

6th Cycle Housing Element Update

Supervisor Adams
District 5 - Town Hall

August 2, 2023



PARTICIPATION & SHARING IDEAS

- Meeting etiquette to allow everyone to participate
- During the presentation
 - Audience will be muted
 - Chat will be disabled
 - 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





INTRODUCTION QUESTION:

Were you able to attend the previous meeting scheduled last week on Thursday, July 27th at Del Mesa Carmel?



General Plan Elements Updates

Housing Element Sixth Cycle Update (2023-2031)

- Plan for housing development that meets the needs of everyone in the community

Safety Element Update

- Plan for the protection of the community from any unreasonable risks due to known hazards

New Environmental Justice Element

- Plan to reduce unique or compounded health risks in disadvantaged communities

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?



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

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

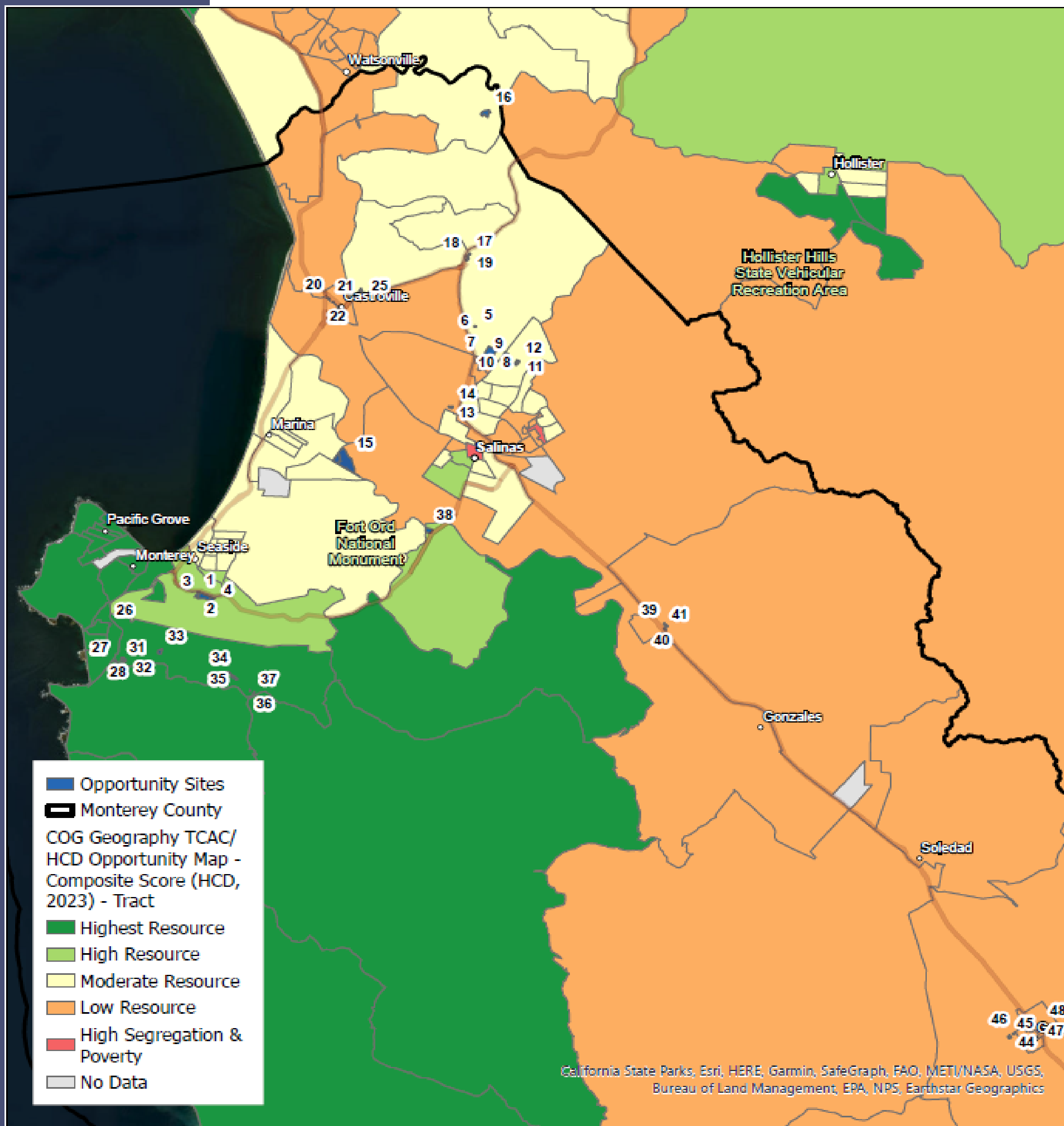
Affirmatively Further Fair Housing Address Opportunity Areas (State)

High Resource Areas

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

Lower Resource Areas

- Create opportunities
- Improve infrastructure
- Range of housing types



California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, Earthstar Geographics

Source: Monterey County, HCD



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 OR PROGRAMS CAN BEST SUPPORT NEW SENSIBLE AND NEEDED HOUSING IN YOUR COMMUNITY?

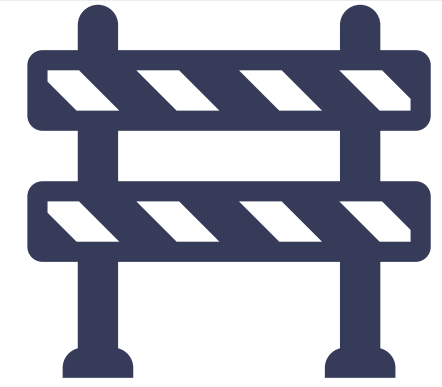
AGREE OR DISAGREE



WHAT WE HEARD SO FAR:

Agree	Disagree	WHAT WE HEARD SO FAR:
12	15	“Upzone” to allow more housing in community centers, commercial areas, near amenities (e.g., mouth of Carmel Valley, Mid-Valley)
24	0	Encourage more infill development to prevent sprawl & preserve rural character
27	0	Address long-term infrastructure constraints (e.g. water, wastewater, traffic, evacuation routes, services)
21	7	Stop unpermitted vacation (short-term) rental activity to protect housing
23	0	Allow schools, churches, community orgs to build [affordable] housing on their unused land
20	1	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)

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



- “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?

