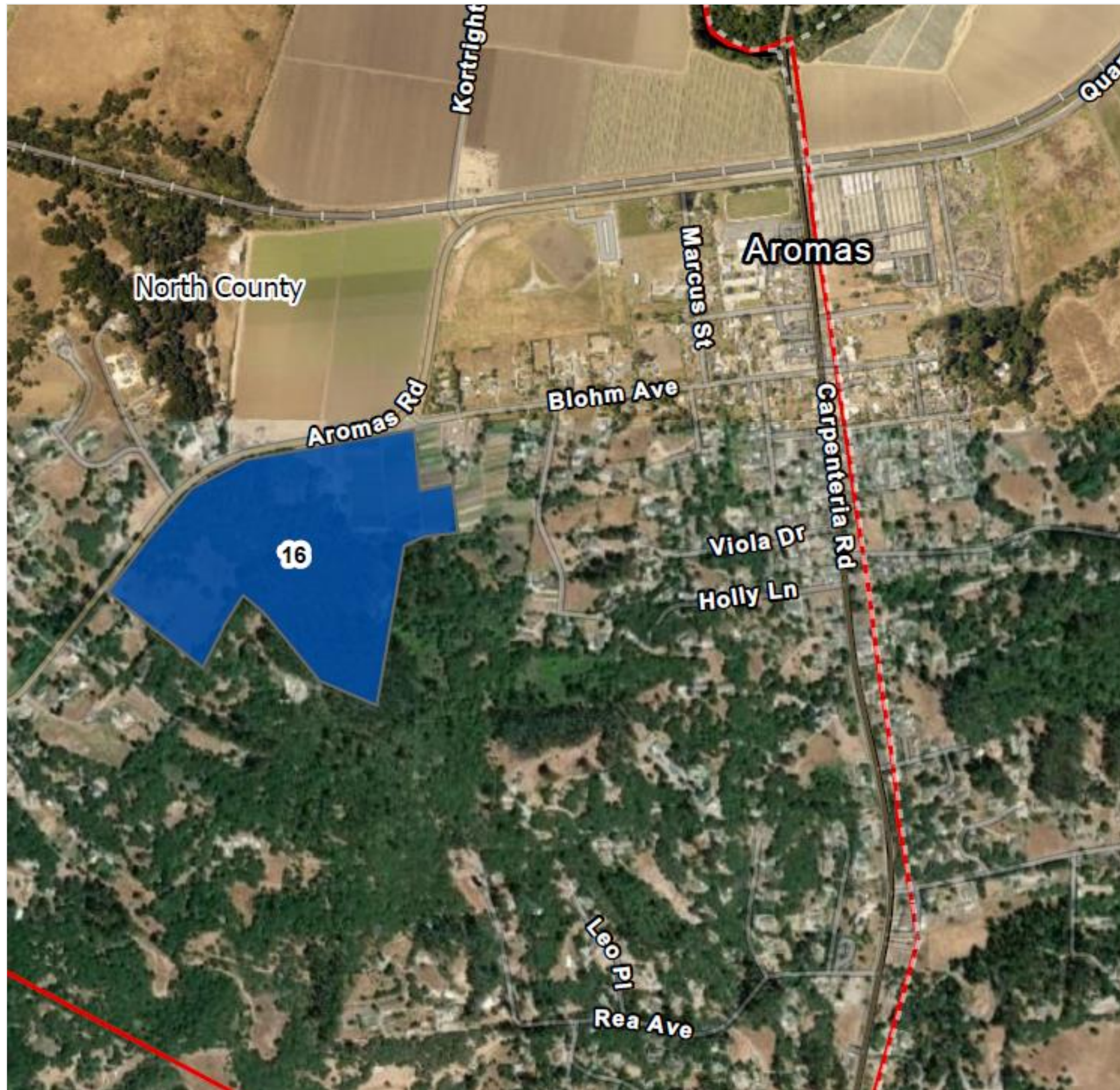   Above Moderate: 851

- **Total New Units**: 1038

SITES INVENTORY: BORONDA

- **Number of Sites**: 2

- **Affordability**

  Very Low: 4

  Low: 4

  Moderate: 6

  Above Moderate: 43

