



SIXTH CYCLE HOUSING ELEMENT SITES INVENTORY AND PROGRAMS REVISIONS

Monterey County Board of Supervisors

June 11, 2024

Agenda Item No. 14

ACTION

- Receive a presentation on the Draft Housing Element Sixth Cycle Update (Draft HEU6)
- Conduct a public workshop to review the and receive public input regarding the Draft HEU6
- Provide direction to staff

BACKGROUND



PRIMARY
PLANNING
DOCUMENT –
HOUSING NEEDS
AT ALL INCOME
LEVELS



STATE LAW
REQUIREMENT –
UPDATED EVERY
8 YEARS



COMMUNITY
INVOLVEMENT
IN HOUSING
PLANNING
PROCESS



INCORPORATE
CHANGES IN
STATE HOUSING
LAWS
(COMPLIANCE)



ALLOWS
ELIGIBILITY FOR
STATE FUNDING
FOR HOUSING

HOUSING ELEMENT UPDATE AND APPROVAL PROCESS



HOUSING ELEMENT CONTENTS



Community Profile

- Population, Income, Employment
- Special Needs Populations



Housing Needs & Resources

- Challenges
- Opportunities



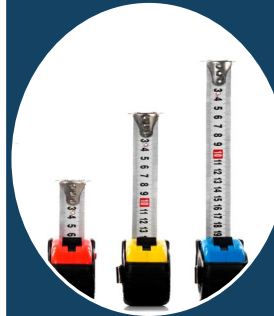
List of Housing Sites Avoiding:

- Safety Risks
- DACs
- Lower Resource Areas



Housing Constraints

- Governmental
- Market
- Environmental



Review of Last Housing Element

- 5th Cycle RHNA Progress
- Units & Program Progress



Fair Housing Analysis

- ID fair housing issues related to access, environmental, resources



Goals & Objectives/ Programs & Policies

- Specific Actions & Timelines



Community Engagement

- Ground-truthing
- Understand residents priorities



GOALS

Meeting the housing needs of residents and workforce

Combating housing discrimination

Efficient use of land

Implementing a meaningfully inclusive process

REVIEW OF 5TH CYCLE

Jurisdiction	# Total Units RHNA	% RHNA Completed*	# Affordable Units RHNA	% Affordable Completed*
Monterey County	1,551	64%	900	38%
Salinas	2,229	41%	1,294	22%
Monterey	650	18%	378	5%
Seaside	393	1%	229	0%
Soledad	191	60%	111	31%

