Attachment A

This page intentionally left blank.

8 HOUSING PLAN

The County of Monterey Government's (County) overall objective is to ensure that housing is available to current and future County residents of all income levels. The goals of this Housing Element are formulated based on information provided in the Community Profile, Housing Constraints, and Affirmatively Furthering Fair Housing sections of this document, as well as input from the Board of Supervisors, Planning Commission, County staff, and members of the public. In addition, California Government Code section 65583(c) requires a program that sets forth a schedule of actions that the local government is undertaking or intends to undertake during the Planning Period to implement the programs and achieve the goals and policies of the Housing Element. The goals, policies, and programs have been established to address the housing issues in the County and to meet the State of California housing law requirements, including the identification of the agencies and officials responsible for the implementation of the various actions. The components of this section can be described as follows:

- **Goals** are the results that the County desires to achieve over the housing planning time horizon. They are general expressions of values or preferred outcomes, and therefore, are abstract in nature and may not be fully attained. The goals are the basis for County policies and actions during this period.
- **Policies** are specific statements that will guide decision-making. Policies serve as the directives to developers, builders, service providers, decision-makers, and others who will initiate or review new development projects or seek to provide housing-related services in the County. Some policies stand alone as directives, but others require that additional actions be taken. These additional actions are listed as "programs."
- **Programs** are the core of the County's housing strategy. Programs translate goals and policies into actions. These include ongoing programs, procedural changes, Monterey County Code revisions, including zoning changes, and other actions that implement the housing policies and help achieve housing goals. Each program identifies the funding source, responsible party, and time frame for implementation.

This section contains the County's Housing Plan for the 2023–2031 Housing Element Planning Period.

Please note this Housing Element makes use of multiple definitions of the County to convey its different meanings. For purposes of this Housing Element, definitions are as follows:

- County of Monterey Government (County) – Represents Monterey County as the government entity responsible for the preparation of this Housing Element and its implementation.

DRAFT

- Unincorporated Monterey County (UMC) – Represents the geographic area overseen by the County as a government entity.
- Monterey County (Monterey County) – Represents the entire Monterey County geographic area, including incorporated and unincorporated communities.

DRAFT

8.1 Goals, Policies, and Programs

8.1.1 Goal H-1: Conserve, Preserve, and Improve the Existing Supply of Housing

Assure the quality, safety, and habitability of existing housing, promote the continued high quality of residential neighborhoods, preserve all types of affordable housing developments, and conserve energy.

Policies and Programs

- H-1.1 Encourage housing rehabilitation efforts in Community Planning Areas where the housing stock is most in need of rehabilitation.
- H-1.2 Encourage conservation of existing housing stock through rehabilitation, while also assuring that existing affordable housing stock and historic structures are not lost.
- H-1.3 Promote energy efficiency through mixed use development, site planning and landscaping techniques, and "green" construction.
- H-1.4 Work with property owners and nonprofit housing providers to preserve lower-income housing at risk of converting to market rate.

DRAFT

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
Goal H-1: Assure the quality, safety, and habitability of existing housing, promote the continued high quality of residential neighborhoods, preserve all types of affordable housing developments, and conserve energy.		
H-1.A. Preservation and Monitoring of Existing and Future Affordable Units The County remains committed to preserving the affordability of all publicly assisted housing units through ongoing monitoring and proactive measures. Key actions include: • Developer Outreach: The County will provide ongoing engagement with developers whose deed restrictions are nearing expiration to explore options for extending affordability. Schedule of Action: Ongoing, conducted as deemed appropriate. • Funding Applications: Provide support to nonprofit organizations seeking funding opportunities to acquire at-risk housing units and maintain affordability. Schedule of Action: Ongoing, in alignment with funding cycles. • Funding Pursuit: Pursue funding opportunities on an annual basis to bolster resources available for housing preservation initiatives. Schedule of Action: Annually by December 31. • Preservation Strategy Development: Collaborate with nonprofits to formulate a proactive preservation strategy, ensuring readiness to respond promptly to any notices of conversion to market-rate usage. Schedule of Action: By the end of FY 2026. • Monitoring: Regularly monitor assisted housing units to ensure tenants receive adequate notifications, education, and support regarding their housing rights and options. Schedule of Action: Annually by December 31. Objectives: These actions will safeguard the affordability of publicly assisted housing units and uphold the County's commitment to providing stable and affordable housing options for its residents.	Augmentation from General Funds General Plan Updates and Implementation Fund Identify new sources of local revenue and grants	Housing and Community Development Department
H-1.B. Replacement Housing Stock To guarantee the preservation of affordable housing stock, the County will implement a rigorous process for replacing lower-income units that are demolished. This initiative involves a comprehensive assessment of property data, outreach to current tenants to ascertain income levels, and a calculation of the number of units occupied by lower-income households. The County will collaborate closely with developers to ensure that proposed projects include an adequate number of affordable units to replace those demolished. This effort aligns with the mandates outlined in California Government Code section 65915, which stipulates the replacement of affordable housing units.	Augmentation from General Funds General Plan Updates and Implementation Fund Identify new sources of local revenue and grants	Housing and Community Development

DRAFT

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
Goal H-1: Assure the quality, safety, and habitability of existing housing, promote the continued high quality of residential neighborhoods, preserve all types of affordable housing developments, and conserve energy.		
As development projects are proposed, the County will promptly initiate the replacement housing process, with the exact timing contingent upon the engagement of the development community and project timelines. Furthermore, in compliance with state regulations, the County will amend Monterey County Code Titles 20 and 21 (Zoning Code) by the conclusion of 2027. This amendment will mandate the replacement of units affordable to the same or lower income level as a prerequisite for any development on nonvacant sites, consistent with the provisions of the State Density Bonus Law. Schedule of Action: Initiate replacement housing process for proposed projects (timing dependent on development community engagement); Amend the Zoning Code by the end of 2027 to require replacement of affordable units in accordance with state law.		
H-1.C. Energy Efficiency and Conservation Monterey County is committed to promoting energy conservation and reducing greenhouse gas emissions in alignment with AB 32. The County's efforts include: • Compliance Beyond State Standards: Adhere to California Building Standards Code (Title 24 of California Regulations) to ensure energy efficiency in residential construction projects and develop local ordinances that improve energy efficiency and reduce air pollution and greenhouse gas emissions. • Community Climate Action Plan: Pursue the development and support the implementation of the County's Community Climate Action and Adaptation Plan (CCAAP), Municipal Climate Action Plan (MCAP) and participate in regional studies on reducing emissions from the built environment to address climate challenges comprehensively. • Integration of Green Practices: Continue to require and support the integration of green building practices in future housing developments and existing building stock to promote sustainability. • Review of Proposed Developments: Continue to evaluate proposed developments for distributed energy resources, such as solar and battery storage, site design techniques, and landscaping to enhance energy efficiency, mitigate greenhouse gas emissions, reduce costs, and improve resiliency. • Information Dissemination: Provide access to energy conservation information and financial incentives through various public channels, including the County's website, public libraries, and community centers.	Augmentation from General Funds General Plan Updates and Implementation Fund Identify new sources of local revenue and grants	Housing and Community Development Department County Administrative Office, Sustainability Program

DRAFT

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
Goal H-1: Assure the quality, safety, and habitability of existing housing, promote the continued high quality of residential neighborhoods, preserve all types of affordable housing developments, and conserve energy.		
• Support for energy projects: Develop projects to support energy efficiency, appliance, and electrical upgrades, and distribute energy resource deployment in lower income homes to reduce energy costs, improve health outcomes, and resiliency. • Weatherization Initiatives: Encourage weatherization of existing buildings to improve energy efficiency and reduce greenhouse gas emissions. • Promotion of Mixed-Use Development: Promote transit oriented, including active transportation, and mixed-use development in Community Areas and Rural Centers near activity centers and transit routes to minimize vehicle trips and transportation energy consumption. The Board of Supervisors has established the Committee on Alternative Energy and Environment with two Supervisors to oversee and discuss these endeavors before sending an item for consideration by the full Board. The Committee addresses issues of environmental concern, including compliance with AB 32, exploring alternative energy sources, reducing emissions in transportation, and enhancing environmental resources in Monterey County. Through collaborative efforts, the County will continue to strive to achieve long-term environmental sustainability and mitigate the impacts of climate change. Schedule of Action: Ongoing		
H-1.D. Foreclosure and Credit Counseling The County is aware of the adverse effects of poor economic conditions and predatory lending on foreclosures, leading to neighborhood destabilization. Historically, the County has offered foreclosure and credit counseling services to affected households using CDBG and NSP funds, though the NSP program has ended and CDBG funds are limited. The County will continue to seek alternative funding sources to revive this program. Additionally, the County will provide links to foreclosure and credit counseling resources such as the Housing Resource Center of Monterey County on its website to aid residents in need of assistance. Schedule of Action: Ongoing with resource links updated to the County website within six months of Housing Element Certification.	CDBG	Housing and Community Development Department

DRAFT

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
Goal H-1: Assure the quality, safety, and habitability of existing housing, promote the continued high quality of residential neighborhoods, preserve all types of affordable housing developments, and conserve energy.		
H-1.E. Reduce Exposure to Environmental Pollution The County is undergoing preparation of a new Environmental Justice Element for the General Plan in the inland and coastal portions of Monterey County. Upon completion, the County will implement the objectives and goals identified in the element, which will include reduction of pollution exposure and improvement of air quality. The County will ensure the alignment of housing development with best practices for the reduction of pollution exposure as identified in the Environmental Justice Element. Schedule of Action: Ongoing after adoption of the Housing Element.	Augmentation from General Funds General Plan Updates and Implementation Fund Identify new sources of local revenue and grants	Housing and Community Development Department County Administrative Office, Sustainability Program

DRAFT

8.1.2 Goal H-2: Assist in the Development of Housing

Assist in the provision of housing that meets the needs of all socioeconomic segments of Monterey County.

