

# 6<sup>th</sup> Cycle Housing Element Update

Supervisor Adams  
District 5 - Town Hall

July 27, 2023



## WHAT IS A HOUSING ELEMENT? WHY IS IT BEING UPDATED?

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- 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 – Update every 8 years
- State Department of Housing and Community Development (CA HCD) Reviews & Certifies



# 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.



# FAIR & EQUITABLE HOUSING

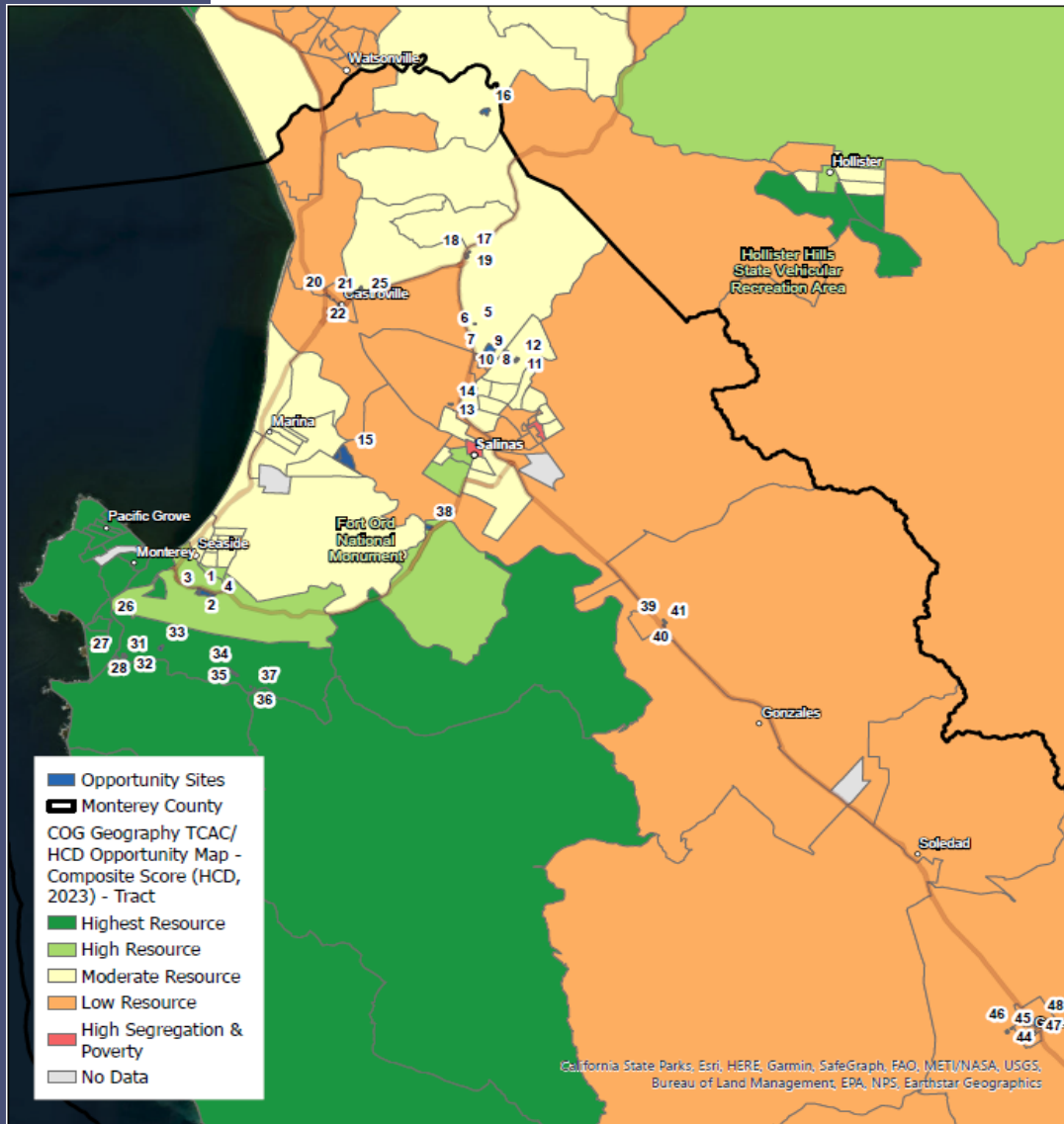
**Affirmatively Further Fair Housing  
Address Opportunity Areas (State)**

