

# Attachment A

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# MONTEREY COUNTY GENERAL PLAN UPDATE

Monterey County  
Board of Supervisors Workshop  
January 10, 2023



# INTRODUCTIONS

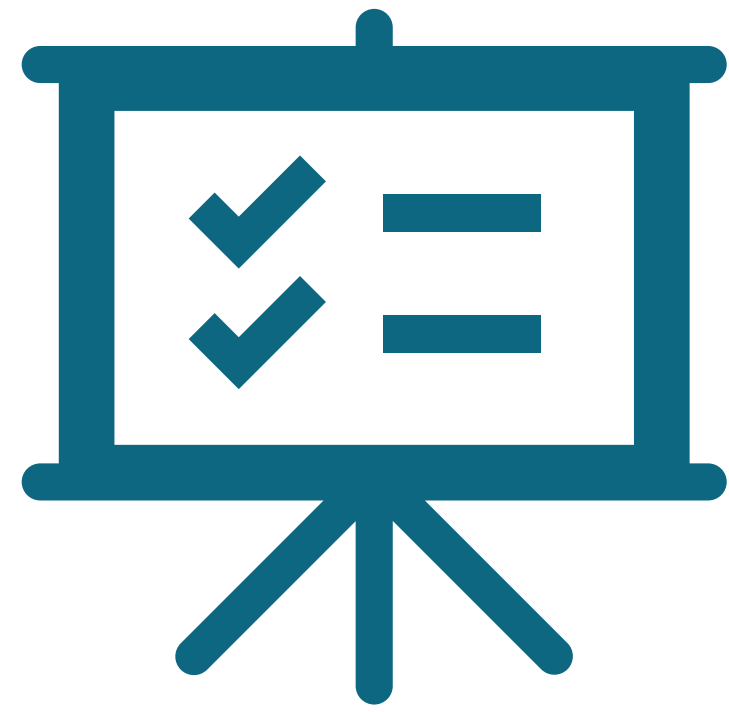
## Monterey County Staff

- Erik Lundquist, AICP, Director, Housing and Community Development
- Melanie Beretti, AICP, Principal Planner – Advanced Planning, Housing and Community Development
- Jaime Guthrie, AICP, Senior Planner – Advanced Planning, Housing and Community Development

## Harris & Associates

- Hitta Mosesman, Vice President, Community Development + Housing
- Darin Neufeld, Director, Sustainability
- Kelly Morgan, Project Manager

# ACTIONS



- a. Receive a presentation on the General Plan Housing Element Sixth Cycle Update (2024-31), Safety Element Update, and new Environmental Justice Element.
- b. Consider the Draft General Plan Elements Updates Community Engagement Plan; and
- c. Provide direction to staff.

# HOUSING ELEMENT



# BACKGROUND



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

# MONTEREY COUNTY RHNA

## 6<sup>TH</sup> CYCLE (2023-2031) HOUSING UNITS REQUIRED



HCD  
determines  
#’s



AMBAG –  
33,274



Monterey  
County –  
3,326

Income Category	% Median	Income Range		RHNA	% of Total
		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%
<b>Total</b>				<b>3,326</b>	<b>100%</b>
<i>2022 CA HCD Income Limits, Monterey County, AMI = \$90,100</i>					



# HOUSING ELEMENT - CONTENTS





## 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.*

# REVIEW OF 5<sup>TH</sup> CYCLE

**Total RHNA = 1,551 units (900 affordable or 58%)**

Jurisdiction	# Affordable RHNA**	% Affordable Completed*
Salinas	1294	12% (155 units)
Monterey	378	5% (19 units)
Seaside	229	0% (0 units)
Soledad	111	5% (6 units)
Monterey County	900	30% (274 units)

\* Percentages reflect HCD APR totals of completed units from 2015 – 2021 reported by jurisdictions. Please note this is not representative of incomplete permitted units.