Policies and Programs

- H-2.1 Plan new residential development to ensure a range of housing types, prices, and sizes are available to meet the varied needs of Monterey County households, including housing for seniors, people with disabilities, people experiencing homelessness, large households, and farm workers.
- H-2.2 Address the housing needs of special populations and extremely low-income households through a range of housing options, including emergency shelters, transitional housing, supportive housing, and single-room occupancy units.
- H-2.3 Continue to explore opportunities to create accessible and adaptable housing units within new multi-family housing projects.
- H-2.4 Support the development of housing for large households by encouraging rental developments to include a minimum percentage of units with three or more bedrooms.
- H-2.5 Provide planning and technical assistance to entities that are involved in the development and construction of affordable housing.
- H-2.6 Assure consistent application of Monterey County Code Chapter 18.40 (Inclusionary Housing Ordinance).
- H-2.7 Review and consider amendment of the Inclusionary Housing Ordinance periodically to ensure the Ordinance responds to market conditions, with the objective of continuing to meet the County's affordable housing goals.
- H-2.8 Support the development of housing affordable to the general workforce of Monterey County and encourage employers and other organizations to assist with the production of housing units needed for their employees.
- H-2.9 Continue to provide incentives for developers that provide housing that is affordable to lower and moderate-income households, the general workforce, and households with special needs.
- H-2.10 Support private sector partnerships to increase the supply of farmworker housing.

DRAFT

- H-2.11 Leverage available County funding sources with State, federal, and private funding assistance to achieve the maximum amount of affordable housing.
- H-2.12 Assist in infrastructure and public facility improvements that support existing and new affordable housing.
- H-2.13 Support and enhance homeownership capacity and improve rental opportunities for County residents.
- H-2.14 Adopt program guidelines for the Monterey County Local Housing Trust Fund (MCLHTF) and periodically review the guidelines with the objective of continuing to meet the County's affordable housing goals.

DRAFT

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
Goal H-2: Assist in the provision of housing that meets the needs of all socioeconomic segments of the County.		
H-2.A. Encourage, Incentivize, and Monitor Accessory Dwelling Units (ADUs) Assembly Bill (AB) 671 (2019) amended Government Code section 65583, requiring local agencies' Housing Elements to incorporate a strategy encouraging and facilitating ADU development to provide affordable housing options for very low-, low-, or moderate-income households. The County will implement the following measures: • Continuing promotion of preapproved ADU site/floor plans, accessible to the public free of charge. Schedule of Action: Ongoing. • Encouraging ADU construction through educational materials outlining standards, permitting procedures, and ADU benefits. Disseminate these materials at the Planning Counter, on the County's website, and in newsletters, with regular updates. Schedule of Action: Updates as needed. • Establishing an ADU Monitoring Program to collect data for improved tracking, including occupancy status and rental rates. Utilize this data to understand income demographics served, guide outreach efforts, and assess production and affordability against Sites Inventory estimates in the Mid-Cycle Review (Program H-2.E). Schedule of Action: By the **end of 2027.** • If Sites Inventory assumptions are not met, implement alternative actions based on ADU Monitoring Program findings (e.g., outreach, technical assistance, modifications, incentives, and rezoning). Schedule of Action: Updates as needed. • Amending Monterey County Code Titles 20 and 21 (Zoning Code) by **December 2027** to align with recent state law changes on ADUs (e.g., AB 587, AB 671, AB 68, SB 13). Monitor ongoing state law updates and adjust the Zoning Code accordingly. Schedule of Action: By **December 2027**, then as needed. • Offering incentives beyond state law, such as potentially waiving building permit fees, onsite wastewater fees, development impact fees, traffic impact fees, and drainage fees. Schedule of Action: Ongoing • Monitoring for planning, constructing, and operating affordable ADUs, with actions to be completed by the end of the 6th Cycle Planning Period. Schedule of Action: By the end of the 6th Cycle Planning Period. Objectives: – 270 units, including 9 designated for lower-income households.	Augmentation from General Funds General Plan Updates and Implementation Fund Identify new sources of local revenue and grants	Housing and Community Development Department

DRAFT

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
Goal H-2: Assist in the provision of housing that meets the needs of all socioeconomic segments of the County.		
H-2.B AB 1486 Implementation for Surplus County Land To adhere to Assembly Bill 1486 (AB 1486, 2019) and proactively execute its provisions concerning surplus public land, ensuring effective land use planning for affordable housing development. Through this program, the jurisdiction aims to maximize the utilization of surplus public land for affordable housing, aligning with AB 1486 objectives. Specific actions include: • Pursue a Facilities Master Plan for County operations, with priority focus on the Laurel/Natividad campuses and Administration campus in downtown Salinas, and identify surplus County-owned land, identifying suitable parcels for affordable housing development based on AB 1486 criteria. Maintain a publicly accessible list of County-owned surplus land, regularly updated to reflect changes in availability. • Once suitable County-owned surplus land is identified, establish preferences and priorities for affordable housing on the surplus land, ensuring alignment with local housing needs and priorities as per AB 1486 guidelines. • Develop guidelines and criteria for affordable housing development on the surplus land through collaboration with stakeholders, including developers and community members, to address local housing needs effectively. • Implement a transparent and competitive process for the surplus land disposal, prioritizing affordable housing proposals in accordance with AB 1486 requirements. • Engage with the community to gather input on the surplus land use for affordable housing, conducting outreach and public hearings to ensure transparency and incorporate community preferences. • Establish a monitoring system to track the progress and outcomes of affordable housing development on the surplus land, regularly reporting to relevant authorities and the public on initiative status and impact. • Provide technical assistance to potential developers interested in affordable housing projects on the surplus land, facilitating partnerships between developers and public entities to streamline the development process. Schedule of Action: Ongoing	Augmentation from General Funds General Plan Updates and Implementation Fund Identify new sources of local revenue and grants	Economic Development Department Public Works, Facilities and Parks Department Housing and Community Development Department
H-2.C Maintain/Update the Sites Inventory To meet the 6th Cycle Regional Housing Needs Allocation (RHNA) of 3,326 units (1,070 very low-, 700 low-, 420 moderate-, and 1,136 above moderate-income units), the County will implement the following strategies:	Augmentation from General Funds	Housing and Community Development Department

DRAFT

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
Goal H-2: Assist in the provision of housing that meets the needs of all socioeconomic segments of the County.		
• Inventory Maintenance: Regularly update and manage a residential site inventory to align with RHNA requirements, ensuring it reflects the identified housing needs. Schedule of Action: Annual updates through the HCD Annual Progress Report. • Addressing Shortfalls: Promptly resolve any County shortfalls resulting from development approvals by identifying additional sites to meet the remaining need for lower-income households. Schedule of Action: As necessary should the County reach the RHNA buffer threshold. • Transparency and Ease of Access: Provide the site inventory map via publication on the County's Housing and Community Development webpage, integration into the County's GIS, and/or provide the Sites Inventory list to interested developers or the public upon request, with reproduction costs applied. Schedule of Action: Upon request. • Exploring RHNA Alternatives and **Funding Opportunities:** Explore alternative options for RHNA fulfillment, such as preservation, legislative changes, and regional collaboration. Actively pursue available funding opportunities and support applications for the acquisition/rehabilitation of affordable housing projects and the preservation of at-risk housing. Schedule of Action: Annually during the HCD Annual Progress Report and in response to state and federal funding announcements.	General Plan Updates and Implementation Fund Identify new sources of local revenue and grants	
H-2.D. By-Right Approval on Reuse Sites The County will permit residential developments by right, as per Government Code section 65583.2(i), with 20% or more of the units designated as affordable to lower-income households on Sites 18 and 38, listed in the Site Inventory Table in Appendix C of this Housing Element, used to fulfill the 6th Cycle RHNA, representing reuse of sites identified in previous Housing Element cycles. Schedule of Action: Ongoing.	Augmentation from General Funds General Plan Updates and Implementation Fund Identify new sources of local revenue and grants	Housing and Community Development Department
H-2.E. Mid-Cycle Review Program The County commits to maintaining a comprehensive inventory of residential sites to meet RHNA commitments for the 2023-2031 planning period, as required by law. Continuous monitoring of development trends and site utilization will ensure compliance with RHNA goals. Implementation actions include: • Monitoring opportunity sites and housing production pipelines to track unit distribution, particularly for lower-income populations, and assess progress toward RHNA goals.	Augmentation from General Funds General Plan Updates and Implementation Fund	Housing and Community Development Department

DRAFT

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
Goal H-2: Assist in the provision of housing that meets the needs of all socioeconomic segments of the County.		
• Assessing trends in ADU development to identify areas needing enhanced promotion of ADU projects, especially in high-resource zones. • Monitoring RHNA progress, remaining sites, and No Net Loss provisions. • Submittal of the Housing Element Annual Progress Report (APR) to the California Department of Housing and Community Development (HCD) and the Office of Planning and Research (OPR) annually by April 1. If assumptions in the Housing Element Sites Inventory are not met, the County will implement alternative actions based on review findings, such as outreach, technical assistance, development standard modifications, **incentives, funding, and rezoning.** Schedule of Action: Annual monitoring with the APR due by April 1 each year. Conduct a mid-cycle review by December 2028 Objectives: Transparent housing production data, enhanced ADU development, RHNA compliance, timely reporting of housing development efforts, and data-driven decision-making for housing production.	Identify new sources of local revenue and grants	
H-2.F. Annual Review with County Supervisors The County will coordinate an annual meeting with each County Supervisor to review and assess housing development progress and challenges within each district of the County. This initiative will foster ongoing dialogue and coordination to effectively address housing needs. The program entails the following specific actions: • Annual Review Meetings: Conduct annual review meetings with County Supervisors to evaluate housing development progress, assess challenges, and identify improvement opportunities. • Data Sharing and Analysis: Share housing-related data and analysis with the Supervisors. This includes sharing data on housing production, affordability metrics, demographic trends, and regulatory barriers to inform decision-making and policy development. • Policy Recommendations: Encourage district supervisors to propose policy recommendations and initiatives aimed at addressing housing affordability, homelessness, and other housing-related challenges identified during the annual review process. Schedule of Action: Annually, beginning 2026.	Augmentation from General Funds General Plan Updates and Implementation Fund Identify new sources of local revenue and grants	Housing and Community Development Department