## *High Resource Areas*

- Close to amenities
- Incentivize affordable units
- Proximity to jobs/opportunities

## *Lower Resource Areas*

- Create opportunities
- Improve infrastructure
- Range of housing types



# HOUSING ELEMENT OUTREACH – 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
  - Income Source
  - Race
  - Family Size



## Support Fair Housing

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

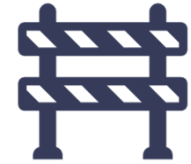


## Support Housing Opportunities

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

# WHAT POLICIES/PROGRAMS CAN BEST SUPPORT NEW SENSIBLE AND NEEDED HOUSING IN YOUR COMMUNITY?

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- “Upzone” to allow more housing in community centers, commercial areas, near amenities (e.g., mouth of Carmel Valley, Mid-Valley)
- Encourage more infill development to prevent sprawl & preserve rural character
- Address long-term infrastructure constraints (e.g. water, wastewater, traffic, evacuation routes, services)
- Stop unpermitted vacation (short-term) rental activity to protect housing
- Allow schools, churches, community orgs to build [affordable] housing on their unused land
- Encourage development that safe-guards residents needs (e.g., smaller subdivisions, smaller lower-cost units, ADUs); Discourage large high-end commercial subdivisions (e.g. large lots, individual build-to-suit lots, large homes)
- Others?

*Do you agree? Disagree? What have we missed?*

# HOW MANY UNITS ARE WE PLANNING FOR DISTRICT 5?

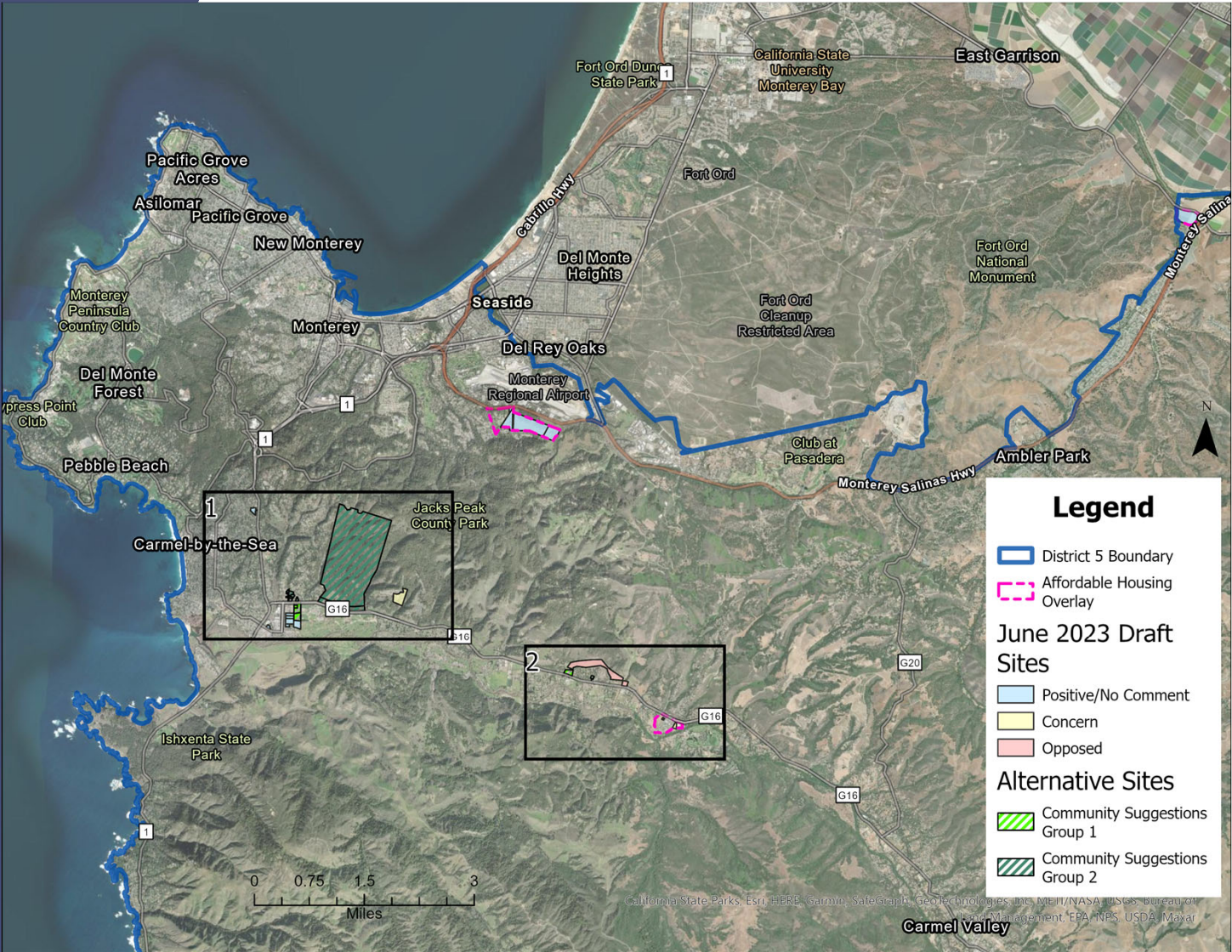
County Regional Housing Needs Allocation (RHNA) = 3,326 [2/3 affordable; 1/3 above mod]  
 CA HCD requirements = planning for at least 3,764. County of Monterey is planning for 5,121.

