

Attachment B

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Questions for Discussion

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?
- 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?