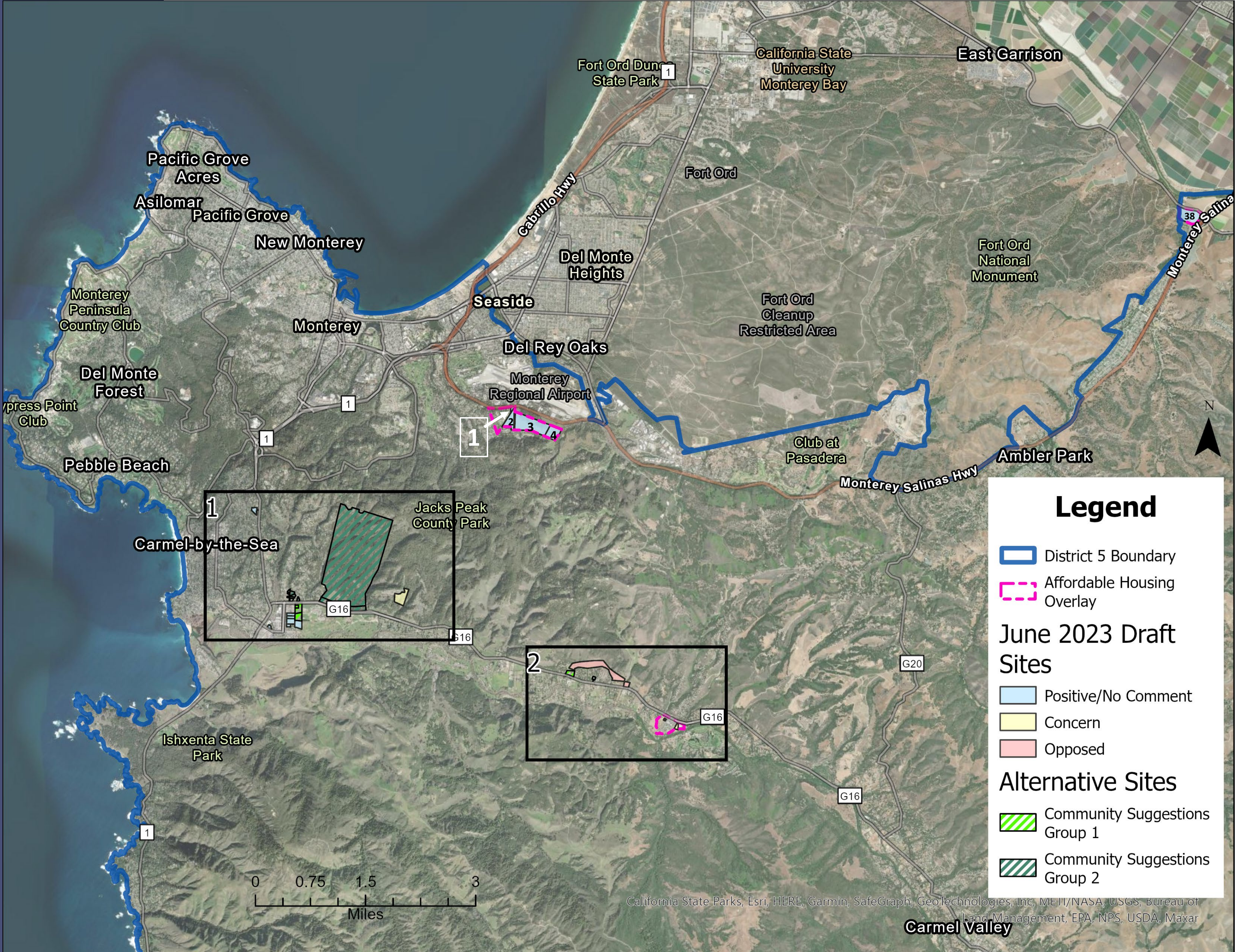
County Regional Housing Needs Allocation (RHNA) = 3,326 [2/3 affordable; 1/3 above mod]
 CA HCD requirements = planning for at least 3,764. County of Monterey is planning for 5,121.

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)
PIPELINE PROJECTS (ENTITLED/APPROVED)					
Greater Monterey Peninsula - McIntosh (Laguna Seco Office Park)	5	5	6	4	19
Carmel Valley Master Plan (CVMP) - Rancho Canada Village	4	4	20	12	40
CVMP: One Carmel (September Ranch)	0	0	15	7	22
OPPORTUNITY SITES (AHO/Applications/Opportunity)					
Greater Monterey Peninsula – Airport	603	355	226	140	1,324
Toro Area – Reservation & Hwy 68	21	14	16	0	50
Carmel Area Land Use Plan	30	22	0	0	52
Carmel Valley Master Plan	136	96	94	264	591
TOTAL	799	497	377	427	2,100



DRAFT SITES INVENTORY OVERVIEW

DISTRICT 5



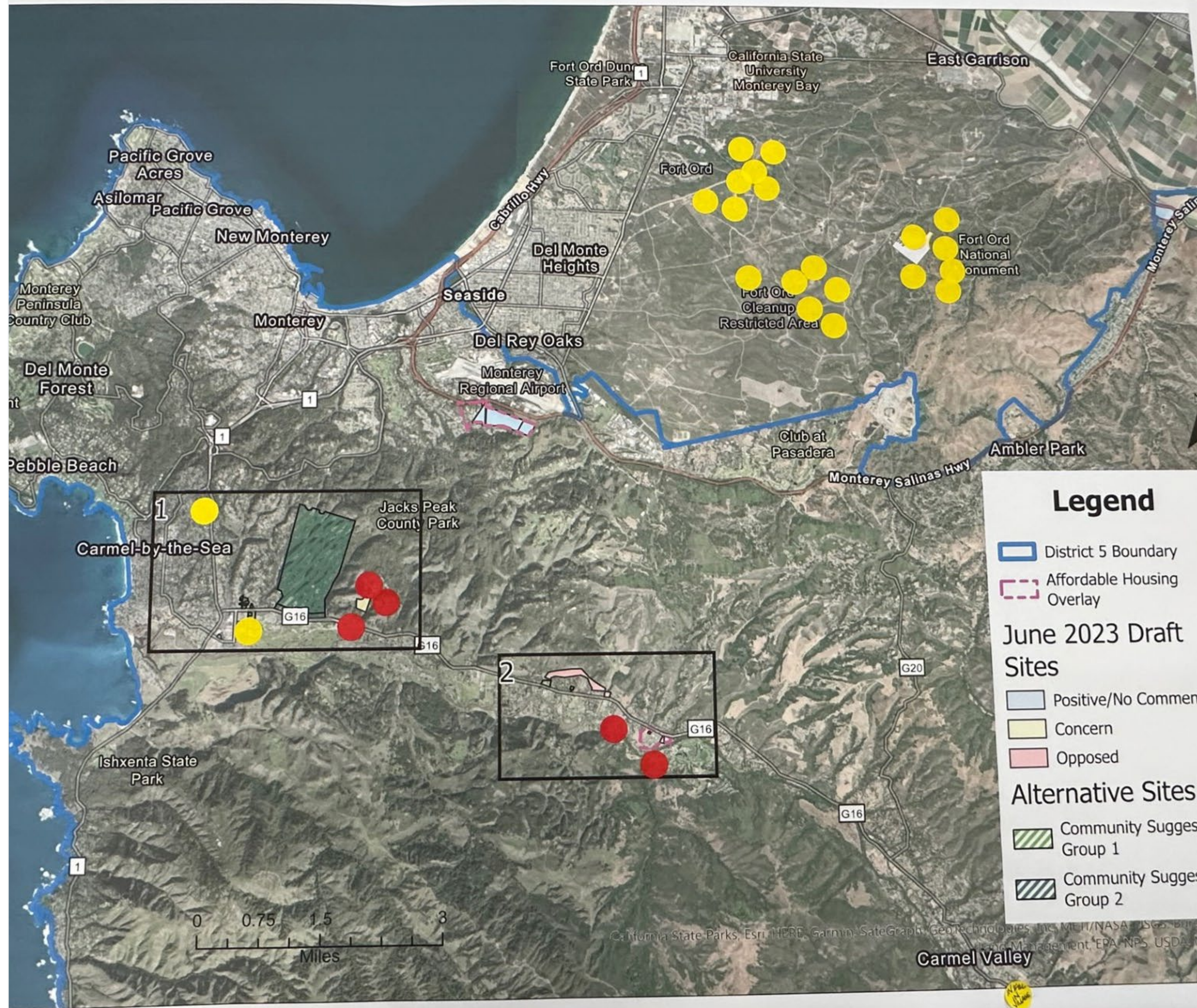
- **Total D5 Units: 2,100**
 Pipeline Units: 81
 New Units: 2,019
- **Affordability Levels**
 Very Low: 799
 Low: 497
 Moderate: 377
 Above Moderate: 427