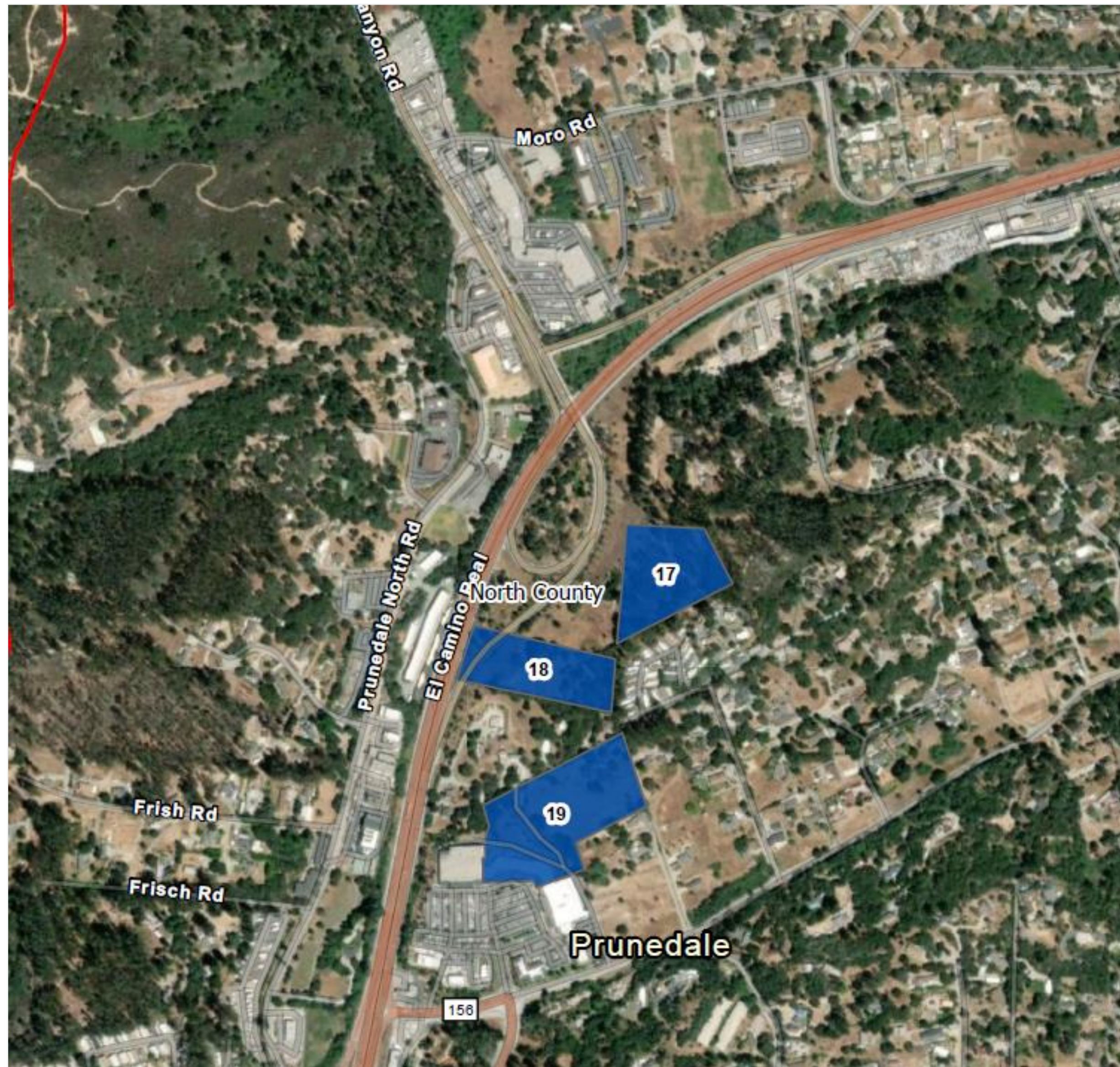- **Total New Units**: 57

SITES INVENTORY: FORT ORD

- **Number of Sites**: 2

- **Affordability**

  Very Low: 76

  Low: 69

  Moderate: 91

  Above Moderate: 745

- **Total New Units**: 981

SITES INVENTORY: AROMAS

- **Number of Sites**: 1

