County of Monterey - Housing Element Developer Survey Responses

SHART ORIENTATIONAL	County in regional rocking reside. Adoction requirements?	bility on the Louinty is common or the Louinty to develop resisting shall gain as a market and to lig- picture questions, this assistion still focus on policies and programs that are within the County's cortect. To bacilitate the assistion, the County has identified throse broad topics it vected like covered during the balancing session. These topics, and suggested starting point for the conversation ser. Care alignment Environment, Count Policies & Development Environment, Count Policies & Development, Count		What lypes of projects make the most economic seames here and only?		Plear would you describe the opportunities for desembjog projects with 25° units in unincorporated Menterey County?	Why areal more deman or althrothish by design projects being proposed for the unbencorporate projects being proposed for the unbencorporate projects being proposed for the proposed and 4-planes, row houses have horses, accessory desiling units, or "liny horses?"	implament to remove tentiers and spur affordable maskerital development in the unincorporated areas?	case unscessery delays?		What poides or procedures could the County change to increase apportunities is clusted in more projects with 20+ scela par acret?	changes can the County make to encourage the building of affordable housing?	How can the Inclusionary Floating Coffenence be changed to make building Inclusionary housing profitable?	Plane you evaluated any exists in the unincorporated areas for agrees for unincorporated areas for solution under either \$53.5 or \$53.35 (shreamfining)?	Ordinance and tax?	What are the primary reasons properly covered/developers are cleating, or not pursuing, projects concer they have been approved or taking so long to clear conditions of approval?
Streamline zoning and permit process, partner with community land trusts	Land use policies, inclusionary zoning, density bonuses, public land utilitization	Somewhat interested	Cost, tack of political will, regulatory hundles, funding, infrastructure	Adaptive reuse and rehabilitation, transit oriented developments, mixed income development, CLTs, energy efficient and sustainable	Economy of scale, meeting housing needs, access to financing, infrastructure planning, navigating regulatory processes, market demand			Developer interest, infrastructure limitations	Complex permit procedures, soning, infrastructure planning and coordination, lack a of staff resources, appeal and review process	Expedited permitting, flexible zoning and land use policies, density bonus programs, community engagement and outmark.		Mixed use zoning, indusionary zoning, ADUs		No	Lack of awareness, perceived complexity, market conditions, aoning and land use constraints	Market conditions
Stop allowing the wealthy to use residential real estate to store and increase their money.	commodity, and prioritize it as a necessity. Like	Somewhat interested	Conomic inequality, resource hoarding, late stage capitalism							ALSO MATERIAL						
rent/mortgage based on responsible credit score. I am a single more and close to being homeless yet I have a job and only make 2,100 monthly. Monthly expense for housing should have more than 34,40%			Overpriced, unrealistic pricing, and income discrimination	Save money. Stop hiring overpriced contractors that take too long to complete a simple one month project.	Seen if it did happen the cost for the public will be expensive and overpriced.	Low expectations	Too many regulations. Too much greed	Remove unnecessary laws. Let us live in an RV if we choose to. Since homes and apartments are always over 5th.	Permits, regularions, laws	Ebertarian	None		Profit only comes through being overpriced.		Overpriced and over regulated	Cost
ADU's and ADU's with netrictions preventing STPs. Higher density zoning in single family housing areas.	This will require subsidies and or Courty owned rental housing in the affluent areas.	Viewy indexented	In high set the development caps and limit on considers contract but maily hard. This is being ut disnot by allowing ADU's and IADU's that counter the KBUP but in second. Allowing more intensive development of select parcial with good rand account of the safety that are counted by employers. This variety has been also also allowed the select parcial with good rand account for safety that are owned by employers. This variety has been also also also also also also also also		In Big Car there are a few prime parolis along the the Many Search. This is no obvious but also existed. Many found that on toolwise that also existed. Many found want their included a soning footeneds and see the Many Sears as a three. The boad advices, committee has a done good seek but to see attractional width comprehens the proper of the section of the		is lig for its interestional inoring constraints and even if allowed they would yield lower return for land owners. Hence, increase supply solvensally through ACV's and IACV's, develop the Navy late for towing center, betwoom, interpretive contex and local long term restals. The allow suitable paramit to be developed by employee soley for employee housing that are more intensive.	See above								