DRAFT

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
Goal H-2: Assist in the provision of housing that meets the needs of all socioeconomic segments of the County.		
Objectives: Through these actions, seek to foster a collaborative approach to address housing needs in the County, ensuring that housing development progresses effectively and meets the diverse needs of the community.		
H-2.G. Provide a Menu of Incentives/Concessions for Developers The County will gather information, including feedback from the annual meeting proposed in Program H-2.J of this Housing Element, on available incentives and concessions for developers. Schedule of Action: Within 2 years of Housing Element certification. Subsequently, the County will develop and publish an overview of available incentives and concessions for developers on the County's website, updating the information annually. Schedule of Action: Annually post by December 31. Objectives: This program will streamline development approval timelines and provide incentives that reduce costs for housing projects, thereby enhancing the financial feasibility of affordable housing initiatives.	Augmentation from General Funds General Plan Updates and Implementation Fund Identify new sources of local revenue and grants	Housing and Community Development Department
H-2.H. By-Right Approval for Affordable Housing on Land Owned by Religious Organizations and Nonprofit Colleges In alignment with Senate Bill 4 (2023), the County will expedite the approval process for affordable housing development on lands owned by religious organizations and nonprofit colleges, thereby meeting the needs of low-income residents in the community. Actions will include: • Guidelines and Procedures: Develop comprehensive guidelines and procedures delineating the by-right approval process. This includes defining eligibility criteria, specifying application requirements, and establishing clear timelines for review and decision-making. • Technical Assistance: Provide technical assistance and permit processing support to faith groups, nonprofit colleges, and affordable housing developers. This assistance will aid them in navigating the by-right approval process efficiently and effectively. • Monitoring and Evaluation: Periodically monitor and evaluate the effectiveness of the program. This assessment will include tracking the number of affordable housing units produced, evaluating the efficiency of the approval process, and assessing the program's impact on addressing housing affordability challenges within the community. Adjust policies and procedures as needed to optimize outcomes and ensure alignment with broader housing goals and objectives.	Augmentation from General Funds General Plan Updates and Implementation Fund Identify new sources of local revenue and grants	Housing and Community Development Department

DRAFT

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
Goal H-2: Assist in the provision of housing that meets the needs of all socioeconomic segments of the County.		
Schedule of Action: Approval process implemented by the end of 2026. Objectives: Through these concerted efforts, the County will streamline the approval process for affordable housing development and expedite the provision of housing units for low-income residents, contributing to the overall well-being of residents.		
H-2.I. Annual Housing Element Reporting The County will conduct an annual review and report on the implementation of Housing Element programs, evaluating the County's effectiveness in achieving program objectives for the preceding calendar year. This review will encompass various aspects of housing development and affordability initiatives undertaken by the County. The annual report will be submitted by April 1 annually to the California Department of Housing and Community Development (HCD) to fulfill state legal requirements and ensure compliance with housing mandates. Schedule of Action: Conduct annual review and prepare report by April 1 each year; Present the annual report to the County Supervisors at a public hearing; and submit the report to the California HCD in accordance with state requirements.	Augmentation from General Funds General Plan Updates and Implementation Fund Identify new sources of local revenue and grants	Housing and Community Development Department
H-2.J. Technical Assistance to Developers The County will provide guidance to developers on maximizing density bonuses and/or pursuing waivers and concessions in accordance with state density bonus regulations. The County will offer pre-application meetings upon request to advise developers. Additionally, County staff will conduct one annual outreach meeting with housing developers each year, starting in 2026. The purpose of these meetings is to discuss available sites identified in the Housing Element Sites Inventory, density bonus opportunities, and other incentives. Schedule of Action: Conduct annually after Housing Element certification, by December 31 each year.	Augmentation from General Funds General Plan Updates and Implementation Fund Identify new sources of local revenue and grants	Housing and Community Development Department
H-2.K. Assist with the Development of Affordable Housing The County is committed to exploring innovative approaches to streamline the approval process for multifamily housing projects and create incentives for affordable developments. To support the development of housing for low-income households on larger sites, the County will adjust the fee collection process for land divisions and lot line adjustments, facilitating the creation of multifamily	Augmentation from General Funds	Housing and Community Development Department

DRAFT

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
Goal H-2: Assist in the provision of housing that meets the needs of all socioeconomic segments of the County.		
developments for lower-income households and those with special needs. The County will identify potential property owners and nonprofit developers and collaborate with them annually to help facilitate development on suitable sites. Schedule of Action: Identify owners and developers by December 31, 2026, and collaborate with them annually . In addition, the County will offer the following incentives to encourage affordable housing development: • Streamline and expedite the approval process for land divisions in projects incorporating not less than 20% lower-income or 100% moderate-income affordable housing units. • Fee reduction where available to alleviate financial barriers that may hinder the feasibility of affordable housing developments. • Provide ongoing technical assistance to developers during funding application processes. Schedule of Action: Implement fee reduction analysis within two years of Housing Element certification. Offer technical assistance continuously as projects are proposed, with specific timing tailored to developer needs.	General Plan Updates and Implementation Fund Identify new sources of local revenue and grants	
H-2.L. Collaboration with Water Resources Agencies The availability of water is a significant factor restricting residential development. The County will work to bolster water availability for residential development in Monterey County through collaborative efforts with water resource agencies. In Monterey County, water resources in unincorporated areas are overseen by four main agencies: Monterey County Water Resources Agency (MCWRA); Monterey Peninsula Water Management District (MPWMD); Pajaro Valley Water Management Agency (PVWMA); and Marina Coast Water District (MCWD). Other agencies, including groundwater sustainability agencies, manage local groundwater basins. Special districts like Aromas Water District, Castroville Community Services District, Monterey One Water (M1W) and others provide water services to specific communities. The County regulates water well construction and systems through its Health Department and handles permits and planning functions through its Housing and Community Development Department. Measures aimed at bolstering initiatives to achieve long-term sustainable water supply, enhance the current residential water system, and increase its capacity include: • Partnership Establishment: Forge partnerships with local water resource agencies to assess current water availability, devise strategies, and provide support to address shortages for residential development.	Augmentation from General Funds General Plan Updates and Implementation Fund Identify new sources of local revenue and grants	Housing and Community Development Department County of Monterey Health Department, Environmental Health Bureau County Administrative Office, Sustainability Program

DRAFT

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
Goal H-2: Assist in the provision of housing that meets the needs of all socioeconomic segments of the County.		
• Groundwater Sustainability Plans: Coordinate with groundwater sustainability agencies to align future affordable housing developments with the provisions of groundwater sustainability plans. • Water Conservation Programs: Develop water conservation programs in conjunction with water resource agencies to encourage efficient water utilization among residents and developers. • Identification of Alternative Sources: Support water agencies to identify alternative water sources like recycled water, metered water efficiency, and stormwater harvesting in collaboration with water resource agencies to supplement residential development supply. • Preservation Measures: Support water agencies to implement measures to safeguard existing water sources, including groundwater recharge areas and surface water bodies. • Monitoring and Assessment: Support water agency efforts to conduct regular monitoring and assessment of water availability and usage to encourage sustainable management practices. • Stakeholder Engagement: Coordinate with water agencies to organize periodic meetings and workshops involving water resource agencies, developers, and stakeholders to discuss water management strategies for residential development. • Regulatory Measures: Adhere to Monterey County Code Chapter 16.63 Water and Energy Efficient Landscape Ordinance (WEELO) and update land use regulations as appropriate to encourage water-efficient development practices and standards. • Monitoring and Evaluation: Monitor and evaluate the effectiveness of collaborative water management efforts through regular reporting and feedback mechanisms with water resource agencies. Schedule of Action: Initial meeting by December 2026 with subsequent meetings to happen as needed. Objectives: Through these concerted actions, enhance water availability for residential development while promoting sustainable water management practices in Monterey County.		
H-2.M. Pursue State and Federal Funding for Affordable Housing The County will annually access information from state, federal, and regional sources to identify grant opportunities for affordable housing. When grant opportunities arise, the County will reach out to affordable developer stakeholders to identify projects and/or opportunities for inclusion on grant applications. The County will work diligently to secure funding, aiming to apply for or support a minimum of one grant applications per year.	Augmentation from General Funds General Plan Updates and Implementation Fund	Housing and Community Development Department

DRAFT

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
Goal H-2: Assist in the provision of housing that meets the needs of all socioeconomic segments of the County.		
Schedule of Action: When affordable housing projects eligible for funding are proposed, the County will endeavor to apply for or support a minimum of two grant applications in that year. Objectives: The objective of this program is to increase the availability of funding for affordable housing projects. Please note that the completion of tasks mentioned in this program is subject to the availability of local, state, and federal funding sources.	Identify new sources of local revenue and grants	
H-2.N. Codify Senate Bill 9 The County is committed to maximizing the potential of Senate Bill 9 (SB 9) to enhance housing affordability and diversity within the County. To achieve this, the County will adopt an ordinance to codify SB 9 **and** consider provisions that surpass state requirements. Under this ordinance, if adopted, homeowners will have the opportunity to develop up to four housing units within the lot area typically designated for a single-family home, exceeding the mandates of SB 9. Moreover, the County will consider additional allowances such as permitting larger square foot SB 9 dwelling units and allowing homeowners to develop both an Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) in SB 9 lot splits, provided that affordability provisions are recorded in a deed restriction for a duration of 55 years. Schedule of Action: Commence adoption of the permanent SB 9 ordinance by December 2026, followed by ongoing monitoring and adjustments to the program.	Augmentation from General Funds General Plan Updates and Implementation Fund Identify new sources of local revenue and grants	Housing and Community Development Department
H-2.O. Additional Density Bonus Incentives The County will encourage the provision of more affordable housing units at deeper levels of affordability through density bonuses. Pending approval by the Board of Supervisors, these incentives will be designed to boost the construction of affordable units throughout the County, thereby expanding housing opportunities and promoting socioeconomic mobility. Schedule of Action: Develop a comprehensive package of density bonus incentives in the Inclusionary Housing Ordinance and present it to the Board of Supervisors **by December 2026. If approved, implement the incentives by the end of December 2027.** Objectives: Through the implementation of these incentives, the County aims to stimulate the construction of affordable housing units across various income levels, addressing the housing needs of diverse communities and fostering equitable access to housing options.	General Fund Augmentation from General Funds General Plan Updates and Implementation Fund Identify new sources of local revenue and grants	Housing and Community Development Department