- **Affordability**

  Very Low: 112

  Low: 80

  Moderate: 36

  Above Moderate: 0

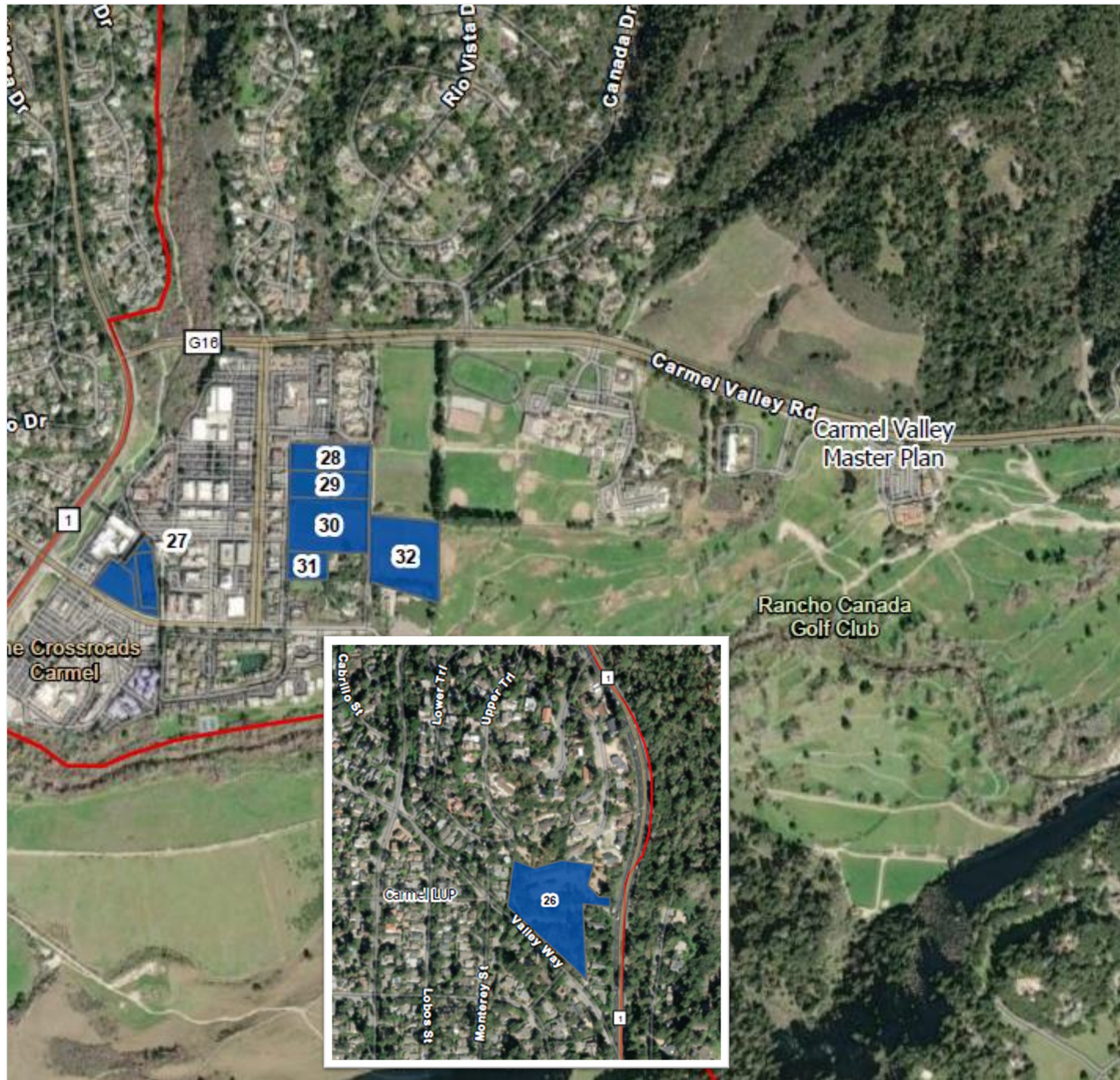- **Total New Units**: 228

SITES INVENTORY: PRUNEDALE

- **Number of Sites**: 3

- **Affordability**

    Very Low: 122