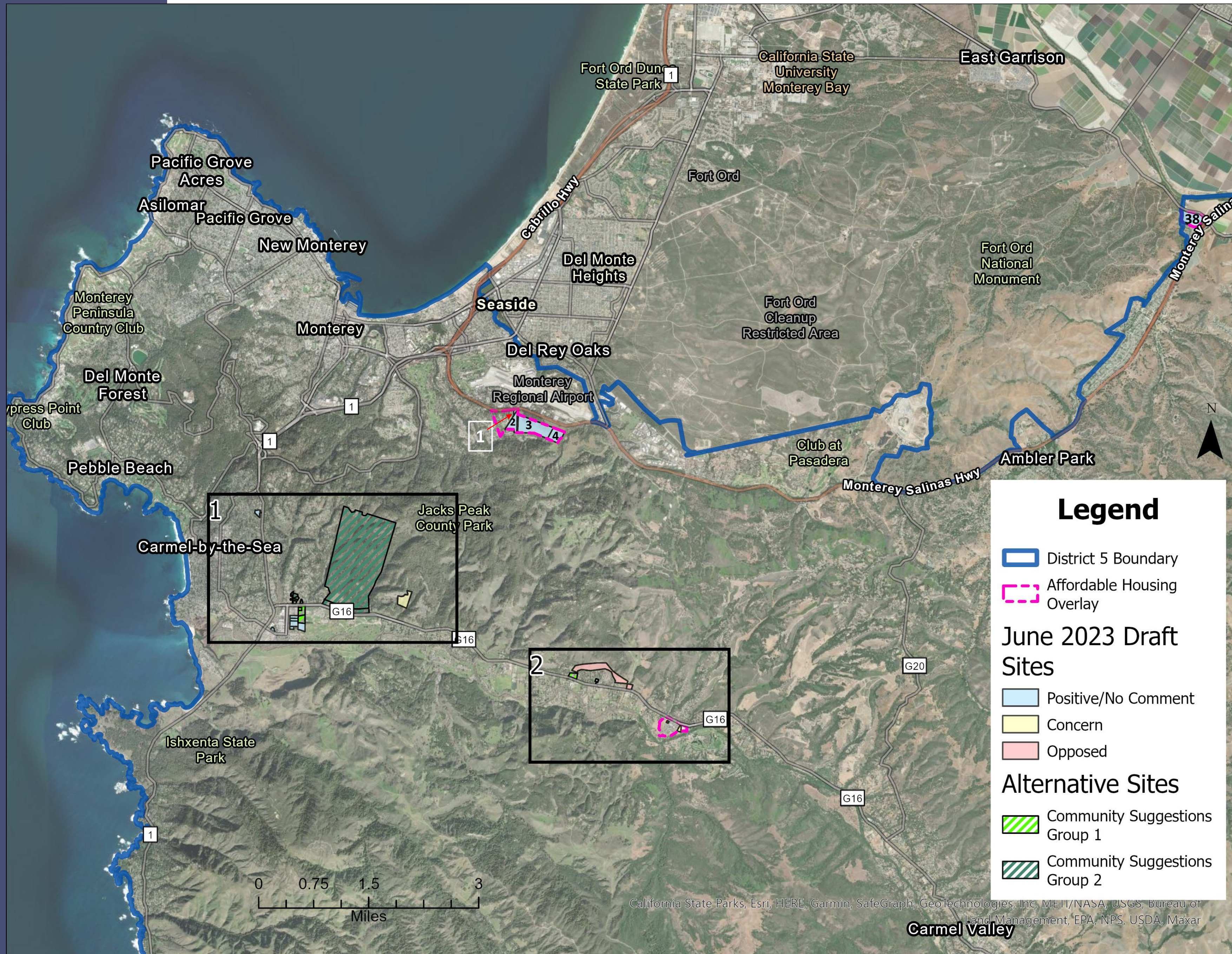


California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, MEIT/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, Maxar

FEEDBACK JULY 27TH MEETING

District 5 – County Wide





OPPORTUNITY SITES DISTRICT 5



Tell us if you agree or disagree with each/any of the proposed opportunity sites?