DRAFT

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
Goal H-2: Assist in the provision of housing that meets the needs of all socioeconomic segments of the County.		
H-2.P. Advertise Available Resources The County will actively promote affordable housing funding opportunities for developers through various channels to ensure widespread awareness and participation. Specifically, the following actions will be taken: • Website Publication: The County will publish information about available affordable housing funding opportunities on its official website. This will include comprehensive details about eligibility criteria, application procedures, and deadlines. • Targeted Email Notifications: The County will disseminate notifications about affordable housing funding opportunities via targeted email lists. These emails will be sent to developers, housing advocates, nonprofits, and other relevant stakeholders to ensure broad outreach. • Social Media Promotion: The County will utilize social media accounts when appropriate to post information about affordable housing funding opportunities. Regular updates and reminders will be shared across platforms to maximize visibility and engagement. • Inclusive Advertisements: Advertisements will highlight funding opportunities and include the availability of sites with significant development potential and owner interest. This will provide developers with comprehensive information to facilitate their decision-making process. Schedule of Action: An annual update will be conducted by December 31 to ensure that the information remains current and accessible to interested parties. Objectives: The County will enhance awareness and participation in affordable housing funding opportunities, ultimately contributing to the expansion of affordable housing options within the community.	Augmentation from General Funds General Plan Updates and Implementation Fund Identify new sources of local revenue and grants	Housing and Community Development Department
H-2.Q. Ensure Sufficient Water and Sewer Resources for New Housing Development The County supports the water and sewer providers in ensuring sufficient capacity for new housing development. Key actions include: • Dissemination of Housing Element: Upon the Housing Element's adoption, distribute copies to California American Water Company (Cal-Am), California Water Service, Monterey County Water Resources Agency, Monterey Peninsula Water Management District, and other local and state water agencies involved in the management of water for County residents, to enhance awareness of affordable housing priorities and foster collaboration, as mandated by SB 1087.	Augmentation from General Funds General Plan Updates and Implementation Fund Identify new sources of local revenue and grants	Housing and Community Development Department County Administrative Office, Sustainability Program

DRAFT

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
Goal H-2: Assist in the provision of housing that meets the needs of all socioeconomic segments of the County.		
• **Water Credits and Allocations:** Conduct a County needs assessment for **County-held** water credits and allocations, develop a plan that prioritizes credits/allocations in excess of County needs for affordable housing projects, develop a feasibility study on increasing the supply of the County's water credits through water efficiency measures. Initiate collaboration with state entities that may have water credits or allocations that could be made available for affordable housing. • Support for Water Supply Expansion: Assist Cal-Am and California Water Service in expanding their water supplies by exploring new water sources and implementing water efficiency and conservation measures to offset increased demand from new development projects. Support Cal-Am's efforts to pursue expanded water supplies in order to remove the cease-and-desist order. Support the San Lucas County Water District in collaboration with the state, to identify and secure funding to implement a long-term water supply replacement project to serve the community of San Lucas. • Prioritization of Water Allocation: In accordance with SB 1087 and Program H-2.M, collaborate with Cal-Am, California Water Service, Monterey County Water Resources Agency, Monterey Peninsula Water Management District, and other local and state water agencies to establish a procedure for prioritizing water allocation to developments that include units designated as affordable housing for lower-income households. This includes affordable housing within mixed-use developments and larger residential subdivisions. • Priority Sewer Service Procedure: Develop a written procedure for granting priority sewer service to developments offering units affordable to lower-income households. Schedule of Action: Engagement will begin upon certification of the Housing Element and remain ongoing as needed. • Priority Community Plans: Develop Community Plans for Chualar and Pajaro that provide for water and sewer infrastructure and service solutions for each community. Schedule of Action: Chualar Community Plan will commence by December 31, 2024, pending funding. The Pajaro Community Plan will commence within 1 year of having a certified housing element and adopted environmental justice plan, pending funding. Objectives: The County aims to ensure adequate water and sewer capacity for new housing developments while prioritizing affordability and sustainable water management practices.		

DRAFT

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
Goal H-2: Assist in the provision of housing that meets the needs of all socioeconomic segments of the County.		
H-2.R. Funding, Incentives, and Concessions for Extremely Low-Income Developments During the planning period, the County will undertake the following actions to support and facilitate affordable housing development: • Annual Housing Development Meetings: The County will convene annual Housing Development Meetings, established under Program H-2.G to engage with developers and discuss available funding sources, potential development sites, developer needs, and opportunities for affordable housing projects. Outreach efforts will target experienced developers with recent projects catering to extremely low-income households and special needs populations. In years when the Annual Housing Development Meeting does not occur, the County will conduct annual outreach to developers on its contact list to solicit feedback. Schedule of Action: Commencing within a year of certification, annual outreach for additional feedback by December 31 each year. • Assistance to Developers **- Funding and Concessions:** The County will prioritize funding for housing developments targeting extremely low-income **households and explore feasible financial incentives and regulatory concessions** to stimulate the development of various housing types, including multifamily and single-room occupancy projects. Following the Annual Housing Development Meeting, the County will follow up with attendees and provide detailed documentation on available assistance for affordable housing development. Schedule of Action: Conducted annually during the Annual Housing Development Meeting and as requested, with follow-up within 30 days of the meeting. • Technical Assistance to Developers: The County will offer technical assistance to developers regarding lower-income sites, funding opportunities, and zoning incentives, including mixed-use zoning and density bonus provisions. Information about the availability of technical assistance will be communicated to developers during the Annual Housing Development Meeting. Following the meeting, the County will follow up with attendees, providing documentation on the process for accessing technical support. Schedule of Action: Conducted annually during the Annual Housing Development Meeting and as requested, with follow-up within 30 days of the meeting. • Funding Alerts: County staff will subscribe to receive regular alerts and communications regarding State and federal funding opportunities for affordable housing development, particularly those targeting extremely low-income households. Schedule of Action: Ongoing and as available. • Grant Applications: County staff will submit or support a minimum of one grant application per year for affordable housing projects, as opportunities arise. Currently, available grants for	Augmentation from General Funds General Plan Updates and Implementation Fund Identify new sources of local revenue and grants	County Administrative Office Homeless Services Department of Social Services Health Department Housing and Community Development Department

DRAFT

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
Goal H-2: Assist in the provision of housing that meets the needs of all socioeconomic segments of the County.		
jurisdictions are limited, with most requiring developers to apply directly. Schedule of Action: Submit one application per year, as opportunities arise. Objectives: The overarching goal of this program is to provide comprehensive support, including concessions, technical assistance, and funding, to housing projects incorporating lower-income units, thereby enhancing their financial viability, and enabling successful implementation. It is important to note that the provided information is subject to change and completion of these tasks is contingent upon the availability of local, State, and federal funding sources.		

DRAFT

8.1.3 Goal H-3: Provide Adequate Sites for a Variety of Housing Types

Provide suitable sites for housing development that can accommodate a range of housing by type, size, location, price, and tenure that achieves an optimal jobs/housing balance, conserves resources, and promotes efficient use of public services and infrastructure.

Policies and Programs

- H-3.1 Ensure that there is sufficient developable land at appropriate densities with adequate infrastructure to accommodate the remaining RHNA of 236 new very low-, and 210 new moderate-income units from the period 2015- 2023.
- H-3.2 Place first priority on planning for residential growth in Community Areas near existing or planned infrastructure to ensure conservation of the County's agricultural and natural resources.
- H-3.3 Require that new housing units are planned using densities and housing prototypes that will assure that each area has a mixture of housing prices. Specifically, new residential units shall be developed with a minimum density of seven units.. The County shall incentivize development of new residential units that have an average density of 10 units to the acre or higher and a mix of housing types. Such requirements shall be consistently carried forth into development standards and conditions of project approval.
- H-3.4 Provide a diverse mix of price levels and unit types.
- H-3.5 Facilitate construction of affordable units through implementation of Community and Specific Plans.
- H-3.6 Consider the needs of the whole community when preparing Community and Specific Plans and ensure that infrastructure is phased with housing production.
- H-3.7 Work to achieve balanced housing production proportional to the job-based housing demand in each region of the unincorporated areas.
- H-3.8 Continue to explore collaboration with the cities to prepare growth strategies encouraging the development of a range of housing types within and adjacent to cities and near jobs and transit in order to assure that housing will be available for all segments of the population.
- H-3.9 Encourage future regional fair share allocation processes to take into account the location of jobs and the need for housing unit distribution that reflects the wages being paid within each area.

DRAFT

- H-3.10 Ensure that any future development adjacent to or near the railroad/light rail right of way is planned with the safety of the rail corridor in mind.

DRAFT

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
Goal H-3: Provide suitable sites for housing development that can accommodate a range of housing by type, size, location, price, and tenure that achieves an optimal jobs/housing balance, conserves resources, and promotes efficient use of public services and infrastructure.		
H-3.A Rezoning for Higher-Density Residential Development Above and beyond the site inventory, the County will look for opportunities for rezoning beyond the planning period for other sites to use for mixed-use based on developer interest and progress towards climate goals. For identified opportunity sites listed in the site inventory that are currently not zoned for residential development at the planned densities, the County will conduct evaluations and initiate rezoning processes through ordinances. These sites will be rezoned from their current zoning designation (e.g., Farmlands (F/40)) to a high-density residential zone allowing for 20 dwelling units per acre (HDR/20) or mixed-use zone allowing for 30 dwelling units per acre and a mix of housing types, as per the County Code. Schedule of Action: The County will complete the rezoning process within one year of the compliance deadline for Housing Element certification, December 31, 2024, or upon certification of the Housing Element, whichever is later. Objectives: Increased housing density and enhanced land use optimization in targeted areas.	FY2024-25 Proposed Budget	Housing and Community Development Department
H-3.B Promote Optimal Utilization of Sites Permitting High-Density Residential Development, Small Lot Sites, and Sites Subject to Subdivision This program will streamline the development of affordable housing on parcels designated for high-density residential use (including those sites identified in the Site Inventory with a planned rezone to HDR/20), small lots under 0.5 acres and those over 10 acres in size. The County will promote affordable housing development of these sites by: • Aiding affordable housing developers in recognizing consolidation prospects through the County's GIS system and property database. • Maintaining an accelerated process for lot consolidations conducted simultaneously with planning entitlements. • Offering a graduated density bonus for lower-income housing on consolidated small lots within a single building site, calculated according to a specified formula. • Facilitating pre-application meetings. • Implementing incentives in accordance with the Density Bonus law.	Augmentation from General Funds General Plan Updates and Implementation Fund Identify new sources of local revenue and grants	Housing and Community Development Department