    Low: 87

    Moderate: 38

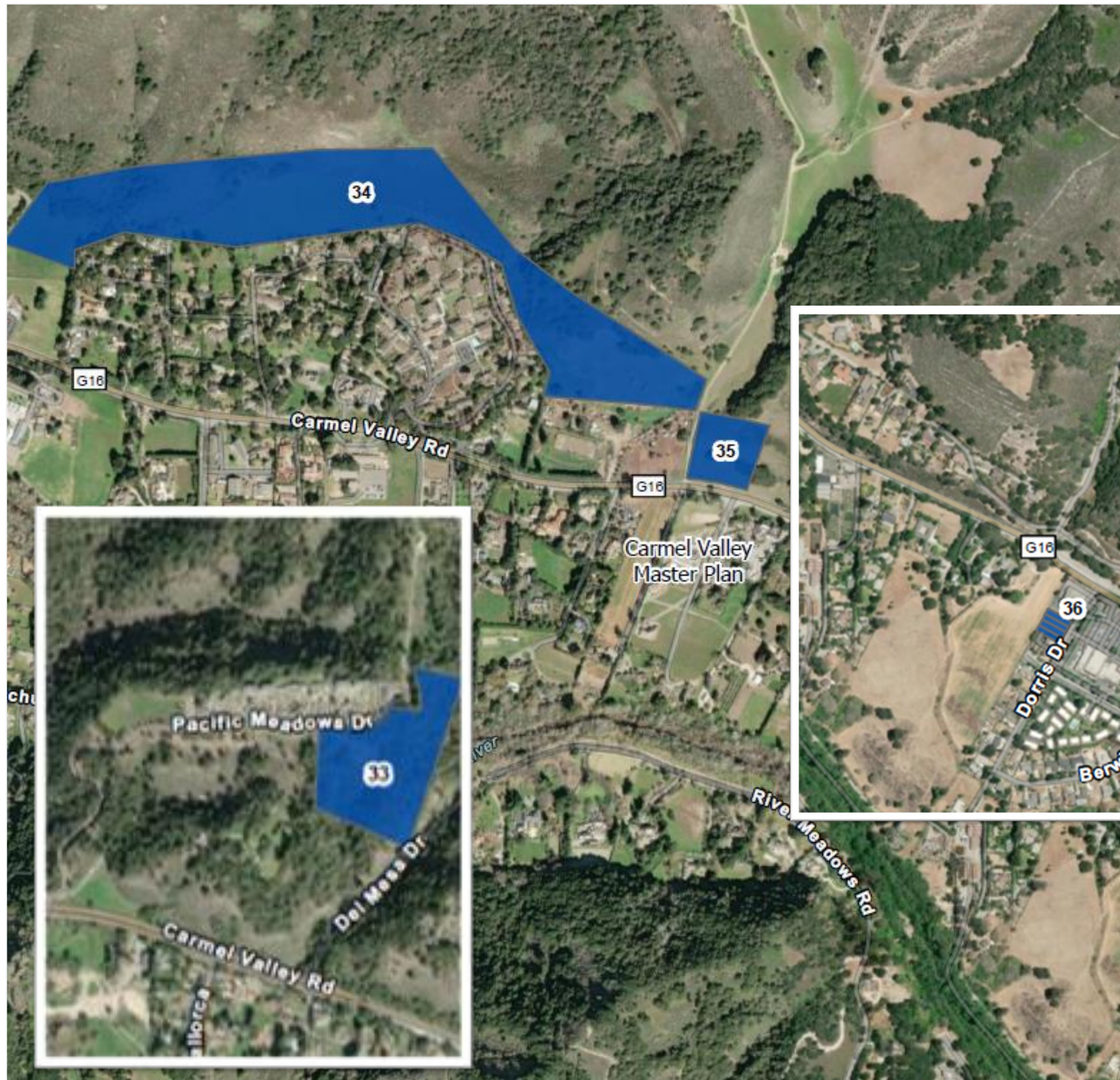   Above Moderate: 0

- **Total New Units**: 247

SITES INVENTORY: CASTROVILLE

- **Number of Sites**: 6

- **Affordability**

  Very Low: 189

  Low: 143

  Moderate: 0

  Above Moderate: 0