GeneralPlanUpdates@co.monterey.ca.us

Highway 68 Corridor

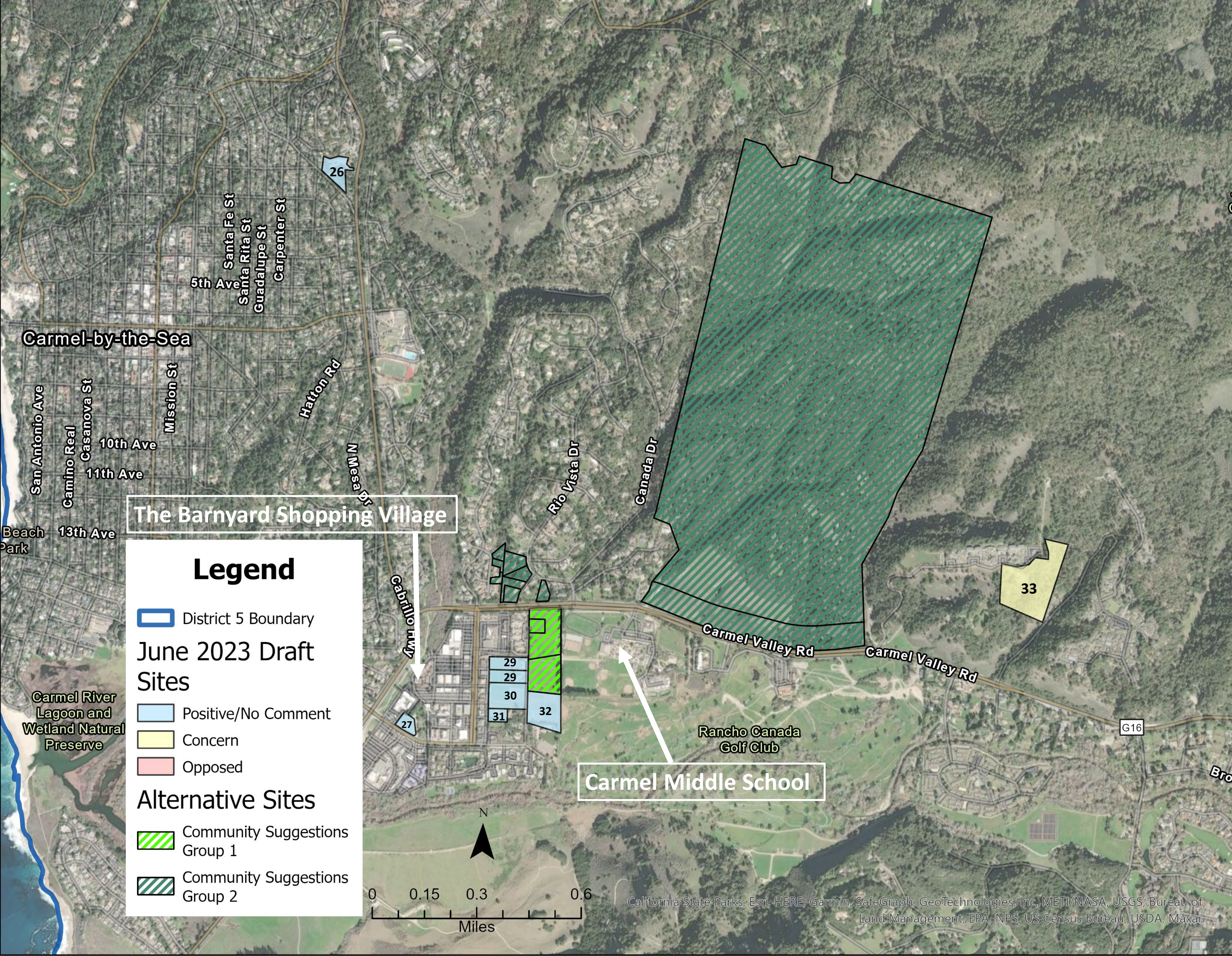




OPPORTUNITY SITES: CARMEL/MOUTH CV

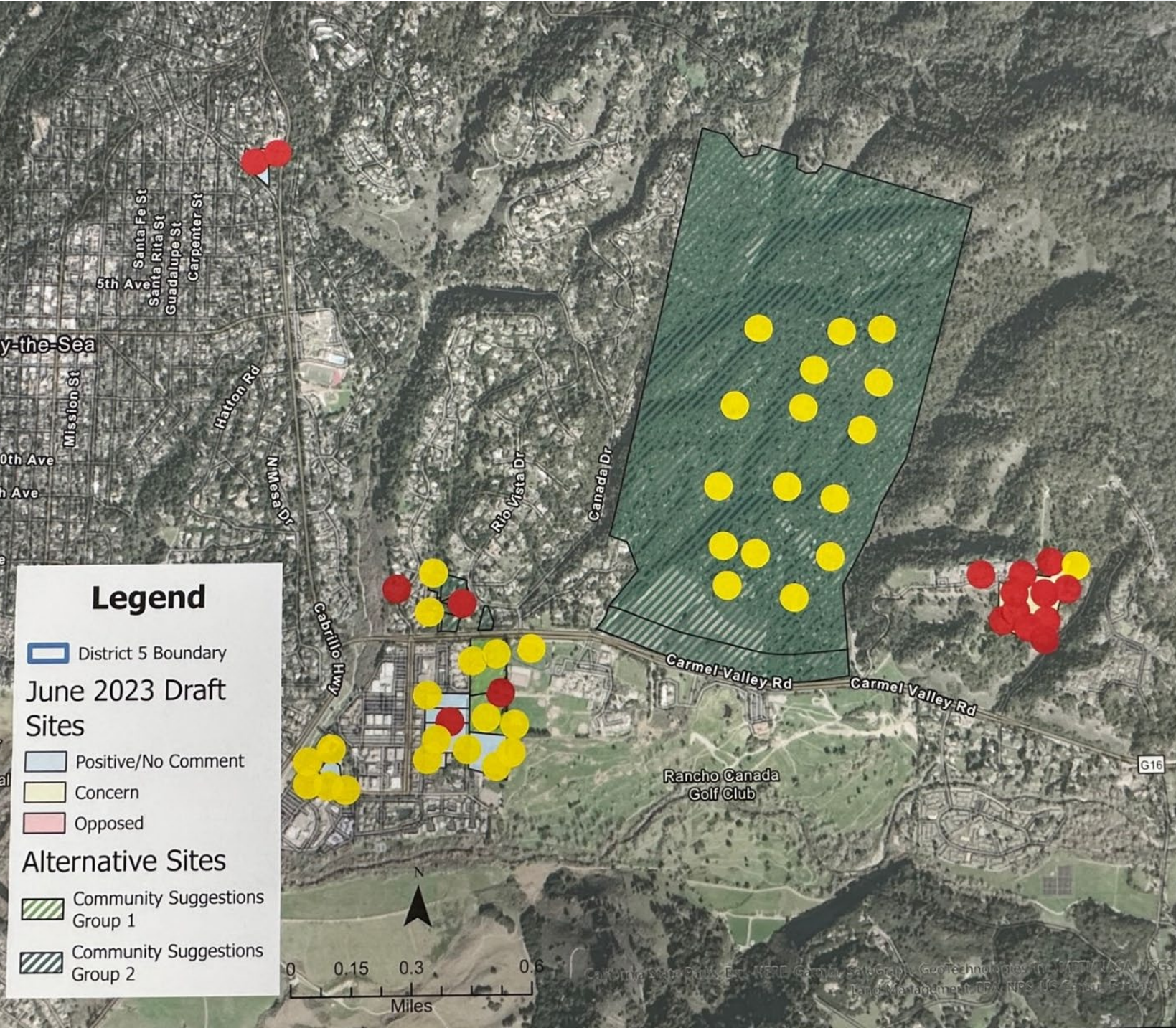
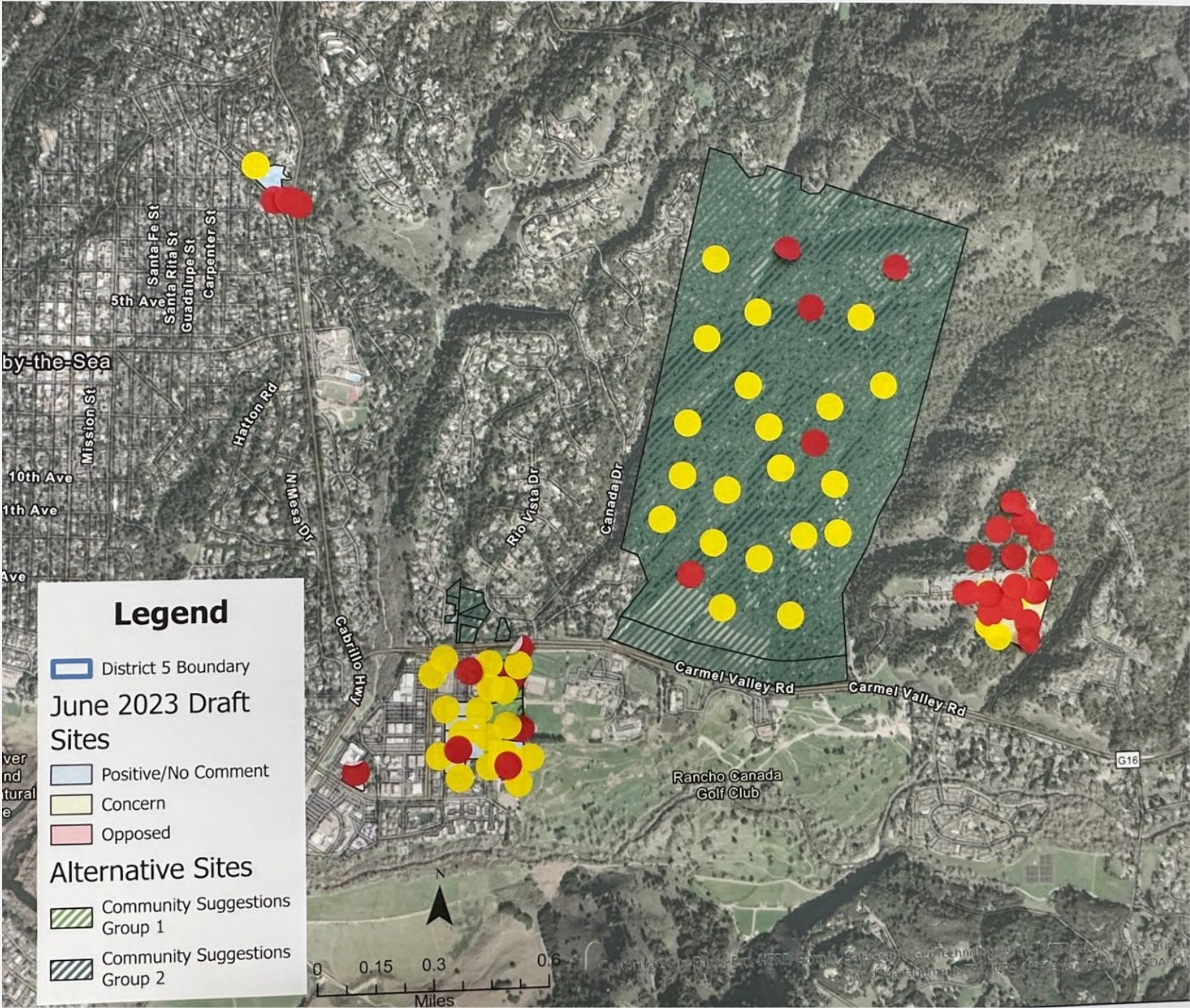
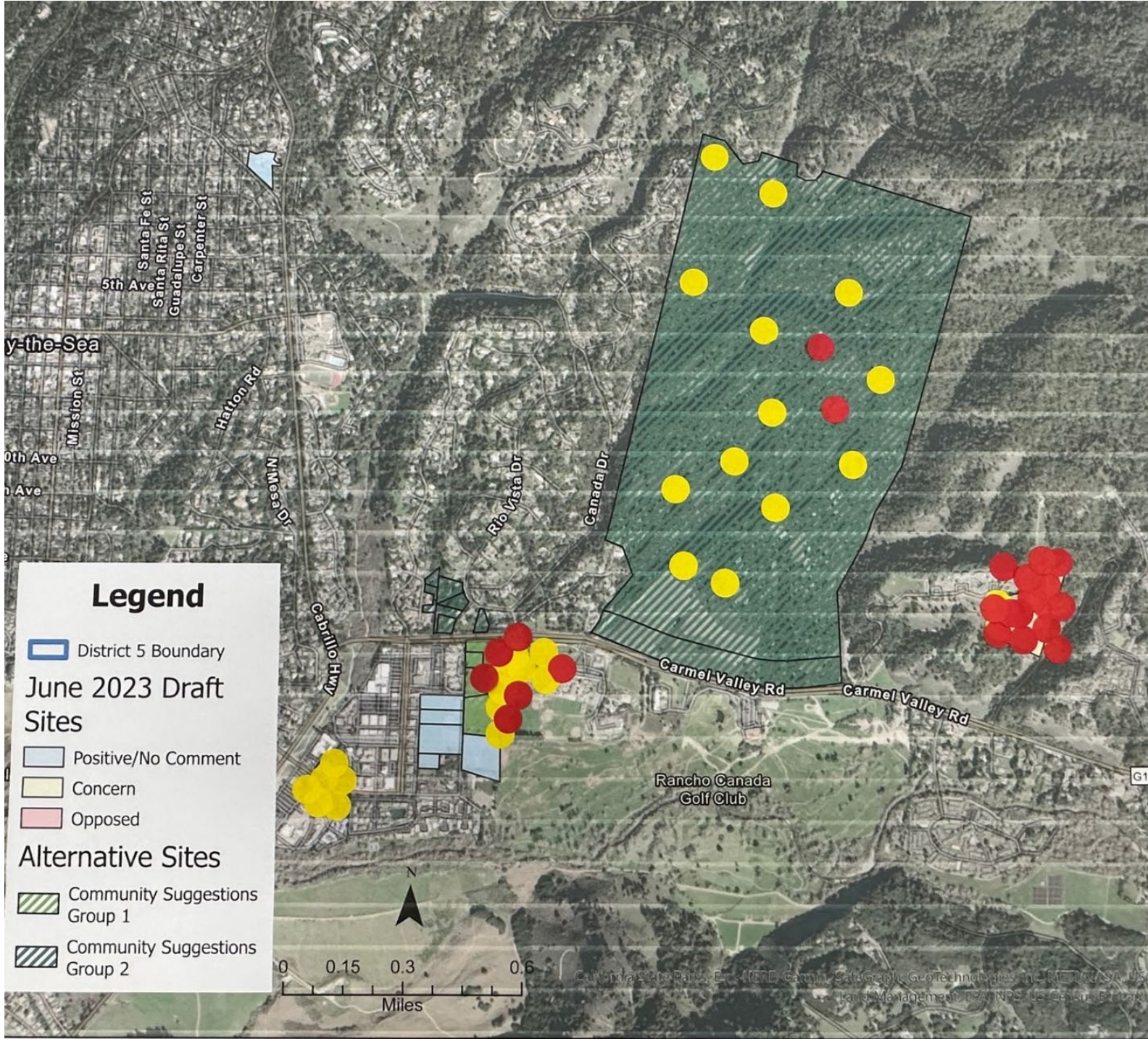
Total New Units: 392

