

County of Monterey

County of Monterey Government Center
1441 Schilling Place
Salinas, CA 93901



Meeting Agenda - Final

Wednesday, May 14, 2025

6:00 PM

1441 Schilling Place, 2nd Floor, Salinas, CA 93901

Thyme Room

Housing Advisory Committee

IMPORTANT NOTICE REGARDING PARTICIPATION IN THE HOUSING ADVISORY COMMITTEE MEETING

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the County of Monterey Housing Advisory Committee alternative actions on any matter before it.

In addition to attending in person, public participation will be available by ZOOM and/or telephonic means:

PLEASE NOTE: IF ALL HAC MEMBERS ARE PRESENT IN PERSON, PUBLIC PARTICIPATION BY ZOOM IS FOR CONVENIENCE ONLY AND IS NOT REQUIRED BY LAW. IF THE ZOOM FEED IS LOST FOR ANY REASON, THE MEETING MAY BE PAUSED WHILE A FIX IS ATTEMPTED BUT THE MEETING MAY CONTINUE AT THE DISCRETION OF THE CHAIRPERSON.

You may participate through ZOOM. For ZOOM participation please join by computer audio at: <https://montereycty.zoom.us/j/99289540118?pwd=ZIweKlmidVoLjK0zGZRrQbWhcMXbnR.1>

OR to participate by phone call any of these numbers below:

- + 1 669 900 6833 US (San Jose)
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Enter this Meeting ID number 99289540118 when prompted.

PUBLIC COMMENT: Please submit your comment (limited to 250 or less) to the HAC Clerk at HAChearingcomments@countyofmonterey.gov. In an effort to assist the Clerk in identifying the agenda item relating to your public comment please indicate in the Subject Line, the meeting body (i.e. Housing Advisory Committee Agenda) and item number (i.e. Item No. 10). Your comment will be placed into the record at the Housing Advisory Committee meeting.

Public Comments received by 5:00 p.m. on the Tuesday prior to the HAC meeting will be distributed to the HAC via email.

Public Comment submitted during the meeting can be submitted at any time and every effort will be made to read your comment into the record, but some comments may not be read due to time limitations. Comments received after the agenda item will be made part of the record if received prior to the end of the meeting.

ALTERNATIVE FORMATS: If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the Monterey County Housing and Community Development at (831) 755-5390.

INTERPRETATION SERVICE POLICY: The Monterey County Housing Advisory Committee invites and encourages the participation of Monterey County residents at its meetings. If you require the assistance of an interpreter, please contact the Monterey County Housing and Community Development Department located in the Monterey County Government Center, 1441 Schilling Place, 2nd Floor South, Salinas - or by phone at (831) 755-5390. The Clerk will make every effort to accommodate requests for interpreter assistance. Requests should be made as soon as possible, and at a minimum 24 hours in advance of any meeting of the Housing Advisory Committee

La medida recomendada indica la recomendación del personal en el momento en que se preparó la agenda. Dicha recomendación no limita las acciones alternativas del Comité de Asesor de Vivienda del Condado de Monterey sobre cualquier asunto que se le haya sometido.

Además de asistir en persona, la participación del público estará disponible por ZOOM y/o medios telefónicos:

TENGA EN CUENTA: SI TODOS LOS MIEMBROS DEL COMITÉ DE ASESOR DE VIVIENDA ESTÁN PRESENTES EN PERSONA, LA PARTICIPACIÓN PÚBLICA DE ZOOM ES SOLO POR CONVENIENCIA Y NO ES REQUERIDA POR LA LEY. SI LA TRANSMISIÓN DE ZOOM SE PIERDE POR CUALQUIER MOTIVO, LA REUNIÓN PUEDE PAUSARSE MIENTRAS SE INTENTA UNA SOLUCIÓN, PERO LA REUNIÓN PUEDE CONTINUAR A DISCRECIÓN DEL PRESIDENTE DE LA REUNIÓN.

Puede participar a través de ZOOM. Para la participación de ZOOM, únase por computadora en: <https://montereycty.zoom.us/j/99289540118?pwd=ZIweKlmidVoLjK0zGZRrQbWhcMXbnR.1>

O para participar por teléfono, llame a cualquiera de estos números a continuación:

- + 1 669 900 6833 US (San Jose)
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Presione el código de acceso de reunión: 99289540118 cuando se le solicite.

COMENTARIO PÚBLICO: Por favor envíe su comentario (limitado a 250 palabras o menos) al personal del Comité de Asesor de Vivienda del Condado de Monterey al correo electrónico: HAChearingcomments@countyofmonterey.gov. En un esfuerzo por ayudar al personal, indique en la línea de asunto, la audiencia de la reunión (por ejemplo, la agenda del Comité de Asesor de Vivienda del Condado de Monterey) y el número de punto (por ejemplo, el No. de agenda 10). Su comentario se incluirá en el registro de la audiencia del Comité de Asesor de Vivienda del Condado de Monterey

Los comentarios públicos recibidos antes de las 5:00 p.m. del martes anterior a la reunión del Comité de Asesor de Vivienda del Condado de Monterey se distribuirán al Comité de Asesor de Vivienda por correo electrónico.

El comentario público enviado durante la reunión se puede enviar en cualquier momento y se hará todo lo posible para leer su comentario en el registro, pero algunos comentarios pueden no leerse debido a limitaciones de tiempo. Los comentarios recibidos después del tema de la agenda se incluirán en el registro si se reciben antes de que finalice la junta.

FORMATOS ALTERNATIVOS: Si se solicita, la agenda se pondrá a disposición de las personas con discapacidad en formatos alternativos apropiados, según lo exige la Sección 202 de la Ley de Estadounidenses con Discapacidades de 1990 (42 USC Sec. 12132) y las reglas y regulaciones federales adoptadas en implementación de la misma. Para obtener información sobre cómo, a quién y cuándo una persona con una discapacidad que requiere una modificación o adaptación para participar en la reunión pública puede hacer una solicitud de modificación o adaptación relacionada con la discapacidad, incluidas las ayudas o servicios auxiliares, o si tiene alguna pregunta sobre cualquiera de los temas enumerados en esta agenda, llame al Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey al (831) 755-5390.

POLÍZA DE SERVICIO DE INTERPRETACIÓN: Los miembros del Comité de Asesor de Vivienda del Condado de Monterey invita y apoya la participación de los residentes del Condado de Monterey en sus reuniones. Si usted requiere la asistencia de un interprete, por favor comuníquese con el Departamento de Vivienda y Desarrollo Comunitario localizado en el Centro de Gobierno del Condado de Monterey, (County of Monterey Government Center), 1441 Schilling Place, segundo piso sur, Salinas – o por teléfono al (831) 755-5390. La asistente hará el esfuerzo para acomodar los pedidos de asistencia de un interprete. Los pedidos se deberán hacer lo más pronto posible, y a lo mínimo 24 horas de anticipo para cualquier reunión del Comité de Asesor de Vivienda del Condado de Monterey.

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Housing Advisory Committee's alternative actions on any matter before it.

NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report

Participate via Zoom Meeting Link:

<https://montereycty.zoom.us/j/97330144042?pwd=Zrt9YrXw75uSGuatJXgbBCI81Ca1Hw.1>

Participate via Phone: 1-669-900-6833

Meeting ID Access Code: 99289540118

Password (if required): 912165

6:00 P.M. - CALL TO ORDER**ROLL CALL**

Peter Said (Chair) - District 4
Gilbert Ramos (Vice-Chair) - District 1
Sandi Austin - District 2
Robert Chacanaca - District 2
Braulio Fabian Zamudio - District 3
Cary Swensen - District 4
Mitch Winick - District 5
Eric Palmer - District 5

PUBLIC COMMENT

The Housing Advisory Committee (HAC) will receive public comment on non-agenda items within the purview of the HAC. The Chair may limit the length of individual presentations.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

The Committee Clerk will announce agenda corrections, deletion and proposed additions, which may be acted on by the Housing Advisory Committee as provided in Section 54954.2 of the California Government Code.

APPROVAL OF CONSENT AGENDA

1. Approve March 12, 2025 Draft Action Minutes [25-308](#)

Attachments: [Draft HAC MEETING MINUTES_031225](#)

SCHEDULED MATTERS

2. Conduct a study session to prioritize 6th Cycle Housing Element Policies and Program for implementation. [25-313](#)

Attachments: [Staff Report](#)
[Attachment 1 - Study Session on 6th HE Cycle Policies and Programs](#)

3. Conduct a workshop on the Draft Request for Proposals to prepare an Affordable Housing Strategic Plan for Monterey County and provide feedback to staff. [25-314](#)

Attachments: [Staff Report](#)
[Attachment 1 - Affordable Housing Strategic Plan Scope of Work](#)

OTHER MATTERS[25-318](#)

Attachments: [HHHHS Committee Housing Report Presentation](#)

[25-319](#)

Attachments: [Housing Pipeline](#)

COMMITTEE COMMENTS, REQUEST AND REFERRALS

This is a time set aside for the members of HAC to comment, request, or refer a matter that is on or not on the agenda. At this time, members may also request that an item be added to a future HAC agenda.

DEPARTMENT UPDATE**NEXT SCHEDULED MEETING:**

July 9, 2025

ADJOURNMENT



County of Monterey

Item No.1

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: 25-308

May 14, 2025

Introduced: 5/7/2025

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

Approve March 12, 2025 Draft Action Minutes

County of Monterey

County of Monterey Government Center
1441 Schilling Place
Salinas, CA 93901
Thyme Room



Meeting Minutes - Draft

Wednesday, March 12, 2025

6:00 PM

**1441 Schilling Place, 2nd Floor, Salinas, CA 93901
Thyme Room**

Housing Advisory Committee

6:00 P.M. - CALL TO ORDER

Chair Said called the meeting to order at 6:03 p.m.

ROLL CALL

Members Present: Chacanaca, Fabian Zamudio, Said, Swensen, Winick

Members Absent: Sandi Austin, Ramos

Staff Present: Darby Marshall, Anita Nachor, Craig Spencer (Zoom), Dawn Yonemitsu (Zoom)

PUBLIC COMMENT

There were no public comments to the agenda.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

There were no agenda addition, deletions and corrections to the agenda.

APPROVAL OF CONSENT AGENDA

- 1. Approve February 19, 2025 Draft Action Minutes**
- 2. Receive a presentation on the 2025-26 Community Development Block Grant (CDBG) funding allocations.**

Action: A motion was made by Committee Member Chacanaca to approve the consent agenda with a correction to #3. Action: Member Swensen nominated Committee Member Ramos not Fabian Zamudio for Vice-Chair. Committee Member Fabian Zamudio seconded the motion.

No #2 required no motion. The Committee received and discussed the report on the 2025-26 Community Development Block Grant (CDBG) funding allocations.

AYES: Chacanaca, Fabian Zamudio, Said, Swensen, Winick

NAYES

ABSENT

ABSTAINED

Motion Passed – 5-0

Public Comment: None

SCHEDULED MATTERS

- 3. Receive a presentation on the Draft 2024 Annual Housing Report and provide feedback to staff.**

No motion required. The Committee received and discussed the presentation on the Draft 2024 Annual Housing Report and provided feedback to staff.

4. Conduct a workshop on the Housing Office and Housing Advisory Committee's 2025 Work Plan and provide direction to staff.

No motion required. The Committee conducted a workshop on the Housing Office and Housing Advisory Committee's 2025 25- Work Plan and provided direction to staff.

Each Housing Advisory Committee Member will select three policy items from the 6-Cycle Housing Element for discussion at the next meeting on May 14, 2025 and email Darby Marshall with their selections.

OTHER MATTERS

COMMITTEE COMMENTS, REQUEST AND REFERRALS

Chair Said requested to place the following items on future Agenda's.

May 14, 2025 – HAC Meeting

1. Review the Scope Proposal – Which studies are we going to study? Alternatives and Optional.
2. Bring forward a list of policies to do a SWOT Analysis on.
3. Select the SWOT Analyst list
4. Choose a dataset that the Housing Advisory Committee can begin working on immediately.

July 9, 2025 – HAC Meeting

1. How to start the SWOT Analysis
2. Discuss which agencies to invite for Water Allocations. Identify specific issues to address with these agencies. The Housing Advisory Committee will prepare 3 or 4 items for the agenda for the July 9, 2025 Housing Advisory Committee Meeting.

September 10, 2025 – HAC Meeting

1. SWOT Analysis
2. Dataset

November 12, 2025 – HAC Meeting

1. SWOT Analysis
2. Dataset

January 14, 2025 HAC Meeting

1. Debrief concerning water

DEPARTMENT UPDATE

There were no department updates.

NEXT SCHEDULED MEETING

Wednesday, May 14, 2025 at 6PM

ADJOURNMENT

Chair Said moved to adjourn. The meeting was adjourned at 8:15 p.m.



County of Monterey

Item No.2

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: 25-313

May 14, 2025

Introduced: 5/8/2025

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

Conduct a study session to prioritize 6th Cycle Housing Element Policies and Program for implementation.

RECOMMENDATION:

It is recommended that the Housing Advisory Committee conduct a study session to prioritize 6th Cycle Housing Element Policies and Program for implementation.

SUMMARY/DISCUSSION:

The 6th Cycle Housing Element (HE) contains 5 policies and 52 programs. These policies and programs range from updating sections of the County Code to change zoning and land use requirements to working with property owners to encourage development of property included in the Housing Element Sites Inventory. Of the programs, 44 require the Board of Supervisors to either establish a General Plan Update and Implementation Fund or General Fund augmentation, or finding a new, unidentified, source of funding to implement. Addressing the need for new sources of funding to implement the HE policies and programs is going to be essential.

The purpose of this study session was for the HAC to consider committee member recommendations of which policies and programs they believed the HAC should work on implementing. HAC members were each asked to forward 3-5 policies and programs to staff to compile into a master list. During the study session, the HAC was to review and prioritize the list of policies and programs. No recommendations were submitted to staff in time for this report to be prepared.

County staff also considered the question of how the HAC could best support implementation of the 6th Cycle Housing Element. The Affordable Housing Strategic Plan could indirectly support implementation of many of the HE policies and programs through development of a regional approach to affordable housing and a locally controlled source of funding for these housing. Additionally, staff recommends that the HAC focus on these policies:

- H-2.G. Comprehensive Incentives/Concessions Program for Developers
- H-2.K. Assist with the Development of Affordable Housing
- H-2.P. Advertise Available Resources
- H-3.E. Engage Property Owners Listed in Sites Inventory through Outreach
- H-5.C. Facilitate Access to Affordable Housing for Residents

Staff believes that the HAC could be a convening body to bring together different community stakeholders to focus on a specific topic and develop recommendations for the County Planning

Commission and Board of Supervisors consideration.