DO NOT ENCOURAGE ANY BUILDING PROJECTS.	DO NOTENCOURAGE AFFORDABLE "SY DESIGN" PROJECTS.	Not at all interested		WRONG QUESTION WHAT WE SHOULD AUMN'S FOCUS E ON IS MAKEINE THIS COUNTY A BEAUTIFUL, SAFE, PRACEFUL PLACE NOT MAKING THIS PLACE A MUCH MOSE CROWNED, UNLINEASES PLACE.	WHY SHOULD THESE BE ANY OPPORTUNITIES FOR ATTRACTING MOSE PEOPLE TO THES COUNTY?	SAME ANSWER AS 6 (ABOVE).	WHY IS THIS QUESTIONARE DESIGNED TO HELP THISSE WHID WILL MAKE THIS COUNTY MORE AND MORE UNDESPARLE?	THE COUNTY SHOULD NOT DO ANYTHING TO SPUR GROWTH OR ECONOMIC OPPORTUNITY.			DO NOTHING TO FURTHER DEVELOP THIS COUNTY.	COUNTY PROPRITY OWNERSHIP OPPORTUNITIES WILL INCREASE IF THE COUNTY INSCOLURACES GROWTH AND INCREMISSIONAL ON DOCUMENTS. PROPRITY VALUES WILL DOCLINE AND HOUSING WILL BE ANDER AFFORDABLE. PEOPLE WHO WANT TO DISK HERE WILL NOT BE TREATING THE LAND IN THE COUNTY AS A GOLD MINE BUT A SAFE, LOVELY PLACE TO LIKE MODISTLY.			THERE SHOULD BE NO DENSITY INCREASES — END OF STORY. IF YOU WANT TO LINE IN A CROWDED MITTERPOLITAN AREA WITH GROLOCK, HIGH CRIME ETC., GO DESCHINERS.	THE COUNTY SHOULD MAKE IT CHEROUS - IF NOT IMPOSSIBLE TO DEVELOP.
Build underground for 1.affordable housing generally looks like crap. & will reduce property values .	Unless your looking to beautiful areas taking on the appearance of another San Jose, figure how to illuminat a new world where we aren't having to welcome more and more people	Somewhat interested oe	This is a no win situation, period.	Stop-Halt growth reduce retail sales - reduce tourism- reduce all commercial developments such as the horrible piece of crap being presently under way next door the Sesside Costoo. on what was once an open more send-dune. Send of CTI (8th)	DUMB	DUMB	lacking transportation corridor, already lanes are packed-lack of water supply-lacking supportive educational facilities, sewage treatment, trash & recycling is already buried in delays and suppressible ourshand for on	I would not encourage this at all, we need to avoid turning our county into a refuge center for underpaid dishwashers, and the like.	The county is inefficient because its bound to be as look as it functions as a typical bureaucracy	No	Negative unless you want to see another King City raising its ugly head in MtryCounty	Not viable	Not viable	No	Why would anyone want to neduce property value by assuring in a potential eye sore :	Self preservation perhaps-love if open space-selfishness-etc
Reduce restrictions on "uprawl" that limits development currently to only happen or be considered to happen. If apart of an existing development and be open to new developments to be considered.		Very interested	Footprint is typically to small for developers to consider in order to account for infrastructure & regulatory requirements. Large footprint allow this costs to be spread more evenly across more units.	all sizes; reminictions to locations and/far footprint all sizes; reminictions to locations and/far footprint eliminates many great ideas for further opportunities	Emited	Emited	toocharanse Australian for no. the infrastructure & regulatory costs for small development doesn't make financial sense for covering the costs to develop; aboving & encouraging larger & sensible footprints will create more apportunities.		restrictions on what is typically referred to as limiting sparul and nequiring development to be closer to public transportation public transportation; public transportation is already under utilized and policy direction to require development near public transportation has not proven to be a consistent increase to utilization outside filesses of the province outside the province outs	56						
Require all short term nental (vacation rental) owners to add at least one permanent affordable housing unit in order to receive approval.		Somewhat interested	True costs of building labor, building materials, property acquisition, delays in inspection and approvals, and of course water limitations.	Multi-family units close to highways and employment. Develop on Fort Ord.	Stalled.	() think this is a duplicate question	The costs mentioned in question 6, and of course water limitations.	More water. Develop on Fort Ord. Reduce costs and delays of inspection and approval not by lowering standards, but by adding County staff and saking Staff suggestions to improve the inspection and approval			Encourage development on Fort Ord and other areas close to employment and highways.					