**Percentages reflect HCD APR totals representative of completed units only.*

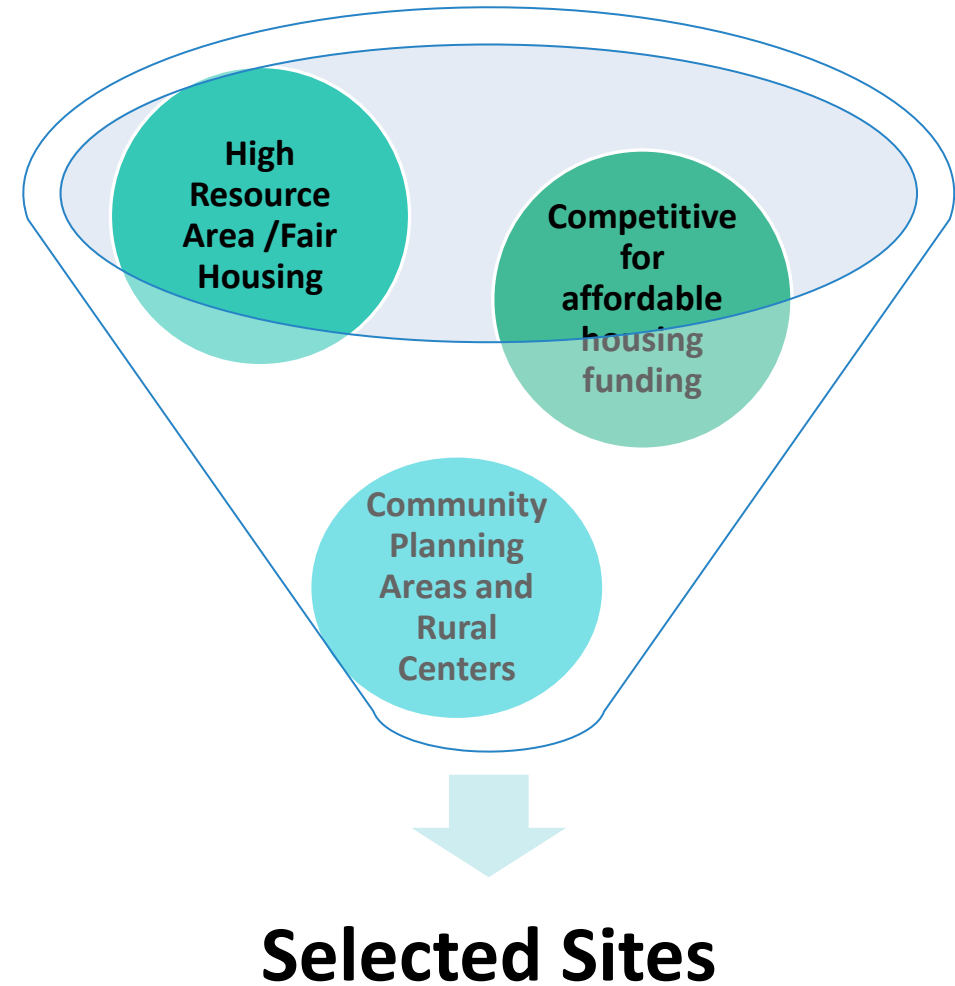
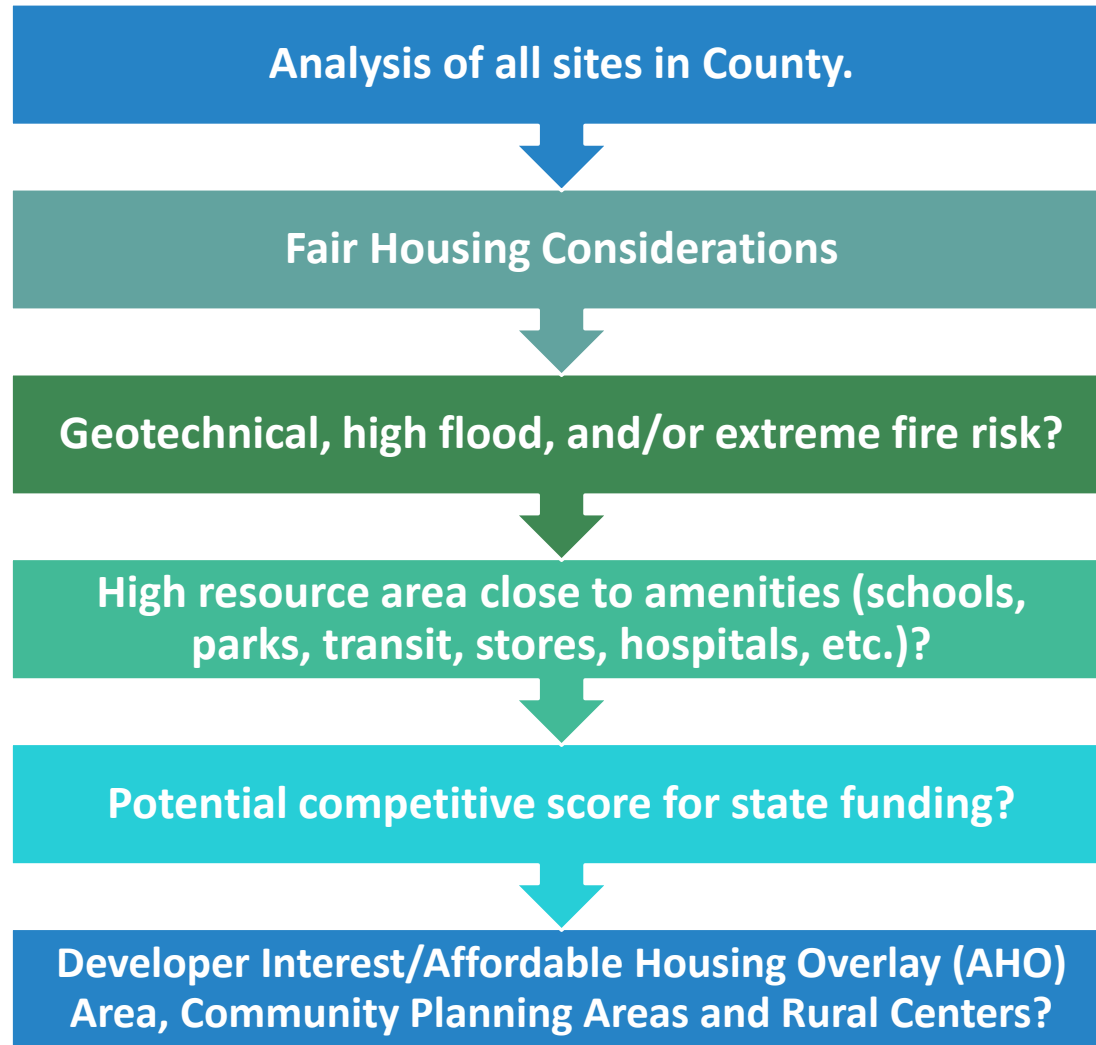