Prepared by: Darby Marshall, Housing Program Manager, (831) 755-5391

Attachment 1 - 6th Cycle Housing Element Policies and Programs



County of Monterey

Item No.2

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Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

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Prepared by: Darby Marshall, Housing Program Manager, (831) 755-5391

Attachment 1 - 6th Cycle Housing Element Policies and Programs

Attachment 1

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6th Cycle Housing Element
Policies Programs

Implementation Program/Schedule of Action	Potential Funding	Responsible Party	5/1/25 Status/Actions
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.			
<p>H-1.A. Preservation and Monitoring of Existing and Future Affordable Units</p> <p>The County remains committed to preserving the affordability of all publicly assisted housing units through ongoing monitoring and proactive measures. Key actions include:</p> <ul style="list-style-type: none"> • <u>Developer Outreach</u>: The County will provide ongoing engagement with developers whose deed restrictions are nearing expiration to explore options for extending affordability. <u>Schedule of Action</u>: Ongoing, conducted as deemed appropriate. • <u>Funding Applications</u>: Provide support to nonprofit organizations seeking funding opportunities to acquire at-risk housing units and maintain affordability. <u>Schedule of Action</u>: Ongoing, in alignment with funding cycles. • <u>Funding Pursuit</u>: Pursue funding opportunities on an annual basis to bolster resources available for housing preservation initiatives. <u>Schedule of Action</u>: Annually by December 31. • <u>Preservation Strategy Development</u>: Collaborate with nonprofits to formulate a proactive preservation strategy, ensuring readiness to respond promptly to any notices of conversion to market-rate usage. <u>Schedule of Action</u>: By the end of FY 2026. • <u>Monitoring</u>: Regularly monitor assisted housing units to ensure tenants receive adequate notifications, education, and support regarding their housing rights and options. <u>Schedule of Action</u>: Annually by December 31. <p><u>Objectives</u>: These actions will safeguard the affordability of publicly assisted housing units and uphold the County's commitment to providing stable and affordable housing options for its residents.</p>	<p>Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>	<p>First tax credit project will not expire until 2049.</p> <p>Challenge is non-tax credit or County assisted properties w/affordability. No central list.</p> <p>HCD annually monitors all County assisted affordable units and physically inspects some projects.</p>
<p>H-1.B. Replacement Housing Stock</p> <p>To guarantee the preservation of affordable housing stock, the County will implement a rigorous process for replacing lower-income units that are demolished. This initiative involves a comprehensive assessment of property data, outreach to current tenants to ascertain income levels, and a calculation of the number of units occupied by lower-income households.</p> <p>The County will collaborate closely with developers to ensure that proposed projects include an adequate number of affordable units to replace those demolished. This effort aligns with the mandates outlined in California Government Code section 65915 , which stipulates the replacement of affordable housing units.</p>	<p>Augmentation from General Funds</p>		

6th Cycle Housing Element
Policies Programs

Implementation Program/Schedule of Action	Potential Funding	Responsible Party	5/1/25 Status/Actions
<p>As development projects are proposed, the County will promptly initiate the replacement housing process, with the exact timing contingent upon the engagement of the development community and project timelines. Furthermore, in compliance with state regulations, the County will amend Monterey County Code Titles 20 and 21 (Zoning Code) by the conclusion of 2027. This amendment will mandate the replacement of units affordable to the same or lower income level as a prerequisite for any development on nonvacant sites, consistent with the provisions of the State Density Bonus Law.</p> <p><u>Schedule of Action:</u> Initiate replacement housing process for proposed projects (timing dependent on development community engagement); Amend the Zoning Code by the end of 2027 to require replacement of affordable units in accordance with state law.</p>	<p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>	
<p>H-1.C. Energy Efficiency and Conservation</p> <p>Monterey County is committed to promoting energy conservation and reducing greenhouse gas emissions in alignment with AB 32. The County's efforts include:</p> <ul style="list-style-type: none"> • <u>Compliance Beyond State Standards:</u> Adhere to California Building Standards Code (Title 24 of California Regulations) to ensure energy efficiency in residential construction projects and develop local ordinances that improve energy efficiency and reduce air pollution and greenhouse gas emissions. • <u>Community Climate Action Plan:</u> Pursue the development and support the implementation of the County's Community Climate Action and Adaptation Plan (CCAAP), Municipal Climate Action Plan (MCAP), and participate in regional studies on reducing emissions from the built environment to address climate challenges comprehensively. • <u>Integration of Green Practices:</u> Continue to require and support the integration of green building practices in future housing developments and existing building stock to promote sustainability. • <u>Review of Proposed Developments:</u> Continue to evaluate proposed developments for distributed energy resources, such as solar and battery storage, site design techniques, and landscaping to enhance energy efficiency, mitigate greenhouse gas emissions, reduce costs, and improve resiliency. • <u>Information Dissemination:</u> Provide access to energy conservation information and financial incentives through various public channels, including the County's website, public libraries, and community centers. 	<p>Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue</p>	<p>Housing and Community Development Department</p> <p>County Administrative Office, Sustainability Program</p>	

6th Cycle Housing Element
Policies Programs

Implementation Program/Schedule of Action	Potential Funding	Responsible Party	5/1/25 Status/Actions
<ul style="list-style-type: none"> <u>Support for energy projects</u>: Develop projects to support energy efficiency, appliance, and electrical upgrades, and distribute energy resource deployment in lower-income homes to reduce energy costs, improve health outcomes, and resiliency. <u>Weatherization Initiatives</u>: Encourage weatherization of existing buildings to improve energy efficiency and reduce greenhouse gas emissions. <u>Promotion of Mixed-Use Development</u>: Promote transit-oriented, including active transportation, and mixed-use development in Community Areas and Rural Centers near activity centers and transit routes to minimize vehicle trips and transportation energy consumption. <p>The Board of Supervisors has established the Committee on Alternative Energy and Environment with two Supervisors to oversee and discuss these endeavors before sending an item for consideration by the full Board. The Committee addresses issues of environmental concern, including compliance with AB 32, exploring alternative energy sources, reducing emissions in transportation, and enhancing environmental resources in Monterey County. Through collaborative efforts, the County will continue to strive to achieve long-term environmental sustainability and mitigate the impacts of climate change.</p> <p><u>Schedule of Action</u>: Ongoing</p>	and grants		
<p>H-1.D. Foreclosure and Credit Counseling</p> <p>The County is aware of the adverse effects of poor economic conditions and predatory lending on foreclosures, leading to neighborhood destabilization. Historically, the County has offered foreclosure and credit counseling services to affected households using CDBG and NSP funds, though the NSP program has ended and CDBG funds are limited. The County will continue to seek alternative funding sources to revive this program. Additionally, the County will provide links to foreclosure and credit counseling resources such as the Housing Resource Center of Monterey County on its website to aid residents in need of assistance.</p> <p><u>Schedule of Action</u>: Ongoing with resource links updated to the County website within six months of Housing Element Certification.</p>	CDBG	Housing and Community Development Department	<p>CDBG funding is limited to 15% of grant for all public services.</p> <p>Typically funded out of new down payment assistance grant activity delivery allocation.</p>
H-1.E. Reduce Exposure to Environmental Pollution			

6th Cycle Housing Element
Policies Programs

Implementation Program/Schedule of Action	Potential Funding	Responsible Party	5/1/25 Status/Actions
<p>The County is undergoing preparation of a new Environmental Justice Element for the General Plan in the inland and coastal portions of Monterey County. Upon completion, the County will implement the objectives and goals identified in the element, which will include reduction of pollution exposure and improvement of air quality. The County will ensure the alignment of housing development with best practices for the reduction of pollution exposure as identified in the Environmental Justice Element.</p> <p><u>Schedule of Action:</u> Ongoing after adoption of the Housing Element.</p>	<p>Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p> <p>County Administrative Office, Sustainability Program</p>	
<p>H-1.F. Limit Conversion of Residential Housing for Transient or Vacation Uses</p> <p>The County is updating its regulations related to the use of residential units for vacation (or short-term, transient) rental to provide opportunities for visitors to access public areas of Monterey County while preserving the County's housing supply.</p> <p><u>Schedule of Action:</u> By December 31, 2024, adopt Vacation Rental Ordinances and submit coastal ordinances to California Coastal Commission for certification.</p> <p>The vacancy rate in unincorporated areas of Monterey County is approximately 13%, with higher residential vacancy rates in high-resource areas. The County will study the feasibility of a vacant home tax as a possible strategy to discourage unoccupied housing units and increase revenue for affordable housing.</p> <p><u>Schedule of Action:</u> By December 2028.</p>	<p>Permit Fees, once adopted.</p> <p>General Fund, Transient Occupancy Tax revenues, or other sources.</p>	<p>Housing and Community Development Department</p> <p>County Administrative Office, Intergovernmental and Legislative Affairs</p>	
Goal H-2: Assist in the provision of housing that meets the needs of all socioeconomic segments of the County.			
<p>H-2.A. Encourage, Incentivize, and Monitor Accessory Dwelling Units (ADUs)</p> <p>Assembly Bill (AB) 671 (2019) amended Government Code section 65583, requiring local agencies' Housing Elements to incorporate a strategy encouraging and facilitating ADU development to provide affordable housing options for very low-, low-, or moderate-income households. The County will implement the following measures:</p> <ul style="list-style-type: none"> Continuing promotion of preapproved ADU site/floor plans, accessible+A17 to the public free of charge. <u>Schedule of Action:</u> Ongoing. Encouraging ADU construction through educational materials outlining standards, permitting procedures, and ADU benefits. Disseminate these materials at the Planning Counter, on the County's website, and in newsletters, with regular updates. <u>Schedule of Action:</u> Updates as needed. 			

6th Cycle Housing Element
Policies Programs

Implementation Program/Schedule of Action	Potential Funding	Responsible Party	5/1/25 Status/Actions
<ul style="list-style-type: none"> Establishing an ADU Monitoring Program to collect data for improved tracking, including occupancy status and rental rates. Utilize this data to understand income demographics served, guide outreach efforts, and assess production and affordability against Sites Inventory estimates in the Mid-Cycle Review (Program H-2.E). <u>Schedule of Action</u>: By the end of 2027. If Sites Inventory assumptions are not met, implement alternative actions based on ADU Monitoring Program findings (e.g., outreach, technical assistance, modifications, incentives, and rezoning). <u>Schedule of Action</u>: Updates as needed. Amending Monterey County Code Titles 20 and 21 (Zoning Code) by December 2027 to align with recent state law changes on ADUs (e.g., AB 587, AB 671, AB 68, SB 13). Monitor ongoing state law updates and adjust the Zoning Code accordingly. <u>Schedule of Action</u>: By December 2027, then as needed. Offering incentives beyond state law, such as potentially waiving building permit fees, onsite wastewater fees, development impact fees, traffic impact fees, and drainage fees. <u>Schedule of Action</u>: Ongoing Monitoring for planning, constructing, and operating affordable ADUs, with actions to be completed by the end of the 6th Cycle Planning Period. <u>Schedule of Action</u>: By the end of the 6th Cycle Planning Period. <p><u>Objectives</u>: – 270 units, including 9 designated for lower-income households.</p>	<p>Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>	
<p>Goal H-2.B - AB 1486 Implementation for Surplus County Land</p> <p>To adhere to Assembly Bill 1486 (AB 1486, 2019) and proactively execute its provisions concerning surplus public land, ensuring effective land use planning for affordable housing development. Through this program, the jurisdiction aims to maximize the utilization of surplus public land for affordable housing, aligning with AB 1486 objectives. Specific actions include:</p> <ul style="list-style-type: none"> Pursue a Facilities Master Plan for County operations, with a priority focus on the Laurel/Natividad campuses and Administration campus in downtown Salinas, and identify surplus County-owned land, identifying suitable parcels for affordable housing development based on AB 1486 criteria. Maintain a publicly accessible list of County-owned surplus land, regularly updated to reflect changes in availability. Once suitable County-owned surplus land is identified, establish preferences and priorities for affordable housing on the surplus land, ensuring alignment with local housing needs and priorities as per AB 1486 guidelines. 	<p>Augmentation from General Funds</p>	<p>Economic Development Department</p>	<p>On hold pending PWFP Countywide Facilities Master Plan completion.</p>

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Implementation Program/Schedule of Action	Potential Funding	Responsible Party	5/1/25 Status/Actions
<ul style="list-style-type: none"> Develop guidelines and criteria for affordable housing development on the surplus land through collaboration with stakeholders, including developers and community members, to address local housing needs effectively. Implement a transparent and competitive process for surplus land disposal, prioritizing affordable housing proposals in accordance with AB 1486 requirements. Engage with the community to gather input on the surplus land use for affordable housing, conducting outreach and public hearings to ensure transparency and incorporate community preferences. Establish a monitoring system to track the progress and outcomes of affordable housing development on the surplus land, regularly reporting to relevant authorities and the public on initiative status and impact. Provide technical assistance to potential developers interested in affordable housing projects on the surplus land, facilitating partnerships between developers and public entities to streamline the development process. <p><u>Schedule of Action:</u> Ongoing</p>	<p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Public Works, Facilities and Parks Department</p> <p>Housing and Community Development Department</p>	<p>Review of surplus properties reported to state by cities and districts does is not promising because of small parcel sizes and/or location.</p>
<p>H-2.C. Maintain/Update the Sites Inventory</p> <p>To meet the 6th Cycle Regional Housing Needs Allocation (RHNA) of 3,326 units (1,070 very low-, 700 low-, 420 moderate-, and 1,136 above moderate-income units), the County will implement the following strategies:</p> <ul style="list-style-type: none"> <u>Inventory Maintenance:</u> Regularly update and manage a residential site inventory to align with RHNA requirements, ensuring it reflects the identified housing needs. <u>Schedule of Action:</u> Annual updates through the HCD Annual Progress Report. <u>Addressing Shortfalls:</u> Promptly resolve any County shortfalls resulting from development approvals by identifying additional sites to meet the remaining need for lower-income households. <u>Schedule of Action:</u> As necessary should the County reach the RHNA buffer threshold. <u>Transparency and Ease of Access:</u> Provide the site inventory map via publication on the County's Housing and Community Development webpage, integration into the County's GIS, and/or provide the Site Inventory list to interested developers or the public upon request, with reproduction costs applied. <u>Schedule of Action:</u> Upon request. 	<p>Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>	

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Implementation Program/Schedule of Action	Potential Funding	Responsible Party	5/1/25 Status/Actions
<ul style="list-style-type: none"> <u>Exploring RHNA Alternatives and Funding Opportunities</u>: Explore alternative options for RHNA fulfillment, such as preservation, legislative changes, and regional collaboration. Actively pursue available funding opportunities and support applications for the acquisition/rehabilitation of affordable housing projects and the preservation of at-risk housing. <u>Schedule of Action</u>: Annually during the HCD Annual Progress Report and in response to state and federal funding announcements. 			
<p>H-2.D. By-Right Approval on Reuse of Prior Housing Opportunity Sites</p> <p>The County will permit residential developments by right, as per Government Code section 65583.2(i), with 20% or more of the units designated as affordable to lower-income households on Sites 11, 26, and 30 listed in the Site Inventory Table in Appendix C of this Housing Element, used to fulfill the 6th Cycle RHNA, representing reuse of sites identified in previous Housing Element cycles.</p> <p><u>Schedule of Action</u>: Ongoing.</p>	<p>Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>	
<p>H-2.E. Mid-Cycle Review Program</p> <p>The County commits to maintaining a comprehensive inventory of residential sites to meet RHNA commitments for the 2023-2031 planning period, as required by law. Continuous monitoring of development trends and site utilization will ensure compliance with RHNA goals. Implementation actions include:</p> <ul style="list-style-type: none"> Monitoring opportunity sites and housing production pipelines to track unit distribution, particularly for lower-income populations, and assess progress toward RHNA goals. Assessing trends in ADU development to identify areas needing enhanced promotion of ADU projects, especially in high-resource zones. Monitoring RHNA progress, remaining sites, and No Net Loss provisions. Submittal of the Housing Element Annual Progress Report (APR) to the California Department of Housing and Community Development (HCD) and the Office of Planning and Research (OPR) annually by April 1. <p>If assumptions in the Housing Element Sites Inventory are not met, the County will implement alternative actions based on review findings, such as outreach, technical assistance, development standard modifications, incentives, funding, and rezoning.</p> <p><u>Schedule of Action</u>: Annual monitoring with the APR due by April 1 each year. Conduct a mid-cycle review by December 2028.</p>	<p>Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>	

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<p>Objectives: Transparent housing production data, enhanced ADU development, RHNA compliance, timely reporting of housing development efforts, and data-driven decision-making for housing production.</p>			
<p>H-2.F. Annual Review with County Supervisors</p> <p>The County will coordinate an annual meeting with each County Supervisor to review and assess housing development progress and challenges within each district of the County. This initiative will foster ongoing dialogue and coordination to effectively address housing needs. The program entails the following specific actions:</p> <ul style="list-style-type: none"> • Annual Review Meetings: Conduct annual review meetings with County Supervisors to evaluate housing development progress, assess challenges, and identify improvement opportunities. • Data Sharing and Analysis: Share housing-related data and analysis with the Supervisors. This includes sharing data on housing production, affordability metrics, demographic trends, and regulatory barriers to inform decision-making and policy development. • Policy Recommendations: Encourage district supervisors to propose policy recommendations and initiatives aimed at addressing housing affordability, homelessness, and other housing-related challenges identified during the annual review process. <p>Schedule of Action: Annually, beginning 2026.</p> <p>Objectives: Through these actions, seek to foster a collaborative approach to address housing needs in the County, ensuring that housing development progresses effectively and meets the diverse needs of the community.</p>	<p>Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>	<p>HCD is compiling housing data and creating "dashboards" to make the information more accessible to the community.</p>
<p>H-2.G. Comprehensive Incentives/Concessions Program for Developers</p> <p>The County will develop a comprehensive incentives and concessions program for housing development that scale and stack based on development density, and level/duration of affordable units provided. In addition to policies/programs described elsewhere in this chapter, actions will include:</p> <ul style="list-style-type: none"> • Update Monterey County Code: The County will establish density bonus policies that exceed state density bonus law, including additional incentives/concessions for: <ul style="list-style-type: none"> ○ Development Standards: • Affordability - Development with higher percentages of affordable units and/or deeper levels of affordability, and if feasible, considering development standard concessions for developments with demonstrated financial burden of necessity to achieve additional density and affordability. 			