\*\*Affordable represents very-low, low, and moderate income units

# HOUSING ELEMENT UPDATE & APPROVAL PROCESS

Community Outreach

- Jan & Feb 2023

Draft HEU to Planning Commission & BOS

- Spring 2023

Submit to HCD for Review (est. 2 rounds)

- Late Spring/Early Summer 2023

Substantial Compliance/BOS Adoption

- Late Fall 2023

Continued State Funding Eligibility

# SAFETY ELEMENT UPDATE



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# SAFETY ELEMENT



## Reason for Update:

- Update information on flood, fire hazards, and climate hazards (due to Housing Element Update)

## Supporting Technical Studies:

- **Vulnerability Assessment**
  - Climate change-related hazards (e.g., extreme heat, fire, drought) and impacts on vulnerable communities
- **Evacuation Route Analysis**
  - Capacity - several emergency scenarios (e.g., fire, flood, earthquake)
  - ID residential areas w/o  $< 2$  emergency routes
  - ID evacuation locations

# ENVIRONMENTAL JUSTICE ELEMENT



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# ENVIRONMENTAL JUSTICE ELEMENT

## General Plan objectives & policies address:

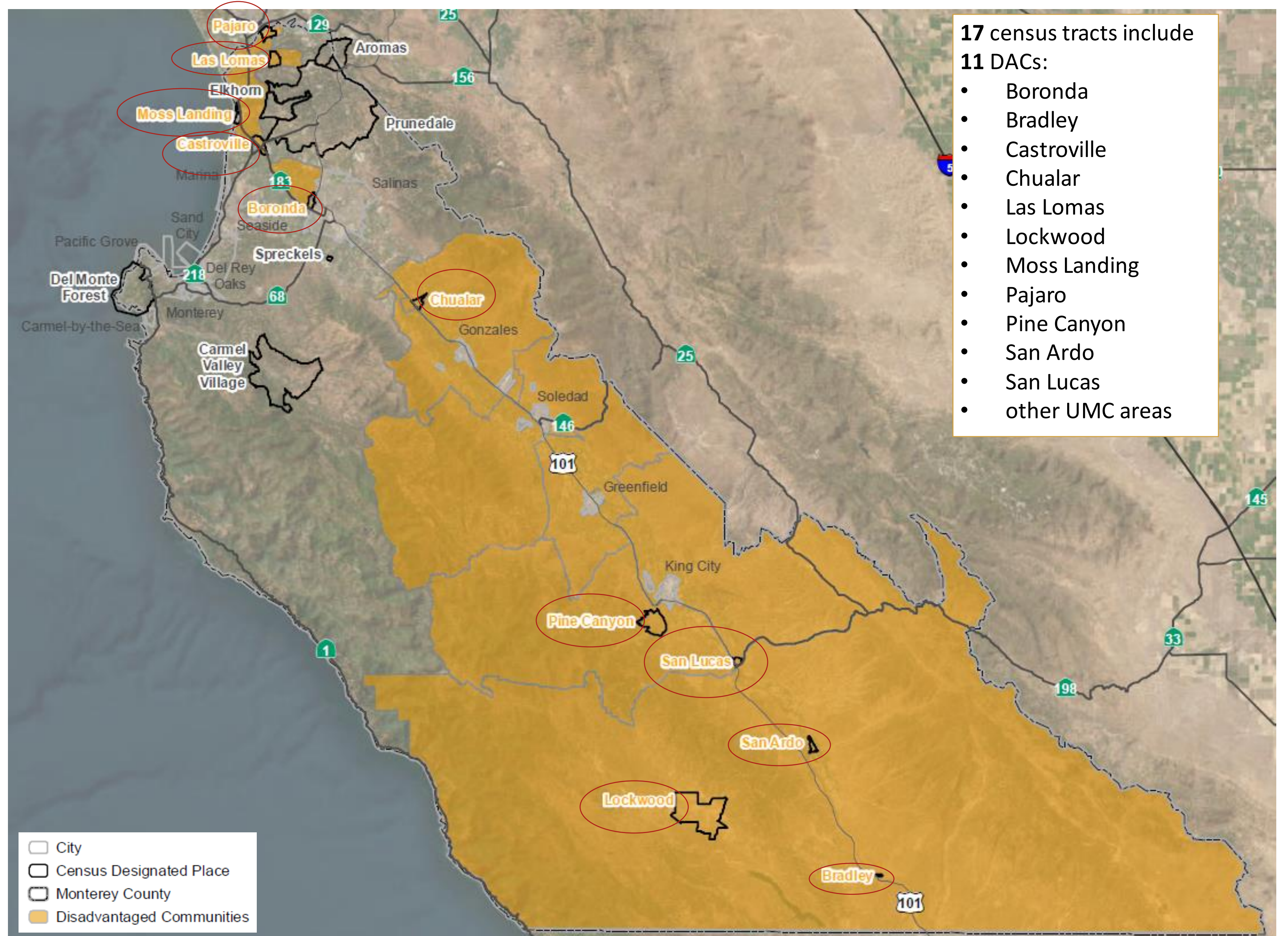
- Disadvantaged communities (DACs)
  - *Improve air /water quality*
  - *Promote access to public facilities, healthy food, safe & sanitary homes*
  - *Physical/recreational activity to reduce health risks*
- Promote civic engagement in the public decision-making process
- Prioritize improvements and programs that address the needs of DACs