MONTEREY COUNTY RHNA

6TH CYCLE (2023-2031)

Income Category	% Median	Income Range		RHNA	% of Total
		Minimum	Maximum		
Extremely Low/Very Low	0-50%	\$0	\$60,200	1,070	32%
Low	50-80%	\$60,200	\$96,350	700	21%
Moderate	80-120%	\$96,350	\$120,500	420	13%
Above Moderate	120%+	\$120,500	--	1,136	34%
Total				3,326	100%
2023 CA HCD Income Limits, Monterey County, AMI = \$100,400					

SITE SELECTION METHODOLOGY



SITES INVENTORY METHODOLOGY

- REQUIRED FOR ALL OPPORTUNITY SITES
 - Zone 20 units per acre (or higher)
 - After 2 Cycle becomes “By-Right”
- APPROACH (WITH CA HCD GUIDANCE)
 - Realistic Density – based on prior track record
 - Realistic Capacity – calculated 60-80% for all sites
 - Unit Distribution by Income Category (Not Prescriptive)
 - Planned Buffer of 15% minimum (up to 30% as best practice)
 - No Net Loss over 8-Year Planning Period
 - 100% Affordable Projects require public subsidy

SITES CAPACITY DETERMINATION

	Units by Income Level				
	VLI	LI	Mod.	Above Mod.	Total
RHNA	1,070	700	420	1,136	3,326
20% Buffer	214	140	84	227	438
	1,284	840	504	1,363	3,764
Alternative Methods to Meet the RHNA (Credits)					
Entitled or Proposed Projects	107	91	205	116	519
Accessory Dwelling Unit Potential	0	9	0	261	270
Subtotal	107	100	205	377	789
Net RHNA w/ Buffer (after credits are applied)	1,177	740	299	986	2,975
Determination of Opportunity Sites (Utilizing Zone Changes and Capacity Expectations)¹					
North County	345	272	186	1,101	1,904
Carmel Valley Master Plan	263	208	187	1,878	2,536
Greater Monterey Peninsula	190	184	218	1,843	2,435
Greater Salinas	56	56	75	683	870
Fort Ord Toro	314	266	182	709	1,471
Central Salinas Valley	15	15	19	128	177
Carmel LUP	34	22	2	17	75
Subtotal (Net New)	1,217	1,023	869	6,359	9,468
Total (Credits & Site Inventory)	1,324	1,123	1,074	6,736	10,257
Surplus/(Shortfall) w/ Buffer²	40	283	570	5,373	6,493
No Net Loss Buffer Surplus/(Shortfall), as a percent of RHNA w/ Buffer²	4%	40%	136%	-	-
TOTAL RNHA BUFFER	24%	60%	156%		