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Implementation Program/Schedule of Action	Potential Funding	Responsible Party	5/1/25 Status/Actions
<ul style="list-style-type: none"> Location – Transit Oriented Development of affordable housing near transit hubs and along transit corridors and developing consistent definition/interpretation of high-quality transit (state, local) for TOD incentives. Development of housing on infill sites with access to sewer, in high-resource areas allowed by-right subject to objective standards and criteria eligible for additional incentives/concessions. Fees: <ul style="list-style-type: none"> County permit fees- Automatically waive the County permit fees for 100% affordable housing projects and housing development on infill sites with access to sewer in high-resource areas. Permit fee deferrals until certificates of occupancy for projects that include at least 20% lower-income affordable units or 100% moderate-income units. County development impact fees – Consider a program to reduce or waive County impact fees for development on Housing Element opportunity sites and 2010 General Plan growth areas, scaled to the level and duration of affordability provided. Consider updating the County impact fees based on square footage or other methodology that incentivizes smaller units and denser development. <u>Technical Assistance:</u> The county will develop and publish an overview of available incentives and concessions for developers on the County’s website, updating the information annually. <u>Monitoring and Evaluations:</u> The County will gather information, including feedback from the annual meeting proposed in Program H-2.J of this Housing Element, on available incentives and concessions for developers. <p><u>Schedule of Action:</u> Within 2 years of Housing Element certification. Subsequently, annually post by December 31.</p> <p><u>Objectives:</u> This program will streamline development approval timelines and provide incentives that reduce costs for housing projects that meet the County’s RHNA and the needs of its residents and workers, thereby enhancing the financial feasibility of affordable housing initiatives.</p>	<p>Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>	
H-2.H. By-Right Approval for Affordable Housing Development			

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Implementation Program/Schedule of Action	Potential Funding	Responsible Party	5/1/25 Status/Actions
<p>The County will streamline and expedite the approval process for affordable housing developments, including allowing “by right” approval for affordable housing on Housing Element identified Opportunity Sites, 2010 General Plan designated growth areas (Community Plan Areas, Affordable Housing Overlay zones, Rural Centers and Community Areas), and on lands owned by religious organizations and nonprofit colleges and universities in alignment with Senate Bill 4 (2023), thereby meeting the needs of lower-income residents in the community. Actions will include:</p> <p><u>Update Monterey County Code:</u> The County will establish the following affordable housing development as an allowed (“by right”) use, in zoning districts where housing is allowed and subject to objective standards and criteria:</p> <p>100% affordable housing developments on sites identified as opportunity sites in this Housing Element;</p> <p>100% affordable housing developments on properties within a 2010 General Plan identified Community Plan Area, Rural Center and Community Area, or Affordable Housing Overlay; and</p> <p>Housing development on land owned by religious organizations and nonprofit colleges that meets the provisions of Senate Bill 4.</p> <ul style="list-style-type: none"> • <u>Guidelines and Procedures:</u> Develop comprehensive guidelines and procedures delineating the by-right approval process. This includes defining eligibility criteria, specifying application requirements, and establishing clear timelines for review and decision-making. • <u>Technical Assistance:</u> Provide technical assistance and permit processing support to faith groups, nonprofit colleges, and affordable housing developers. This assistance will aid them in navigating the by-right approval process efficiently and effectively. • <u>Monitoring and Evaluation:</u> Periodically monitor and evaluate the effectiveness of the program. This assessment will include tracking the number of affordable housing units produced, evaluating the efficiency of the approval process, and assessing the program's impact on addressing housing affordability challenges within the community. Adjust policies and procedures as needed to optimize outcomes and ensure alignment with broader housing goals and objectives. <p><u>Schedule of Action:</u> Approval process implemented by the end of 2026.</p>	<p>Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>	

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Implementation Program/Schedule of Action	Potential Funding	Responsible Party	5/1/25 Status/Actions
<p><u>Objectives:</u> Through these concerted efforts, the County will streamline the approval process for affordable housing development and expedite the provision of housing units for low-income residents, contributing to the overall well-being of residents.</p>			
<p>H-2.I. Annual Housing Element Reporting</p> <p>The County will conduct an annual review and report on the implementation of Housing Element programs, evaluating the County's effectiveness in achieving program objectives for the preceding calendar year. This review will encompass various aspects of housing development and affordability initiatives undertaken by the County.</p> <p>The annual report will be submitted by April 1 annually to the California Department of Housing and Community Development (HCD) to fulfill state legal requirements and ensure compliance with housing mandates.</p> <p><u>Schedule of Action:</u> Conduct annual review and prepare report by April 1 each year; Present the annual report to the County Supervisors at a public hearing; and submit the report to the California HCD in accordance with state requirements.</p>	<p>Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>	
<p>H-2.J. Technical Assistance to Developers</p> <p>The County will provide guidance to developers on maximizing density bonuses and/or pursuing waivers and concessions in accordance with state density bonus regulations. The County will offer pre-application meetings upon request to advise developers. Additionally, County staff will conduct one annual outreach meeting with housing developers each year, starting in 2026. The purpose of these meetings is to discuss available sites identified in the Housing Element Sites Inventory, density bonus opportunities, and other incentives.</p> <p><u>Schedule of Action:</u> Conduct annually after Housing Element certification, by December 31 each year.</p>	<p>Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>	
<p>H-2.K. Assist with the Development of Affordable Housing</p> <p>The County is committed to exploring innovative approaches to streamline the approval process for multifamily housing projects and create incentives for affordable developments. To support the development of housing for low-income households on larger sites, the County will adjust the fee collection process for land divisions and lot line adjustments, facilitating the creation of multifamily developments for lower-income households and those with special needs. The County will identify potential property owners and nonprofit developers and collaborate with them annually to help facilitate development on suitable sites.</p>	<p>Augmentation from General Funds</p>		

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Implementation Program/Schedule of Action	Potential Funding	Responsible Party	5/1/25 Status/Actions
<p><u>Schedule of Action:</u> Identify owners and developers by December 31, 2026, and collaborate with them annually.</p> <p>In addition, the County will offer the following incentives to encourage affordable housing development:</p> <ul style="list-style-type: none"> Streamline and expedite the approval process for land divisions in projects incorporating not less than 20% lower-income or 100% moderate-income affordable housing units. Fee reduction where available to alleviate financial barriers that may hinder the feasibility of affordable housing developments. Provide ongoing technical assistance to developers during funding application processes. <p><u>Schedule of Action:</u> Implement fee reduction analysis within two years of Housing Element certification. Offer technical assistance continuously as projects are proposed, with specific timing tailored to developer needs.</p>	<p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>	
<p>H-2.L. Collaboration with Water Resources Agencies</p> <p>The availability of water is a significant factor restricting residential development. The County will work to bolster water availability for residential development in Monterey County through collaborative efforts with water resource agencies. In Monterey County, water resources in unincorporated areas are overseen by four main agencies: Monterey County Water Resources Agency (MCWRA); Monterey Peninsula Water Management District (MPWMD); Pajaro Valley Water Management Agency (PVWMA); and Marina Coast Water District (MCWD). Other agencies, including groundwater sustainability agencies, manage local groundwater basins. Special districts like Aromas Water District, Castroville Community Services District, Monterey One Water (M1W), and others provide water services to specific communities. The County regulates water well construction and systems through its Health Department and handles permits and planning functions through its Housing and Community Development Department. Measures aimed at bolstering initiatives to achieve long-term sustainable water supply, enhance the current residential water system, and increase its capacity include:</p> <ul style="list-style-type: none"> <u>Partnership Establishment:</u> Forge partnerships with local water resource agencies to assess current water availability, devise strategies, and provide support to address shortages for residential development. <u>Groundwater Sustainability Plans:</u> Coordinate with groundwater sustainability agencies to align future affordable housing developments with the provisions of groundwater sustainability plans. 		<p>Housing and Community</p>	

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Implementation Program/Schedule of Action	Potential Funding	Responsible Party	5/1/25 Status/Actions
<ul style="list-style-type: none"> • <u>Water Conservation Programs</u>: Develop water conservation programs in conjunction with water resource agencies to encourage efficient water utilization among residents and developers. • <u>Identification of Alternative Sources</u>: Support water agencies to identify alternative water sources like recycled water, metered water efficiency, and stormwater harvesting in collaboration with water resource agencies to supplement residential development supply. • <u>Preservation Measures</u>: Support water agencies to implement measures to safeguard existing water sources, including groundwater recharge areas and surface water bodies. • <u>Monitoring and Assessment</u>: Support water agency efforts to conduct regular monitoring and assessment of water availability and usage to encourage sustainable management practices. • <u>Stakeholder Engagement</u>: Coordinate with water agencies to organize periodic meetings and workshops involving water resource agencies, developers, and stakeholders to discuss water management strategies for residential development. • <u>Regulatory Measures</u>: Adhere to Monterey County Code Chapter 16.63 Water and Energy Efficient Landscape Ordinance (WEELO) and update land use regulations as appropriate to encourage water-efficient development practices and standards. • <u>Monitoring and Evaluation</u>: Monitor and evaluate the effectiveness of collaborative water management efforts through regular reporting and feedback mechanisms with water resource agencies. <p><u>Schedule of Action</u>: Initial meeting by December 2026 with subsequent meetings to happen as needed.</p> <p><u>Objectives</u>: Through these concerted actions, enhance water availability for residential development while promoting sustainable water management practices in Monterey County.</p>	<p>Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p> <p>Health Department - Environmental Health Bureau</p> <p>County Administrative Office - Sustainability Program</p>	
<p>H-2.M. Pursue State and Federal Funding for Affordable Housing</p> <p>The County will annually access information from state, federal, and regional sources to identify grant opportunities for affordable housing. When grant opportunities arise, the County will reach out to affordable developer stakeholders to identify projects and/or opportunities for inclusion on grant applications. The County will work diligently to secure funding, aiming to apply for or support a minimum of one grant application per year.</p>	<p>Augmentation from General Funds</p> <p>General Plan Updates and</p>	<p>Housing and Community</p>	<p>US HUD has notified the County that it is eligible to apply for designation as a HOME Program</p>

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Implementation Program/Schedule of Action	Potential Funding	Responsible Party	5/1/25 Status/Actions
<p><u>Schedule of Action:</u> When affordable housing projects eligible for funding are proposed, the County will endeavor to apply for or support a minimum of two grant applications in that year.</p> <p><u>Objectives:</u> The objective of this program is to increase the availability of funding for affordable housing projects. Please note that the completion of tasks mentioned in this program is subject to the availability of local, state, and federal funding sources.</p>	<p>Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>	<p>HOME Program</p> <p>Participating Jurisdiction to receive annual "entitlement" allocation of HOME funding.</p>
<p>H-2.N. Codify Senate Bill 9</p> <p>The County is committed to maximizing the potential of Senate Bill 9 (SB 9) to enhance housing affordability and diversity within the County. To achieve this, the County will adopt an ordinance to codify SB 9 and consider provisions that surpass state requirements.</p> <p>Under this ordinance, if adopted, homeowners will have the opportunity to develop up to four housing units within the lot area typically designated for a single-family home, exceeding the mandates of SB 9. Moreover, the County will consider additional allowances such as permitting larger square foot SB 9 dwelling units and allowing homeowners to develop both an Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) in SB 9 lot splits, provided that affordability provisions are recorded in a deed restriction for a duration of 55 years.</p> <p><u>Schedule of Action:</u> Commence adoption of the permanent SB 9 ordinance by December 2026, followed by ongoing monitoring and adjustments to the program.</p>	<p>Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>	
<p>H-2.O. Additional Density Bonus Incentives</p> <p>The County will encourage the provision of more affordable housing units at deeper levels of affordability through density bonuses. Pending approval by the Board of Supervisors, these incentives will be designed to boost the construction of affordable units throughout the County, thereby expanding housing opportunities and promoting socioeconomic mobility.</p> <p><u>Schedule of Action:</u> Develop a comprehensive package of density bonus incentives in the Inclusionary Housing Ordinance and present it to the Board of Supervisors by December 2026. If approved, implement the incentives by the end of December 2027.</p> <p><u>Objectives:</u> Through the implementation of these incentives, the County aims to stimulate the construction of affordable housing units across various income levels, addressing the housing needs of diverse communities and fostering equitable access to housing options.</p>	<p>Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>	
H-2.P. Advertise Available Resources			

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Implementation Program/Schedule of Action	Potential Funding	Responsible Party	5/1/25 Status/Actions
<p>The County will actively promote affordable housing funding opportunities for developers through various channels to ensure widespread awareness and participation. Specifically, the following actions will be taken:</p> <ul style="list-style-type: none"> • <u>Website Publication</u>: The County will publish information about available affordable housing funding opportunities on its official website. This will include comprehensive details about eligibility criteria, application procedures, and deadlines. • <u>Targeted Email Notifications</u>: The County will disseminate notifications about affordable housing funding opportunities via targeted email lists. These emails will be sent to developers, housing advocates, nonprofits, and other relevant stakeholders to ensure broad outreach. • <u>Social Media Promotion</u>: The County will utilize social media accounts when appropriate to post information about affordable housing funding opportunities. Regular updates and reminders will be shared across platforms to maximize visibility and engagement. • <u>Inclusive Advertisements</u>: Advertisements will highlight funding opportunities and include the availability of sites with significant development potential and owner interest. This will provide developers with comprehensive information to facilitate their decision-making process. <p><u>Schedule of Action</u>: An annual update will be conducted by December 31 to ensure that the information remains current and accessible to interested parties.</p> <p><u>Objectives</u>: The County will enhance awareness and participation in affordable housing funding opportunities, ultimately contributing to the expansion of affordable housing options within the community.</p>	<p>Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>	
<p>H-2.Q. Ensure Sufficient Water and Sewer Resources for New Housing Development</p> <p>The County supports the water and sewer providers in ensuring sufficient capacity for new housing development. Key actions include:</p> <ul style="list-style-type: none"> • <u>Dissemination of Housing Element</u>: Upon the Housing Element's adoption, distribute copies to California American Water Company (Cal-Am), California Water Service, Monterey County Water Resources Agency, Monterey Peninsula Water Management District, and other local and state water agencies involved in the management of water for County residents, to enhance awareness of affordable housing priorities and foster collaboration, as mandated by SB 1087. 			