DRAFT

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
Goal H-3: Provide suitable sites for housing development that can accommodate a range of housing by type, size, location, price, and tenure that achieves an optimal jobs/housing balance, conserves resources, and promotes efficient use of public services and infrastructure.		
• Adjusting property development standards (e.g., setbacks, parking standards) for small developments below the Density Bonus law threshold when affordable units for the elderly or persons with disabilities are provided. • Permitting deferral or waiver of necessary County fees to enhance project cost-effectiveness. • Streamlining permit processing to enable developers to capitalize on funding opportunities. • Accelerating permit processing through concurrent reviews in the planning and building processes. • Showcasing programs on the County's website and at the Planning Counter and notifying affordable housing developers of the County's housing incentives biennially. Schedule of Action: By the end of 2025, promote the lot consolidation incentives through the County's website, at the Planning counter, and via notifications to affordable housing providers. Additionally, reach out to developers annually to relay information about County incentives aimed at facilitating affordable housing development.		
H-3.C. Zoning Ordinance Amendments for Opportunity Sites • The County will adopt revised ordinances for Monterey County Code Titles 20 and 21 to streamline development on sites identified in the Sites Inventory for the 6th Cycle RHNA. The amendments will focus on establishing minimum densities for housing developments on opportunity sites, aiming to achieve an average development density of 80 percent of the maximum allowable density. Specifically, the amendments will set minimum densities at 80 percent of the maximum allowable densities to promote efficient land use and maximize housing potential. Schedule of Action: Concurrent with the Housing Element adoption.	Augmentation from General Funds General Plan Updates and Implementation Fund Identify new sources of local revenue and grants	Housing and Community Development Department
H-3.D. Coordination with Public Entities for Development of Non-County, Publicly Owned Land Our objective is to foster collaborative partnerships between the County of Monterey and other public entities to effectively utilize publicly owned land for addressing housing needs and advancing community goals. Key actions include:	Augmentation from General Funds General Plan Updates and	Housing and Community Development Department

DRAFT

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
Goal H-3: Provide suitable sites for housing development that can accommodate a range of housing by type, size, location, price, and tenure that achieves an optimal jobs/housing balance, conserves resources, and promotes efficient use of public services and infrastructure.		
• Inventory of Publicly Owned Land: Conduct a comprehensive inventory of non-County, publicly owned land within reasonable proximity to public services and suitable for housing development. This will encompass parcels owned by cities, special districts, state agencies, educational institutions, and other public entities. • Coordination Framework: Establish a coordination framework to facilitate seamless communication and collaboration between the County and relevant public entities. This framework will delineate roles, responsibilities, and decision-making processes to streamline project planning and implementation. • Joint Development Agreements: Promote the negotiation and execution of joint development agreements between the County and public entities for housing development on publicly owned land. These agreements will encompass various aspects such as land use approvals, funding mechanisms, infrastructure enhancements, and affordable housing provisions. • Priority Access for Affordable Housing: Emphasize the utilization of publicly owned land for affordable housing projects to address pressing housing needs within the community. Ensure that affordable housing components are integrated into joint development projects through mechanisms like inclusionary zoning, density bonuses, or other incentive structures. Schedule of Action: Upon certification of the Housing Element, develop an inventory of publicly owned land to be completed by the end of December 2026. Objectives: Through these concerted efforts, the County will maximize the efficient and effective utilization of publicly owned land for housing development, thereby contributing to the fulfillment of housing needs and the enhancement of community well-being.	Implementation Fund Identify new sources of local revenue and grants	Public Works, Facilities, and Parks Economic Development Department
H-3.E. Engage Property Owners Listed in Sites Inventory through Outreach The County will engage property owners listed in the Sites Inventory to assess their interest in redevelopment or construction of additional housing. Key actions include: • Initial Outreach: Within two years of certification of the Housing Element, conduct targeted outreach to property owners listed in the Sites Inventory. Provide comprehensive	Augmentation from General Funds General Plan Updates and Implementation Fund	Housing and Community Development Department

DRAFT

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
Goal H-3: Provide suitable sites for housing development that can accommodate a range of housing by type, size, location, price, and tenure that achieves an optimal jobs/housing balance, conserves resources, and promotes efficient use of public services and infrastructure.		
information on the County's development process, associated fees, and timelines for housing applications. • Ongoing Engagement: Maintain continuous outreach efforts throughout the housing cycle, ensuring consistent communication with property owners to gauge their interest and provide support as needed. Schedule of Action: Ongoing with initial outreach to property owners to be completed within two years of Housing Element certification. Objectives: Through this proactive approach, the County will encourage property owners to explore opportunities for housing development, contributing to the overall housing supply within the County.	Identify new sources of local revenue and grants	
H-3. F. Community and Specific Plans Continue to pursue update and adoption of the Castroville Community Plan within this Housing Element planning period. Continue to work with the developers of East Garrison to implement Specific Plans through the planning period. Pursue the development of Community Plans for the Pajaro, Chualar, and Moss Landing Community Areas. Schedule of Action: Ongoing	Augmentation from General Funds	Housing and Community Development Department

DRAFT

8.1.4 Goal H-4: Remove Governmental Constraints

Reduce or remove government constraints to housing production and opportunity when feasible and legally permissible.

Policies and Programs

- H-4.1 Periodically review the County's ordinances policies, and procedures to ensure they do not unduly constrain the production, maintenance, and improvement of housing; revise as appropriate.
- H-4.2 Balance the need to protect and preserve the natural environment, agricultural resources, conserve existing neighborhoods and communities, and maintain high-quality public services with the need to provide additional housing and employment opportunities.
- H-4.3 Offer regulatory incentives and concessions for affordable housing, such as relief from development standards, density bonuses, or fee waivers, when deemed appropriate.
- H-4.4 Provide streamlined, timely, and coordinated processing of residential projects to minimize holding costs and encourage housing production.
- H-4.5 Accommodate the housing needs of people with disabilities through flexibility in rules, regulations, and design standards that can enhance accessibility.

DRAFT

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
Goal H-4: Reduce or remove government constraints to housing production and opportunity when feasible and legally permissible.		
H-4.A. Adopt SB 35 Streamlining Written Procedures The County will establish clear and accessible procedures for the SB35 Streamlined Ministerial Approval process (Government Code section 65913.4). These procedures will be documented in written form to ensure transparency and easy access to information for the general public. Schedule of Action: By the end of 2026, the County will finalize and adopt written procedures for the SB35 Streamlined Ministerial Approval process.	Augmentation from General Funds General Plan Updates and Implementation Fund Identify new sources of local revenue and grants	Housing and Community Development Department
H-4.B. Update Zoning to Accommodate Employee Housing The County will conduct a comprehensive review and update of Monterey County Code Titles 20 and 21 (Zoning Code) and relevant policies concerning employee housing to provide and promote opportunity for employers to sponsor and construct housing on or near place of employment and ensure compliance with state regulations outlined in the California Employee Housing Act (HSC section 1700). • Aligning definitions and allowances: Support employee housing with the requirements stipulated in the law, including HSC Section 17021.6. Specifically, the revisions will permit employee housing for six or fewer individuals, including farmworkers, to be treated as standard residential use. This entails subjecting such housing units to the same regulations and standards applicable to single-family dwellings. • Commercial Zoning: Adapt commercial zoning regulations to allow employee housing as a standard residential use. • Zoning Ordinances: Review for opportunities to adjust policies for streamlined processes that accommodate employee housing development. Remove standards that trigger discretionary permits and provide for ministerial criteria where possible. Schedule of Action: Review and update of Monterey County Code Titles 20 and 21 and related policies pertaining to employee housing within two years of Housing Element certification.	Augmentation from General Funds General Plan Updates and Implementation Fund Identify new sources of local revenue and grants	Housing and Community Development Department

DRAFT

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
Goal H-4: Reduce or remove government constraints to housing production and opportunity when feasible and legally permissible.		
H-4.C. Impediments to Fair Housing The County remains dedicated to implementing the recommendations outlined in the County's Analysis of Impediments to Fair Housing Choice (AIFHC). The 2019 AIFHC highlighted the insufficient funding for fair housing organizations and residents in the County. To advance the objectives set forth in the AIFHC, the County will take the following steps: • Review and Implement Recommendations: Review the recommendations outlined in the AIFHC and take concrete steps to implement them within the specified timeframe. Schedule of Action: By the end of 2028. • Address Funding Shortfalls: Work collaboratively with relevant stakeholders to identify and secure additional funding sources to support fair housing organizations serving Unincorporated Monterey County residents. Schedule of Action: By the end of 2028. • Support Fair Housing Initiatives: Provide ongoing support to fair housing organizations and initiatives aimed at promoting equal housing opportunities and combating discrimination in Unincorporated Monterey County. Schedule of Action: Ongoing. Objectives: By actively pursuing these actions, the County aims to enhance fair housing opportunities and ensure equitable access to housing for all residents of Monterey County.	Augmentation from General Funds General Plan Updates and Implementation Fund Identify new sources of local revenue and grants	Housing and Community Development Department
H-4.D. Countywide Objective Residential Design Standards. In response to recent changes in state law (e.g., SB 35, Housing Accountability Act (HAA), SB 167, AB 678, and SB 330) mandating the use of objective design standards for residential development, the County will undertake initiatives to streamline the development and design review processes, thereby expediting residential development. Specifically, the Planning Division will collaborate with a planning and design firm to establish and formalize objective design standards applicable to single-family, multi-family, and mixed-use residential developments for the County's planning areas. The primary objective of this endeavor is to create clear and objective architectural design standards that not only facilitate efficient development procedures but also respect and preserve the unique character and historical context of the community. Schedule of Action: By the end of 2027.	Augmentation from General Funds General Plan Updates and Implementation Fund Identify new sources of local revenue and grants	Housing and Community Development Department