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



FEEDBACK JULY 27TH MEETING

Mouth of Carmel Valley



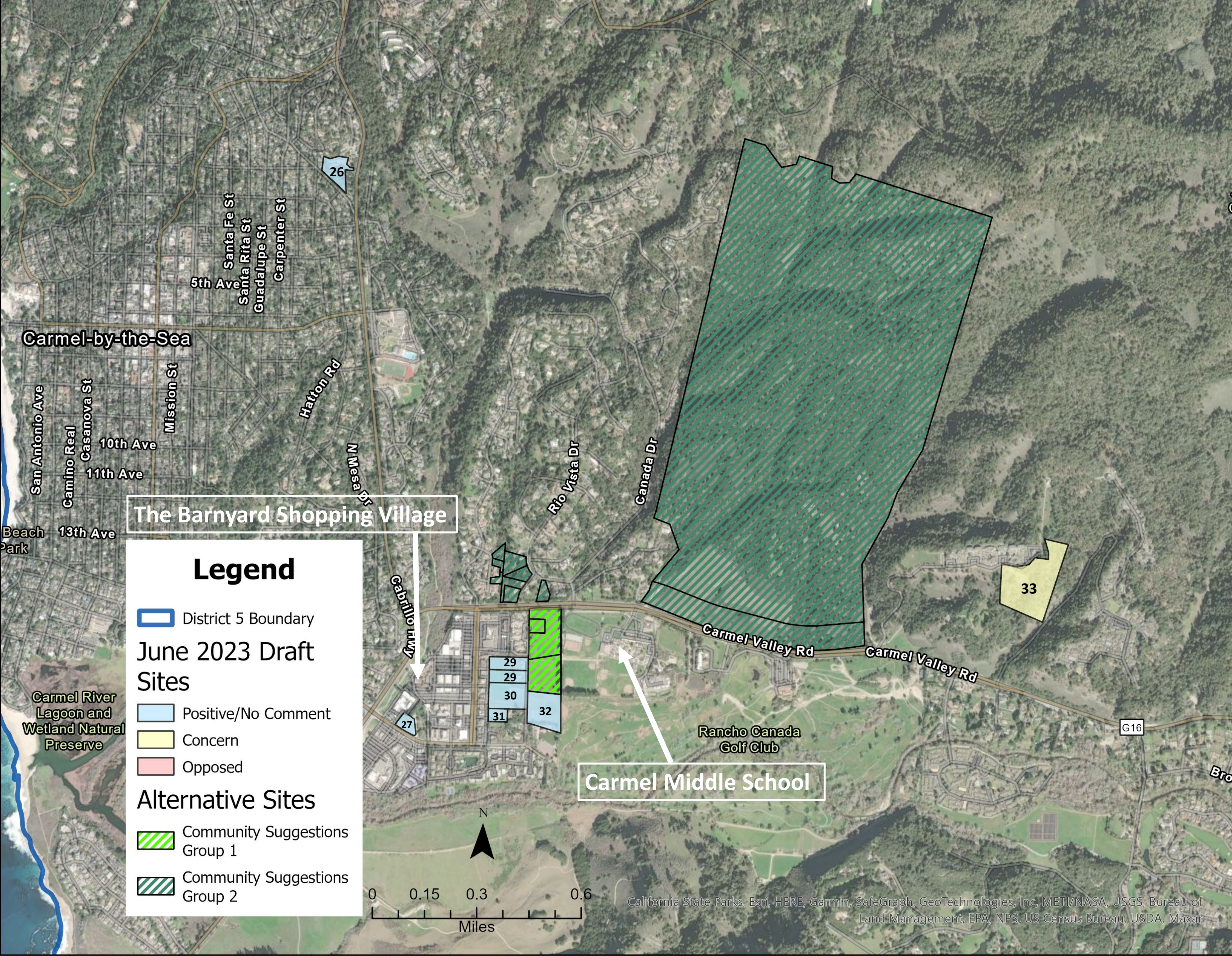


OPPORTUNITY SITES: CARMEL/MOUTH CV

Tell us if you agree or disagree with each/any of the proposed opportunity sites?