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Implementation Program/Schedule of Action	Potential Funding	Responsible Party	5/1/25 Status/Actions
<ul style="list-style-type: none"> <u>Water Credits and Allocations</u>: Conduct a County needs assessment for County-held water credits and allocations, develop a plan that prioritizes credits/allocations in excess of County needs for affordable housing projects, develop a feasibility study on increasing the supply of the County's water credits through water efficiency measures. Initiate collaboration with state entities that may have water credits or allocations that could be made available for affordable housing. <u>Support for Water Supply Expansion</u>: Assist Cal-Am and California Water Service in expanding their water supplies by exploring new water sources and implementing water efficiency and conservation measures to offset increased demand from new development projects. Support Cal-Am's efforts to pursue expanded water supplies in order to remove the cease-and-desist order. Support the San Lucas County Water District in collaboration with the state, to identify and secure funding to implement a long-term water supply replacement project to serve the community of San Lucas. <u>Prioritization of Water Allocation</u>: In accordance with SB 1087 and Program H-2.M, collaborate with Cal-Am, California Water Service, Monterey County Water Resources Agency, Monterey Peninsula Water Management District, and other local and state water agencies to establish a procedure for prioritizing water allocation to developments that include units designated as affordable housing for lower-income households. This includes affordable housing within mixed-use developments and larger residential subdivisions. <u>Priority Sewer Service Procedure</u>: Develop a written procedure for granting priority sewer service to developments offering units affordable to lower-income households. <p><u>Schedule of Action</u>: Engagement will begin upon certification of the Housing Element and remain ongoing as needed.</p> <ul style="list-style-type: none"> <u>Priority Community Plans</u>: Develop Community Plans for Chualar and Pajaro that provide for water and sewer infrastructure and service solutions for each community. <p><u>Schedule of Action</u>: Chualar Community Plan will commence by December 31, 202, pending funding. The Pajaro Community Plan will commence within 1 year of having a certified housing element and adopted environmental justice plan, pending funding.</p> <p><u>Objectives</u>: The County aims to ensure adequate water and sewer capacity for new housing developments while prioritizing affordability and sustainable water management practices.</p>	<p>Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p> <p>County Administrative Office, Sustainability Program</p>	

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Implementation Program/Schedule of Action	Potential Funding	Responsible Party	5/1/25 Status/Actions
<p>H-2.R. Funding, Incentives, and Concessions for Extremely Low-Income Developments</p> <p>During the planning period, the County will undertake the following actions to support and facilitate affordable housing development:</p> <ul style="list-style-type: none"> <p><u>Annual Housing Development Meetings</u>: The County will convene annual Housing Development Meetings, established under Program H-2.G to engage with developers and discuss available funding sources, potential development sites, developer needs, and opportunities for affordable housing projects. Outreach efforts will target experienced developers with recent projects catering to extremely low-income households and special needs populations. In years when the Annual Housing Development Meeting does not occur, the County will conduct annual outreach to developers on its contact list to solicit feedback. <u>Schedule of Action</u>: Commencing within a year of certification, annual outreach for additional feedback by December 31 each year.</p> <p><u>Assistance to Developers - Funding and Concessions</u>: The County will prioritize funding for housing developments targeting extremely low-income households and explore feasible financial incentives and regulatory concessions to stimulate the development of various housing types, including multifamily and single-room occupancy projects. Following the Annual Housing Development Meeting, the County will follow up with attendees and provide detailed documentation on available assistance for affordable housing development. <u>Schedule of Action</u>: Conducted annually during the Annual Housing Development Meeting and as requested, with follow-up within 30 days of the meeting.</p> <p><u>Technical Assistance to Developers</u>: The County will offer technical assistance to developers regarding lower-income sites, funding opportunities, and zoning incentives, including mixed-use zoning and density bonus provisions. Information about the availability of technical assistance will be communicated to developers during the Annual Housing Development Meeting. Following the meeting, the County will follow up with attendees, providing documentation on the process for accessing technical support. <u>Schedule of Action</u>: Conducted annually during the Annual Housing Development Meeting and as requested, with follow-up within 30 days of the meeting.</p> <p><u>Funding Alerts</u>: County staff will subscribe to receive regular alerts and communications regarding State and federal funding opportunities for affordable housing development, particularly those targeting extremely low-income households. <u>Schedule of Action</u>: Ongoing and as available.</p> 	<p>Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>County Administrative Office Homeless Services</p> <p>Department of Social Services Health Department Housing and Community Development Department</p>	

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Implementation Program/Schedule of Action	Potential Funding	Responsible Party	5/1/25 Status/Actions
<ul style="list-style-type: none"> <u>Grant Applications</u>: County staff will submit or support a minimum of one grant application per year for affordable housing projects, as opportunities arise. Currently, available grants for jurisdictions are limited, with most requiring developers to apply directly. <u>Schedule of Action</u>: Submit one application per year, as opportunities arise. <p><u>Objectives</u>: The overarching goal of this program is to provide comprehensive support, including concessions, technical assistance, and funding, to housing projects incorporating lower-income units, thereby enhancing their financial viability, and enabling successful implementation. It is important to note that the provided information is subject to change and completion of these tasks is contingent upon the availability of local, State, and federal funding sources.</p>			
Goal H-3: Provide suitable sites for housing development that can accommodate a range of housing by type, size, location, price, and tenure that achieves an optimal jobs/housing balance, conserves resources, and promotes efficient use of public services and infrastructure.			
<p>H-3.A. Rezoning for Higher-Density Residential Development</p> <p>Above and beyond the site inventory, the County will look for opportunities for rezoning beyond the planning period for other sites to use for mixed-use based on developer interest and progress towards climate goals.</p> <p>For identified opportunity sites listed in the site inventory that are currently not zoned for residential development at the planned densities, the County will conduct evaluations and initiate rezoning processes through ordinances. These sites will be rezoned from their current zoning designation (ex. Farmlands (F/40), commercial, etc.) to a high-density residential zone allowing for 20 dwelling units per acre (HDR/20) for sites with an on-site wastewater system or mixed-use zone allowing for 30 dwelling units per acre and a mix of housing types for sites able to connect to sewer, as per the County Code.</p> <p><u>Schedule of Action</u>: The County will complete the rezoning process within one year of the compliance deadline for Housing Element certification, December 31, 2024, or upon certification of the Housing Element, whichever is later.</p> <p><u>Objectives</u>: Increased housing density and enhanced land use optimization in targeted areas.</p>	FY2024-25 Proposed Budget	Housing and Community Development Department	
H-3.B. Promote Optimal Utilization of Sites Permitting High-Density Residential Development, Small Lot Sites, and Sites Subject to Subdivision			

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Implementation Program/Schedule of Action	Potential Funding	Responsible Party	5/1/25 Status/Actions
<p>This program will streamline the development of affordable housing on parcels designated for high-density residential use (including those sites identified in the Site Inventory with a planned rezone to HDR/20), small lots under 0.5 acres and those over 10 acres in size. The County will promote affordable housing development of these sites by:</p> <ul style="list-style-type: none"> • Aiding affordable housing developers in recognizing consolidation prospects through the County's GIS system and property database. • Maintaining an accelerated process for lot consolidations conducted simultaneously with planning entitlements. • Offering a graduated density bonus for lower-income housing on consolidated small lots within a single building site, calculated according to a specified formula. • Facilitating pre-application meetings. • Implementing incentives in accordance with the Density Bonus law. • Adjusting property development standards (e.g., setbacks, parking standards) for small developments below the Density Bonus law threshold when affordable units for the elderly or persons with disabilities are provided. • Permitting deferral or waiver of necessary County fees to enhance project cost-effectiveness. • Streamlining permit processing to enable developers to capitalize on funding opportunities. • Accelerating permit processing through concurrent reviews in the planning and building processes. • Showcasing programs on the County's website and at the Planning Counter and notifying affordable housing developers of the County's housing incentives biennially. <p><u>Schedule of Action:</u> By the end of 2025, promote the lot consolidation incentives through the County's website, at the Planning counter, and via notifications to affordable housing providers. Additionally, reach out to developers annually to relay information about County incentives aimed at facilitating affordable housing development.</p>	<p>Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>	
H-3.C. Zoning Ordinance Amendments for Opportunity Sites			

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Policies Programs

Implementation Program/Schedule of Action	Potential Funding	Responsible Party	5/1/25 Status/Actions
<p>The County will adopt revised ordinances for Monterey County Code Titles 20 and 21 to streamline development on sites identified in the Sites Inventory for the 6th Cycle RHNA. The amendments will focus on establishing minimum densities for housing developments on opportunity sites, aiming to achieve an average development density of 80% of the maximum allowable density. Specifically, the amendments will set minimum densities at 80% of the maximum allowable densities to promote efficient land use and maximize housing potential.</p> <p><u>Schedule of Action</u>: Concurrent with the Housing Element adoption.</p>	<p>Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>	
<p>H-3.D. Coordination with Public Entities for Development of Non-County, Publicly Owned Land</p> <p>Our objective is to foster collaborative partnerships between the County of Monterey and other public entities to effectively utilize publicly owned land for addressing housing needs and advancing community goals. Key actions include:</p> <ul style="list-style-type: none"> • <u>Inventory of Publicly Owned Land</u>: Conduct a comprehensive inventory of non-County, publicly owned land within reasonable proximity to public services and suitable for housing development. This will encompass parcels owned by cities, special districts, state agencies, educational institutions, and other public entities. • <u>Coordination Framework</u>: Establish a coordination framework to facilitate seamless communication and collaboration between the County and relevant public entities. This framework will delineate roles, responsibilities, and decision-making processes to streamline project planning and implementation. • <u>Agreement with City of Marina</u>: Establish a written agreement with the City of Marina to ensure property owned by the University of California within the City's jurisdiction can be used to accommodate Regional Housing Needs Allocation for the County of Monterey. • <u>Joint Development Agreements</u>: Promote the negotiation and execution of joint development agreements between the County and public entities for housing development on publicly owned land. These agreements will encompass various aspects such as land use approvals, funding mechanisms, infrastructure enhancements, and affordable housing provisions. 	<p>Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p> <p>Public Works, Facilities, and Parks</p> <p>Economic Development Department</p>	<p>Could be explored as part of regional framework proposed as part of Affordable Housing Strategic Plan.</p>

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Policies Programs

Implementation Program/Schedule of Action	Potential Funding	Responsible Party	5/1/25 Status/Actions
<ul style="list-style-type: none"> <u>Priority Access for Affordable Housing</u>: Emphasize the utilization of publicly owned land for affordable housing projects to address pressing housing needs within the community. Ensure that affordable housing components are integrated into joint development projects through mechanisms like inclusionary zoning, density bonuses, or other incentive structures. <p><u>Schedule of Action</u>: Upon certification of the Housing Element, develop an inventory of publicly owned land to be completed by the end of December 2026 and negotiate an agreement with the City of Marina.</p> <p><u>Objectives</u>: Through these concerted efforts, the County will maximize the efficient and effective utilization of publicly owned land for housing development, thereby contributing to the fulfillment of housing needs and the enhancement of community well-being.</p>			
<p>H-3.E. Engage Property Owners Listed in Sites Inventory through Outreach</p> <p>The County will engage property owners listed in the Sites Inventory to assess their interest in redevelopment or construction of additional housing. Key actions include:</p> <ul style="list-style-type: none"> <u>Initial Outreach</u>: Within two years of certification of the Housing Element, conduct targeted outreach to property owners listed in the Sites Inventory. Provide comprehensive information on the County's development process, associated fees, and timelines for housing applications. <u>Ongoing Engagement</u>: Maintain continuous outreach efforts throughout the housing cycle, ensuring consistent communication with property owners to gauge their interest and provide support as needed. <p><u>Schedule of Action</u>: Ongoing with initial outreach to property owners to be completed within two years of Housing Element certification.</p> <p><u>Objectives</u>: Through this proactive approach, the County will encourage property owners to explore opportunities for housing development, contributing to the overall housing supply within the County.</p>	<p>Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	Housing and Community Development Department	
<p>H-3.F. Community and Specific Plans</p> <p>Continue to pursue update and adoption of the Castroville Community Plan within this Housing Element planning period. Continue to work with the developers of East Garrison to implement Specific Plans through the planning period. Pursue the development of Community Plans for the Pajaro, Chualar, and Moss Landing Community Areas.</p> <p><u>Schedule of Action</u>: Ongoing</p>	Augmentation from General Funds	Housing and Community Development Department	
Goal H-4: Reduce or remove government constraints to housing production and opportunity when feasible and legally permissible.			

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Implementation Program/Schedule of Action	Potential Funding	Responsible Party	5/1/25 Status/Actions
<p>H-4.A. Adopt SB 35 Streamlining Written Procedures</p> <p>The County will establish clear and accessible procedures for the SB35 Streamlined Ministerial Approval process (Government Code section 65913.4). These procedures will be documented in written form to ensure transparency and easy access to information for the general public.</p> <p><u>Schedule of Action:</u> By the end of 2026, the County will finalize and adopt written procedures for the SB35 Streamlined Ministerial Approval process.</p>	<p>Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>	
<p>H-4.B. Update Zoning to Accommodate Employee Housing</p> <p>The County will conduct a comprehensive review and update of Monterey County Code Titles 20 and 21 (Zoning Code) and relevant policies concerning employee housing to provide and promote opportunities for employers to sponsor and construct housing on or near the place of employment and ensure compliance with state regulations outlined in the California Employee Housing Act (HSC section 1700).</p> <ul style="list-style-type: none"> • <u>Aligning definitions and allowances:</u> Support employee housing with the requirements stipulated in the law, including HSC Section 17021.6. Specifically, the revisions will permit employee housing for six or fewer individuals, including farmworkers, to be treated as standard residential use. This entails subjecting such housing units to the same regulations and standards applicable to single-family dwellings. • <u>Commercial Zoning:</u> Adapt commercial zoning regulations to allow employee housing as a standard residential use. • <u>Zoning Ordinances:</u> Review for opportunities to adjust policies for streamlined processes that accommodate employee housing development. Remove standards that trigger discretionary permits and provide for ministerial criteria where possible. <p><u>Schedule of Action:</u> Review and update of Monterey County Code Titles 20 and 21 and related policies pertaining to employee housing within two years of Housing Element certification.</p>	<p>Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>	
<p>H-4.C. Impediments to Fair Housing</p> <p>The County remains dedicated to implementing the recommendations outlined in the County's Analysis of Impediments to Fair Housing Choice (AIFHC). The 2019 AIFHC highlighted the insufficient funding for fair housing organizations and residents in the County. To advance the objectives set forth in the AIFHC, the County will take the following steps:</p>			

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Policies Programs

Implementation Program/Schedule of Action	Potential Funding	Responsible Party	5/1/25 Status/Actions
<ul style="list-style-type: none"> <u>Review and Implement Recommendations</u>: Review the recommendations outlined in the AIFHC and take concrete steps to implement them within the specified timeframe. <u>Schedule of Action</u>: By the end of 2028. <u>Address Funding Shortfalls</u>: Work collaboratively with relevant stakeholders to identify and secure additional funding sources to support fair housing organizations serving Unincorporated Monterey County residents. <u>Schedule of Action</u>: By the end of 2028. <u>Support Fair Housing Initiatives</u>: Provide ongoing support to fair housing organizations and initiatives aimed at promoting equal housing opportunities and combating discrimination in Unincorporated Monterey County. <u>Schedule of Action</u>: Ongoing. <p><u>Objectives</u>: By actively pursuing these actions, the County aims to enhance fair housing opportunities and ensure equitable access to housing for all residents of Monterey County.</p>	<p>Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>	
<p>H-4.D. Countywide Objective Residential Design Standards.</p> <p>In response to recent changes in state law (e.g., SB 35, Housing Accountability Act (HAA), SB 167, AB 678, and SB 330) mandating the use of objective design standards for residential development, the County will undertake initiatives to streamline the development and design review processes, thereby expediting residential development. Specifically, the Planning Division will collaborate with a planning and design firm to establish and formalize objective design standards applicable to single-family, multi-family, and mixed-use residential developments for the County's planning areas.</p> <p>The primary objective of this endeavor is to create clear and objective architectural design standards that not only facilitate efficient development procedures but also respect and preserve the unique character and historical context of the community.</p> <p><u>Schedule of Action</u>: By the end of 2027.</p> <p><u>Objective</u>: Through the establishment of comprehensive and objective design standards, the County aims to foster sustainable growth and development while maintaining the distinct identity and charm of its diverse neighborhoods.</p>	<p>Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>	
<p>H-4.E. Streamline the Permit Processing and Approval Process for Residential Development</p>			

