



Board of Supervisors
May 20, 2025

2024 ANNUAL REPORT

GENERAL PLAN HOUSING ELEMENT LONG-RANGE WORK PROGRAM



Action

- Consider the **2024 Annual Progress Report for the Monterey County General Plan(s)** pursuant to Government Code Section 65400;
- Consider the **2024 Annual Progress Report for the 2024-2031 Housing Element** to comply with State Department of Housing and Community Development requirements;
- Consider authorizing the Housing and Community Development Department Director to submit the final progress reports to the State Office of Planning and Research and State Department of Housing and Community Development;
- Receive a verbal update on the **pipeline of new housing development** in unincorporated Monterey County; and
- Consider and provide direction regarding **priorities for the 2025-2026 Long-Range Planning Work Program.**



2024-25 Accomplishments

- Progress = 28 (5 GPI*)
- Complete = 4 (1 GPI)
 - Salinas Valley (Zone 2C) Groundwater Basin Investigation*
 - East Garrison Final Phase Amendments
 - Restrictive Covenants Education Project/Equity Timeline
 - Vacation Rental Ordinances
- General Plan Amendments – 2 to Local Coastal Plan
- See Attachment A and Attachment E

**General Plan Implementation (GPI) tasks.*



2025-26 Priorities

- 2025-26 Priority Tasks (Attachment C)
 1. Housing Element 6th Cycle Update, Rezoning and Implementation;
 2. Permit Process Streamlining;
 3. Castroville Community Plan Update;
 4. Moss Landing Community Plan Update;
 5. Chualar Community Plan
 6. Carmel River Floodplain Restoration and Environmental Enhancement (CRFREE) Project;
 7. Safety Element Update;
 8. Environmental Justice Element;
 9. Vacation Rental Ordinances (Coastal certification)
 10. Accessory Dwelling Unit Ordinances & Land Use Plans (Coastal certification; Inland)
 11. Big Sur Coast Land Use Plan Update; and
 12. Fort Ord Habitat Resource Management Plan

Staff requests Board input regarding the 2025-26 priorities.

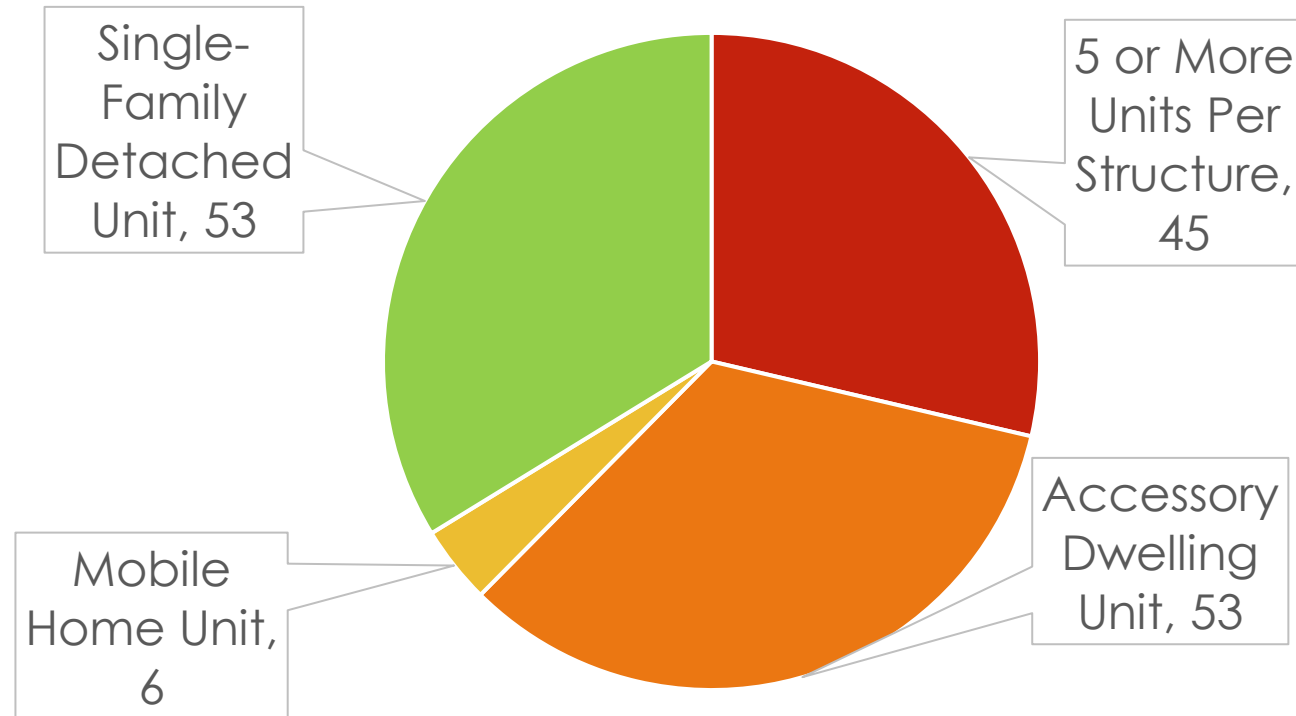


2024 Housing Element Progress

Regional Housing Needs Allocation (RHNA) - Progress			
	RHNA Allocation	Permitted to Date	RHNA Remaining
Very Low-Income	1,070		1,070
Low-Income	700	89	611
Moderate-Income	420		420
Above Moderate-Income	1,136	192	944
Total Units	3,326	281	3,045
Extremely Low-Income Housing Need	535		535



2024 Units Issues Building Permits



The full 2024 Housing APR can be found at:

<https://www.co.monterey.ca.us/government/departments-a-h/housing-community-development/planning-services/housing-programs/housing-element>



Housing Pipeline Summary

- 1,186 housing units approved or pending decision, but not constructed
- See Attachment D



Planning Commission

- April 9, 2025 – Planning Commission workshop
- Planning Commission Recommendation
 - Supported staff's recommendation, plus adding Pajaro Community Plan as additional (13th) priority



2024 Work Program Funding

Additional Funding Sources:

- General Plan Implementation Fee

- Grants

- Outside Funds (Fund 029, Fund 182, Fund 406)

- FY26 Recommended Budget (Augmentations)

 - General Plan Implementation = \$373,787

 - Chualar Community Plan = \$375,000 (requested \$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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