DRAFT

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
Goal H-4: Reduce or remove government constraints to housing production and opportunity when feasible and legally permissible.		
Objective: Through the establishment of comprehensive and objective design standards, the County aims to foster sustainable growth and development while maintaining the distinct identity and charm of its diverse neighborhoods.		
H-4.E. Streamline the Permit Processing and Approval Process for Residential Development This program will allocate dedicated staff members to expedite the processing and approval of residential development projects and identify regulatory constraints to be removed. The program will include the following components: • Staff Allocation: The County will assign senior planning staff to expedite processing of and appoint a management-level contact assigned to prioritize facilitation of new residential development applications that include affordable, multifamily, and/or employee housing projects. These staff members will be specifically designated to support planners handling residential projects and will focus on expediting the review process to ensure timely approvals. The County will assign high priority for processing new housing development applications that include units at deeper levels of affordability for greater than 20% or than 10 units per acre, and a mix of housing types. • Training and Capacity Building: Provide specialized training and professional development opportunities to the current planning staff members to enhance their expertise in residential development processes, zoning regulations, environmental assessments, and other relevant areas, enabling them to efficiently navigate and streamline the approval process for housing projects. • Process Improvement Initiatives: Continue to implement process improvement initiatives and workflow enhancements to streamline the review and approval process for residential development projects. This may include leveraging technology, revising procedures, and adopting best practices to reduce administrative burdens and expedite decision-making. • Performance Metrics and Accountability: Establish clear performance metrics and benchmarks to measure the efficiency and effectiveness of the residential development processing and approval process. Regularly monitor and evaluate staff performance, processing times, and applicant satisfaction to ensure accountability and continuous improvement.	Augmentation from General Funds General Plan Updates and Implementation Fund Identify new sources of local revenue and grants	Housing and Community Development Department

DRAFT

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
Goal H-4: Reduce or remove government constraints to housing production and opportunity when feasible and legally permissible.		
Schedule of Action: Staff dedicated by end of 2026 and targeted staff training by end of 2027. Monitoring metrics for program efficiency will be ongoing. Objectives: Through the development of this program, the County aims to streamline processes, improve ease of access, and deliver timely services to its constituents resulting in the increased development of housing.		
H-4.F. Monitor Legislative Changes The County will conduct regular monitoring of legislative changes to ensure alignment of County policies and regulations with state and federal laws. Schedule of Action: This monitoring will take place annually, with updates completed by December 31 each year.	General Fund	Housing and Community Development Department
H-4.G. Zoning Ordinances and General Plan Efficiencies for Housing The County will update Monterey County Code Titles 20 and 21 (Zoning Code), and General Plan policies to incorporate changes in state law and streamline permitting for the housing, including: • Manufactured housing/Mobile Homes- Modify the Zoning Code to specify that manufactured housing is processed with similar requirements to single-family residential, as required by California Code, Government Code - GOV § 65852.3. • Employee housing – Modify the Zoning Code to comply with the California Employee Housing Act (Section 17000 of the Health and Safety Code). • Emergency Shelters – Review and update the Zoning Code to comply with state legislation, particularly amendments made to AB 2339, removing requirements limiting Emergency Shelters to Commercial and Industrial Zones only and allow for them to be permitted by-right in zones where multifamily and mixed-use developments are permitted. • Transitional/Supportive Housing – Review and update the Zoning Code as needed to comply with state legislation, removing requirements limiting Transitional & Supportive Housing to Commercial and Industrial Zones only and allow for them to be permitted by-right in zones where multifamily and mixed-use developments are permitted. • Accessory Dwelling Units (ADUs) – Update Zoning Code for compliance with Government Code Section 65852.2.	Augmentation from General Funds General Plan Updates and Implementation Fund Identify new sources of local revenue and grants	Housing and Community Development Department

DRAFT

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
Goal H-4: Reduce or remove government constraints to housing production and opportunity when feasible and legally permissible.		

• Low Barrier Navigation Center – Review and update the Zoning code as needed to ensure consistency with AB 101, requiring jurisdictions to permit Low-Barrier Navigation Centers that meet specified requirements by right in mixed-use zones and other nonresidential zones permitting multi-family residential development.
• Zoning Ordinances: Review for opportunities to adjust policies for streamlined processes that accommodate housing development. Remove standards that trigger discretionary permits and provide for ministerial criteria where possible, such as:
  ○ High Density Residential (Inland and Coastal)- Increase unit density to 10 dwelling units/acre as a Use Allowed and make projects at 10 dwelling units or more per acre as only requiring an Administrative Permit (no use permit).
  ○ Light, Heavy, Coastal General Commercial Zones (Inland and Coastal) - Modify or remove the limitation on all residential uses "provided that the gross square footage of the residential use does not exceed the gross square footage of the commercial use.
  ○ Visitor Serving/Professional Office (Inland) - Modify or remove the limitation on all residential uses "provided that the gross square footage of the residential use does not exceed the gross square footage of the commercial use."
• 2010 General Plan, Chapter 9.B., Policy CV-1.6 (Carmel Valley Unit Cap): Modify the Carmel Valley residential unit cap to ensure compliance with recent changes to state law.
Schedule of Action: Initiate processes by end of 2026 for completion in 2028 Mid-Cycle Review.		

H-4.I Update Density Bonus Ordinance The County shall update its local ordinance, consistent with State law. The County's ordinance may offer a greater density bonus than allowed by the default state standards to encourage more housing development. Furthermore, the County shall continue applying the State density bonus standards until a local law is passed. Finally, the County shall continue to update the Density Bonus Ordinance as needed to remain compliant with state law. Schedule of Action: Apply state density bonus standards on an ongoing basis, as needed. Adopt an updated local ordinance within one year of Housing Element Adoption and update as new state laws are adopted.	None required	Housing and Community Development Department

DRAFT

DRAFT

8.1.5 Goal H-5: Promote Housing Opportunities for All Persons

Ensure that all households have equal access to housing without discrimination. Establish and maintain an efficient institutional framework to effectively provide housing services and implement the goals, policies, and programs outlined in this Housing Element.

Policies and Programs

- H-5.1 Promote and enforce fair housing and equal opportunity laws throughout the unincorporated areas.
- H-5.2 Support fair housing service providers in Monterey County to ensure that residents are aware of their rights and responsibilities regarding fair housing.
- H-5.3 Provide equal access to housing and supportive services to meet the special needs of seniors, people with disabilities (including developmental disabilities), single parents, large households, farmworkers, and persons experiencing homelessness.
- H-5.4 Encourage representatives from all economic and special needs segments of the community to participate in the planning process.

DRAFT

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
Goal H-5: Ensure that all households have equal access to housing without discrimination. Establish and maintain an efficient institutional framework to effectively provide housing services and implement the goals, policies, and programs outlined in this Housing Element.		
H-5.A. Prioritize Review and Expedite the Development of Affordable and Special Needs Projects The County will establish a formal policy for expediting the review and permitting process for affordable housing developments, including housing for special needs populations such as seniors, people experiencing homelessness, individuals living with disabilities, single female-headed households, large families, farmworkers, and households with extremely low, very low, low, and moderate incomes. Schedule of Action: By the conclusion of FY 2028–29, the County will adopt the expedited review policy. Additionally, the County will annually promote the housing sites inventory to affordable housing developers.	Augmentation from General Funds General Plan Updates and Implementation Fund Identify new sources of local revenue and grants	Housing and Community Development Department
H-5.B. Housing Mobility The County will enhance housing mobility and foster increased housing options and affordability across lower-income levels by implementing a set of targeted actions in lower-density areas. These actions will involve outreach, allocation of resources, and other strategies, all aimed at the overarching objective of broadening affordable housing opportunities for extremely low, very low, low, and moderate-income households. Actions include: • Facilitate the provision of housing on sites affiliated with religious institutions or faith-based organizations: The County will conduct annual outreach with religious institutions that own property in the County to provide information on SB 4 and the ability to develop housing by right. The County will also facilitate a specialized streamlined processing approach for housing applications that incorporate at least 50% affordable units, half of which are affordable to very low- or low-income households, on sites associated with religious institutions or faith-based organizations. In the event that no housing applications on a religious institution/faith-based site is received by December 2026, the County will enhance outreach efforts, providing information on available County resources for housing and human services initiatives. Schedule of Action: Mid-cycle progress check-in; annual outreach beginning in December 2025. • SB 10: Identify potential sites that meet the statutory requirements for transit-rich areas and urban infill site requirements for consideration pursuant to SB-10 in order to facilitate development applications in these areas. Amend development standards related to the	Augmentation from General Funds General Plan Updates and Implementation Fund Identify new sources of local revenue and grants	Housing and Community Development Department

DRAFT

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
Goal H-5: Ensure that all households have equal access to housing without discrimination. Establish and maintain an efficient institutional framework to effectively provide housing services and implement the goals, policies, and programs outlined in this Housing Element.		
above action if necessary to facilitate maximum densities as part of housing mobility actions. Schedule of Action: December of 2030. • Encourage and Incentivize Accessory Dwelling Units (ADUs) and other "missing middle" housing: Under Program H-2.A, the County will encourage the development of ADUs by providing pre-approved ADU designs and developing and distributing educational materials that inform property owners of the standards for ADU development, permitting procedures, and the importance of ADUs. County staff shall distribute these promotional materials and flyers by making them available at the Permit Center and publishing them on the County's website. Schedule of Action: Establish the program and materials by the end of 2024; Distribute them on an ongoing basis and update them annually. • Potential Infill Opportunity: ADU Ordinance to allow up to 2 JADUs per single-family residence: To encourage additional infill development in single-family areas, the County will consider amending the ADU Ordinance to allow up to two JADUs in any single-family residence, where appropriate. Schedule of Action: Consider an amendment with the Mid-Cycle Review by the end of 2028. • Missing-Middle Housing and Housing Mobility Education: The County will generate virtual and printed materials to educate property owners in single-family residential areas of the County on the benefits of Accessory Dwelling Units, and SB 9 subdivisions. The County will also generate educational materials to landlords regarding SB 329 (2019). SB 329 classifies voucher income as a "source of income" under the California Fair Employment and Housing Act, which prohibits housing discrimination based on sources of income. Schedule of Action: December 2025. Following the creation of educational content and materials, the County will post information on its Housing Programs webpage. Additionally, the County will utilize alternative methods to further publicize the information. Schedule of Action: By December 2025 and ongoing thereafter. • Additional Density Bonus Incentives: The County will prepare incentives to enable additional allowances for density bonuses in exchange for more affordable units at deeper affordability levels, per Program H-2.O. Pending Board and Planning Commission approval, the package of incentives will increase the number of affordable units built across the County and, therefore, create more housing opportunities to support mobility. Schedule of Action: Initiate preparation of a package of incentives upon adoption and present it to the Board of Supervisors and implement (if approved) by the end of 2027.		