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Implementation Program/Schedule of Action	Potential Funding	Responsible Party	5/1/25 Status/Actions
<p>This program will allocate dedicated staff members to expedite the processing and approval of residential development projects and identify regulatory constraints to be removed. The program will include the following components:</p> <ul style="list-style-type: none"> • <u>Staff Allocation</u>: The County will assign senior planning staff to expedite processing of and appoint a management-level contact assigned to prioritize facilitation of new residential development applications that include affordable, multifamily, and/or employee housing projects. These staff members will be specifically designated to support planners handling residential projects and will focus on expediting the review process to ensure timely approvals. The County will assign high priority for processing new housing development applications that include units at deeper levels of affordability for greater than 20% or than 10 units per acre, and a mix of housing types. • <u>Training and Capacity Building</u>: Provide specialized training and professional development opportunities to the current planning staff members to enhance their expertise in residential development processes, zoning regulations, environmental assessments, and other relevant areas, enabling them to efficiently navigate and streamline the approval process for housing projects. • <u>Process Improvement Initiatives</u>: Continue to implement process improvement initiatives and workflow enhancements to streamline the review and approval process for residential development projects. This may include leveraging technology, revising procedures, and adopting best practices to reduce administrative burdens and expedite decision-making. • <u>Performance Metrics and Accountability</u>: Establish clear performance metrics and benchmarks to measure the efficiency and effectiveness of the residential development processing and approval process. Regularly monitor and evaluate staff performance, processing times, and applicant satisfaction to ensure accountability and continuous improvement. <p><u>Schedule of Action</u>: Staff dedicated by end of 2026 and targeted staff training by end of 2027. Monitoring metrics for program efficiency will be ongoing.</p> <p><u>Objectives</u>: Through the development of this program, the County aims to streamline processes, improve ease of access, and deliver timely services to its constituents resulting in the increased development of housing.</p>	<p>Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>	
<p>H-4.F. Monitor Legislative Changes</p> <p>The County will conduct regular monitoring of legislative changes to ensure alignment of County policies and regulations with state and federal laws.</p>	<p>General Fund</p>	<p>Housing and Community</p>	

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Policies Programs

Implementation Program/Schedule of Action	Potential Funding	Responsible Party	5/1/25 Status/Actions
Schedule of Action: This monitoring will take place annually, with updates completed by December 31 each year.	General Fund	Development Department	
<p>H-4.G. Zoning Ordinances and General Plan Efficiencies for Housing</p> <p>The County will update Monterey County Code Titles 20 and 21 (Zoning Code), and General Plan policies to incorporate changes in state law and streamline permitting for the housing, including:</p> <ul style="list-style-type: none"> • <u>Manufactured housing/Mobile Homes</u>- Modify the Zoning Code to specify that manufactured housing is processed with similar requirements to single-family residential, as required by California Code, Government Code - GOV § 65852.3. • <u>Employee housing</u> – Modify the Zoning Code to comply with the California Employee Housing Act (Section 17000 of the Health and Safety Code). • <u>Emergency Shelters</u> – Review and update the Zoning Code to comply with state legislation, particularly amendments made to AB 2339, removing requirements limiting Emergency Shelters to Commercial and Industrial Zones only and allow for them to be permitted by-right in zones where multifamily and mixed-use developments are permitted. • <u>Transitional/Supportive Housing</u> – Review and update the Zoning Code as needed to comply with state legislation, removing requirements limiting Transitional & Supportive Housing to Commercial and Industrial Zones only and allow for them to be permitted by-right in zones where multifamily and mixed-use developments are permitted. • <u>Accessory Dwelling Units (ADUs)</u> – Update Zoning Code for compliance with Government Code Section 65852.2. • <u>Low Barrier Navigation Center</u> – Review and update the Zoning code as needed to ensure consistency with AB 101, requiring jurisdictions to permit Low-Barrier Navigation Centers that meet specified requirements by right in mixed-use zones and other nonresidential zones permitting multi-family residential development. • <u>Zoning Ordinances</u>: Review for opportunities to adjust policies for streamlined processes that accommodate housing development. Remove standards that trigger discretionary permits and provide for ministerial criteria where possible, such as: <ul style="list-style-type: none"> ○ High Density Residential (Inland and Coastal)- Increase unit density to 10 dwelling units/acre as a Use Allowed and make projects at 10 dwelling units or more per acre as only requiring an Administrative Permit (no use permit). 	<p>Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>	

6th Cycle Housing Element
Policies Programs

Implementation Program/Schedule of Action	Potential Funding	Responsible Party	5/1/25 Status/Actions
<ul style="list-style-type: none"> ○ Light, Heavy, Coastal General Commercial Zones (Inland and Coastal) - Modify or remove the limitation on all residential uses "provided that the gross square footage of the residential use does not exceed the gross square footage of the commercial use. ○ Visitor Serving/Professional Office (Inland) - Modify or remove the limitation on all residential uses "provided that the gross square footage of the residential use does not exceed the gross square footage of the commercial use." • <u>2010 General Plan, Chapter 9.B., Policy CV-1.6 (Carmel Valley Unit Cap)</u>: Modify the Carmel Valley residential unit cap to ensure compliance with recent changes to state law. <p><u>Schedule of Action</u>: Initiate processes by end of 2026 for completion in 2028 Mid-Cycle Review.</p>			
<p>H-4.H Update Density Bonus Ordinance</p> <p>The County shall update its local ordinance, consistent with State law. The County's ordinance may offer a greater density bonus than allowed by the default state standards to encourage more housing development. Furthermore, the County shall continue applying the State density bonus standards until a local law is passed. Finally, the County shall continue to update the Density Bonus Ordinance as needed to remain compliant with state law.</p> <p><u>Schedule of Action</u>: Apply state density bonus standards on an ongoing basis, as needed. Adopt an updated local ordinance within one year of Housing Element Adoption and update as new state laws are adopted.</p>	None required	Housing and Community Development Department	
<p>Goal H-5: Ensure that all households have equal access to housing without discrimination. Establish and maintain an efficient institutional framework to effectively provide housing services and implement the goals, policies, and programs outlined in this Housing Element.</p>			
<p>H-5.A. Prioritize Review and Expedite the Development of Affordable and Special Needs Projects</p> <p>The County will establish a formal policy for expediting the review and permitting process for affordable housing developments, including housing for special needs populations such as seniors, people experiencing homelessness, individuals living with disabilities, single female-headed households, large families, farmworkers, and households with extremely low, very low, low, and moderate incomes.</p>	<p>Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p>	Housing and Community Development Department	

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Policies Programs

Implementation Program/Schedule of Action	Potential Funding	Responsible Party	5/1/25 Status/Actions
<p><u>Schedule of Action:</u> By the conclusion of FY 2028–29, the County will adopt the expedited review policy. Additionally, the County will annually promote the housing sites inventory to affordable housing developers.</p>	Identify new sources of local revenue and grants		
<p>H-5.B. Housing Mobility</p> <p>The County will enhance housing mobility and foster increased housing options and affordability across lower-income levels by implementing a set of targeted actions in lower-density areas. These actions will involve outreach, allocation of resources, and other strategies, all aimed at the overarching objective of broadening affordable housing opportunities for extremely low, very low, low, and moderate-income households. Actions include:</p> <ul style="list-style-type: none"> <p><u>Facilitate the provision of housing on sites affiliated with religious institutions or faith-based organizations:</u> The County will conduct annual outreach with religious institutions that own property in the County to provide information on SB 4 and the ability to develop housing by right. The County will also facilitate a specialized streamlined processing approach for housing applications that incorporate at least 50% affordable units, half of which are affordable to very low- or low-income households, on sites associated with religious institutions or faith-based organizations. In the event that no housing applications on a religious institution/faith-based site is received by December 2026, the County will enhance outreach efforts, providing information on available County resources for housing and human services initiatives. <u>Schedule of Action:</u> Mid-cycle progress check-in; annual outreach beginning in December 2025.</p> <p><u>SB 10:</u> Identify potential sites that meet the statutory requirements for transit-rich areas and urban infill site requirements for consideration pursuant to SB-10 in order to facilitate development applications in these areas. Amend development standards related to the above action if necessary to facilitate maximum densities as part of housing mobility actions. <u>Schedule of Action:</u> December of 2030.</p> 			

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Implementation Program/Schedule of Action	Potential Funding	Responsible Party	5/1/25 Status/Actions
<ul style="list-style-type: none"> <p><u>Encourage and Incentivize Accessory Dwelling Units (ADUs) and other “missing middle” housing:</u> Under Program H-2.A, the County will encourage the development of ADUs by providing pre-approved ADU designs and developing and distributing educational materials that inform property owners of the standards for ADU development, permitting procedures, and the importance of ADUs. County staff shall distribute these promotional materials and flyers by making them available at the Permit Center and publishing them on the County’s website. <u>Schedule of Action:</u> Establish the program and materials by the end of 2024; Distribute them on an ongoing basis and update them annually.</p> <p>-Potential Infill <u>Opportunity: ADU</u> Ordinance to allow up to 2 JADUs per single-family residence: To encourage additional infill development in single-family areas, the County will consider amending the ADU Ordinance to allow up to two JADUs in any single-family residence, where appropriate. Schedule of Action: Consider an amendment with the Mid-Cycle Review by the end of 2028.</p> <p><u>Missing-Middle Housing and Housing Mobility Education:</u> The County will generate virtual and printed materials to educate property owners in single-family residential areas of the County on the benefits of Accessory Dwelling Units, and SB 9 subdivisions. The County will also generate educational materials to landlords regarding SB 329 (2019). SB 329 classifies voucher income as a “source of income” under the California Fair Employment and Housing Act, which prohibits housing discrimination based on sources of income. <u>Schedule of Action:</u> December 2025. Following the creation of educational content and materials, the County will post information on its Housing Programs webpage. Additionally, the County will utilize alternative methods to further publicize the information. <u>Schedule of Action:</u> By December 2025 and ongoing thereafter.</p> <p><u>Additional Density Bonus Incentives:</u> The County will prepare incentives to enable additional allowances for density bonuses in exchange for more affordable units at deeper affordability levels, per Program H-2.O. Pending Board and Planning Commission approval, the package of incentives will increase the number of affordable units built across the County and, therefore, create more housing opportunities to support mobility. <u>Schedule of Action:</u> Initiate preparation of a package of incentives upon adoption and present it to the Board of Supervisors and implement (if approved) by the end of 2027.</p> 	<p>Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>	

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Implementation Program/Schedule of Action	Potential Funding	Responsible Party	5/1/25 Status/Actions
<ul style="list-style-type: none"> <u>Objective Design Standards</u>: Per Program H-4.D. Countywide Objective Residential Design Standards, the County will work to develop and codify objective design standards for single-family, multi-family, and mixed-use residential development. <u>Schedule of Action</u>: Completion by the end of 2027. <u>Marketing Housing Resources and Opportunities</u>: The County will market housing education programs and information through various channels, including the County's website, public venues, County publications, mailings, social media accounts, and collaborations with other organizations. The County will provide links on the County's Affordable Housing webpage to help provide residents with access to information and housing resources. <u>Schedule of Action</u>: Ongoing; update the County's webpage by December 2026. <u>Mid-Cycle Review for Program Efficacy</u>: In addition to the annual review with the Board of Supervisors in preparation for the annual progress report to HCD, the County will conduct a mid-cycle review of program effectiveness and accomplishments in 2028. The County will consider alternative strategies and program enhancements to improve progress if performance is less than satisfactory. <u>Schedule of Action</u>: Mid-cycle review to be performed by December 2028. 			
H-5.C. Facilitate Access to Affordable Housing for Residents The County will collaborate with affordable housing property managers and housing advocates to enhance the referral process for available affordable housing units. This collaboration will involve discussions on strategies to improve referrals, including outreach to regional nonprofits to reach a wider pool of potential residents. <u>Schedule of Action</u> : Enhancements completed by the end of 2027, with ongoing updates, as necessary.	Augmentation from General Funds General Plan Updates and Implementation Fund Identify new sources of local revenue and grants	Housing and Community Development Department	
H-5.D. Support Counseling and Housing Services for Seniors, Low-Income Households, and Unhoused Individuals The County will continue to encourage and support the endeavors of local non-profit organizations offering direct housing aid to lower-income households and services to those experiencing homelessness in Monterey County. The County will continue to promote the availability of these programs through various channels, including written materials such as brochures, flyers, the County's website, and neighborhood and community centers. <u>Schedule of Action</u> : Ongoing	CDBG General Fund	County Administrative Office Homeless Services Department of Social Services Housing and Community Development	
H-5.E. Encourage Development of Housing for Persons with Disabilities			

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Policies Programs

Implementation Program/Schedule of Action	Potential Funding	Responsible Party	5/1/25 Status/Actions
<p>The County is dedicated to facilitating the development of supportive housing for individuals with disabilities, including developmental disabilities. To achieve this, the County will take the following actions:</p> <ul style="list-style-type: none"> • <u>Compile Developer List</u>: By the end of 2026, the County will compile a comprehensive list of developers specializing in supportive housing. This list will be regularly updated and maintained. • <u>Annual Outreach</u>: Annually, by December 31, the County will reach out to developers on the compiled list to provide information on available sites, funding opportunities, and other concessions for supportive housing projects targeting persons with disabilities. This outreach aims to facilitate the development process and encourage the creation of more accessible housing options. • <u>Support for Funding Applications</u>: The County will actively support developers in their applications for County, State, and federal funding for supportive housing projects. Technical assistance will be provided upon request and as projects are proposed, ensuring developers have the necessary resources and guidance to navigate the funding process successfully. <p><u>Schedule of Action</u>: Compile the developer list by the end of 2026. Conduct annual outreach to developers by December 31 each year. Provide ongoing support for funding applications as projects are proposed.</p>	<p>Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>	
<p>H-5.F. Housing Opportunities</p> <p>To expand housing opportunities for vulnerable populations, including persons with disabilities, seniors, individuals experiencing homelessness, veterans, and extremely low-income households, the County will implement the following initiatives:</p> <ul style="list-style-type: none"> • <u>Zoning Code Amendments</u>: The County will amend the Monterey County Code Titles 20 and 21 (Zoning Code) as needed to ensure compliance with Housing Element Law and AFFH requirements, including but not limited to, clarifying definitions of residential care facilities, reviewing permit requirements for simplified permitting processes based on the number of residents where appropriate, and the consideration of adopting objective design standards, aligning them with other residential uses in the same zone. 			

