

..Title

- a. Receive a report on information previously requested from the development community; and
- b. Consider discussion points for a follow up meeting with the development community.

RECOMMENDATION:

It is recommended that the Housing Advisory Committee:

- a. Receive a report on information previously requested from the development community; and
- b. Consider discussion points for a follow up meeting with the development community.

SUMMARY:

At its March 13, 2024, meeting the Housing Advisory Committee (HAC) requested staff set-up a roundtable with representatives from the residential development community. Subsequently, the Board of Supervisors Health, Housing, and Human Services Committee (HHHS), requested a meeting with the residential development community. The purpose of both meetings is to learn what barriers are keeping developers from building more dense, affordable by design, housing in unincorporated areas of Monterey County. The Supervisors sitting on the HHHS suggested that the HHHS and HAC convene one meeting. The Board members have suggested holding this meeting on Monday, May 5, 2024, beginning at 5:00 pm.

DISCUSSION:

The purpose of this study session is for the HAC to understand why the development community is not building more high density and affordable housing in the unincorporated areas of the County. Over the past two years the County has conducted extensive outreach with the development, property management, and renter communities to identify the challenges they face developing, managing, and finding adequate housing. As part of preparing the 6th Cycle Housing Element, the County convened meetings with different stakeholder groups. For purposes of this discussion the minutes from the Affordable Housing Developer and Market Rate Developer sessions are included as Attachments A and B. In January 2024, the County reached out to the affordable housing development community with questions specifically related to how the Monterey County Local Housing Trust Fund could best support their efforts. The questions are included as Attachment C.

To make the meeting with developers more productive, staff recommends:

- Keeping the discussion focused on development challenges and opportunities in the unincorporated areas of the County and not cities. This focus can be further broken down between when projects are undertaken in existing community areas or non-urbanized areas of the County that do not have access to water and sewer services.
- Working to identify specific concerns, and examples, of policies, practices, or regulations that are hindering the construction of housing.
 - The HAC can explore policies and practices of other agencies but with the understanding that the County cannot force these agencies to make changes.

FINANCING:

There is no impact on the General Fund associated with receiving this report or hosting a meeting with representatives from the development community.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

Access to affordable housing is foundational to meeting most, if not all, of the Board's Strategic Initiatives.

Mark a check to the related Board of Supervisors Strategic Initiatives

X Economic Development

X Administration

X Health & Human Services

X Infrastructure

_ Public Safety

HAC ANNUAL WORK PLAN OBJECTIVES:

The proposed meeting with developers will help the HAC and Board of Supervisors understand the specific County policies and procedures that are considered to be impediments to the construction of housing and develop programs for the 5th Cycle Housing Element.

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Attachment: A: AH Developer Stakeholder Meeting Minutes
 B: Market Rate Developer Stakeholder Meeting Minutes
 C: MCLHTF Design Questionnaire
 D: Development Considerations
 E: Staff Questions