

MONTEREY COUNTY GENERAL PLAN UPDATE

Monterey County
Board of Supervisors Workshop
January 24, 2023
Agenda Item No. 17



INTRODUCTIONS

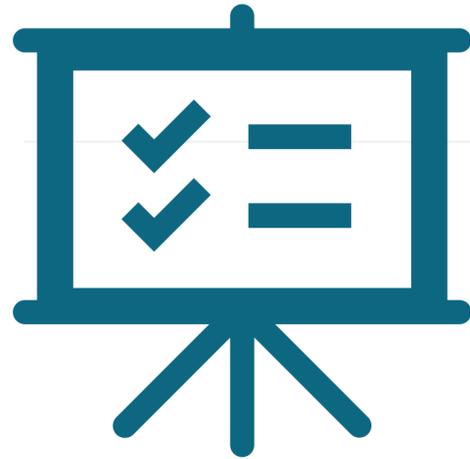
Monterey County Staff

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

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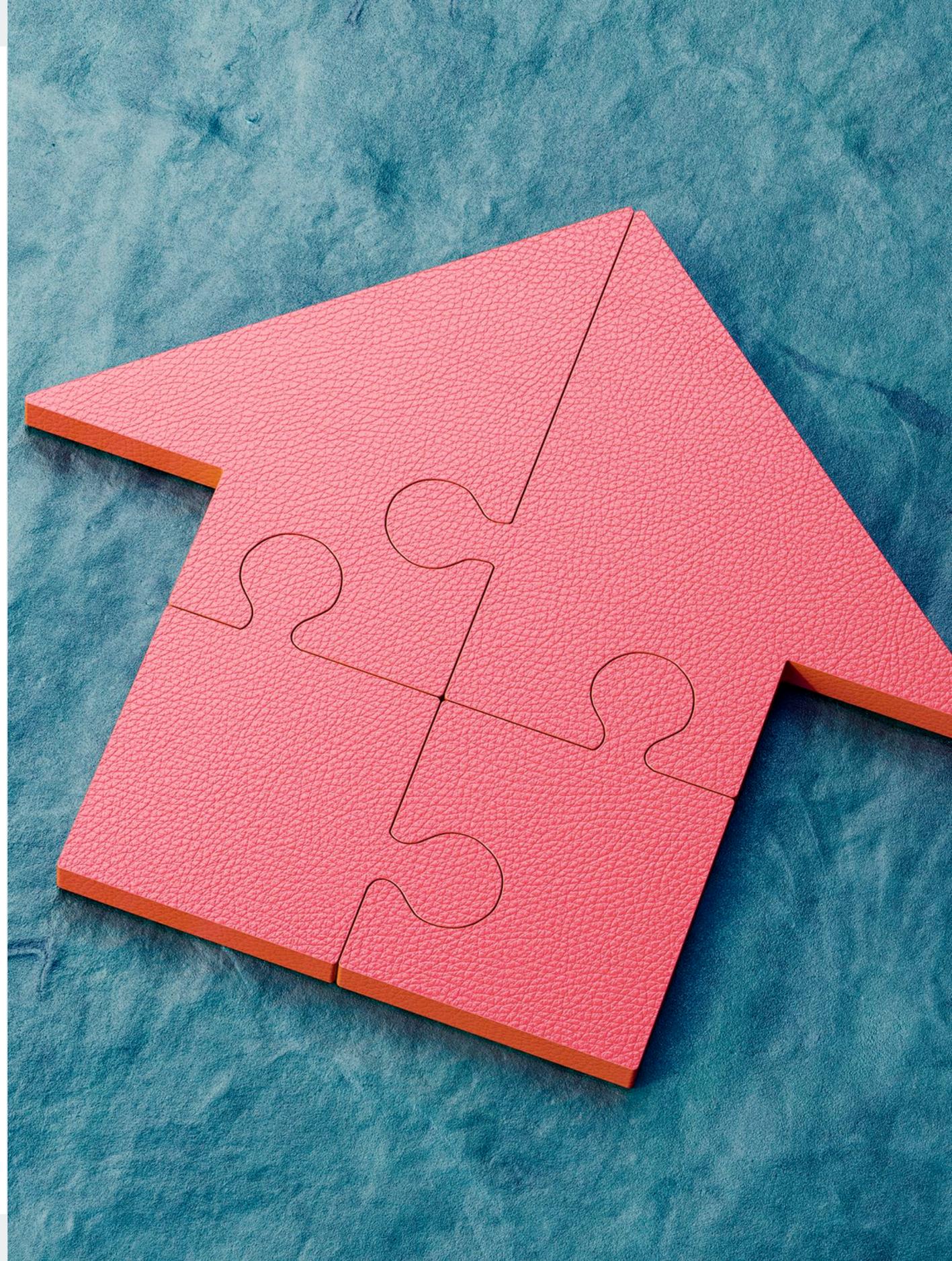
- Hitta Mosesman, Vice President, Community Development + Housing
- Darin Neufeld, Director, Sustainability
- Kelly Morgan, Project Manager

ACTIONS



- a. Receive a presentation on the General Plan Housing Element Sixth Cycle Update (2023-2031), Safety Element Update, and new Environmental Justice Element;
- b. Consider the Draft General Plan Elements Updates Community Engagement Plan; and
- c. Provide direction to staff.