6th Cycle Housing Element
Policies Programs

Implementation Program/Schedule of Action	Potential Funding	Responsible Party	5/1/25 Status/Actions
<ul style="list-style-type: none"> <u>Supportive Rental Programs</u>: The County will evaluate and pursue supportive rental programs tailored to targeted groups, including seniors, persons experiencing homelessness, veterans, extremely low-income households, and persons with disabilities. Annual or more frequent meetings will be held with community-based organizations serving these populations to discuss housing needs and proposed solutions. These meetings will foster cooperation between the County and service providers to address community housing challenges effectively. <u>Priority Processing for Special Needs Housing</u>: Ongoing priority processing and expedited review will be provided for projects aimed at providing housing to special needs communities. This initiative will streamline the development process for projects targeting vulnerable populations. <u>Strengthened Partnership with Fair Housing Provider</u>: The County will strengthen its relationship with the local fair housing provider, Eden Council for Hope and Opportunity (ECHO), exploring opportunities to expand services and secure additional funding for this purpose. Ongoing collaboration will ensure comprehensive support for fair housing practices. <u>Development Incentives</u>: The County will consider and financial and regulatory incentives to encourage the creation of affordable housing for special needs groups. Incentives may include reduced parking requirements for studio and one-bedroom units in affordable multifamily projects, waiver of covered or off-street parking requirements, and potential reductions in development impact fees for 100% affordable housing projects. <p><u>Schedule of Action</u>: Ongoing, to commence within one year of Housing Element certification Zoning Code Amendments to be addressed concurrently with Housing Element Adoption.</p>	<p>Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p> <p>County Administrative Office Homeless Services</p> <p>Department of Social Services</p> <p>Health Department Public Health</p>	
<p>H-5.G. Farmworker Housing Production</p> <p>During the 5th Housing Element Cycle, the County issued building permits for 398 employer-sponsored housing units. These units have the capacity to provide housing for 3,184 seasonal agricultural workers. The County will continue collaborating with non-profit developers and employers to devise innovative housing solutions tailored to agricultural employees and their families. Additionally, it will actively seek out and pursue all available funding sources while providing assistance to owners and developers in the application process for funding. The County will support the development of farmworker housing adjacent to the County during the 2023-2031 Housing Element Cycle, with the following specific actions:</p>			

6th Cycle Housing Element
Policies Programs

Implementation Program/Schedule of Action	Potential Funding	Responsible Party	5/1/25 Status/Actions
<ul style="list-style-type: none"> • <u>Seek Federal and State Housing Finance Programs</u>: Continuously explore federal and state housing finance programs that are occupationally restricted or advantageous for farmworker housing, including the Joe Serna, Jr. Farmworker Housing Grant Program, USDA Section 514,516,521,523 grants. • <u>Facilitate Private Sector Development</u>: Encourage private sector development of farmworker housing characterized by funding sources without restrictions, to provide flexibility in housing provision regardless of documentation status. • <u>Engage Stakeholders</u>: Collaborate with farmworker stakeholders, housing proponents, and the nonprofit community to implement the Farmworker Housing Study and Action Plan for Salinas Valley and Pajaro Valley (April 2018).. • <u>Incentivize Growers</u>: Incentivize growers with marginal agricultural land surrounded by urban uses to dedicate, discount, or lease land for farmworker housing, including exploring no-cost release from Williamson Act Contracts. • <u>Intergenerational Housing</u>: Promote the development of intergenerational farmworker housing to cater to multiple generations of farmworkers, facilitating mutual self-reliance through amenities such as childcare and elder care facilities. • <u>Land Parcellation</u>: Consider developing a streamlined process for property owners with contiguous sites suitable for farmworker housing to parcellate the land or create new lot lines to accommodate larger, economically feasible projects. • <u>Streamline Approval Processes</u>: Streamline approval processes for farmworker housing projects whenever possible. • <u>Explore Off-Season Housing Utilization</u>: Investigate opportunities to utilize H2A and other farmworker housing that is vacant during the off-season for rapid rehousing or other short-term housing uses. <p><u>Schedule of Action</u>: Ongoing, to commence within one year of Housing Element certification</p> <p><u>Objectives</u>: Support the development of farmworker housing, ensuring access to safe and affordable housing for this essential workforce in the region.</p>	<p>Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Housing and Community Development Department</p>	
H-5.H. Displacement Prevention			

6th Cycle Housing Element
Policies Programs

Implementation Program/Schedule of Action	Potential Funding	Responsible Party	5/1/25 Status/Actions
<p>The County's primary focus in displacement prevention is the promotion and facilitation of affordable housing development within the community, as emphasized in the AFFH section. By fostering affordable housing initiatives, the County aims to mitigate the risk of displacement stemming from lack of available and affordable housing. In addition to these efforts, the County is committed to connecting residents facing displacement with resources aimed at minimizing such occurrences, particularly among households with lower incomes and special needs. This initiative aims to ensure that any necessary relocations are conducted equitably and with appropriate support.</p> <ul style="list-style-type: none"> • Outreach to Residents: To facilitate access to displacement prevention resources, the County will enhance its online presence by including information on its website. This information will serve to connect households in need with relevant organizations in the immediate area. Moreover, the County will proactively promote the utilization of Housing Choice Vouchers by expanding outreach and education efforts targeted at landlords. This includes raising awareness about the state's new laws introduced in 2020 (SB 329 and SB 222) that prohibit discrimination based on source of income, including Veterans Affairs Supportive Housing (VASH) vouchers. <p><u>Schedule of Action:</u> By the end of 2026, integrate displacement prevention information onto the County's website to empower residents with essential resources and knowledge.</p> <p><u>Objectives:</u> Engage new and existing landlords annually through targeted advertising campaigns and outreach events to promote awareness and participation in rental assistance programs.</p>	<p>Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Housing and Community Development</p> <p>County Administrative Office</p> <p>Homeless Services</p>	
<p>H-5.I. Legal Assistance for Renters</p> <p>The County remains committed to its partnership with the Eden Council for Hope and Opportunity (ECHO) Housing, ensuring continued access to vital housing services for residents. Information on the array of housing services provided by ECHO Housing and other nonprofits will be readily accessible through various channels. To disseminate this information effectively, the County will employ multiple platforms, including its official website, social media channels, and targeted emails to community organizations catering to diverse populations. By utilizing these avenues, the County aims to reach a broad audience and ensure that residents are informed about available housing resources.</p>	<p>Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p>	<p>Housing and Community</p>	

6th Cycle Housing Element
Policies Programs

Implementation Program/Schedule of Action	Potential Funding	Responsible Party	5/1/25 Status/Actions
<p>This outreach effort will undergo regular evaluation and enhancement through an annual review process, ensuring its effectiveness and relevance to evolving community needs. Furthermore, the County will actively engage with ECHO Housing to assess funding requirements for fair housing services. By the conclusion of 2026, the County will convene with ECHO Housing to discuss and address any identified funding needs, reaffirming its commitment to promoting fair housing practices within the community.</p> <p><u>Schedule of Action:</u> Continuous outreach efforts with an annual review to gauge effectiveness. Additionally, meet with ECHO Housing by the end of 2026 to assess funding requirements for fair housing services.</p>	<p>Implementation Fund</p> <p>Identify new sources of local revenue and grants</p>	<p>Development</p>	
<p>H-5.J. Fair Housing Education, Enforcement, Outreach, and Services</p> <p>The County is dedicated to fostering awareness and understanding of fair housing laws and tenant and landlord rights among County residents. To achieve this goal, comprehensive information and educational resources will be made readily accessible on the County's official website and through its social media platforms. Key resources provided will include direct links to ECHO Housing offering valuable information on fair housing laws, tenant and landlord rights, and mediation services. Additionally, residents will have access to Appendix B, which outlines the Affirmatively Furthering Fair Housing Analysis as part of this Housing Element, empowering residents with vital knowledge to promote fair housing practices.</p> <p>The County's Housing and Community Development Department, in collaboration with contracted fair housing and tenant-landlord legal organizations, will provide comprehensive fair housing education, outreach, mediation materials, and referral services. These services will be offered in English, Spanish, and/or other languages as needed to ensure accessibility and inclusivity.</p> <p>Key Components of the Program:</p> <ul style="list-style-type: none"> <u>Fair Housing Services:</u> The County offers fair housing services to residents, property owners, and housing professionals. Efforts are underway to expand the network of service providers and develop robust in-house tenant-landlord services/programs. The County also collaborates with ECHO Housing to deliver fair housing-related services. Additionally, the County will continue to refer fair housing complaints to the State Department of Fair Employment and Housing and HUD's Fair Housing and Equal Opportunity (FHEO) Office. 	<p>Augmentation from General Funds</p> <p>General Plan Updates and Implementation Fund</p>	<p>Housing and Community</p>	

6th Cycle Housing Element
Policies Programs

Implementation Program/Schedule of Action	Potential Funding	Responsible Party	5/1/25 Status/Actions
<ul style="list-style-type: none"> <u>Linguistic Isolation</u>: The County will implement its Language Assistance Plan (LAP) to assist individuals with Limited English Proficiency (LEP) who may be linguistically isolated. Collaboration with community-based nonprofits will further enhance multilingual outreach materials and program services. <u>Fair Housing Outreach</u>: Collaboration with local community-based organizations, landlord and real estate groups, and school districts to disseminate relevant information and raise awareness about fair housing programs. Distribution of informational materials to community organizations and gathering spots in areas with higher rates of protected groups. Continued support for fair housing service providers to educate institutional leaders, expanding training beyond landlord/tenant rights to include identification of fraud and potential dishonest schemes related to mortgages, lending, and foreclosures. <p>Furthermore, the County's website will provide links for resources to report suspected violations and obtain remedies related to fair housing issues. By consolidating these resources in one easily navigable online location, the County aims to empower residents to assert their rights and take action against discrimination. This initiative will be swiftly implemented within a year of Housing Element certification by HCD, ensuring timely access to crucial information and resources for all residents.</p> <p><u>Schedule of Action</u>: Ongoing, to commence within one year of Housing Element certification.</p> <p><u>Objectives</u>: Through these initiatives, the County aims to actively promote fair housing choice, combat discrimination, and ensure equal access to housing opportunities for all residents.</p>	<p>Identify new sources of local revenue and grants</p>	<p>Development Department</p>	
<p>H-5.K. Homebuyer Assistance Programs</p> <p>Recognizing the ongoing need for homebuyer assistance, the County will continue to operate a First Time Homebuyer Program utilizing HOME program income. Additionally, lower, and moderate-income households in unincorporated areas will continue to have access to homebuyer programs offered by the California Housing Finance Agency (CalHFA) and the Golden State Finance Authority (GSFA).</p> <p>The County has allocated 20% of its Permanent Local Housing Allocation (PLHA) towards capitalizing homeowner assistance programs, including downpayment assistance for moderate-income households. The County will draft program guidelines as part of the Monterey County Local Housing Trust Fund (MCLHTF).</p> <p>CalHFA offers several programs, including:</p>			

6th Cycle Housing Element
Policies Programs

Implementation Program/Schedule of Action	Potential Funding	Responsible Party	5/1/25 Status/Actions
<ul style="list-style-type: none"> Mortgage Credit Certificates (MCC): Providing a federal tax credit to reduce income tax liability, potentially increasing monthly spendable income. CalPLUS Conventional Program: Offering a fixed-rate mortgage insured through private mortgage insurance, combined with a CalHFA Zero Interest Program for down payment assistance. California Homebuyer's Downpayment Assistance Program (CHDAP): Providing a deferred-payment subordinate loan for down payment and/or closing costs. <p>Residents can apply for CalHFA loans through trained local loan officers, and first-time homebuyers must attend homebuyer education courses offered online or in person.</p> <p>GSFA also offers two programs:</p> <ul style="list-style-type: none"> GSFA Platinum Downpayment Assistance Program: Providing down payment and closing costs assistance to low and moderate-income households. GSFA Mortgage Credit Certifications: Offering a federal tax credit to reduce income tax liability, similar to CalHFA's MCC program. <p>Both CalHFA and GSFA programs aim to support homebuyers, particularly first-time buyers, in achieving homeownership.</p> <p><u>Schedule of Action:</u> Ongoing</p> <p><u>Objectives:</u> Maintain the local first-time homebuyer initiative, while ensuring ongoing dissemination of information about alternative homebuyer assistance programs like those offered by CalHFA and GSFA through the County's website. Additionally, actively encourage engagement from the local real estate community in promoting participation in CalHFA and GSFA programs.</p>	<p>HOME</p> <p>PLHA</p> <p>CalHFA</p> <p>GSFA Funding</p>	<p>Housing and Community Development Department</p>	
<p>H-5.L. Collaboration with Community-Based Organizations</p> <p>The County recognizes the importance of collaboration with local organizations to address housing needs effectively. To facilitate this collaboration and maximize the impact of affordable housing programs, the County will undertake the following actions:</p> <ul style="list-style-type: none"> <u>Compile List of Local Organizations:</u> Identify and compile a comprehensive list of local organizations that are involved in housing-related initiatives or serve special needs groups within the community. <u>Schedule of Action:</u> Compile the list within six months of Housing Element certification by HCD. 			

6th Cycle Housing Element
Policies Programs

Implementation Program/Schedule of Action	Potential Funding	Responsible Party	5/1/25 Status/Actions
<ul style="list-style-type: none"> • <u>Annual Meeting with Local Organizations</u>: Organize and conduct an annual meeting with representatives from local organizations to provide updates on existing affordable housing legislation, programs, and resources. During this meeting, the County will also seek input from organizations regarding housing needs and potential opportunities to create additional affordable housing units. <u>Schedule of Action</u>: Hold the annual meeting starting in 2026 and continue annually thereafter. <p><u>Objectives</u>: By fostering ongoing dialogue and collaboration with local organizations, the County aims to leverage collective expertise and resources to address housing challenges and meet the diverse needs of its residents, including special needs groups.</p>	General Fund	Housing and Community Development	
<p>H-5.M. Support for Linguistically Isolated Households</p> <p>This program aims to provide comprehensive support and assistance to Limited English Proficient (LEP) residents to navigate housing-related processes effectively. The program will include the following actions:</p> <ul style="list-style-type: none"> • <u>Multilingual Outreach</u>: Develop and distribute informational materials, brochures, and forms in multiple languages commonly spoken by LEP communities in Monterey County, including Spanish, Chinese, Tagalog, and others as identified through community outreach and needs assessments. • <u>Bilingual Staffing</u>: Train and designate bilingual staff members within housing agencies, community centers, and public offices to assist LEP residents with housing inquiries, applications, and other related services in their preferred language. • <u>Language Assistance Hotline</u>: Establish a dedicated language assistance hotline staffed by trained interpreters to provide real-time support and guidance to LEP residents seeking housing information, resources, and assistance. • <u>Translation Services</u>: Partner with professional translation agencies or bilingual volunteers to translate essential housing documents, including lease agreements, eviction notices, and housing application forms, into multiple languages. • <u>Language Access Workshops</u>: Organize regular workshops and informational sessions conducted in various languages to educate LEP residents about their housing rights, fair housing laws, rental assistance programs, and other relevant topics. 	Augmentation from General Funds	Housing and Community Development Department	

6th Cycle Housing Element
Policies Programs

Implementation Program/Schedule of Action	Potential Funding	Responsible Party	5/1/25 Status/Actions
<ul style="list-style-type: none"> • <u>Culturally Competent Outreach</u>: Collaborate with local community organizations, cultural centers, and faith-based groups to conduct culturally sensitive outreach activities targeting LEP communities and addressing their unique housing needs and concerns. • <u>Language Access Plan Development</u>: Develop a comprehensive Language Access Plan outlining the County's commitment to providing language assistance services to LEP residents and ensuring compliance with federal and state language access laws and regulations. • <u>Continuous Evaluation and Improvement</u>: Regularly evaluate the effectiveness of language access services through feedback mechanisms, surveys, and community input. Adjust and improve the program based on identified needs and emerging trends in LEP housing access. <p><u>Schedule of Action</u>: Launch outreach efforts to identify language needs and preferences within LEP communities within one year of Housing Element certification; Language Access Plan development by end of 2026; Evaluation and improvement will be ongoing.</p>			



County of Monterey

Item No.3

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: 25-314

May 14, 2025

Introduced: 5/8/2025

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

Conduct a workshop on the Draft Request for Proposals to prepare an Affordable Housing Strategic Plan for Monterey County and provide feedback to staff.

RECOMMENDATION:

It is recommended that the Housing Advisory Committee receive a presentation on the Draft 2024 Annual Housing Report and provide feedback to staff.

SUMMARY/DISCUSSION:

The preparation of an Affordable Housing Strategic Plan for Monterey County is the centerpiece of the County's Housing and Community Development Department, Housing Office's 2025-2027 workplan. The expected outcome from this planning exercise is a strategic plan that focuses on development patterns, strengths, and weaknesses in the County. Ideally, the Strategic Plan will layout a path for the County to develop partnerships with all 12 cities that allow all 13 land use jurisdictions to support the development and retention of affordable housing and identify a path to creating a sustainable source of locally controlled funding to support affordable housing.

The genesis for the Affordable Housing Strategic Plan based on comments received during the update process for the Inclusionary Housing Ordinance, Board of Supervisors comments about wanting to see increased participation by market-rate developers in the affordable housing arena, and competition for limited affordable housing financial resources. The Affordable Housing Strategic Plan was presented to the Board of Supervisors, Health, Housing, Homelessness, and Human Services Committee on April 28th. The Committee was generally supportive of preparing the Plan and did provide feedback on what they felt should be included in the scope of work. The Committee agreed with staff's recommendation that the Plan should examine what it would take to establish a countywide program to promote and construct affordable housing.