COMMUNITY ENGAGEMENT ACTIVITIES TO DATE



**Community
Workshop #1
Winter 2023**



**Community
Pop Ups &
Library
Displays
Winter –
Summer
2023**



**Online
Community
Survey
Winter 2023**



**9 Focused
Stakeholder
Meetings
Winter – Fall
2023**

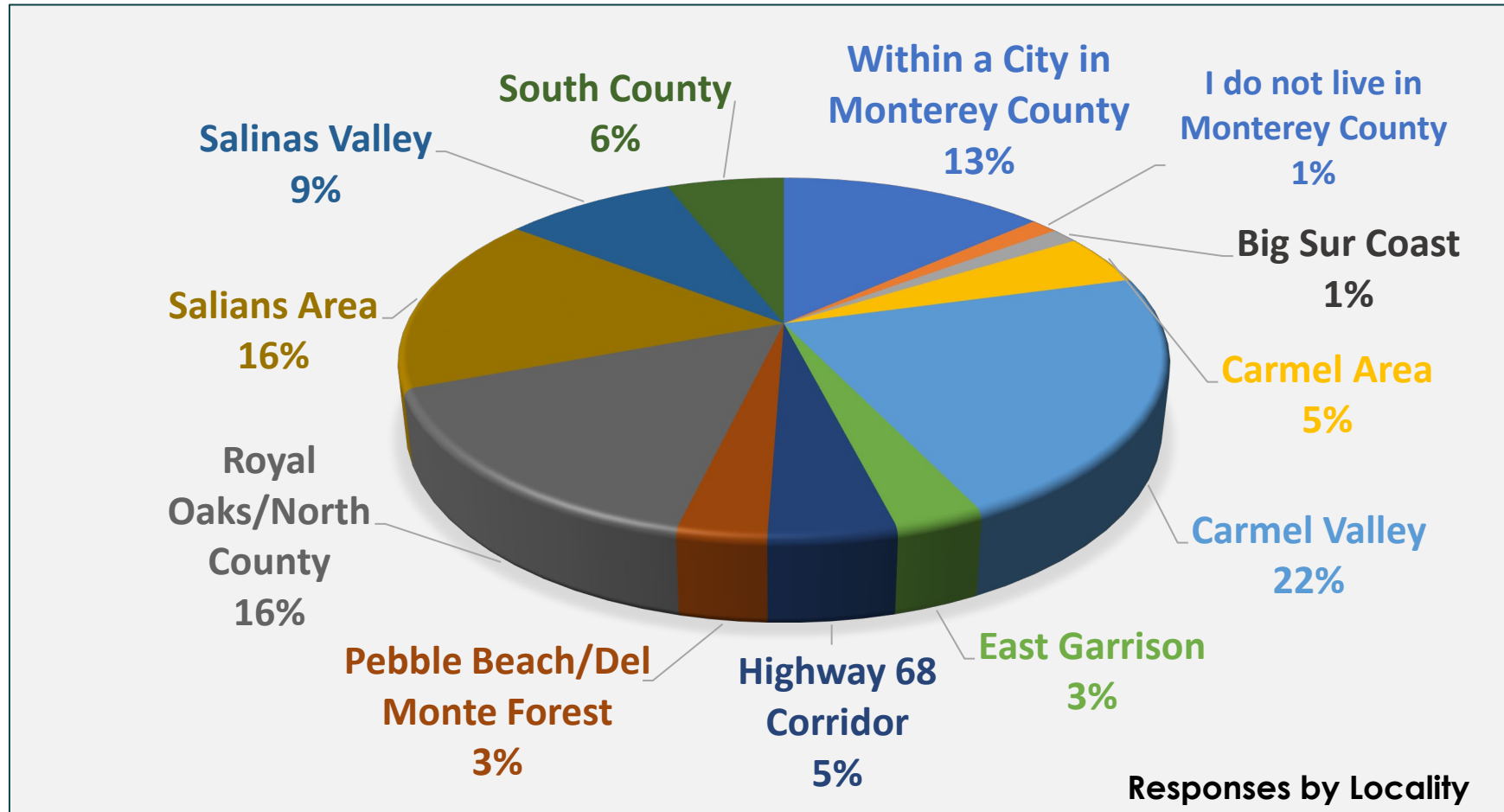


**Community
Workshop
#2 Summer
2023**

HOUSING ELEMENT SURVEY

The survey was open from 1/16/23 – 02/20/23.

A total of 532 responses were received.



HOUSING ELEMENT SURVEY KEY FINDINGS

Housing Most Needed

- Apartment Rentals = 244
- Employee Housing = 249

Highest Need for Housing

- Unhoused
- Single parent – female head of household
- Low-income agricultural workers

Housing Discrimination

- 16% experienced housing discrimination
 - Income Source
 - Race
 - Family Size

Support Fair Housing

- 30% fair housing services not sufficient
 - Affordability
 - Accessibility
 - Access to information

Support Housing Opportunities

- Need AH units built throughout County
- Underserved communities - infrastructure, transit, services, outreach on affordable housing

AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)

**Lack of Access to
Opportunity**
**Disproportionate
Housing Needs and
Displacement**
**Segregation and
Integration**

- Lack of:
 - Infrastructure for residential development
 - Access to public transportation
 - Resources to assist with housing affordability
 - Affordable rental and homeownership options
- Cost burden and overcrowding

**Exposure to
Environmental Hazards**

- Exposure to air, land, and water pollutants in community planning areas within the County

**Fair Housing
Enforcement and
Outreach Capacity**

- Lack of resources for fair housing agencies and organizations

HOUSING PROGRAMS

Programs provided in the Housing Plan chapter have been designed to address key constraints to development including:

Nongovernmental Constraints

- Land costs
- Residential construction costs
- Lack of affordable housing funding

Governmental Constraints

- Land use policies and Urban Growth Boundary Agreements
- Development Fees
- Entitlement and permit process
- Infrastructure needs
- Land Use Element Policy LU-1.19

Environmental Constraints

- Flooding hazards
- Fire threat for 80% of County
- Culturally sensitive protected areas
- Prior drought conditions

