

Attachment C

This page intentionally left blank.

Further articulation of how the County will achieve the stated goals is found in the programs. Programs identify specific actions the County will undertake toward putting each goal and policy into action. Each program relates to one or more goals and policies and may overlap the various issue areas.

Quantified objectives identified in particular programs are estimates of assistance the County will be able to offer, subject to available financial and administrative resources. A summary of quantified objectives follows the goals, policies, and programs ([Table 44](#) on page 144).

5.1. Conserve, Preserve, and Improve the Existing Supply of Housing

Conserving and improving the housing stock helps maintain investment in the community and keeps existing housing affordable. While the majority of housing in Monterey County is in good condition, some of the older neighborhoods show signs of deterioration. Older housing is often energy inefficient, sapping financial resources that could be directed towards maintenance, upkeep and contributing to global climate change. Market conditions have constrained the supply of rental housing and have reduced incentives for landlords to maintain clean and safe properties. Foreclosures have also threatened the stabilization of some neighborhoods. Preventing these problems from occurring and addressing them when they do occur, protect the safety and welfare of residents and assist in meeting housing needs.

Goal H-1: Assure the quality, safety, and habitability of existing housing, promote the continued high quality of residential neighborhoods, preserve [all types of affordable housing developments](#), and conserve energy.

Policies:

- Policy H-1.1** Encourage housing rehabilitation efforts in Community Areas where the housing stock is most in need of rehabilitation.
- Policy H-1.2** Encourage conservation of existing housing stock through rehabilitation, while also assuring that existing affordable housing stock and historic structures are not lost.
- Policy H-1.3** Promote energy efficiency through mixed use development, site planning and landscaping techniques, and "green" construction.
- Policy H-1.4** Work with property owners and nonprofit housing providers to preserve lower income housing at risk of converting to market rate.

- Ensuring opportunities are pursued for enhancing the environmental resources in Monterey County.

Objectives/Timeline: Reduce energy consumption and carbon emissions throughout the planning period. Assist in energy conservation improvements for five homes annually.

Responsible Party: Resource Management Agency

Funding Source: Responsible Department Funds

Related Policies: H-1.4

H-1.d Preservation of Affordable Housing

The County continues to suffer from the loss of affordable housing (both for-sale and rental housing) due to factors such as demand exceeding supply and market conditions. As housing prices and rents continue to escalate in the region, affordability of the County's existing housing stock is diminishing rapidly.

Objectives/Timeline: Initiate discussions in 2016 to study options for the retention of affordable housing.

Responsible Party: Resource Management Agency; Economic Development Department

Funding Source: Responsible Department Funds

Related Policies: H-1.2

5.2. Assist in the Development of Housing

Providing a range of housing types and affordability levels is essential for a healthy community and necessary to meet the housing needs for all economic segments of the community. Due to high land and development costs and strong demand for housing in Monterey County, affordable housing cannot be developed for lower and moderate income households without assistance. Governmental incentives and technical assistance can increase opportunities for the development of affordable units. The County also supports the development of housing affordable to the general workforce, including those earning middle incomes, and encourages employers and other organizations to assist with the production of housing units needed for their employees. All of these efforts have required a partnership between the public and private sectors. The County will continue to play a leadership role in actively seeking out and promoting additional funding opportunities for affordable housing and encouraging the private sector to provide a wide range of housing types at varying levels of affordability.