- **Total New Units**: 332

SITES INVENTORY: CARMEL/CARMEL VALLEY

- **Number of Sites**: 12

- **Affordability**

  Very Low: 165

  Low: 118

  Moderate: 94

  Above Moderate: 264
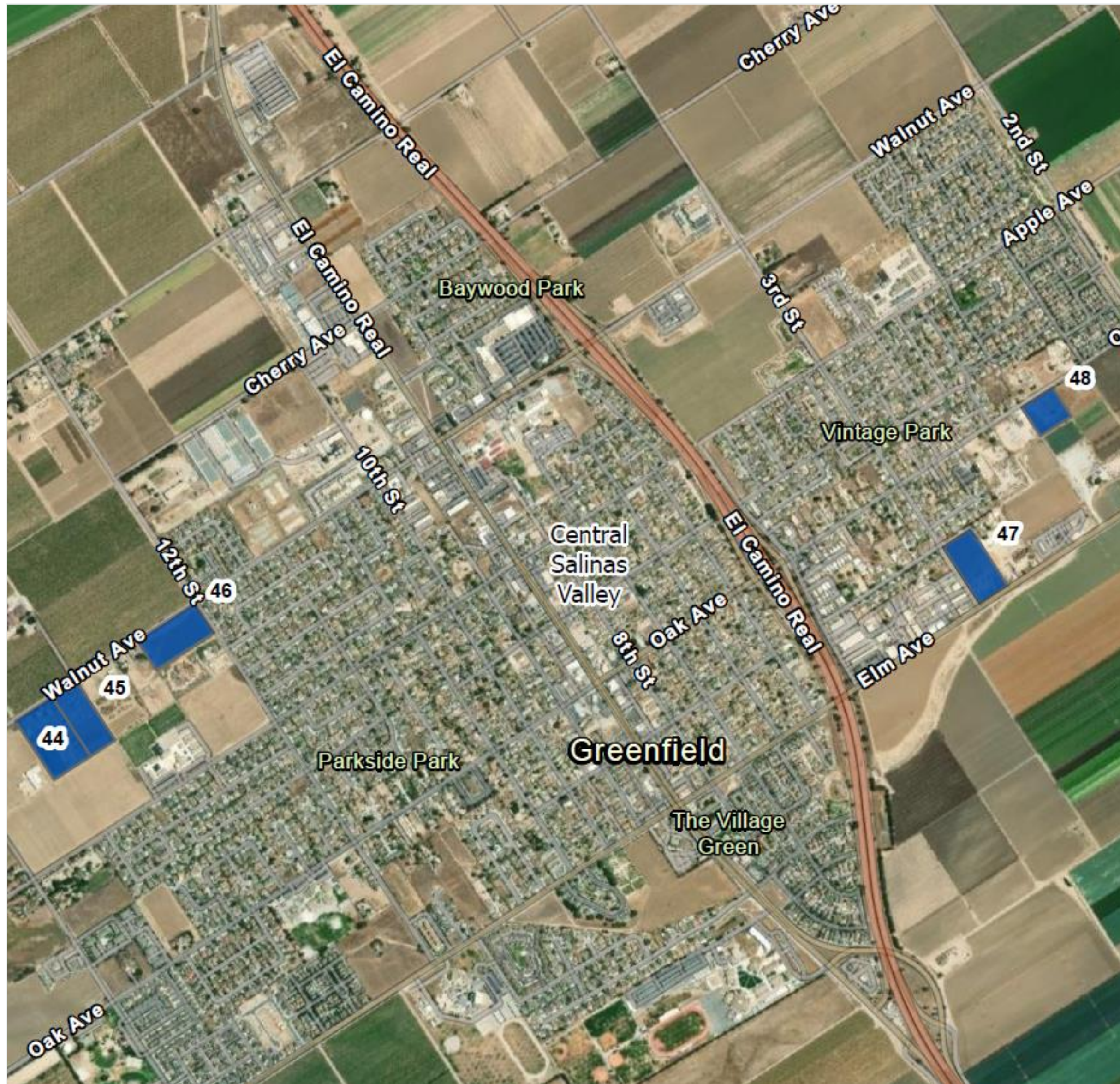
- **Total New Units**: 642

