

# **County of Monterey**

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



## **Meeting Agenda - Final**

**Wednesday, October 22, 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/91704392412?pwd=ELrBN2kTXD5QolrDLvW7w1254tj7pZ.1>

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

- + 1 669 900 6833 US (San Jose)
- + 1 346 248 7799 US (Houston)
- + 1 312 626 6799 US (Chicago)
- + 1 929 205 6099 US (New York)
- + 1 253 215 8782 US
- + 1 301 715 8592 US

Enter this Meeting ID number 917 0439 2412 when prompted.

**PUBLIC COMMENT:** Please submit your comment (limited to 250 or less) to the HAC Clerk at [HAChearingcomments@countyofmonterey.gov](mailto: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/91704392412?pwd=ELrBN2kTXD5QolrDLvW7w1254tj7pZ.1>

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

- + 1 669 900 6833 US (San Jose)
- + 1 346 248 7799 US (Houston)
- + 1 312 626 6799 US (Chicago)
- + 1 929 205 6099 US (New York)
- + 1 253 215 8782 US
- + 1 301 715 8592 US

Presione el código de acceso de reunión: 917 0439 2412 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](mailto: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/91704392412?pwd=ELrBN2kTXD5QolrDLvW7w1254tj7pZ.1>**

**Participate via Phone: 1-669-900-6833**

**Meeting ID Access Code: 917 0439 2412**

**Password (if required): 260632**

**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 the May 12, 2025 Draft Action Minutes [25-746](#)

**Attachments:** [Staff Report](#)  
[Draft HAC MEETING MINUTES\\_051425](#)

2. Review and Approval of the 2026 Housing Advisory Committee (HAC) meeting dates. [25-760](#)

**Attachments:** [Staff Report](#)  
[2026 Draft Meeting Schedule](#)

3. a. Receive a report on the 2025-2028 Board of Supervisors Strategic Plan; and, [25-747](#)  
b. Provide direction to staff.

**Attachments:** [Staff Meeting](#)  
[Attachment A - Board Strategic Plan Attachment PAR 25-003](#)

4. a. Receive a report on the Inclusionary Housing Ordinance update progress; [25-748](#)  
b. Provide direction to staff on potential amendments to the Inclusionary Housing Ordinance (IHO) and General Plan (GP) Land Use Policies LU-1.19, LU-2.11 and

LU-2.13 including:

- c. The applicability of the IHO based on the appropriate number of lots/units proposed in a development;
- d The appropriate percentage of for sale lots/units and for rent units that should be required at very-low, low, and moderate incomes; and
- e. The need and feasibility for the provision of work force I and II housing and the extent to which this requirement creates a constraint on overall housing development;
- f. Provide direction to staff to develop a new Inclusionary In-Lieu fee; and
- g. Direct staff to report the findings of the required analysis and recommended changes to the Inclusionary Housing Ordinance and 2010 Inland General Plan to the full Board of Supervisors by February 28, 2026.

**Attachments:**     [Staff Report](#)  
                          [Attachment A - Overview of Affordable-Inclusionary Requirements in California](#)  
                          [Attachment B - Recommendations b and c - Affordability Requirements](#)  
                          [Attachment C - Discussion of Recommendation E](#)  
                          [Attachment D - KMA 3-22-23 IHO Updated In-Lieu Fee Analysis](#)

5.    a. Receive a report on rental income generated by the Kents Court affordable housing development; and, [25-752](#)  
      b. Recommend that the Board of Supervisors approve basing Kents Court rents on annual tenant certified incomes.

**Attachments:**     [Staff Report](#)  
                          [Attachment A - Sample Rent Adjustments](#)

## **OTHER MATTERS**

## **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**

November 12, 2025

## **ADJOURNMENT**