Zoning for a Variety of Housing Types

- Current zoning codes require amendments



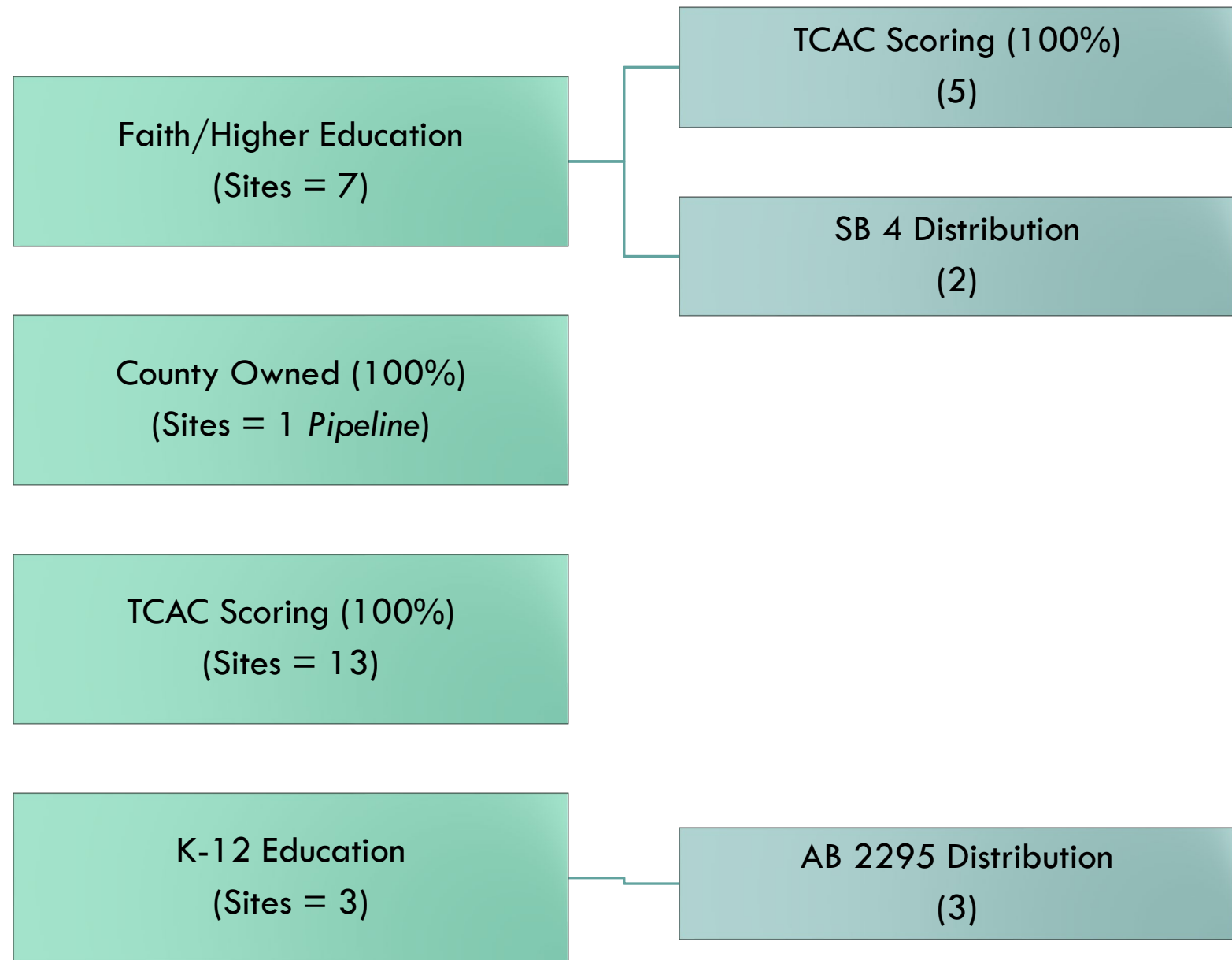
PLANNING COMMISSION UPDATES

- Planning Commission Workshops May 15th and June 5th
- Consider Alternative Approaches
 - Mullen Densities; Alternative Unit Distribution (e.g., RHNA)
- Unique Circumstance Sites – Updated Unit Distribution
 - 100% Affordable (TCAC)
 - Faith Based and Higher Education (SB4)
 - Education K-12 (AB2295)
 - Pipeline – Added East Laurel 100% Affordable Project
 - Certain Development Proposals
- Removed Sites
 - Aromas (4-all); North Salinas (3); Chualar (2); Carmel Valley (2); Monterey Airport Area (cluster of 9); Highway 68 (2)
- Identified Sites for Board Consideration
 - North Salinas (2); Fort Ord (1); Monterey Airport Area (4); Carmel Valley (1)
- Recommended Additional Policies & Programs