SITES INVENTORY: CARMEL VALLEY

- **Number of Sites**: 12

- **Affordability**

  Very Low: 165

  Low: 118

  Moderate: 94

  Above Moderate: 264

- **Total New Units**: 642

SITES INVENTORY: CHUALAR

- **Number of Sites**: 5

- **Affordability**

  Very Low: 15

  Low: 15

  Moderate: 19

  Above Moderate: 154

- **Total New Units**: 203

SITES INVENTORY: GREENFIELD

- **Number of Sites**: 5

- **Affordability**

  Very Low: 6

  Low: 6

  Moderate: 9

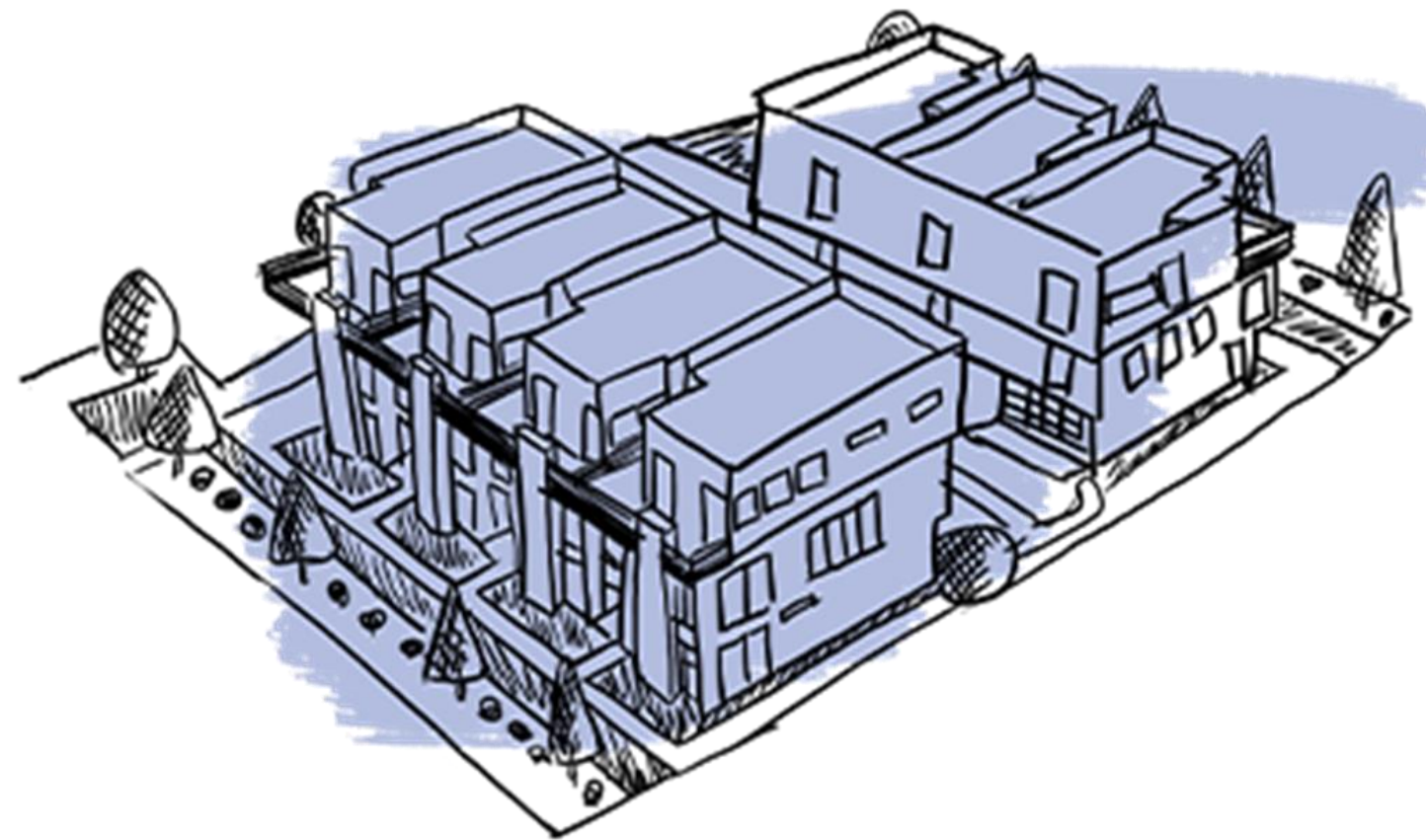 Above Moderate: 48

- **Total New Units**: 69

EXAMPLES OF HOUSING TYPES

Single Family Cluster Housing
10-12 du/ac

Town Homes or Row Houses
12-18 du/ac

Cluster/Manor Homes
15-22 du/ac
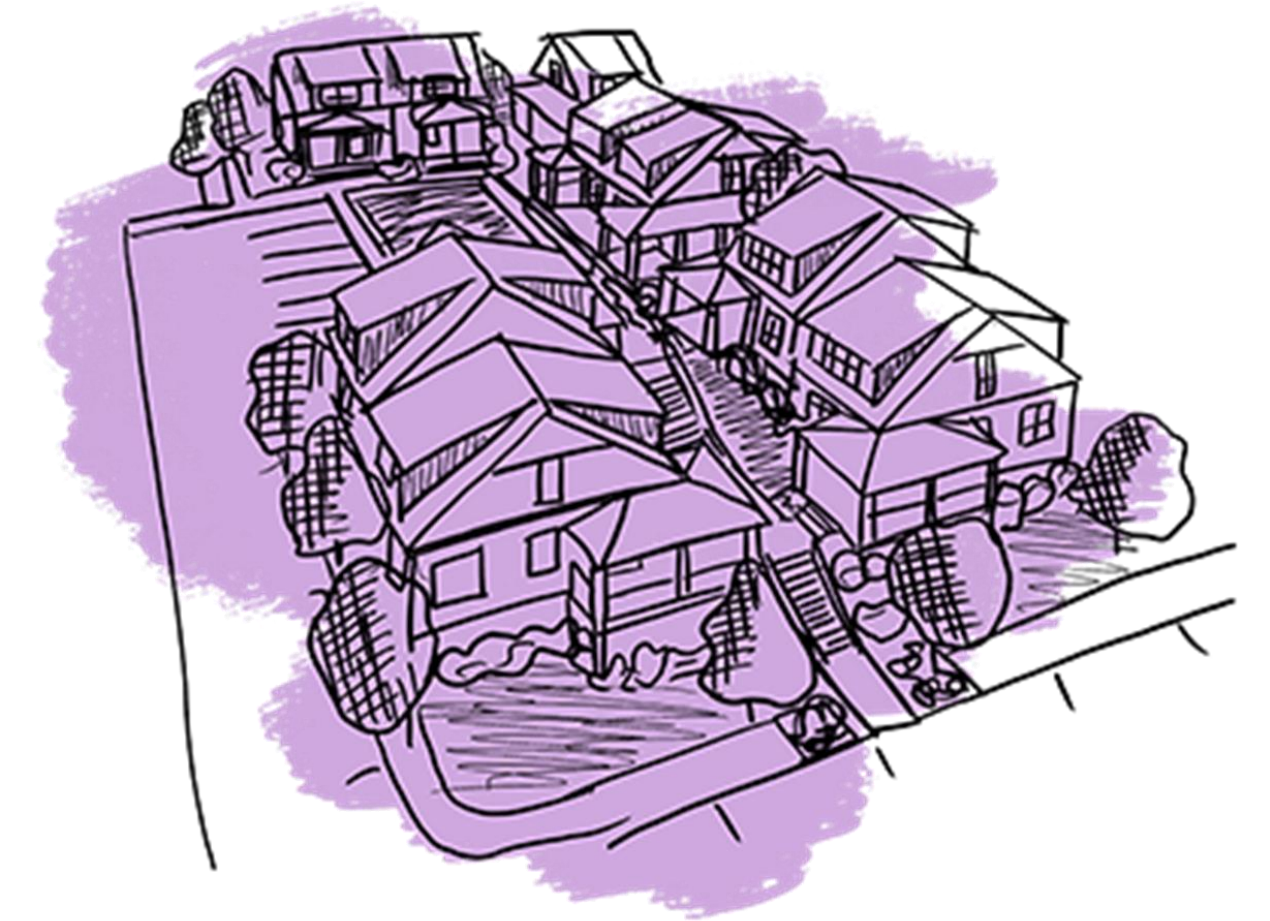

- Single family, detached homes
- Front-facing with walkable streets
- One or two-story homes
- Private patios or limited small yards

- Single family, attached rowhouses
- Front-facing with walkable streets
- Small, private patios
- Limited curb cuts along streets

- Smaller multifamily buildings, sometimes clustered around courtyards
- Front-facing with walkable streets
- Two to three stories; walk-up

Illustrations by: JHP Architecture / Urban Design (Density Guide - JHP (jhparch.com))

EXAMPLES OF HOUSING TYPES

**Garden Apartments
19-25 du/ac**

**Village Cluster or Urban-
Suburban Homes
26-40 du/ac**

- Smaller buildings, with 4 units per level around stairways
- Two to three stories; walk-up with open-air stairways
- Organized with surface parking in front and around

- Multifamily buildings in walkable settings
- Typically three or four stories
- Corridor style buildings
- Organized with parking courts behind, and/or tuck-under rear parking, with parallel on-street parking

Illustrations by: JHP Architecture / Urban Design (Density Guide - JHP (jhparch.com))