The purpose of this workshop is to allow the HAC and community to review, and comment on, a draft scope of work that will be used to select a consulting firm to prepare the Plan.

Prepared by: Darby Marshall, Housing Program Manager, (831) 755-5391

Attachment 1 - Affordable Housing Strategic Plan Scope of Work



County of Monterey

Item No.3

Board Report

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Chambers
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Prepared by: Darby Marshall, Housing Program Manager, (831) 755-5391

Attachment 1 - Affordable Housing Strategic Plan Scope of Work

Attachment 1

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Objective

Create a viable plan for increasing the production of affordable housing throughout Monterey County and understanding where the County's Inclusionary Housing Ordinance, the Monterey County Local Housing Trust Fund, and city programs to encourage or require construction of affordable housing fit into that plan.

The County is seeking a consultant to:

- ❖ Explain the existing housing development conditions in the unincorporated areas of the County with attention to:
 - Specific conditions that may vary by subregion.
 - Types of projects that have been proposed and developed.
 - Understanding why projects are:
 - Abandoned or are inactive for multiple years between approval and sale or rental of first unit; and,
 - What, if anything, the County can do to encourage faster development of these projects.
 - Developer/landowner return on investment expectations.
- ❖ An analysis that connects the larger macro and microeconomic factors of housing development and how local conditions impact project viability.
 - 2-4 case studies of similar counties and how they have addressed these macro and micro economic factors.
- ❖ Identifying County's with similar:
 - Geographic distribution of housing, jobs, and infrastructure.
 - An analysis of how comparable counties encourage and support for-profit and not-for profit developers to construct affordable housing.
- ❖ Policy and program recommendations to increase the development of housing at all affordability levels that are designed to be occupied or rented by current County residents. The County is especially interested in policy and program recommendations that:
 - Encourage private sector to build and manage more affordable housing.
 - Support a regional or countywide approach to housing construction, and especially affordable housing, which may include such things as:
 - Affordable Housing Oversight Board
 - Regional Housing Trust Fund
 - Regional Housing Needs Allocation (RHNA) "sharing"
 - Maximize state, federal, and private financing programs for supporting affordable housing within the County.
 - Support development of large numbers of units for lower-income households in California Tax Credit Allocation Committee (TCAC) "High Resource Areas" and help address the jobs/work imbalance.
 - E.g., land purchase/banking, community land trusts, housing trust funds, etc.
- ❖ Evaluation of finance models that could be used to increase locally controlled sources of capital to support development of affordable housing such as.
 - City of Los Angeles Measure ULA, "Mansion Tax"
 - San Jose Measure E

Consultant Evaluation Considerations

- ❖ Knowledge of Monterey County
 - 3,771 square miles
 - 750,000 acres in Williamson Act Contracts
 - 32,000 acres in Farmland Security Zone
 - 12 cities & 18 census designated places
 - \$903,791,000 agricultural industry
 - 267,873 acres in fruits, vegetable, and vineyard production
 - \$3.1 billion tourism industry, largely concentrated in coastal areas
 - 16 state parks, 1 national park, and 1 national monument
 - 99-mile Big Sur Coast
 - 3 military installations plus a Coast Guard Station
- ❖ Understanding of issues unique/semi-unique to Monterey County, e.g. not macroeconomic considerations
 - I have list of what I would be looking to be raised in proposal – peninsula water, real estate costs, transportation, types and locations of jobs and housing needs
 - Almost no surplus state property within County and few parcels that have appeared were unsuitable for residential development
 - Last surplus property list from HCD shows:
 - Del Rey Oaks - 4 parcels totaling 268 acres at an average of 67-acres
 - NMCUSD – 3 parcels totaling 34 acres at an average of 11 acres
 - Salinas – 24 parcels totaling 29 acres at an average of 1-acre
 - Soledad – 2 parcels totaling 2 acres
 - County is preparing Facilities Master Plan that may identify surplus property that could be available for residential development
- ❖ Experience in urban, suburban, rural housing policy
- ❖ Housing finance program outcomes, e.g. dollars attracted, units funded/built

Consultant Distribution

Economic Planning Systems – David Zehnder

California Housing Partnership – Danielle Mazzella

CalPoly SLO – Pratish Patel ppatel29@calpoly.edu

MIG – Genevieve Sharrow genevieves@migcom.com

Turner Center for Housing Innovation – Ben Metcalf Ben.Metcalf@Berkeley.edu

UCLA Zinman Center for Real Estate – Stuart Gabriel stuart.gabriel@anderson.ucla.edu

Rand Center for Housing & Homelessness – Jason.Ward@rand.org; Rebecca.Collins@rand.org



County of Monterey

Board Report

Legistar File Number: 25-318

Item No.

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

May 14, 2025

Introduced: 5/9/2025

Version: 1

Current Status: Agenda Ready

Matter Type: General Agenda Item

BOARD HHHHS COMMITTEE PRESENTATION

On April 28, 2025, the Board of Supervisors, Health, Housing, Homelessness, and Human Services Committee received this presentation.

- The Committee was impressed by and supportive of staff's efforts to develop the Grant & Loan Dashboard.
- The Committee was interested in having Housing & Community Development work with other County departments to standardize how County financial assistance may overlap subrecipients and how beneficiaries are reported.
- The Committee directed staff to proceed with the Affordable Housing Strategic Plan preparation.

This report will be presented to the full Board of Supervisors on June 24, 2025, at 4:00 pm.



2024 HOUSING REPORT

Health, Housing, Homelessness & Human Services Committee

April 28, 2025

Item No. _

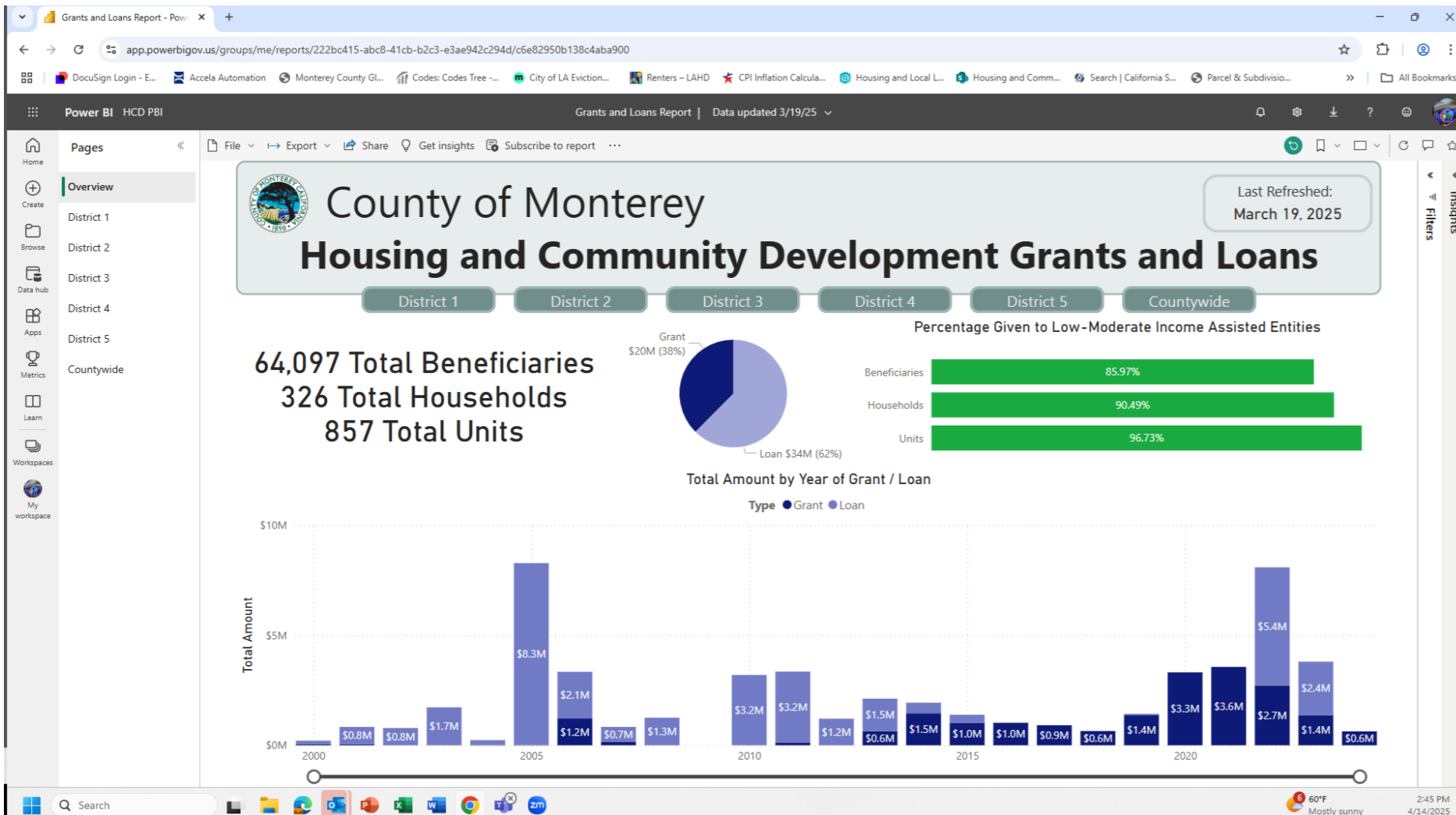


Action

- Consider the **2024 Housing Report for Monterey County**; and
- Consider and provide direction regarding **priorities for the 2025-2026 Housing Strategic Plan.**

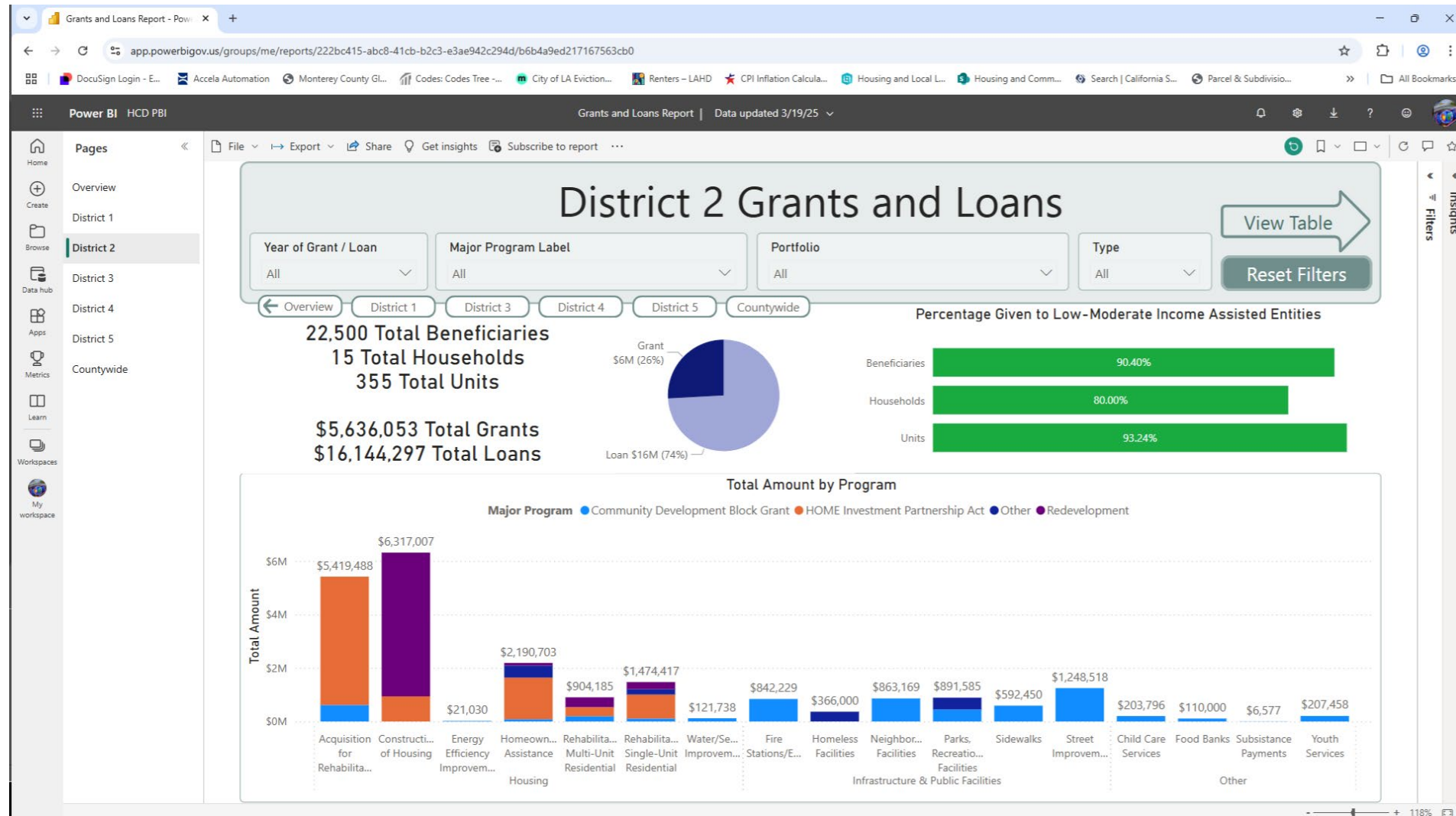


GRANT & LOAN DASHBOARDS





GRANT & LOAN DASHBOARDS





GRANT & LOAN DASHBOARDS

Grants and Loans Report - Power BI

app.powerbigov.us/groups/me/reports/222bc415-abc8-41cb-b2c3-e3ae942c294d/28aa51fcc5070be50912

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Power BI HCD PBI Grants and Loans Report | Data updated 3/19/25

Pages Overview District 1 District 2 District 3 District 4 District 5 Countywide

District 2 Grants and Loans

Year	Type	Area	Community	Major Program Label	Portfolio	Project Name	Total Entites	Total Amount
2024	Grant	North County	Aromas	Community Development Block Grant	Infrastructure & Public Facilities	Aromas Sidewalk Repairs		\$167,450
2024	Grant	North County	Pajaro	Community Development Block Grant	Public Services	Pajaro Youth Sports		\$25,000
2024	Grant	North County	Castroville	Community Development Block Grant	Public Services	Youth Leadership Development		\$25,000
2023	Grant	North County	Las Lomas	Community Development Block Grant	Infrastructure & Public Facilities	Las Lomas Sidewalk Improvements		\$200,000
2023	Grant	North County	Pajaro	Community Development Block Grant	Public Services	Pajaro Youth Sports	695 Total Beneficiaries	\$22,500
2023	Grant	North County	Castroville	Community Development Block Grant	Public Services	Youth Leadership Development	93 Total Beneficiaries	\$22,500
2023	Loan	North County	Pajaro	Monterey County Local Housing Trust Fund	Housing - Affordable Rental	Kents Court		
2022	Grant	Central Salinas Valley	City of Gonzales	Community Development Block Grant	Infrastructure & Public Facilities	Community Center		\$704,857
2022	Grant	Central Salinas Valley	City of Greenfield	Community Development Block Grant	Infrastructure & Public Facilities	Walnut Ave. Sidewalk Improvements		\$1,248,518
2022	Grant	North County	Aromas	Community Development Block Grant	Infrastructure & Public Facilities	Aromas Sidewalk Repairs		\$115,000
2022	Grant	North County	Pajaro	Community Development Block Grant	Public Services	Pajaro Youth Sports	659 Total Beneficiaries	\$20,496
2022	Grant	North County	Castroville	Community Development Block Grant	Public Services	Youth Leadership Development		\$14,500
2021	Grant	North County	Castroville	Community Development Block Grant	Infrastructure & Public Facilities	Castroville Rec. Center Sidewalk Repairs		\$110,000
2021	Grant	North County	Pajaro	Community Development Block Grant	Public Services	Pajaro Youth Sports		\$25,000
2021	Grant	Urban County	Castroville & Greenfield	Community Development Block Grant	Public Services	Youth Leadership Development	194 Total Beneficiaries	\$25,550
2020	Grant	North County	Elkhorn	Community Development Block Grant	Infrastructure & Public Facilities	Fire Engine Purchase	14,265 Total Beneficiaries	\$842,229
2020	Grant	North County	Castroville	Community Development Block Grant	Infrastructure & Public Facilities	Outdoor Space Rehabilitation		\$70,000
2020	Grant	North County	Pajaro	Community Development Block Grant	Public Services	Pajaro Youth Sports		\$17,800
2020	Grant	Urban County	Castroville & Greenfield	Community Development Block Grant	Public Services	Youth Leadership Development	147 Total Beneficiaries	\$18,134
2019	Grant	North County	Castroville & Greenfield	Community Development Block Grant	Public Services	North County Senior Produce	1,639 Total Beneficiaries	\$25,000

COMMUNITY PARTNERSHIPS

Economic Development

City of Gonzales
City of Greenfield

General Administration & Planning

Eden Council for Hope & Opportunity

Housing

CHISPA
Eden Housing, Inc.
GRID Alternatives
Mid-Peninsula Housing, Inc.