PIPELINE PROJECTS AS PROPOSED

Pipeline Sites		Unit Assumptions				
Project	Site #	Very Low	Low	Moderate	Above Moderate	Total
East Garrison	77	36	29	33	242	340
Rancho Canada Village	78	0	0	28	111	139
September Ranch (One Carmel)	79	0	0	15	80	95
Laguna Seca Office Park (McIntosh)	80	4	4	6	65	79
Castroville Oaks (CHISPA)	81	67	58	75	15	215
Quail Hills (Morisoli)	82	0	0	48	319	367
East Laurel (Eden)	83	67	63	0	2	132
	Total	174	154	205	834	1367

AFFORDABLE SITES & METHODOLOGY



Type of Units	Staff Recommendation (with PC "Maybe" Sites)				
	Very Low	Low	Mod.	Above Mod.	Total
RHNA	1,070	700	420	1,136	3,326
Pipeline Units (Credits)	174	154	205	0	533
ADUs (Credits)	0	9	0	261	270
Planned Units (Opportunity)	1,322	1,059	535	2,923	5,839
TOTAL	1,496	1,222	740	3,184	6,642
% Buffer	40%	75%	76%	180%	N/A
Application County Reductions (Sites 2/3/4, 27/28/29, 23)	(86)	(34)	(30)	(785)	(925)
% Buffer Remaining	32%	70%	69%	111%	N/A

Difference from Original				
Very Low	Low	Mod.	Above Mod.	Total
1,070	700	420	1,136	3,326
67	63	0	(116)	14
0	0	0	0	0
105	36	(334)	(3,436)	(3,629)
172	99	(334)	(3,552)	(3,615)

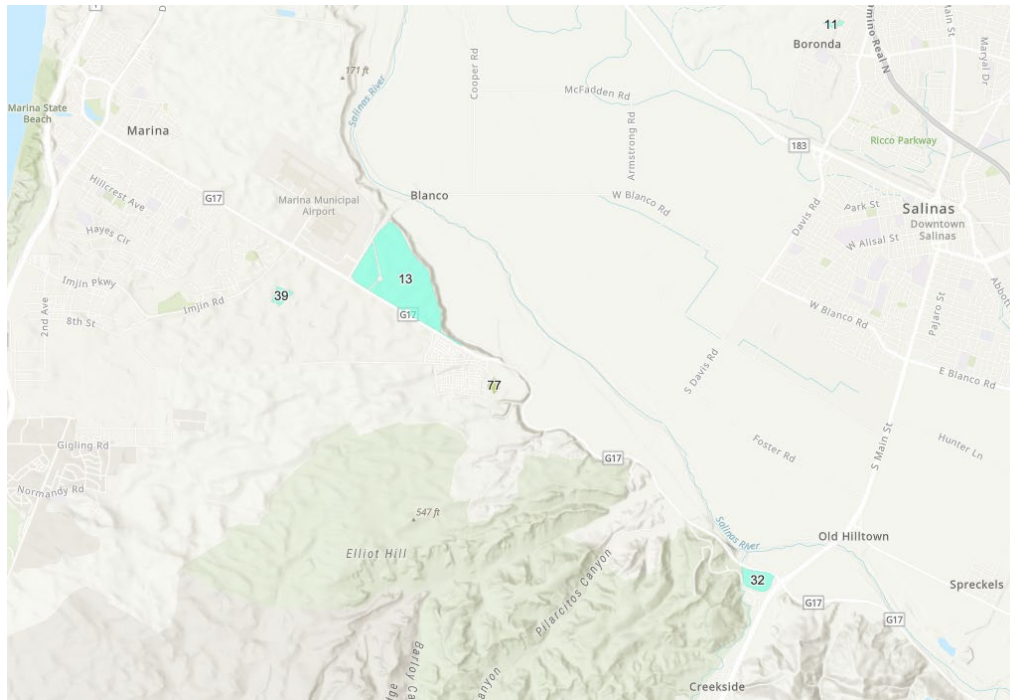
****Very Low Income target 1,231 minimum**

UPDATED INVENTORY COMPARED TO ORIGINAL

UPDATED INVENTORY

- Unique Site Unit Counts
- Removed Sites
- IHO (80:20)