ROGGE COMMONS – SMALL LOT SINGLE FAMILY

EAST GARRISON – GARDEN STYLE & VILLAGE CLUSTER

Manzanita Place

Alfred Diaz-Infante (formerly "East Garrison") Apartments – currently under construction

NEXT STEPS

Email the County with
any questions/comments
by **June 30, 2023**

30 Day Public Review
Period – Email the County
with any
questions/comments

Draft Housing Element
Update posted to County
website

Late Summer 2023

Housing Element Update
Community Open House

Late Fall 2023

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
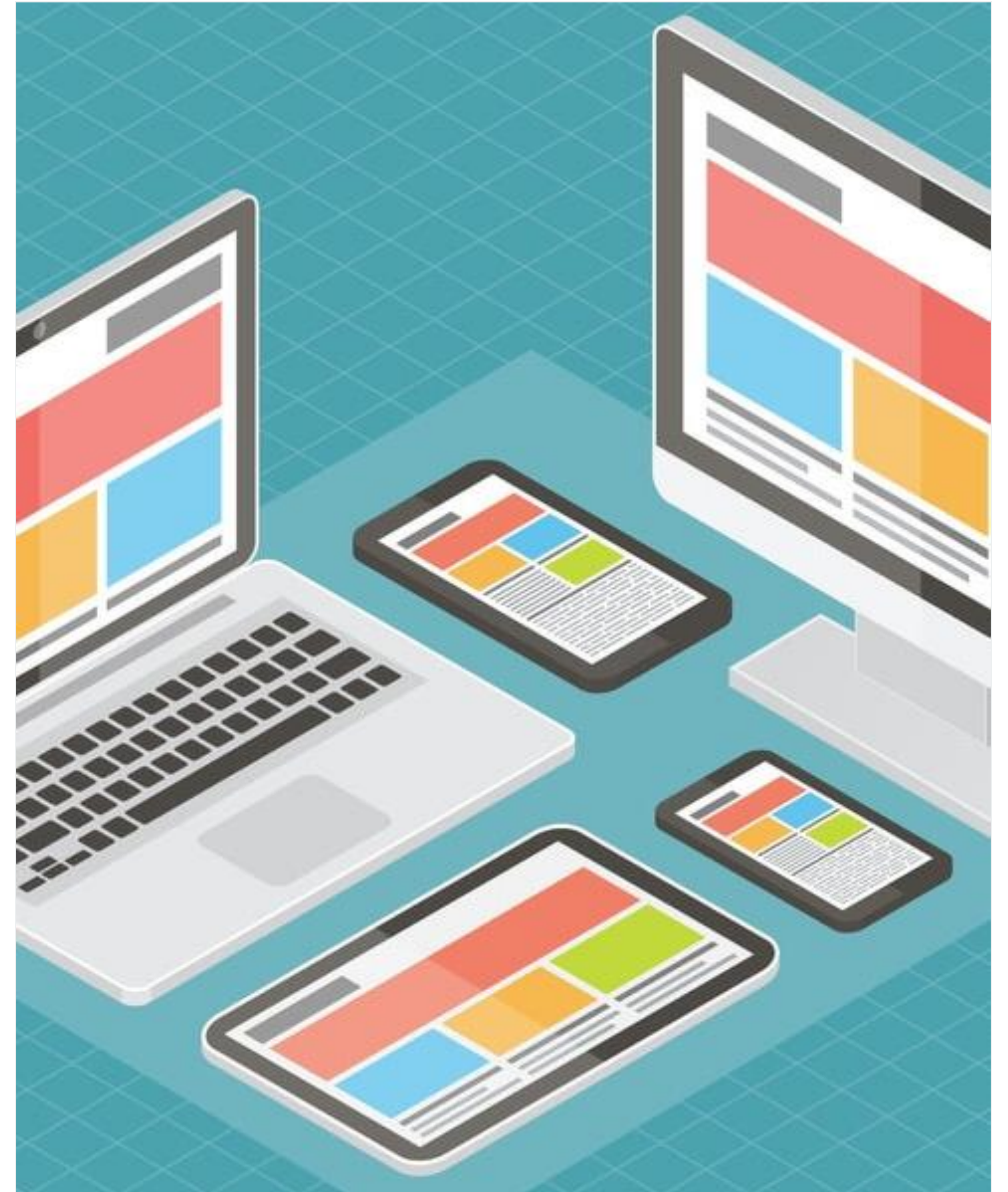
THANK YOU!

Questions? Comments?

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