Draft Inventory Sites

GeneralPlanUpdates@co.monterey.ca.us



California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, Maxar

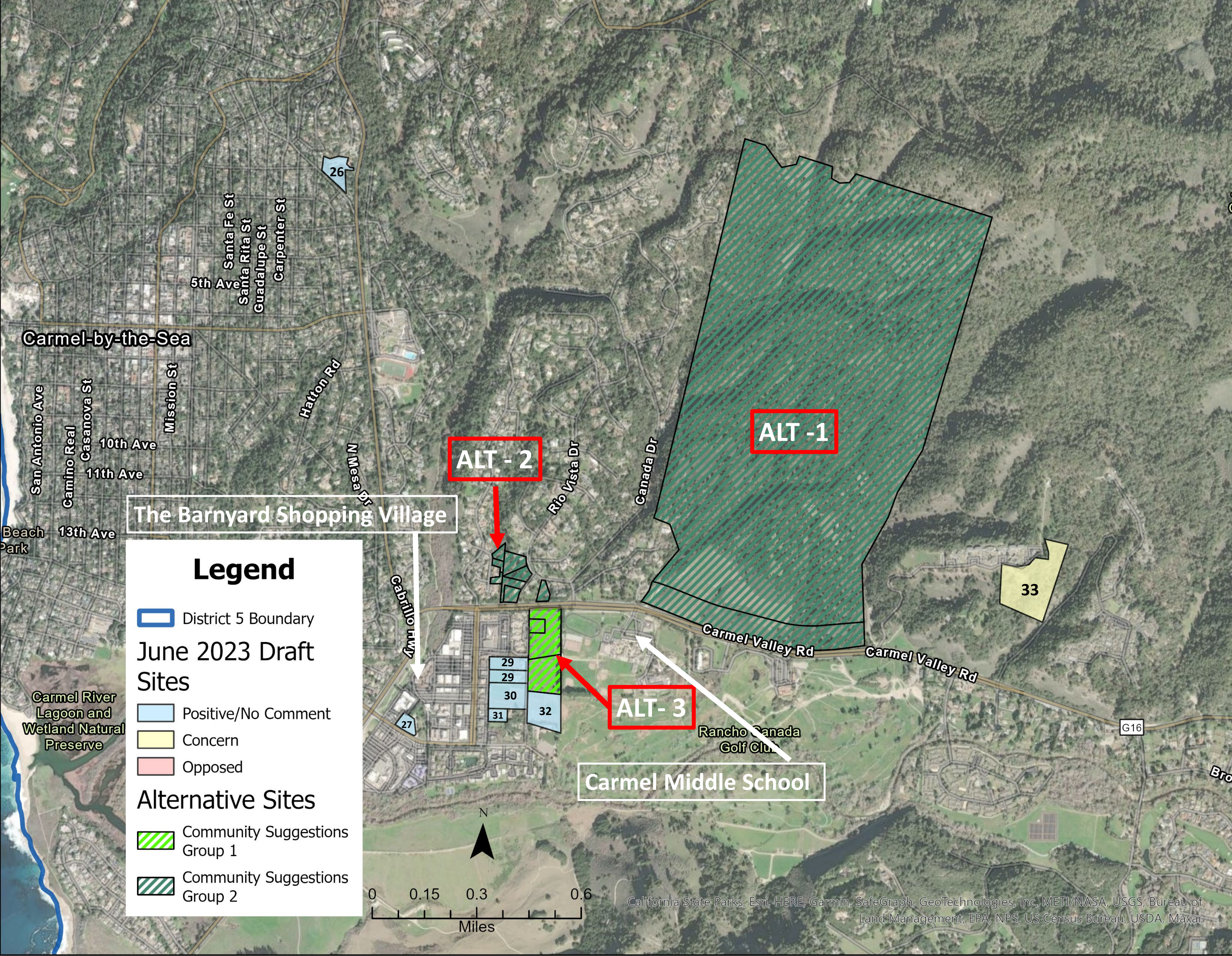


OPPORTUNITY SITES: CARMEL/MOUTH CV

Tell us if you agree or disagree with each/any of the proposed opportunity sites?

Alternate Suggested Sites

GeneralPlanUpdates@co.monterey.ca.us



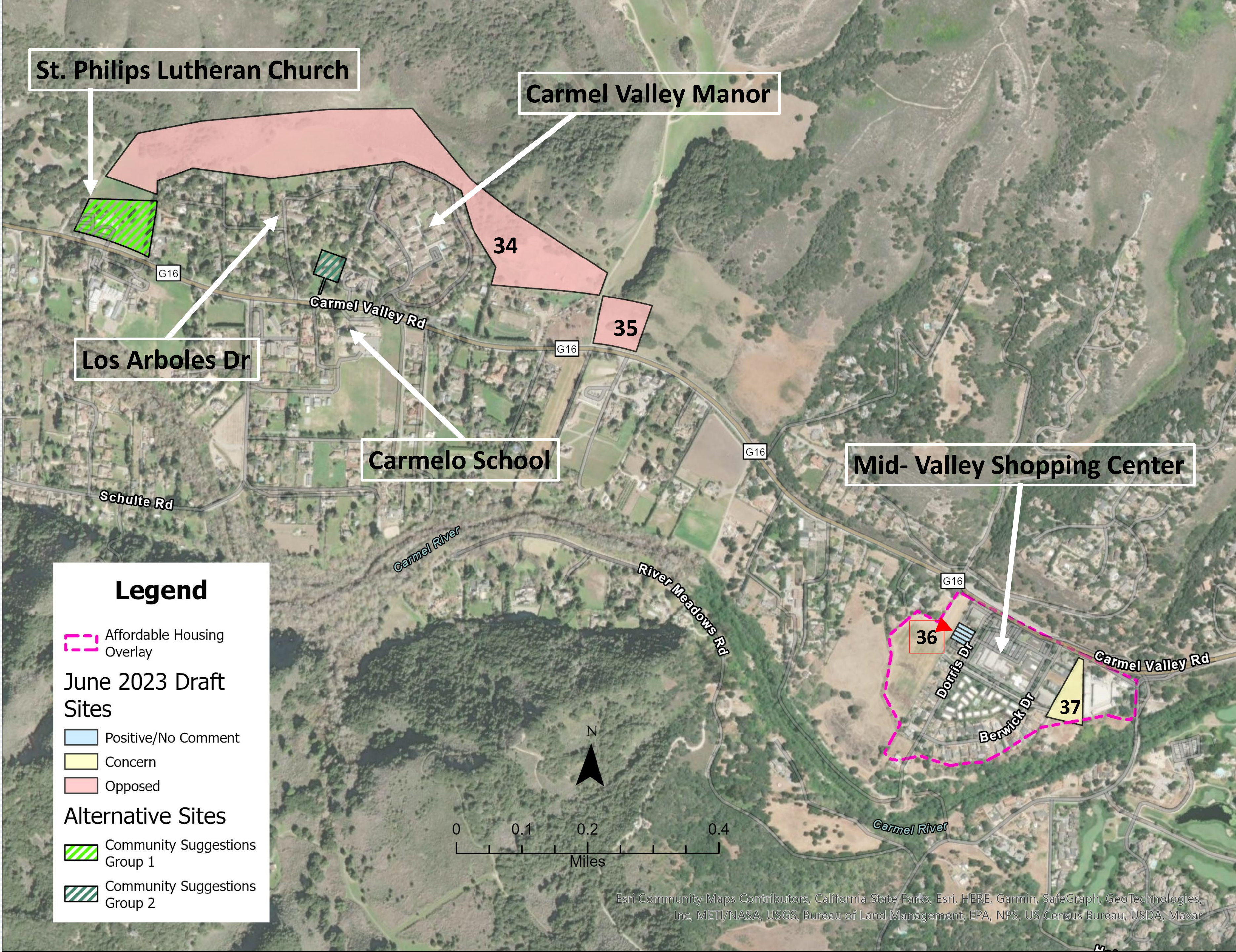
California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, Maxar