Community Planning Area	Very Low <= \$56,850	Low \$56,850 - \$91,000	Moderate \$91,000 – \$108,100	Above Moderate \$108,100 =/<	Total Units (with Buffer)
<b>PIPELINE PROJECTS (ENTITLED/APPROVED)</b>					
Greater Monterey Peninsula - McIntosh (Laguna Seco Office Park)	5	5	6	4	<b>19</b>
Carmel Valley Master Plan (CVMP) - Rancho Canada Village	4	4	20	12	<b>40</b>
CVMP: One Carmel (September Ranch)	0	0	15	7	<b>22</b>
<b>OPPORTUNITY SITES (AHO/Applications/Opportunity)</b>					
Greater Monterey Peninsula – Airport	603	355	226	140	<b>1,324</b>
Toro Area – Reservation & Hwy 68	21	14	16	0	<b>50</b>
Carmel Area Land Use Plan	30	22	0	0	<b>52</b>
Carmel Valley Master Plan	136	96	94	264	<b>591</b>
<b>TOTAL</b>	<b>799</b>	<b>497</b>	<b>377</b>	<b>427</b>	<b>2,100</b>



# DRAFT SITES INVENTORY OVERVIEW

## DISTRICT 5



- **Total D5 Units: 2,100**  
 Pipeline Units: 81  
 New Units: 2,019
- **Affordability Levels**  
 Very Low: 799  
 Low: 497  
 Moderate: 377  
 Above Moderate: 427