SITE 13 – BLANCO TRIANGLE/MARINA AIRPORT



Owned by UC

Designated Planned Development/Mixed Use in the Fort Ord Master Plan

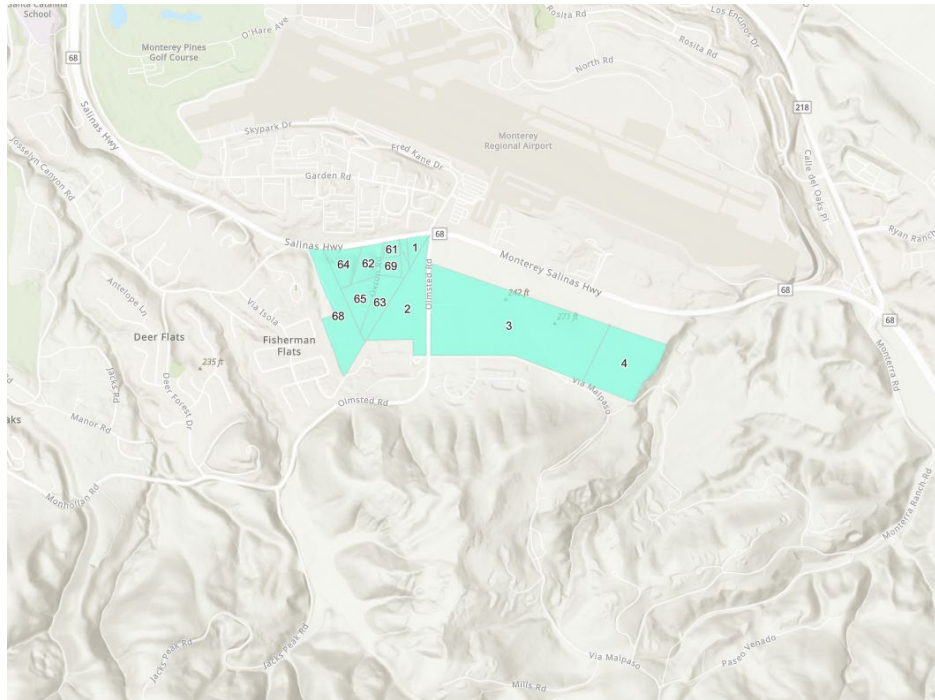
Theoretical Capacity ~ 932 units

AFFH – Moderate Resource Area

Developer Interest – Letter submitted by UCMBEST

City of Marina – Concern with impacts on downtown, balance of economic development potential with housing opportunities

SITES 1, 2, 3, AND 4 – MONTEREY AIRPORT /TARPEY FLATS



Privately Owned

Designated as an Affordable Housing Overlay District in General Plan

Theoretical Capacity ~ 28 units (Site 1)

~ 237 units (Site 2)

~ 882 units (Site 3)

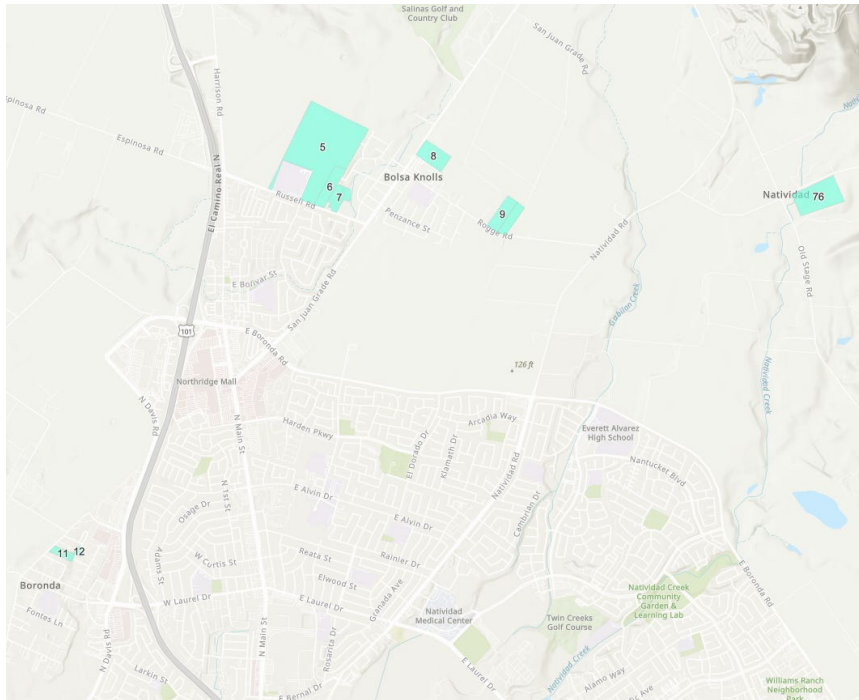
~ 283 units (Site 4)

AFFH – High Resource Area

Developer Interest – Property Owner pursuing housing development on sites 2, 3, and 4 (~ 350 – 400 units total)

Opposition from neighbors, concerns over biological resources from Big Sur Land Trust and CNPS