OPPORTUNITY SITES: MID CARMEL VALLEY

Total New Units: 251

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



Legend

Affordable Housing Overlay

June 2023 Draft Sites

Positive/No Comment

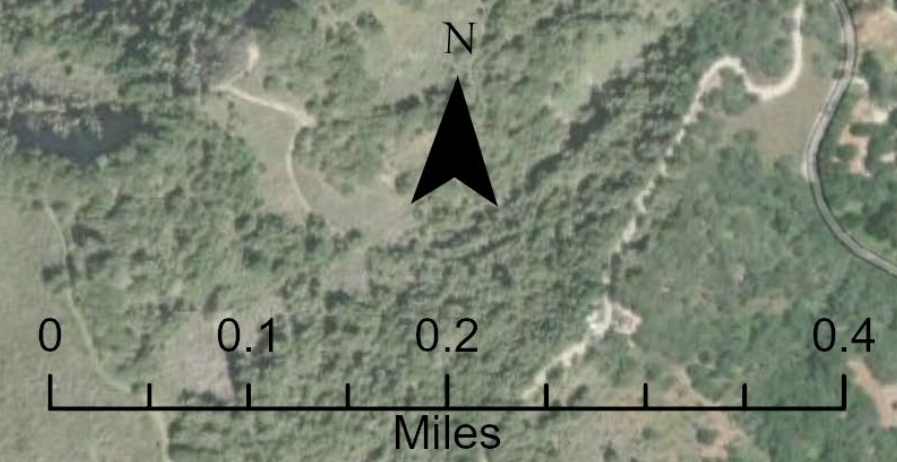
Concern

Opposed

Alternative Sites

Community Suggestions Group 1

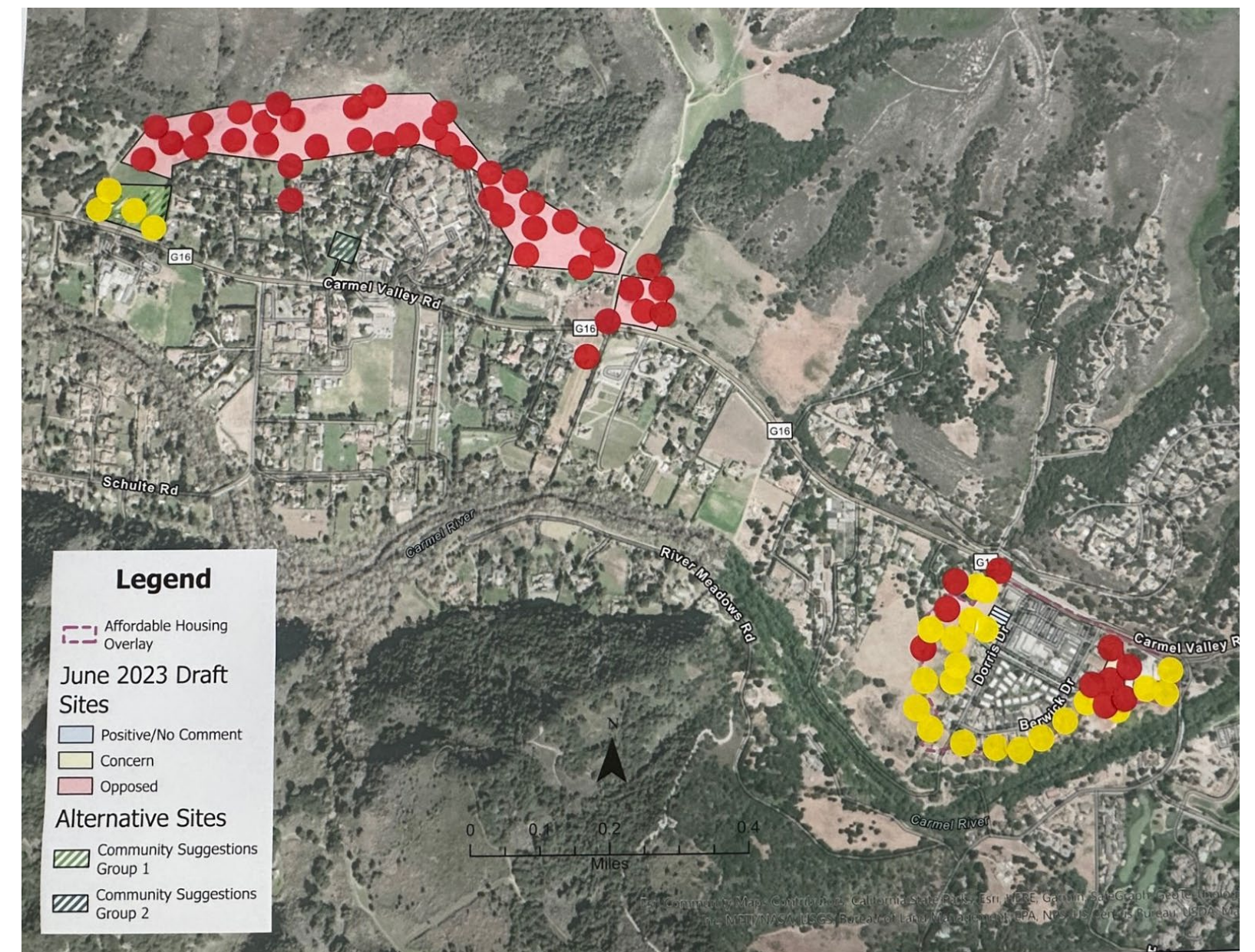
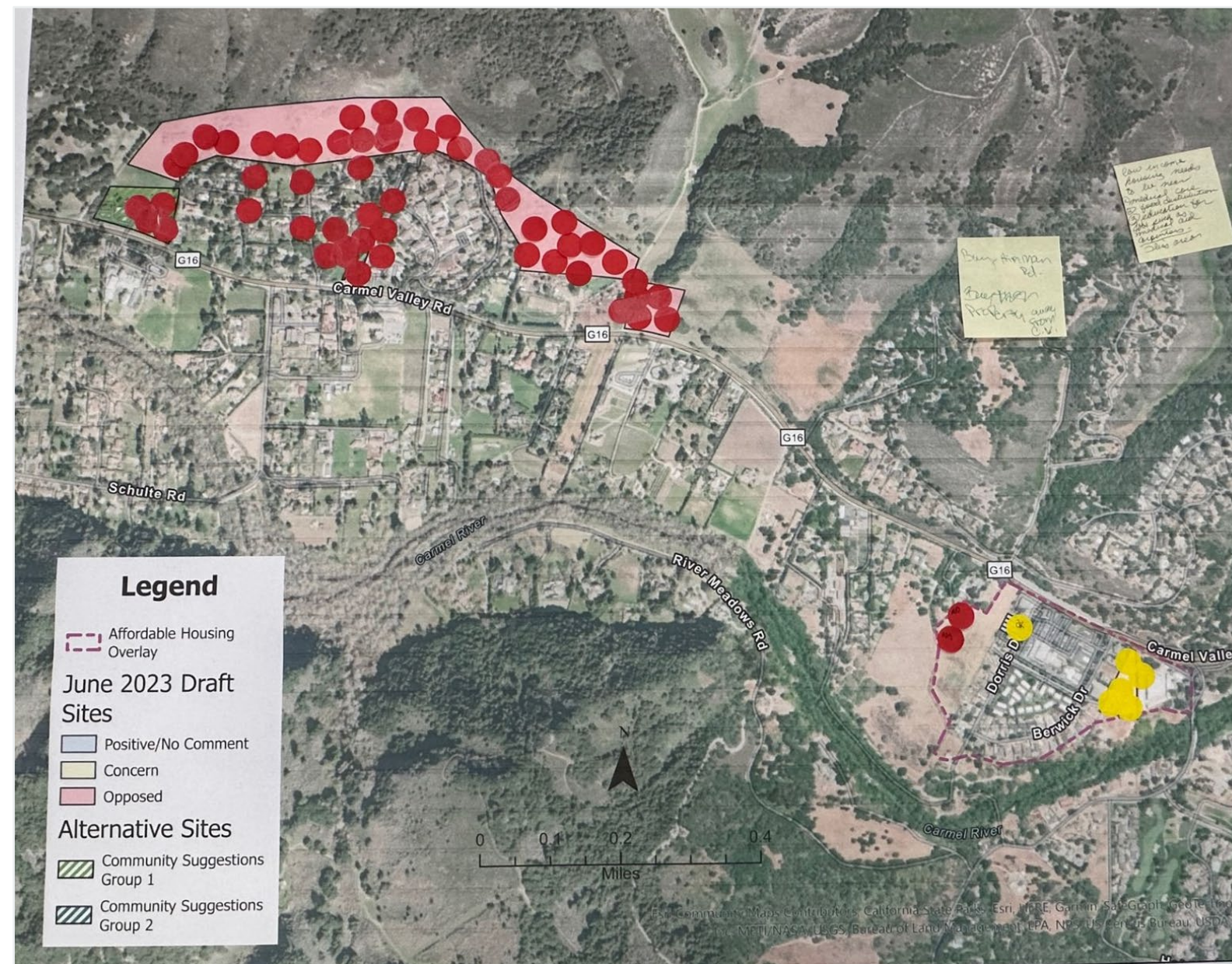
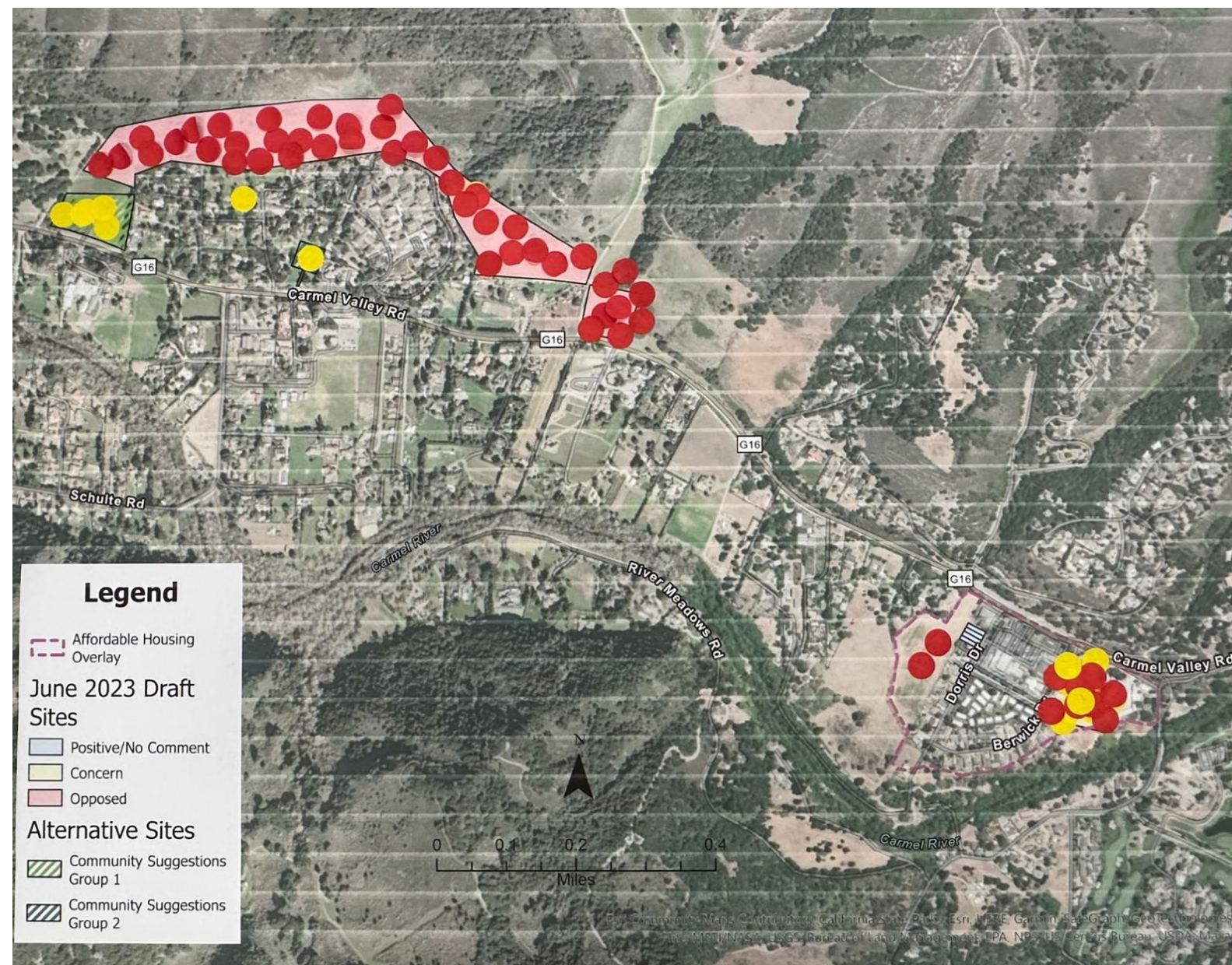
Community Suggestions Group 2