Do not have the knowledge to answer this question.	Do not have the knowledge to answer this question.	Very interested	Topography of Big Sur area. Any land in this area that could be considerable buildable is in privace ownership. All other land is too steep. Loosening restrictions for businesses on the number of employee housing units they can have is the best way of meeting a housing soal.	The two major employers, Post Ranch line and Vertana, have two story and duples housing. This appears to be the most economic.	On not have the knowledge to answer this question.	Do not have the knowledge to answer this question.	Do not have the knowledge to answer this question.	do not have the knowledge to answer this question.	Do not have the knowledge to answer this question.	No	Do not have the knowledge to answer this question.	Do not have the knowledge to answer this question	 Do not have the knowledge to answer this question. 	Do not have the knowledge to answer this question.	Not a property owner, so have no knowledge to answer this question.	Unknown.
			Cost of materials, labor, land; inadequacy of infrastructure; NIMBHon.		Challenging.	See above	If IF Is land available cost of materials, labor, land; inadequacy of infrastructure; NMRVism.	Seems to me it's a philosophical / psychological challenge.	Length of time to process MAY be considered unnecessary deby BUT development is a public process. The public process is lengthy.		in a perfect world developers would be altruictic. They're not. Are any of us?			No	Philosophical beliefs regarding privacy and space	Financing
Zind or Prof, Keep It human centered in our trapely rural natural tandeopou, Do not build a still dry in the meadows & hills & destroy the reasons we live here.	Does this allocation requirement need to all happen (§) consol Card's we start oralled its least from our lieusous before continuing? The builder's solution is intent on only 1 thing; making money any way possible. Bill done 50° years old out tens, corpse native vegetation, build chasp is plater non native just to get the final. Box it right once it learn 1: East projects before exploding without amostivity to this very special local natural environment.	,	The attranomical greed is the building industry. Contractors of any experience & trade are charging rates like a hospital ceo.	Small in connection to the natural environment.	Sounds like out of fown or foreign investors, e.g. Suprember Ranch building reject where CV road bases are changed without any profice for Guy. How 60 any of us work with hours of feelings getting to the job. So disrespectful to the local community.	Same due to the extremely high costs of building constances & attitudes they deserve is regardless of quality outcome.	See above, why build froly homes when a 15,000 t, y, og th home can be built for millions. & solid for 15 M*. All these developers for decades here promise attendable housing then it comes to built & sell & they say they can't affect to do otherwise. And the Clusty approves it, e.g. Alan Williams projects, etc.	Demand ethics in development.	Uneveness in permits & breaking regulations, some get away with everything & others are just told no, they cannot do anything with their land.	i don't know if fair county planning departments because learning what has gone on in Monterey County for 40 years is so disputing that reading more on the subject is not of interest.	Keep this & regulations equal fir all.	Regulations the same for all, not just the wirking people & none fir millionaires.	The building industry here wants to make top dollar all the time.	No	It is expensive & density ruins, the reasons & efforts of the original goal of lving here with natural space.	Cost of building skyrodesing daily! Look around, get blid & Then see the final invoice double or triple the bud; "because we're good & we can ". Actual quote from carpenter.
Suild 300% affordable on underused county property with nonprofits	incentives to builders	Very interested	NIMIZYISM	See above	See above	Same	aurisdictions are only pushing apts for quantity but need other affordable housing too especially for the shrinking middle class no longer able to afford numerable.		Coastal Commission & water C&D						Greed. Want more profit to "pencil out"	
		Very interested	We don't want "affordable " housing here	dictated from Sacramento	Build them in areas that have already been trashed by Mexicans. Jike Pajaro, Las Lomas, areas contiguous to Sallons are	See above	sificed numerickin Because the County is already overpopulated. Read Tradgedy of the Commons. Educate unumulal instead of below a sheen	Corporations want "affordable development". No one else does	No one wants your "affordable housing"			Change AG zones to RS or R2 . Duh.				