DRAFT

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
Goal H-5: Ensure that all households have equal access to housing without discrimination. Establish and maintain an efficient institutional framework to effectively provide housing services and implement the goals, policies, and programs outlined in this Housing Element.		
• Objective Design Standards: Per Program H-4.D. Countywide Objective Residential Design Standards, the County will work to develop and codify objective design standards for single-family, multi-family, and mixed-use residential development. Schedule of Action: Completion by the end of 2027. • Marketing Housing Resources and Opportunities: The County will market housing education programs and information through various channels, including the County's website, public venues, County publications, mailings, social media accounts, and collaborations with other organizations. The County will provide links on the County's Affordable Housing webpage to help provide residents with access to information and housing resources. Schedule of Action: Ongoing; update the County's webpage by December 2026. • Mid-Cycle Review for Program Efficacy: In addition to the annual review with the Board of Supervisors in preparation for the annual progress report to HCD, the County will conduct a mid-cycle review of program effectiveness and accomplishments in 2028. The County will consider alternative strategies and program enhancements to improve progress if performance is less than satisfactory. Schedule of Action: Mid-cycle review to be performed by December 2028.		
H-5.C. Facilitate Access to Affordable Housing for Residents The County will collaborate with affordable housing property managers and housing advocates to enhance the referral process for available affordable housing units. This collaboration will involve discussions on strategies to improve referrals, including outreach to regional nonprofits to reach a wider pool of potential residents. Schedule of Action: Enhancements completed by the end of 2027, with ongoing updates, as necessary.	Augmentation from General Funds General Plan Updates and Implementation Fund Identify new sources of local revenue and grants	Housing and Community Development Department
H-5.D. Support Counseling and Housing Services for Seniors, Low-Income Households, and Unhoused Individuals The County will continue to encourage and support the endeavors of local non-profit organizations offering direct housing aid to lower-income households and services to those experiencing	CDBG, General Fund	County Administrative Office Homeless Services

DRAFT

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
Goal H-5: Ensure that all households have equal access to housing without discrimination. Establish and maintain an efficient institutional framework to effectively provide housing services and implement the goals, policies, and programs outlined in this Housing Element.		
homelessness in Monterey County. The County will continue to promote the availability of these programs through various channels, including written materials such as brochures, flyers, the County's website, and neighborhood and community centers. Schedule of Action: Ongoing		Department of Social Services Housing and Community Development Department
H-5.E. Encourage Development of Housing for Persons with Disabilities The County is dedicated to facilitating the development of supportive housing for individuals with disabilities, including developmental disabilities. To achieve this, the County will take the following actions: • Compile Developer List: By the end of 2026, the County will compile a comprehensive list of developers specializing in supportive housing. This list will be regularly updated and maintained. • Annual Outreach: Annually, by December 31, the County will reach out to developers on the compiled list to provide information on available sites, funding opportunities, and other concessions for supportive housing projects targeting persons with disabilities. This outreach aims to facilitate the development process and encourage the creation of more accessible housing options. • Support for Funding Applications: The County will actively support developers in their applications for County, State, and federal funding for supportive housing projects. Technical assistance will be provided upon request and as projects are proposed, ensuring developers have the necessary resources and guidance to navigate the funding process successfully. Schedule of Action: Compile the developer list by the end of 2026. Conduct annual outreach to developers by December 31 each year. Provide ongoing support for funding applications as projects are proposed.	Augmentation from General Funds General Plan Updates and Implementation Fund Identify new sources of local revenue and grants	Housing and Community Development Department
H-5.F. Housing Opportunities To expand housing opportunities for vulnerable populations, including persons with disabilities, seniors, individuals experiencing homelessness, veterans, and extremely low-income households, the County will implement the following initiatives:	Augmentation from General Funds General Plan Updates and	Housing and Community Development Department

DRAFT

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
Goal H-5: Ensure that all households have equal access to housing without discrimination. Establish and maintain an efficient institutional framework to effectively provide housing services and implement the goals, policies, and programs outlined in this Housing Element.		
• Zoning Code Amendments: The County will amend the Monterey County Code Titles 20 and 21 (Zoning Code) as needed to ensure compliance with Housing Element Law and AFFH requirements, including but not limited to, clarifying definitions of residential care facilities, reviewing permit requirements for simplified permitting processes based on the number of residents where appropriate, and the consideration of adopting objective design standards, aligning them with other residential uses in the same zone. • Supportive Rental Programs: The County will evaluate and pursue supportive rental programs tailored to targeted groups, including seniors, persons experiencing homelessness, veterans, extremely low-income households, and persons with disabilities. Annual or more frequent meetings will be held with community-based organizations serving these populations to discuss housing needs and proposed solutions. These meetings will foster cooperation between the County and service providers to address community housing challenges effectively. • Priority Processing for Special Needs Housing: Ongoing priority processing and expedited review will be provided for projects aimed at providing housing to special needs communities. This initiative will streamline the development process for projects targeting vulnerable populations. • Strengthened Partnership with Fair Housing Provider: The County will strengthen its relationship with the local fair housing provider, Eden Council for Hope and Opportunity (ECHO), exploring opportunities to expand services and secure additional funding for this purpose. Ongoing collaboration will ensure comprehensive support for fair housing practices. • Development Incentives: The County will consider and financial and regulatory incentives to encourage the creation of affordable housing for special needs groups. Incentives may include reduced parking requirements for studio and one-bedroom units in affordable multifamily projects, waiver of covered or off-street parking requirements, and potential reductions in development impact fees for 100% affordable housing projects. Schedule of Action: Ongoing, to commence within one year of Housing Element certification Zoning Code Amendments to be addressed concurrently with Housing Element Adoption.	Implementation Fund Identify new sources of local revenue and grants	County Administrative Office Homeless Services Department of Social Services Health Department Public Health
H-5.G. Farmworker Housing Production During the 5th Housing Element Cycle, the County issued building permits for 398 employer sponsored housing units. These units have the capacity to provide housing for 3,184 seasonal agricultural	Augmentation from General Funds	Housing and Community

DRAFT

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
Goal H-5: Ensure that all households have equal access to housing without discrimination. Establish and maintain an efficient institutional framework to effectively provide housing services and implement the goals, policies, and programs outlined in this Housing Element.		
workers. The County will continue collaborating with non-profit developers and employers to devise innovative housing solutions tailored to agricultural employees and their families. Additionally, it will actively seek out and pursue all available funding sources while providing assistance to owners and developers in the application process for funding. The County will support the development of farmworker housing adjacent to the County during the 2023-2031 Housing Element Cycle, with the following specific actions: • Seek Federal and State Housing Finance Programs: Continuously explore federal and state housing finance programs that are occupationally restricted or advantageous for farmworker housing, including the Joe Serna, Jr. Farmworker Housing Grant Program, USDA Section 514,516,521,523 grants. • Facilitate Private Sector Development: Encourage private sector development of farmworker housing characterized by funding sources without restrictions, to provide flexibility in housing provision regardless of documentation status. • Engage Stakeholders: Collaborate with farmworker stakeholders, housing proponents, and the nonprofit community to implement the Farmworker Housing Study and Action Plan for Salinas Valley and Pajaro Valley (April 2018).. • Incentivize Growers: Incentivize growers with marginal agricultural land surrounded by urban uses to dedicate, discount, or lease land for farmworker housing, including exploring no-cost release from Williamson Act Contracts. • Intergenerational Housing: Promote the development of intergenerational farmworker housing to cater to multiple generations of farmworkers, facilitating mutual self-reliance through amenities such as childcare and elder care facilities. • Land Parcellation: Consider developing a streamlined process for property owners with contiguous sites suitable for farmworker housing to parcellate the land or create new lot lines to accommodate larger, economically feasible projects. • Streamline Approval Processes: Streamline approval processes for farmworker housing projects whenever possible. • Explore Off-Season Housing Utilization: Investigate opportunities to utilize H2A and other farmworker housing that is vacant during the off-season for rapid rehousing or other short-term housing uses. Schedule of Action: Ongoing, to commence within one year of Housing Element certification	General Plan Updates and Implementation Fund Identify new sources of local revenue and grants	Development Department

DRAFT

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
Goal H-5: Ensure that all households have equal access to housing without discrimination. Establish and maintain an efficient institutional framework to effectively provide housing services and implement the goals, policies, and programs outlined in this Housing Element.		
Objectives: Support the development of farmworker housing, ensuring access to safe and affordable housing for this essential workforce in the region.		
H-5.H. Displacement Prevention The County's primary focus in displacement prevention is the promotion and facilitation of affordable housing development within the community, as emphasized in the AFFH section. By fostering affordable housing initiatives, the County aims to mitigate the risk of displacement stemming from lack of available and affordable housing. In addition to these efforts, the County is committed to connecting residents facing displacement with resources aimed at minimizing such occurrences, particularly among households with lower incomes and special needs. This initiative aims to ensure that any necessary relocations are conducted equitably and with appropriate support. • Outreach to Residents: To facilitate access to displacement prevention resources, the County will enhance its online presence by including information on its website. This information will serve to connect households in need with relevant organizations in the immediate area. Moreover, the County will proactively promote the utilization of Housing Choice Vouchers by expanding outreach and education efforts targeted at landlords. This includes raising awareness about the state's new laws introduced in 2020 (SB 329 and SB 222) that prohibit discrimination based on source of income, including Veterans Affairs Supportive Housing (VASH) vouchers. Schedule of Action: By the end of 2026, integrate displacement prevention information onto the County's website to empower residents with essential resources and knowledge. Objectives: Engage new and existing landlords annually through targeted advertising campaigns and outreach events to promote awareness and participation in rental assistance programs.	Augmentation from General Funds General Plan Updates and Implementation Fund Identify new sources of local revenue and grants	Housing and Community Development Department County Administrative Office Homeless Services
H-5.I. Legal Assistance for Renters The County remains committed to its partnership with the Eden Council for Hope and Opportunity (ECHO) Housing, ensuring continued access to vital housing services for residents. Information on the array of housing services provided by ECHO Housing and other nonprofits will be readily accessible	Augmentation from General Funds	Housing and Community