Esri Community Maps Contributors, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, Maxar

FEEDBACK JULY 27TH MEETING

Mid Carmel Valley





St. Philips Lutheran Church

Carmel Valley Manor

Los Arboles Dr

Carmelo School

Mid- Valley Shopping Center

OPPORTUNITY SITES: MID CARMEL VALLEY

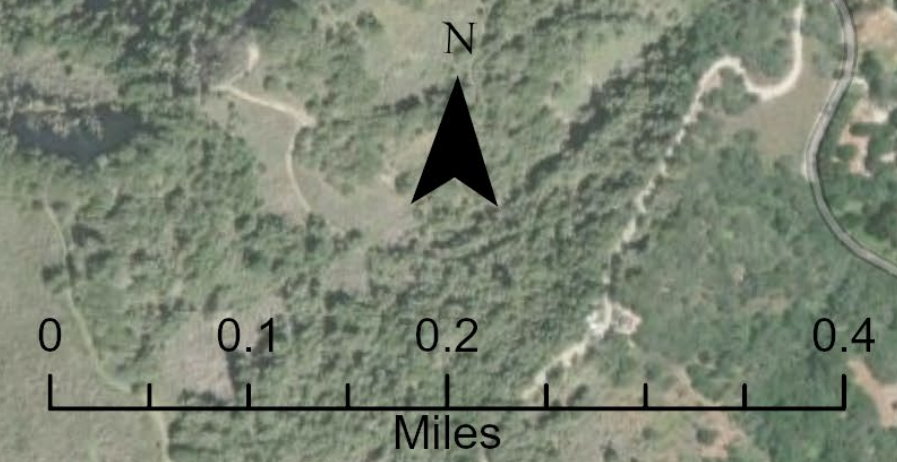
Tell us if you agree or disagree with each/any of the proposed opportunity sites?

Draft Inventory Sites

GeneralPlanUpdates@co.monterey.ca.us

Legend

- Affordable Housing Overlay
- June 2023 Draft Sites
 - Positive/No Comment
 - Concern
 - Opposed
- Alternative Sites
 - Community Suggestions Group 1
 - Community Suggestions Group 2



Esri Community Maps Contributors, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, Maxar



OPPORTUNITY SITES: MID CARMEL VALLEY

Tell us if you agree or disagree with each/any of the proposed opportunity sites?

Alternate Suggested Sites
GeneralPlanUpdates@co.monterey.ca.us

St. Philips Lutheran Church

Carmel Valley Manor

ALT - 4

ALT - 5

Los Arboles Dr

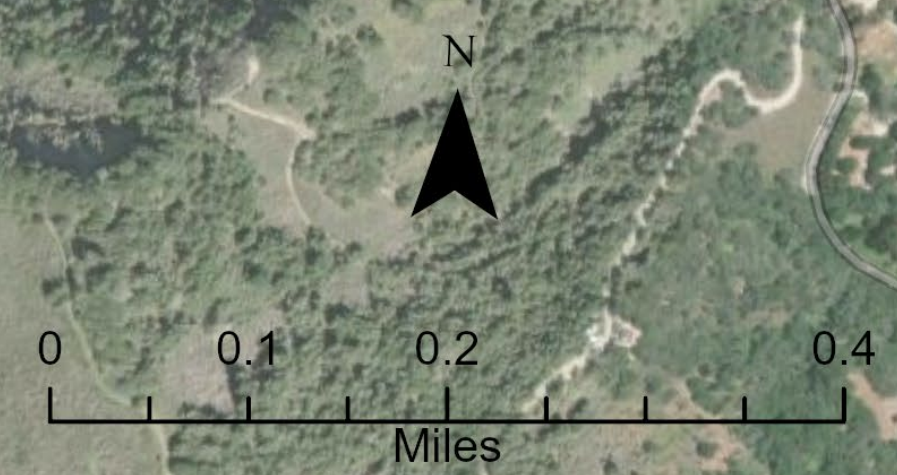
Carmelo School

Mid- Valley Shopping Center

Legend

- Affordable Housing Overlay
- June 2023 Draft Sites
- Positive/No Comment
- Concern
- Opposed

- Alternative Sites
- Community Suggestions Group 1
- Community Suggestions Group 2



Esri Community Maps Contributors, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, Maxar



**QUESTION AND
ANSWER**

NEXT STEPS – HOUSING ELEMENT

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



NEXT STEPS – SAFETY & ENVIRONMENTAL JUSTICE ELEMENTS

Available August 7, 2023 – Safety & Environmental Justice Community Survey

- Visit <https://www.co.monterey.ca.us/GeneralPlanUpdates>





MORE INFORMATION & CONTACT US

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