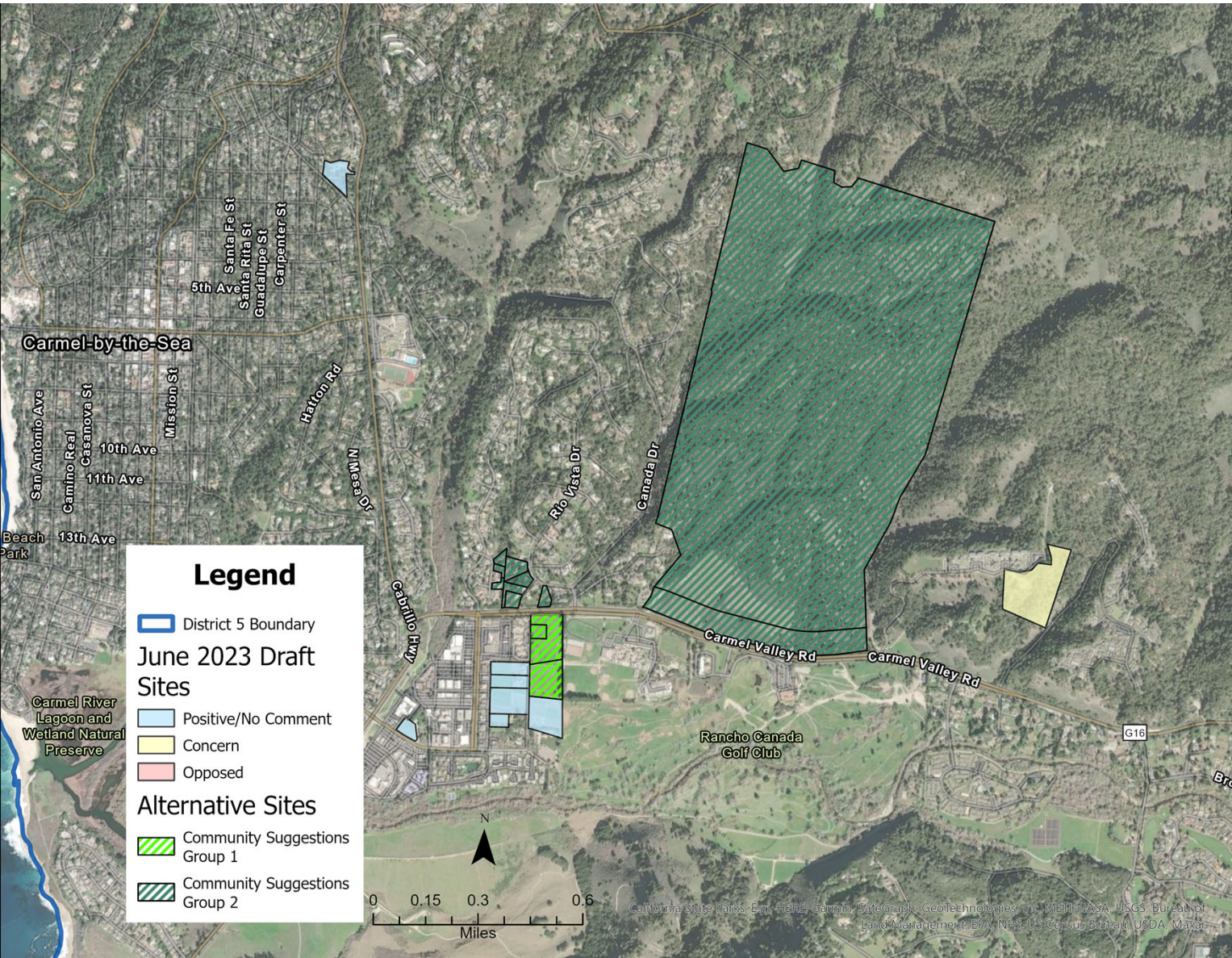




# OPPORTUNITY SITES: CARMEL/MOUTH CV

Total New Units: 392

- Carmel Area = 52 (all affordable)
- CVMP West of Via Mallorca = 340 (203 affordable + 137 above moderate)