SITES 5 AND 6 — RUSSEL ROAD NEAR GAVILAN MIDDLE SCHOOL



Privately Owned

Near existing development and aligning with City of Salinas growth areas

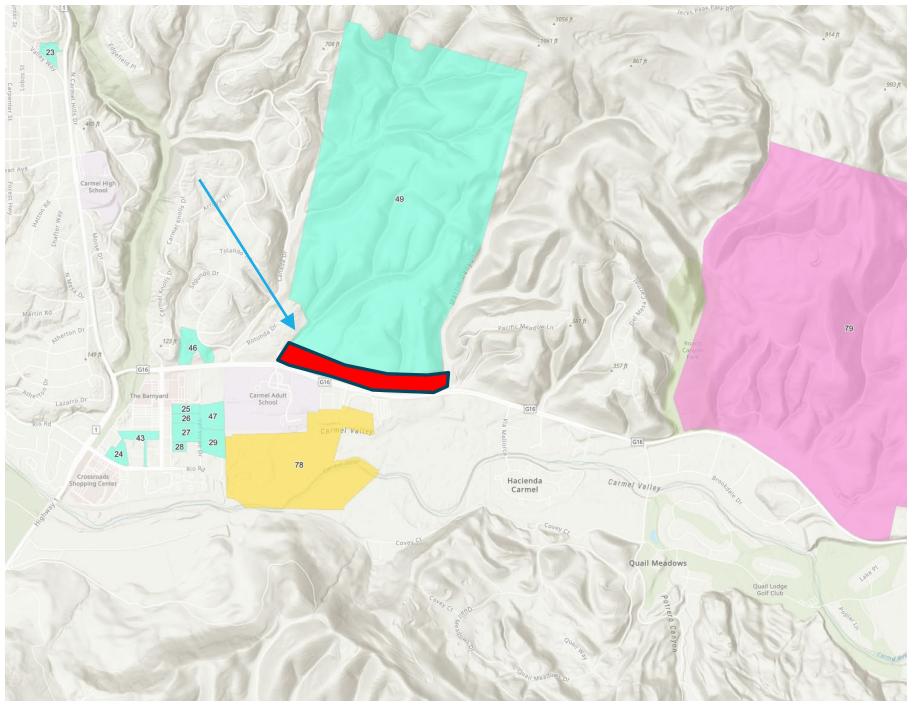
Theoretical Capacity ~
455 units (site 5)
~67 units (Site 6)

AFFH – Low Resource Area

Developer Interest – Letter submitted Owner of Site 5

Site 5 currently in row crop productions

SITE 48 – MORMON CHURCH SITE (EAST OF CARMEL KNOLLS)



Owned by Religious Institution
Included after removing sites in first draft
(negotiated)

Theoretical Capacity ~ 456 units
AFFH – High Resource Area

Developer Interest – N/A

Neighborhood Concern

HOUSING PROGRAMS

CA law and HCD guidance require programs with specific actions and timelines that heavily incentivize and remove constraints to development of affordable units.

Examples of additional program offerings might include:

- By-Right Approval for 100% affordable projects on Housing Element Sites
- Updating Objective Design Standards with greater specificity to help standardize and streamline off-site improvements.
- Rezone density addressing infrastructure constraints (e.g., 30 units/acre on sewer; 20 units per acre on septic).
- Incentives packages for developers including, but not limited to, increased density bonus, priority processing, and potential fee waivers.

NEXT STEPS

Update Draft HEU6 → Submit to CA HCD

- June 11 – Board of Supervisors
 - Pending direction
- 3-4 weeks to update Draft HEU6
- 7-day public availability
- Submit to CA HCD for initial review (90 days)

Update Draft HEU6 → Return to Board → Submit to CA HCD

- June 11 – Board of Supervisors
 - Pending direction
- 3-4 weeks to update Draft HEU6
- 7-day public availability
- 4-6 weeks to return to Board
- Submit to CA HCD for initial review (90 days)



GET INVOLVED

Email | GeneralPlanUpdates@co.monterey.ca.us

Phone (English) | Jaime Scott Guthrie, AICP, Senior Planner - 831.796.6414

Phone (Español) | Edgar Sanchez, Assistant Planner - 831.783.7058

Visit:

www.countyofmonterey.gov/GeneralPlanUpdates

RECOMMENDATION

- Receive a presentation on the Draft Housing Element Sixth Cycle Update (Draft HEU6)
- Conduct a public workshop to review the and receive public input regarding the Draft HEU6
- Provide direction to staff
 - Sites Inventory
 - Housing Element Policies
 - Next Steps
 - Update HEU6 → Submit to CA HCD; or
 - Update HEU6 → Return to Board → Submit to CA HCD