



Board of Supervisors
March 24, 2026
Item No. 14

2025 ANNUAL REPORT

GENERAL PLAN HOUSING ELEMENT LONG-RANGE WORK PROGRAM REF260002



Action

- Find that submitting these annual reports is not a project subject to CEQA per Section 15060(c)(1) and 15378(b)(4) of the CEQA Guidelines;
- Consider the **2025 Annual Progress Report for the Monterey County General Plan(s)**;
- Consider the **2025 Annual Progress Report for the 2024-2031 Housing Element**;
- Consider and provide input regarding priorities for the **2026-2027 Long-Range Planning Work Program**; and
- **Recommend that the Board of Supervisors authorize the HCD Director to submit the 2025 Annual Progress Report for the Monterey County General Plan(s) and 2025 Annual Progress for the 2024-2031 Housing Element.**



2025-26 Accomplishments

- See **Attachment A** and **Attachment D**
- Complete = 5
 - Accessory Dwelling Unit (Coastal) Ordinance
 - Noise Ordinance Update (anticipated completion)
 - North County Wildfire Protection and Eucalyptus Removal Pilot Program
 - Vacation Rental Ordinances (Coastal)
 - Zoning Ordinance and Map Updates for 2010 General Plan*
- General Plan Amendments – 2 to Local Coastal Plan
- Progress = 27

**General Plan Implementation (GPI) tasks.*



2026-27 Priorities

See **Attachment C** for additional information

- 1) Housing Element 6th Cycle Update and Implementation, including;
 - Rezoning
 - Accessory Dwelling Unit Ordinances (Inland)
 - Permit Streamlining
- 2) Priority Board Referrals, including;
 - Battery Energy Storage System (BESS) Ordinance
 - Amended Vacation Rental Ordinances
 - Rooster Ordinance
- 3) Fire Preparedness/Home Hardening and Defensible Space;
- 4) Chualar Community Plan;
- 5) Water Allocation Policy;



2026-27 Priorities Continued

- 6) Safety Element Update;
- 7) Environmental Justice Element, with Open Space Element updates as required by State Law;
- 8) Fort Ord Habitat Resource Management Plan;
- 9) Big Sur Coast Land Use Plan Update;
- 10) Moss Landing Community Plan Update;
- 11) Castroville Community Plan Update; and
- 12) Carmel River Floodplain Restoration and Environmental Enhancement (CRFREE) Project.

Staff requests Planning Commission input regarding the 2026-27 priorities.

