

The Health, Housing, and Human Services Committee (HHHSC) and the Housing Advisory Committee (HAC) will hold a joint listening session on May 6, 2024, beginning at 5:00 pm. The meeting will be held in the Cayenne Conference Room, 1441 Schilling Place, Salinas, CA 93901.

BACKGROUND

State law requires that all local governments (cities and counties) adequately plan to meet the housing needs of everyone in the community. Local governments are required to meet this obligation by adopting housing plans as part of the General Plan. General plans serve as the local governments “blueprint” for how a jurisdiction will grow and development. Monterey County is currently working on the 6th Cycle of the housing plan (Update to the Housing Element of the General Plan). The 6th Cycle Housing Element covers a period of 8 years (January 1 2024 – December 31, 2032). A Housing Element must address a variety of topics related to housing and homelessness and it must, at a minimum, provide a plan that meets the Regional Housing Needs Allocation (RHNA) for the jurisdiction.

The RHNA for Monterey County is:

Income Category	%	Income Range		RHNA	% of Total
	Median	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%
2022 CA HCD Income Limits, Monterey County, AMI = \$90,100					

PURPOSE OF THE SPECIAL MEETING

The HHHS and HAC are interested in hearing from the community, including those with experience in housing developments, what constraints exist to development of housing; how can those constraints be removed; and how can the County encourage housing for a broad range of income levels including deed restricted and non-deed restricted units to meet our housing goals?

These questions will aid the County in meeting some of the minimum requirements in State Law for the Housing Element including, among others:

- The need to identify “an inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality’s housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites, and an analysis of the relationship of the sites

identified in the land inventory to the jurisdiction's duty to affirmatively further fair housing.” (CA Gov. Code 65583(a)(3));

- The need to have “*an analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, [...] including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, local processing and permit procedures, and any locally adopted ordinances that directly impact the cost and supply of residential development.*” (CA Gov. Code 65583(a)(5));
 - Specifically how governmental constraints to housing can be removed; and
- The need for “*an analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, the requests to develop housing at densities below those anticipated [...], and the length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development that hinder the construction of a locality's share of the regional housing need...*” CA Gov. Code 65583(a)(6));

The County understands that there are regulatory oversight bodies (e.g., the Coastal Commission) and resource constraints (e.g., water) that are as important to addressing the Big Picture but are beyond the County's control. For the County to develop realistic strategies to address the Big Picture questions, this session will focus on policies and programs that are within the County's control.

MEETING FORMAT

To facilitate the session, the County has identified three broad topics it would like covered during the listening session. These topics, and suggested starting points for the conversation are:

Development Environment

- What are the major barriers to developing affordable or affordable by design projects in unincorporated Monterey County?
 - What types of projects make the most economic sense here and why?
- How would you describe the opportunities for developing projects with 20+ units in unincorporated Monterey County?
 - Why aren't more dense or affordable by design projects being proposed for the unincorporated areas of the County, e.g. apartments, 2-,3-, and 4-plexes, row houses/townhomes, accessory dwelling units, or “tiny homes”?

County Policies & Procedures

- What programs or policies could the County implement to remove barriers and spur affordable residential development in the unincorporated areas?
 - What specific County policies and/or processes cause unnecessary delays?
 - Do you have examples of similar policies or processes from other counties that work better?
- What policies or procedures could the County change to increase opportunities to develop more projects with 20+ units per acre?

- Besides mandated rezoning/upzoning Housing Element Opportunity Sites, what zoning code changes can the County make to encourage building of affordable housing?
- How can the Inclusionary Housing Ordinance be changed to make building inclusionary housing profitable?

Development Incentives & Delays

- Have you evaluated any sites in the unincorporated areas for application under either SB35 or SB330 (streamlining)?
- Why aren't property owners/developers taking advantage of density increases allowed by the density bonus Ordinance and law?
- What are primary reasons property owners/developers are delaying, or not pursuing, projects once they have been approved or taking so long to clear conditions of approval?

To make the most of the limited time available, the County will ask for those interested in speaking to do so as part of one of these subgroups.

- 1) Developers
- 2) Affordable housing developers
- 3) Community interest

We hope that this will us to capture shared concerns and opportunities of each group at one time.

OTHER OPPORTUNITIES FOR INPUT

To provide more time for thoughtful input, you may also provide more detailed responses to the conversation topics and discussion questions through Survey Monkey at

https://www.surveymonkey.com/create/preview/?sm=ZK2UpPKg_2B3DynXwjZtP6VJrIFYUAuKA_TS0MGJHxlsxc_3D. Comments will be accepted through Sunday, May 12, 2024.

Written comments will also be accepted through May 12, 2024 by email at MarshallD@CountyofMonterey.gov

This information may also be considered at other hearings and workshops scheduled during the 6th Cycle Housing Element 30-day public review period.

May 15, 2024 @ 9:00 AM
 Monterey County Planning Commission
 Board Chambers
 165 West Alisal St., Salinas, 93901

May 20, 2024
 Joint Meeting of the Health, Housing, and Human Services Committee and Housing
 Advisory Committee
 Time and Location to be Determined

June 4, 2024
 Monterey County Board of Supervisors
 Board Chambers
 165 West Alisal, St., Salinas, 93901