HOUSING ELEMENT



BACKGROUND



HOUSING NEEDS AT
ALL INCOME LEVELS



UPDATE REQUIRED
EVERY 8 YEARS



COMMUNITY
INVOLVEMENT IN
HOUSING PLANNING



UPDATES - STATE
HOUSING LAWS



CONTINUE ELIGIBILITY
FOR HOUSING FUNDS

MONTEREY COUNTY RHNA

6TH CYCLE (2023-2031) HOUSING UNITS REQUIRED



HCD
determines
#’s



AMBAG –
33,274



Monterey
County –
3,326

Income Category	% Median	Income Range		RHNA	% of Total
		Minimum	Maximum		
Extremely Low/Very Low	0-50%	\$0	\$56,850	1,070	32%
Low	50-80%	\$56,850	\$91,000	700	21%
Moderate	80-120%	\$91,000	\$108,100	420	13%
Above Moderate	120%+	\$108,100	--	1,136	34%
Total				3,326	100%

2022 CA HCD Income Limits, Monterey County, AMI = \$90,100

HOUSING ELEMENT - CONTENTS





HOUSING COST BURDEN

- Wage/Income Growth < Rent/Price Increases (last 7-8 years)
 - Rents - 65% increase
 - Home Prices - 93% increase
 - Median Income - 31% Increase
- Cost Burden - > 30% Income on Housing
 - 33% of households cost burdened
 - 45% of these households are severely cost burdened (>50% income on housing)

Sources: Zillow (Nov 2022) and California Department of Housing and Community Development, 2014 and 2022 income limits.

REVIEW OF 5TH CYCLE

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

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

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

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

HOUSING ELEMENT UPDATE & APPROVAL PROCESS

Community Outreach

- Jan & Feb 2023
- Ongoing thru Summer 2023

Draft HEU to Planning Commission & BOS

- Spring 2023

Submit to HCD for Review (est. 2 rounds)

- #1 - Late Spring/Summer 2023
- #2 – Fall 2023

Substantial Compliance/BOS Adoption

- Winter 2023-24

Continued State Funding Eligibility

SAFETY ELEMENT UPDATE



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SAFETY ELEMENT



Reason for Update:

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

Supporting Technical Studies:

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

ENVIRONMENTAL JUSTICE ELEMENT



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ENVIRONMENTAL JUSTICE ELEMENT

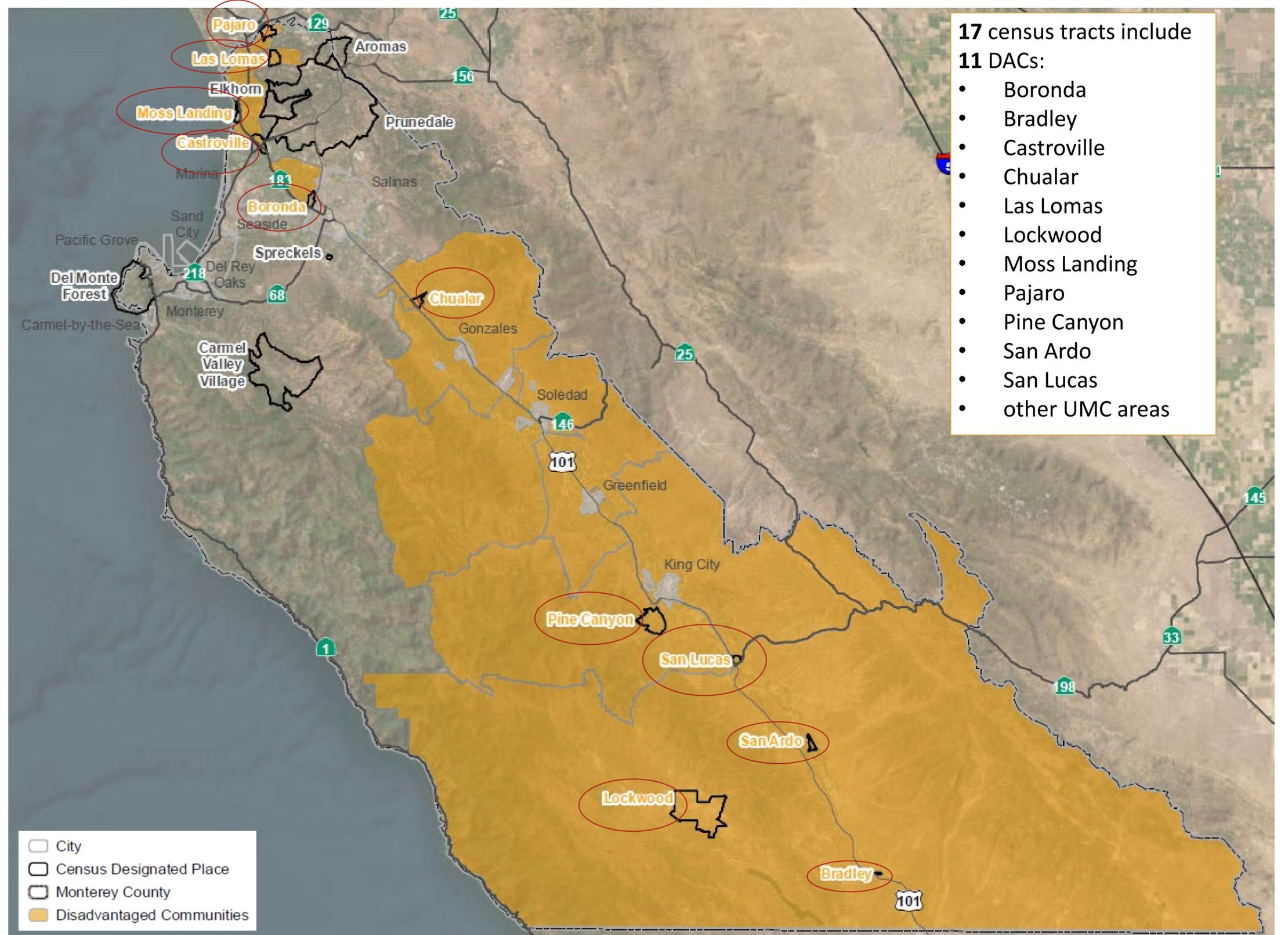
General Plan objectives & policies address:

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

Supporting Technical Study - Existing Conditions Report



DISADVANTAGED COMMUNITIES



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COMMUNITY ENGAGEMENT



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COMMUNITY ENGAGEMENT - REQUIREMENTS

Housing Element

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

Safety Element

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

Environmental Justice

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

COMMUNITY ENGAGEMENT PLAN

Comprehensive process of engaging all segments of community

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

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

- Meeting Types & Amount
- PC & BOS Intro Sessions
 - 6 CBO Civic Academies (County to participate as invited)
 - 2 Public Workshops
 - 18 Stakeholder Focus Group Meetings
 - 16 Community Event Pop-Ups – 8 for Housing, 8 for EJ/Safety
 - 2 Safety Committee Meetings
 - 3 Environmental Justice CAC Meetings
 - 2 PC & BOS Meetings on Draft/Final Housing Element

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

GENERAL PLAN UPDATE KEY DATES & MILESTONES



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Milestone	Timeframe
Planning Commission (PC) Study Session	December 2022
Board of Supervisors (Board) Study Session	January 2023
1 st Draft HEU for PC & Board Consideration	April 2023
30 Day Public Review of Draft	April – May 2023
PC & Board Receipt of Draft for Approval	April – May 2023
Submit 1 st Draft HEU to HCD	Late May 2023
90 Day Review Period	Late May – August 2023
Submit 2 nd Draft HEU to HCD	October 2023
PC Meeting Debrief	October 2023
Board Meeting Debrief	November 2023
PC & Board Accept Final HEU	February – March 2024
HEU Certification	March 2024

EJ/SAFETY ELEMENT UPDATE

EJ Element Milestone	Timeframe
Planning Commission (PC) Study Session	December 2022
Board of Supervisors (Board) Study Session	January 2023
Submit Draft to State Clearinghouse	October 2023
30-Day Public Review Period	November 2023 – January 2024
PC Accept Draft EJ Element	February 2024
Board Accept Draft EJ Element	March 2024
Final Adopted EJ Element	March 2024
Safety Element Milestone	Timeframe
Planning Commission (PC) Study Session	December 2022
Board of Supervisors (Board) Study Session	January 2023
Submit Draft to State Mining and Geology Board	October 2023
Submit Draft to Board of Forestry and Fire Protection	October 2023
30-Day Public Review Period	November 2023 – December 2023
PC Accept Draft Safety Element	February 2024
Board Accept Draft Safety Element	March 2024
Final Adopted Safety Element	March 2024



GET INVOLVED!

Complete the **Community Housing Survey** by February 10, 2023!

Scan QR Code or

<https://www.co.Monterey.ca.us/GeneralPlanUpdates>

English Survey



Encuesta en Español



Attend the **Virtual Community Meeting** on January 26, 2023!

Scan QR Code for the Zoom Link or

<https://www.co.Monterey.ca.us/GeneralPlanUpdates>

Zoom Link for Webinar

English & Español





THANK YOU!

Get Involved! Questions? Comments?

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