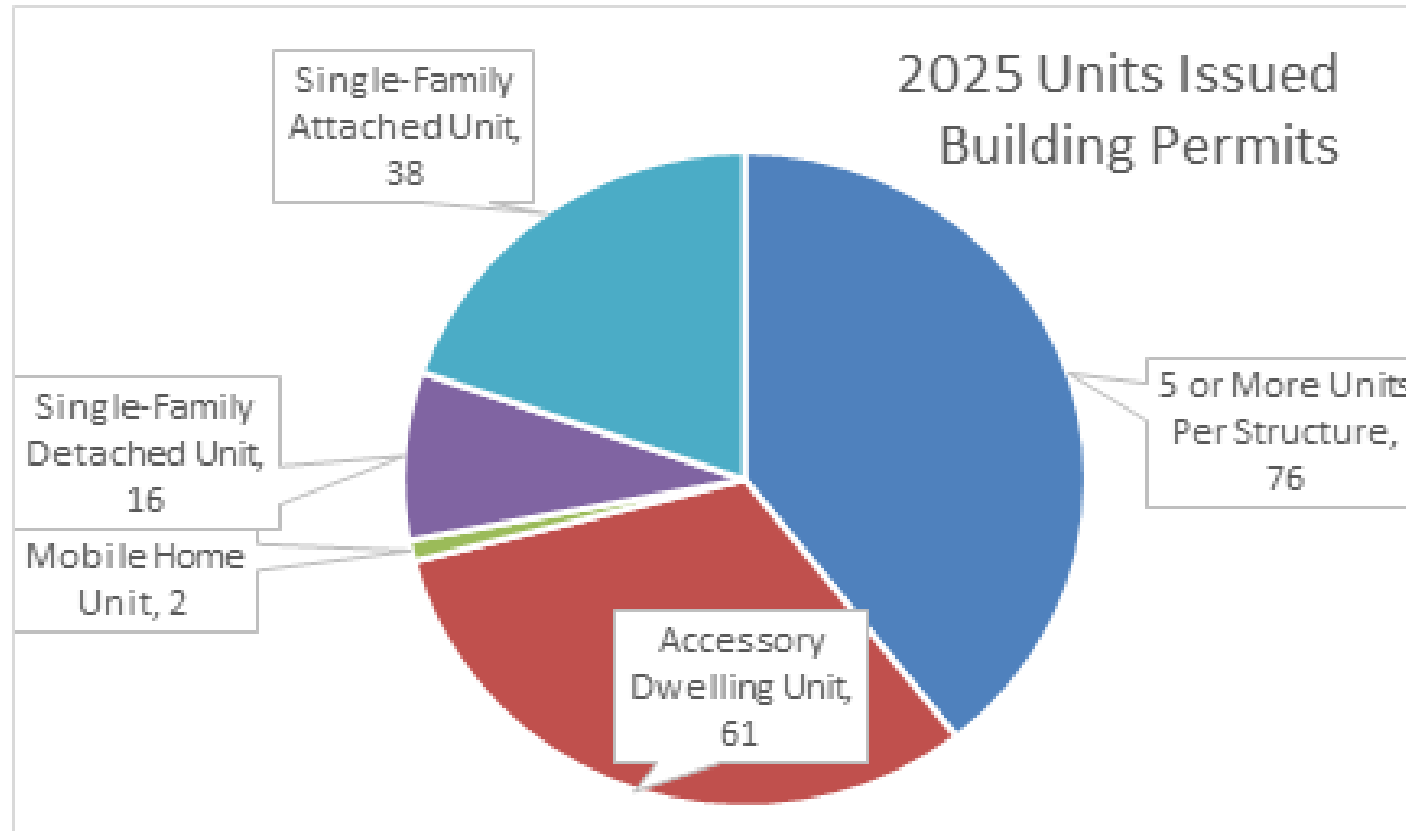


2025 Housing Element Progress

Regional Housing Needs Allocation (RHNA) - Progress				
	RHNA Allocation	Permitted to Date - 2024	Permitted 2025	RHNA Remaining
Very Low-Income	1,070	0	4	1,066
Low-Income	700	89	4	607
Moderate-Income	420	0	6	414
Above Moderate-Income	1,136	194	179	763
Total Units	3,326	283	193	2,850
Extremely Low-Income Housing Need	535			535



2025 Units Issues Building Permits



The full 2025 Housing APR can be found at:

<https://www.countyofmonterey.gov/government/departments-a-h/housing-community-development/planning-services/housing-programs/housing-element>



Planning Commission

- See “**Other Agency Involvement**” discussion in **Staff Report**
- Planning Commission request to include key priorities from the 2010 General Plan and that these items be given higher priority in the Work Program:
 1. Continue work on Chualar Community Plan; and
 2. Include as part of Top 12 Work Program Priorities the following:
 - Development Evaluation System (DES);and
 - development of Pajaro Community Plan
- Direct nexus with other priorities in the Work Program, including Housing Element Update and draft Environmental Justice Element



2025 Work Program Funding

- Additional Funding Sources
 - General Plan Implementation Fee
 - Grants
 - Outside Funds (Fund 029, Fund 182, Fund 406)
 - FY26 Augmentations
 - General Plan Implementation - \$373,787
 - Chualar Community Plan - \$375,000
- FY27 – Measure AA Funds
 - Housing Element Implementation - \$650,000
 - Battery Energy Storage System Ordinance Development - \$100,000
 - Fire Preparedness/Home Hardening - \$100,000
- FY27 - Requested Augmentations
 - General Plan Updates – \$300,000
 - Chualar Community Plan – \$500,000



Recommendation

- Find that submitting these annual reports is not a project subject to CEQA per Section 15060(c)(1) and 15378(b)(4) of the CEQA Guidelines;
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