## Supporting Technical Study - Existing Conditions Report





# DISADVANTAGED COMMUNITIES



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# COMMUNITY ENGAGEMENT



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# COMMUNITY ENGAGEMENT - REQUIREMENTS

## Housing Element

- CA Gov. Code
  - Engage **all economic segments** of community
    - Stakeholders
      - ✓ *Residents*
      - ✓ *Developers (Affordable/Market)*
      - ✓ *Housing advocacy groups*
      - ✓ *Fair housing providers*
      - ✓ *Service Providers & non-profits*
- Ongoing efforts

## Safety Element

- Safety Committee
  - Representatives from County departments involved with:
    - Public safety
    - Emergency preparedness

## Environmental Justice

- Citizen's Advisory Committee
  - Community members not traditionally participating in local decision-making processes affecting their environment & quality of life
- Environmental Justice Element Survey
  - Opportunity to indicate interest

# COMMUNITY ENGAGEMENT PLAN

Comprehensive process of engaging all segments of community

## Outreach Methods

- Housing, Safety and Environmental Justice Element webpages
- Housing Element Survey
- Safety/Environmental Justice Survey
- Workshops
- Boots On the Ground
- Stakeholder meetings
- Safety Committee and EJCAC
- Social media posts
- Announcements at PC & BOS meetings
- Library Displays

## Engagement Leaders

- County staff
- Consultant
- Safety Committee
- EJCAC
- Planning Commission
- BOS

## Meeting Types & Amount

- PC & BOS Intro Sessions
- 6 Civic Academies - 3 for Housing, 3 for EJ/Safety
- 2 Public Workshops
- 18 Stakeholder Focus Group Meetings
- 16 Community Event Pop-Ups – 8 for Housing, 8 for EJ/Safety
- 2 Safety Committee Meetings
- 3 Environmental Justice CAC Meetings
- 2 PC & BOS Meetings on Draft/Final Housing Element

## Schedule

- Tight schedule due to Housing Element certification deadline & State review timeframes

# GENERAL PLAN UPDATE KEY DATES & MILESTONES



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Milestone	Timeframe
Planning Commission (PC) Study Session	12/7/22
Board of Supervisors (Board) Study Session	01/10/23
1 <sup>st</sup> Draft HEU for PC & Board Consideration	March 2023
30 Day Public Review of Draft	April – May 2023
PC & Board Receipt of Draft for Approval	April 2023
Submit 1 <sup>st</sup> Draft HEU to HCD	May 2023
90 Day Review Period	May – July 2023
Submit 2 <sup>nd</sup> Draft HEU to HCD	September 2023
PC Meeting Debrief	September 2023
Board Meeting Debrief	September 2023
PC & Board Accept Final HEU	December 2023
HEU Certification	December 2023

# THANK YOU!

**Get Involved! Questions? Comments?**

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