Public Facilities & Improvements

Aromas Water District
Chualar Union School District
City of Del Rey Oaks
City of Gonzales
City of Greenfield
City of Sand City
County Library
County Parks
County Public Works
EAH Housing, Inc.
Interim, Inc.
Monterey-Salinas Transit
North County Recreation & Park District
North Monterey County Fire District
Pajaro Community Services District
Rancho Cielo Youth Campus
Veterans Transition Center

Public Services

Alliance on Aging
Boys & Girls Clubs of Monterey County
Central Coast Center for Independent Living
Central Coast YMCA
City of Gonzales
Covia Foundation
Food Bank for Monterey County
Girls, Inc.
Housing Authority of the County of Monterey
Housing Resource Center
Interim, Inc.
Legal Services for Seniors
Meals on Wheels of the Monterey Peninsula
Meals on Wheels of the Salinas Valley
North County Recreation & Park District
Project Sentinel
Rancho Cielo Youth Campus
Shelter Outreach Plus – Community Human Servi
United Way of Monterey County
Veterans Transition Center

Department of Social Services - Service Agreements with CBOs

Vendor Name	Service Branch	Funding Source See Acronym listing at bottom	FY 2024-25 Funding Amount	Purpose
Alliance On Aging	AAA	Titles III-B, VII-A, Omb, HICAP, MIPPA	\$694,075	Provide outreach, ombudsman, health insurance counseling and advocacy and medicare improvements for patients and providers
Alzheimer's Disease & Related Disorders Association Inc	AAA	Title III-E	\$89,639	Provide family caregiver support for Monterey County residents
Central Coast Center for Independent Living	AAA	ADRC	\$111,801	Provide better access to information, services and supports to those needing long-term services and supports.
Health Projects Center	AAA	Title III-E	\$96,707	Provide family caregiver support services to Monterey County residents.
Health Projects Center	AAA	MOCA	\$377,944	Provide family caregiver support services to Monterey County residents.
Legal Services for Seniors	AAA	Titles III-B, III-E, and VII	\$153,250	Provide legal assistance and community education for seniors 60 years of age and older and their caregivers.
Loaves, Fishes & Computers	AAA	Titles III-B	\$40,000	Provide technology assistance to older adults 60 years of age or older and individuals with disabilities 18 years or older.
Meals on Wheels of the Salinas Valley	AAA	Titles III-C1, III-C2	\$704,020	Provide congregate and home delivered meals services for seniors in the Salinas, North and South Monterey County.
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Meals on Wheels of the Monterey Peninsula	AAA	Titles III-C1, III-C2, and III-D	\$1,098,340	Provide congregate and home delivered meals, nutrition education, and health promotion services to seniors.
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North County recreation & Park District	AAA	Titles III-C1, III-D	\$79,153	Provide congregate meals and health promotion services for seniors in the north county region.
Central Coast Center for Independent Living	AAS	HDAP	285,026.28	Provide housing search, placement support and rental subsidies for Housing and Disability Advocacy Program (HDAP) participants.
Central Coast Center for Independent Living	AAS	HOME SAFE	469,443.70	Provide housing stabilization and navigation services for individuals aged 60 or older and persons with disabilities, who are alleged victims of abuse, neglect, or self-neglect and at risk of homeless or experiencing homelessness for the Home Safe Program.
Access Support Network	CAP/DO	HHAP4, PLHA & GFC	335,000.00	Homeless Outreach and Engagement Services System: providing urgent response to engage and support individuals experiencing homelessness.
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AFFORDABLE HOUSING – UNINCORPORATED AREAS

County Inclusionary Housing

- 318 For-Sale Units Constructed
- 908 Rental Units Constructed
- \$6.1 Million In-Lieu Fees Collected
- 448 Rental Units and Emergency Shelter Beds Assisted with In-Lieu Fees

County Assisted Housing

- 354 Owner-Occupied Units
 - Downpayment Assistance Loans
 - Rehabilitation Loans
 - Energy Efficiency Grants
- 1,187 Rental Units
 - Acquisition/Rehabilitation Loans
 - Construction & Permanent Financing Loans
 - Energy Efficiency Grants



AFFORDABLE HOUSING - COUNTYWIDE

Owner-Occupied Units

- 1,339 total units
 - 698 Self-Help Units

Probably underrepresents total units because only some city data is available.

Rental Units

- 142 affordable projects
- 7,314 total units
- 90% of units located in cities
- \$1,525,216,258 development costs
- \$72,431,059 city and county financial assistance

INCLUSIONARY EXAMPLE

	% Required	Required Affordability	Waterfall 1	Waterfall 2	Net Affordability
Planned Units		28			
Existing Potential		-1			
Units for Calculation		<u>27</u>			
Moderate	8%	2.16		2.4	2
Low	6%	1.62	2.24	2	2
Very Low	6%	1.62	1		1
Fractional Units					0.4

INCLUSIONARY – EAST GARRISON

The “Project”

- 244 acres of County-owned land
- Approved for 1,400 Units + 70 “carriage” units
- 25% Affordability
 - Ownership
 - 5% Workforce II (150%-180% AMI)
 - 6% Moderate (80%-110% AMI)
 - Rental
 - 8% Low (50%-80% AMI)
 - 6% Very Low (>50% AMI)
- County shares “profits” after developer achieves 21.5% Internal Rate of Return

Implementation

- Essentially Inclusionary Ordinance 20% affordability
 - 1 change, swapped moderate and low-income percentage requirements
- Units built in at least 3 Housing Element Cycles
- 78-Units/Year Between 2010-2023
- Developer has not paid to construct the very low or low-income units
 - CHISPA and Mid-Peninsula Housing raised \$69,803,100 through public finance programs to construct first 130 very low- and low-income units



AFFORDABLE HOUSING CHALLENGES & OPPORTUNITIES

Challenges

- Lack of locally controlled financial resources
- Carrying costs during entitlement and construction period
- County may not have surplus property appropriate for housing
- High cost of programs to support ownership opportunities

Opportunities

- Monterey County Local Housing Trust Fund
- Pooling financial resources w/cities
- “New” MPWMD water allocation to County
- City-Centered Growth & Unincorporated Community Centers



HOUSING STRATEGIC PLAN

5 Elements

Affordable Housing Plan

Monterey County Local
Housing Trust Fund

Kents Court

6th Cycle Housing
Element Implementation

Program Administration
& Staffing



AFFORDABLE HOUSING STRATEGIC PLAN

Considerations

- Public desire to see more privately built affordable housing.
- Development community belief that 20% affordability is upper limit of maximum sustainable affordability requirement.
- Perception that those able to purchase inclusionary homes have “won the lottery”.



AFFORDABLE HOUSING STRATEGIC PLAN

Questions we want answered

- Why do so many projects appear to take so long to develop AFTER they are approved?
- What policies and programs have communities like Monterey County used to increase supply of affordable housing?
- What role should the County's Inclusionary Housing Ordinance play in creating affordable housing?
- Is there a path toward creating a countywide affordable housing plan?



MONTEREY COUNTY LOCAL HOUSING TRUST FUND

Background

- Established by Board of Supervisors in May 2022
- 8 sources of capital, none with guaranteed annual funding
- Approximately \$7.2 million available for affordable housing projects

Moving Forward

- Developing a permanent source of ongoing funding
- How should capital be deployed – ownership assistance or multifamily projects?
- Underwriting criteria
- Governance structure



KENTS COURT

Background

- 19-Units of manufactured housing
- Not originally intended to be part of permanent housing stock

Moving Forward

- Maintain as County-owned
- Transfer to community land trust to manage and sell units to residents
- Establish manufactured park cooperative and sell units to residents
- Relocate tenants and redevelop/sell property



6TH CYCLE HOUSING ELEMENT

Background

- 5 Goals
- 38 Policies or Programs

Overlap with Affordable Housing Strategic Plan & MCHLTF

- Goal H-1.2 – housing rehabilitation programs
- Goal H-2.7, .11, .13, & .14 – Regular assessment of Inclusionary Housing Ordinance, funding for multifamily and ownership loan programs
- Goal H-3.8 & 9 – regional growth strategies & RHNA allocation process for jobs-housing balance



ADMINISTRATIVE IMPROVEMENTS

Program & Asset Management

- Grant Management System to handle applications & reporting
- Loan Servicing System to manage loan portfolio
- Portfolio Management System to track and manage affordable housing projects where the County has a financial investment or security interest

Operational Management

- Develop written policies and procedures and update the Inclusionary Housing Administrative Manual
- Develop new templates for loan documents used in County programs

COMMUNITY PARTNERSHIPS

Economic Development

City of Gonzales
City of Greenfield

General Administration & Planning

Eden Council for Hope & Opportunity

Housing

CHISPA
Eden Housing, Inc.
GRID Alternatives
Mid-Peninsula Housing, Inc.

Public Facilities & Improvements

Aromas Water District
Chualar Union School District
City of Del Rey Oaks
City of Gonzales
City of Greenfield
City of Sand City
County Library
County Parks
County Public Works
EAH Housing, Inc.
Interim, Inc.
Monterey-Salinas Transit
North County Recreation & Park District
North Monterey County Fire District
Pajaro Community Services District
Rancho Cielo Youth Campus
Veterans Transition Center

Public Services

Alliance on Aging
Boys & Girls Clubs of Monterey County
Central Coast Center for Independent Living
Central Coast YMCA
City of Gonzales
Covia Foundation
Food Bank for Monterey County
Girls, Inc.
Housing Authority of the County of Monterey
Housing Resource Center
Interim, Inc.
Legal Services for Seniors
Meals on Wheels of the Monterey Peninsula
Meals on Wheels of the Salinas Valley
North County Recreation & Park District
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Recommendation

- Receive the **2024 Housing Report for Monterey County**; and
- Consider and provide direction regarding **priorities for the 2025-2026 Strategic Planning Program.**



County of Monterey

Board Report

Legistar File Number: 25-319

Item No.

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

May 14, 2025

Introduced: 5/9/2025

Version: 1

Current Status: Agenda Ready

Matter Type: General Agenda Item

Housing Pipeline 5/6/2025										
	PLN	Employer Sponsored	Very Low- Income	Low-Income	Moderate- Income	Workforce Income	Above Market	Total Units	Unit Type/s	Comments
Total Units Approved		58	149	285	191	179	2,092	2,954		
Units Constructed to Date		24	43	150	52	64	1,435	1,768		
Units Remaining to Construct		34	106	135	139	115	657	1,186		
Royal Enfield Subdivision	PC 92-004						13	13	SFD	Project "found" when possible purchaser contacted County re: Inclusionary requirements.
Santa Lucia Preserve	PC 94-067						68	68	Lots	
Tehama	PC 95-065						12	12	Lots	
Post Ranch Employee Housing	PLN 970492			2				2		
Harper Canyon	PLN 000696			1	1		15	17	Loa	
Quail Hills	PLN 020016				48	14	83	145	Lo	
East Garrison	PLN 030204		41	24	33	76	209	383	SFD / SFA / 5+	
Rancho Canada	PLN 040061				28	12	63	103	SFD / 5+	
Country Lake Estates	PLN 040103				2		43	45	Lots	
September Ranch	PLN 050001				15	7	15	37	SFD / 2-4	
Kennedy	PLN 060014				1		74	75	Lots	
Perez	PLN 070192				2		18	20		
Esalen South Coast Employee Housing	PLN 150337	3						3		
Riverview at Las Palmas	PLN 150372						13	13	SFD / 2-4	
Carmel Valley Ranch	PLN 180516			1	1		10	12		
	PLN 190287					1	4	5		
	PLN 190337						9	9		
Roberts	PLN 190414						3	3		
Nicola Employer Sponsored Housing & Density Bonus Units	PLN 200203	31	1	31	2	1	3	69	5+	
Laguna Seca Apartments	PLN 210180		4	4	6	4	2	20	5+	
845 E. Laurel Dr. - Affordable Housing	PLN 230321		60	72				132	5+	
Approved Units to Build		34	106	135	139	115	657	1,186		
Builder's Remedy Applications Under Review										
Applicant	PLN	Employer Sponsored	Very Low- Income	Low-Income	Moderate- Income	Workforce Income	Above Market	Total Units	Unit Type/s	Comments
Carmel Assisted Living, LLC	PLN 240092			20			80	100	SFA	
Carmel 1, Inv. LLC	PLN 240105			15			59	74	SFD / SFA	
McDougall, Amy	PLN 240139			1			2	3	SFD/ADU/JADU	
PLP Pajaro	PLN 240268		9	9	13		129	160	SFA / 5+	
Olmsted Rd - Monterey Airport Affordable Housing Overlay	PLN 240299			20			80	100	SFD / 5+	Applicant has proposed a 725-unit project if the County provides additional water resulting in 145-affordable units.

Housing Pipeline 5/6/2025										
	PLN	Employer Sponsored	Very Low- Income	Low-Income	Moderate- Income	Workforce Income	Above Market	Total Units	Unit Type/s	Comments
Carmel Rio Road Multifamily	PLN 240322		5	6	8		81	100	5+	Project revised from original 34-unit project.
Grove, James	PLN 240344			24			96	120		Only one of PLN 240344, 00004, & 00005 will be developed.
Blue Sky Lodge Reuse	PLN 250002		1	2	3		18	24		
Grove, James	PLN 250004			15			60	75		Only one of PLN 240344, 00004, & 00005 will be developed.
Grove, James	PLN 250005			40			160	200		Only one of PLN 240344, 00004, & 00005 will be developed.
Nicola - San Ardo	PLN 250103			3			13	16	2-4	
Builder's Remedy Units Under Review		0	15	76	24	0	462	577		
Other Projects Under Review										
	PLN	Employer Sponsored	Very Low- Income	Low-Income	Moderate- Income	Workforce Income	Above Market	Total Units	Unit Type/s	Comments
LaTourette Subdivision	PLN 020090		1	1	1	2	15	19	SFD / 2-4	
Charolais Ranch	PLN 050692						26	26	Lots	
Castroville Oaks	PLN 150248		56	56	75	27		214	SFD / 5+	
Gard	PLN 210223				3		13	16	SFD / SFA / 5+	
De La Torre Mixed Use	PLN 220144				1		6	7		
Toro Ranch	PLN 220166		14	14	18	12	174	231	SFD / SFA / 5+	
York School	PLN 230239	60	3	4	4	4	45	60	SFD	
Carmel Valley Manor	PLN 240141		1	1	1		21	24	SFD	
Catalina Commons	PLN 240196		1	1	1		15	18	SFD	
Other Projects Under Review		60	76	77	104	44	314	615		
6th Cycle Housing Element Progress										
		Employer Sponsored	Very Low- Income	Low-Income	Moderate- Income		Above Market	Total Units		
6th Cycle Housing Element Allocation			1,070	700	420		1,136	3,326		
2024 Units Reported				89			192	281		
Approved Units to Build		34	106	135	139		772	1,186		
Builder's Remedy Projects Under Review		0	15	76	24		462	577		
Other Projects Under Review		60	76	77	104		358	615		
6th Cycle H.E. Units Remaining			873	323	153		-648	667		