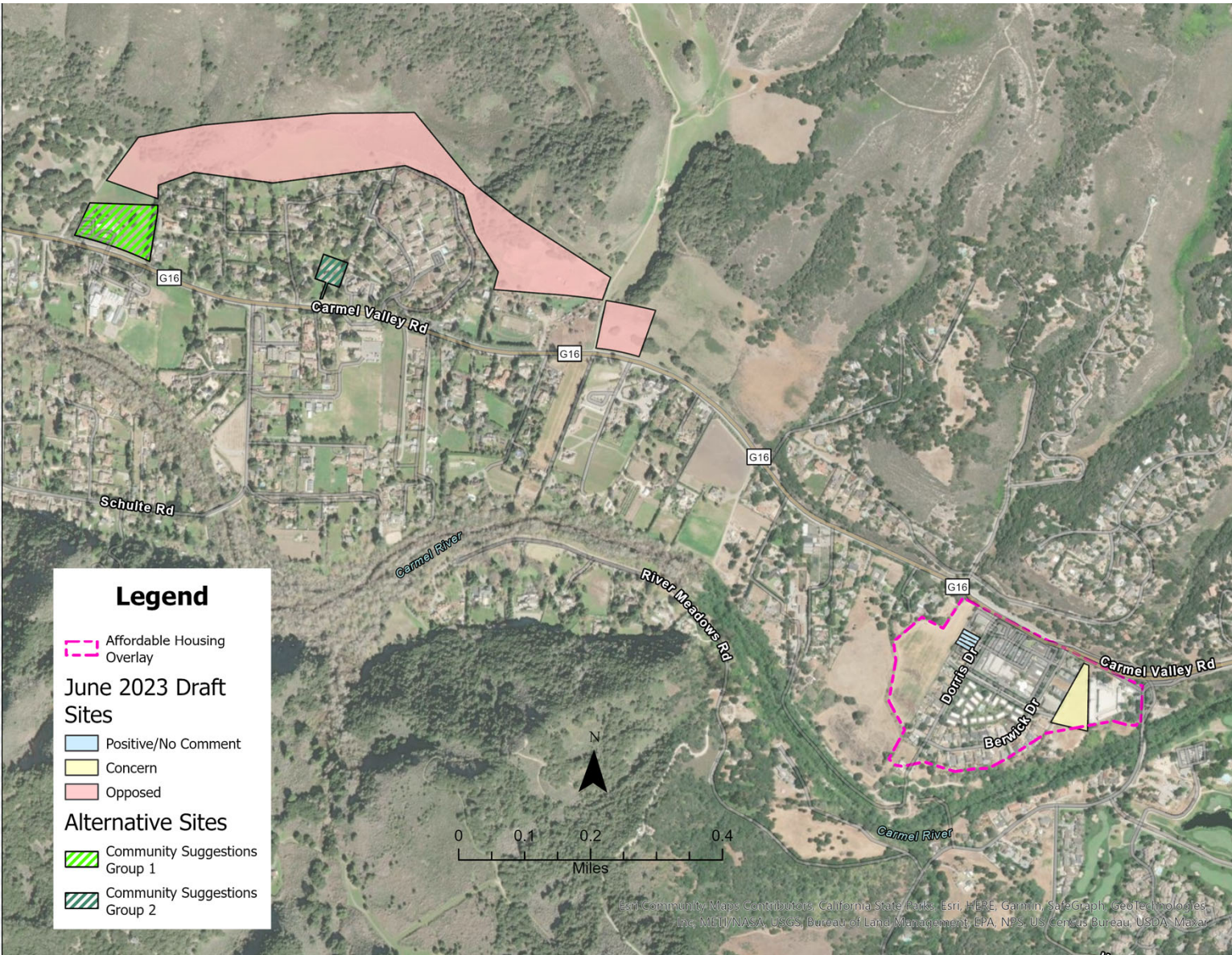
California State Parks, Esri, HERE, Garmin, Swiremap, Geotechnologies, Inc, Mapbox, NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, Maxar



# OPPORTUNITY SITES: MID CARMEL VALLEY

Total New Units: 251

- CVMP East of Via Mallorca  
= 251 (124 affordable + 127  
above moderate)





# NEXT STEPS

Email the County with any questions/comments by August 7, 2023

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

Draft Housing Element posted to County website  
Late Summer 2023

Housing Element Update Community Open House  
Late Fall 2023





## MORE INFORMATION & CONTACT US

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