because my segregating a lot of liver income shousing conners with lots of problems that people do not wish to be around but by having both types it makes it for the people that are causing trouble to make stouble because it's open an both sides and they will not have any issues reporting problems that arrived from neighborhood	enough to hold a house besides that making housing grojects that are mised with low end High income		people better low income feels seduded from	Ambians of both societies whether they're low indicate income should be all in the same howing project, not just the includes provided the project of the pr												
Morgan Hill's BMR program without the city remaining on the deed. Where a First time homebuyer could qualify first if they live or second if they work in the area. 1 or 2 units (smaller units) per every 10 units would be allocated for median and low income qualified home	Duplex BAR (one side low one side median)	Satremely interested	Greed seems to be a common theme.	are either very wealthy living here or you work here servicing the wealthy traveling here. The middle income has been queezed out? People that live where they work will keep it cleaner and respect the area more so than people who can't afford to live where they work.	Will bring back hope (if the units are affordable) for those who have fixed and worked here their entire life and can't afford to rent here any longer.		Greed	We shouldn't need a program to remain filing in and area we were born and raised!	Greedi	City of Morgan Hill's RMR program.	Focus on what's important "housing" to kee our area clean and safe and NOT the PROFITI	Stop thinking about profit Look around _ people that work daily are elepting in their cars around thin areal too don't need to be a brain surgeon to figure out what to do so build affordable housing _just do at	is are all in this together. Why does it need to be profitablecan't it just be helpful???	No o	N ₂ (A.	I wish I could sell you. I had to sell my house in 2600 because of my mother's dementia and memory care costs. If something doesn't change here in CA, I will never own a home again. It seems I'm not alone unformassium.
houser Öpen up Fort Ond for development and provide assistance in cleaning it up	Make use of areas that are not currently in established neighborhoods so as to limit public opposition and take advantage of unused resources.	Somewhat interested	Why are you targeting unincorporated Monteney Country?	Apartments, condox, townhouses for rent and for sale near transportation, services, jobs, and necessities like grocery stores, pharmacies, and gas stations. They will serve our local workers and first-time homebuyers well	Why are you targeting unincorporated Monterey County?	Why are you targeting unincorporated Monterey County?	Why are you targeting unincorporated Monterey County?	Why are you targeting unincorporated Monterey County?								
rather than just anybody. They have good values and give back to the community. Allow development in billinides in Salinas values, rathers.	placel	Not so interested Somewhat interested	Greedy owners and tandlords. Ability to raise rents 5-46 acth was. Fast if who will move in and who those people attract to the area Red tape, high cost of land, remove restrictions on	Retired teachers' housing because they are responsible and reliable people who are educated and care about the community. Advantaments, townhomes, dense developments near	Qiumal This is much needed the housing supply is way too low.	Dismal This is much needed the housing supply is way.	Fear of the population this will attract Good question, apartments, 2.24 plans.	spent their lives helping the world and will take care of the place Samous remain restrictions on dessinoment where it	Toolog selecistration building parediting pareau	When I travel to Correspond county	will set up community learning programs in return for affordable housing and teach thines like reneworks and services in Buducing making appropriates in different	Build a whole community of teachers and retired teachers and zone for some recreational space that is not noisy and provide parking, parkinal and wast in the nonine. Removing red tape, I see a lot of open land on old	er provide educational programs there and	No.	They are greedy rather than community-oriented. They're not interested in doing animathing anoli for the world I don't know.	MONEY and fear of being sued.
Aniow averlaphment in instruction in January valley, recoorder dreft pape and restrictions on development. Produce the lengthly permitting process, increase housing types, more consultance, and process the process of the state of the process of the state of the state of the state of the propulation creaters like Salinas,	affordable by design houses on smaller land foot print, allow tiny/ small home developments. Rent is crazy high	the state of the s	aud tape, migh cost of tank, remove electrication on development on hillides in the Salina's valley, encourage denser developments, houses on smalle land footprint, condox, agartments, towerhouses,	Jobs. Ranz is way soo high more housing options an are needed.	nert is way too high, dense developments are needed. Alternative housing is needed, townhomes, apartments, reducing red tabe, reducing zoning administration	This is much needed the housing supply is way too low, rest is way too high, dense developments are needed. Alternative housing is needed, townhorse, spartments, reducing red tape, reducing zoning administration regulations that make development difficult if not immorsible.	Lood question, spartnerst, z, z, e paix, townhomes, thy homes would be great ideas.	sendous certain restrictions de development where it makes seens, agland preservation near population centers makes it difficult to develop housing, build afforchable by design developments, smaller roads that use less land, more density in development to maximize housing units provided, tiny homes, soutments, condex. 2.3.4.elseus.	zoong zonnuszisco, dualeng permitting process, high cost of land, lack of workers for construction	When I travel to sucramento county, it see a loc of apartments, howehouse, condos that i do not see in Monterey county. Housing inventory is so low in Monterey county.	and five story buildings,	switching red tape, I see a lot of open table de-out tage read and ones Sallion's that is currently used for grazing, this tand could be developed. But there are restrictions due to a glass preservation, and hillside development restrictions.	s and a distribution of the state of the sta			