DRAFT

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
Goal H-5: Ensure that all households have equal access to housing without discrimination. Establish and maintain an efficient institutional framework to effectively provide housing services and implement the goals, policies, and programs outlined in this Housing Element.		
through various channels. To disseminate this information effectively, the County will employ multiple platforms, including its official website, social media channels, and targeted emails to community organizations catering to diverse populations. By utilizing these avenues, the County aims to reach a broad audience and ensure that residents are informed about available housing resources. This outreach effort will undergo regular evaluation and enhancement through an annual review process, ensuring its effectiveness and relevance to evolving community needs. Furthermore, the County will actively engage with ECHO Housing to assess funding requirements for fair housing services. By the conclusion of 2026, the County will convene with ECHO Housing to discuss and address any identified funding needs, reaffirming its commitment to promoting fair housing practices within the community. Schedule of Action: Continuous outreach efforts with an annual review to gauge effectiveness. Additionally, meet with ECHO Housing by the end of 2026 to assess funding requirements for fair housing services.	General Plan Updates and Implementation Fund Identify new sources of local revenue and grants	Development Department
H-5.J. Fair Housing Education, Enforcement, Outreach, and Services The County is dedicated to fostering awareness and understanding of fair housing laws and tenant and landlord rights among County residents. To achieve this goal, comprehensive information and educational resources will be made readily accessible on the County's official website and through its social media platforms. Key resources provided will include direct links to ECHO Housing offering valuable information on fair housing laws, tenant and landlord rights, and mediation services. Additionally, residents will have access to Appendix B, which outlines the Affirmatively Furthering Fair Housing Analysis as part of this Housing Element, empowering residents with vital knowledge to promote fair housing practices. The County's Housing and Community Development Department, in collaboration with contracted fair housing and tenant-landlord legal organizations, will provide comprehensive fair housing education, outreach, mediation materials, and referral services. These services will be offered in English, Spanish, and/or other languages as needed to ensure accessibility and inclusivity. Key Components of the Program:	Augmentation from General Funds General Plan Updates and Implementation Fund Identify new sources of local revenue and grants	Housing and Community Development Department

DRAFT

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
Goal H-5: Ensure that all households have equal access to housing without discrimination. Establish and maintain an efficient institutional framework to effectively provide housing services and implement the goals, policies, and programs outlined in this Housing Element.		
• Fair Housing Services: The County offers fair housing services to residents, property owners, and housing professionals. Efforts are underway to expand the network of service providers and develop robust in-house tenant-landlord services/programs. The County also collaborates with ECHO Housing to deliver fair housing-related services. Additionally, the County will continue to refer fair housing complaints to the State Department of Fair Employment and Housing and HUD's Fair Housing and Equal Opportunity (FHEO) Office. • Linguistic Isolation: The County will implement its Language Assistance Plan (LAP) to assist individuals with Limited English Proficiency (LEP) who may be linguistically isolated. Collaboration with community-based nonprofits will further enhance multilingual outreach materials and program services. • Fair Housing Outreach: Collaboration with local community-based organizations, landlord and real estate groups, and school districts to disseminate relevant information and raise awareness about fair housing programs. Distribution of informational materials to community organizations and gathering spots in areas with higher rates of protected groups. Continued support for fair housing service providers to educate institutional leaders, expanding training beyond landlord/tenant rights to include identification of fraud and potential dishonest schemes related to mortgages, lending, and foreclosures. Furthermore, the County's website will provide links for resources to report suspected violations and obtain remedies related to fair housing issues. By consolidating these resources in one easily navigable online location, the County aims to empower residents to assert their rights and take action against discrimination. This initiative will be swiftly implemented within a year of Housing Element certification by HCD, ensuring timely access to crucial information and resources for all residents. Schedule of Action: Ongoing, to commence within one year of Housing Element certification. Objectives: Through these initiatives, the County aims to actively promote fair housing choice, combat discrimination, and ensure equal access to housing opportunities for all residents.		
H-5.K. Homebuyer Assistance Programs Recognizing the ongoing need for homebuyer assistance, the County will continue to operate a First Time Homebuyer Program utilizing HOME program income. Additionally, lower, and moderate-income households in unincorporated areas will continue to have access to homebuyer programs	HOME, PLHA, CalHFA, GSFA Funding	Housing and Community Development Department

DRAFT

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
Goal H-5: Ensure that all households have equal access to housing without discrimination. Establish and maintain an efficient institutional framework to effectively provide housing services and implement the goals, policies, and programs outlined in this Housing Element.		
offered by the California Housing Finance Agency (CalHFA) and the Golden State Finance Authority (GSFA). The County has allocated 20% of its Permanent Local Housing Allocation (PLHA) towards capitalizing homeowner assistance programs, including downpayment assistance for moderate-income households. The County will draft program guidelines as part of the Monterey County Local Housing Trust Fund (MCLHTF). CalHFA offers several programs, including: • Mortgage Credit Certificates (MCC): Providing a federal tax credit to reduce income tax liability, potentially increasing monthly spendable income. • CalPLUS Conventional Program: Offering a fixed-rate mortgage insured through private mortgage insurance, combined with a CalHFA Zero Interest Program for down payment assistance. • California Homebuyer's Downpayment Assistance Program (CHDAP): Providing a deferred-payment subordinate loan for down payment and/or closing costs. Residents can apply for CalHFA loans through trained local loan officers, and first-time homebuyers must attend homebuyer education courses offered online or in person. GSFA also offers two programs: • GSFA Platinum Downpayment Assistance Program: Providing down payment and closing costs assistance to low and moderate-income households. • GSFA Mortgage Credit Certifications: Offering a federal tax credit to reduce income tax liability, similar to CalHFA's MCC program. Both CalHFA and GSFA programs aim to support homebuyers, particularly first-time buyers, in achieving homeownership. Schedule of Action: Ongoing Objectives: Maintain the local first-time homebuyer initiative, while ensuring ongoing dissemination of information about alternative homebuyer assistance programs like those offered by CalHFA and GSFA through the County's website. Additionally, actively encourage engagement from the local real estate community in promoting participation in CalHFA and GSFA programs.		

DRAFT

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
Goal H-5: Ensure that all households have equal access to housing without discrimination. Establish and maintain an efficient institutional framework to effectively provide housing services and implement the goals, policies, and programs outlined in this Housing Element.		
H-5.L. Collaboration with Community-Based Organizations The County recognizes the importance of collaboration with local organizations to address housing needs effectively. To facilitate this collaboration and maximize the impact of affordable housing programs, the County will undertake the following actions: • Compile List of Local Organizations: Identify and compile a comprehensive list of local organizations that are involved in housing-related initiatives or serve special needs groups within the community. Schedule of Action: Compile the list within six months of Housing Element certification by HCD. • Annual Meeting with Local Organizations: Organize and conduct an annual meeting with representatives from local organizations to provide updates on existing affordable housing legislation, programs, and resources. During this meeting, the County will also seek input from organizations regarding housing needs and potential opportunities to create additional affordable housing units. Schedule of Action: Hold the annual meeting starting in 2026 and continue annually thereafter. Objectives: By fostering ongoing dialogue and collaboration with local organizations, the County aims to leverage collective expertise and resources to address housing challenges and meet the diverse needs of its residents, including special needs groups.	General Fund	Housing and Community Development Department
H-5.M. Support for Linguistically Isolated Households This program aims to provide comprehensive support and assistance to Limited English Proficient (LEP) residents to navigate housing-related processes effectively. The program will include the following actions: • Multilingual Outreach: Develop and distribute informational materials, brochures, and forms in multiple languages commonly spoken by LEP communities in Monterey County, including Spanish, Chinese, Tagalog, and others as identified through community outreach and needs assessments.	Augmentation from General Funds	Housing and Community Development Department

DRAFT

Implementation Program/Schedule of Action	Potential Funding	Responsible Party
Goal H-5: Ensure that all households have equal access to housing without discrimination. Establish and maintain an efficient institutional framework to effectively provide housing services and implement the goals, policies, and programs outlined in this Housing Element.		
• Bilingual Staffing: Train and designate bilingual staff members within housing agencies, community centers, and public offices to assist LEP residents with housing inquiries, applications, and other related services in their preferred language. • Language Assistance Hotline: Establish a dedicated language assistance hotline staffed by trained interpreters to provide real-time support and guidance to LEP residents seeking housing information, resources, and assistance. • Translation Services: Partner with professional translation agencies or bilingual volunteers to translate essential housing documents, including lease agreements, eviction notices, and housing application forms, into multiple languages. • Language Access Workshops: Organize regular workshops and informational sessions conducted in various languages to educate LEP residents about their housing rights, fair housing laws, rental assistance programs, and other relevant topics. • Culturally Competent Outreach: Collaborate with local community organizations, cultural centers, and faith-based groups to conduct culturally sensitive outreach activities targeting LEP communities and addressing their unique housing needs and concerns. • Language Access Plan Development: Develop a comprehensive Language Access Plan outlining the County's commitment to providing language assistance services to LEP residents and ensuring compliance with federal and state language access laws and regulations. • Continuous Evaluation and Improvement: Regularly evaluate the effectiveness of language access services through feedback mechanisms, surveys, and community input. Adjust and improve the program based on identified needs and emerging trends in LEP housing access. Schedule of Action: Launch outreach efforts to identify language needs and preferences within LEP communities within one year of Housing Element certification; Language Access Plan development by end of 2026; Evaluation and improvement will be ongoing		

DRAFT

8.2 Summary of Quantified Objectives

California Government Code section 65583(b)(2), requires jurisdictions to identify the maximum number of housing units by income category (including very low-income) that can be constructed, rehabilitated, and preserved over an 8-year time period. The County has two sets of numerical housing goals:

- Monterey County's portion of the Association of Monterey Bay Area Governments Regional Housing Needs Allocation (RHNA) goals; and
- Quantified objectives for affordable housing production.

State law recognizes that housing needs may (and do) exceed available resources and, therefore, does not require that the County's quantified objectives be identical to the identified housing needs (or RHNA). More specifically, the California Government Code section 65583(b)(2), states the following:

> *It is recognized that the total housing needs . . . may exceed available resources and the community's ability to satisfy this need within the content of the general plan requirements...Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shall establish the maximum number of housing units by income category, including extremely low-income that can be constructed, rehabilitated, and conserved.*

The acknowledgment of the funding limitations is extremely important—cities and counties are required to prepare Housing Elements every 8 years to identify needs and actions to provide for housing at all income levels and for all populations despite a severe shortage in local, state, and federal funding that makes many of the actions needed and planned financially infeasible. It is important to recognize that State law requires cities to plan for housing, but almost all housing is developed by the private sector.

Although cities and counties must establish quantified objectives for the actual creation of affordable housing opportunities and provision of other housing assistance (based on realistic assumptions), these objectives need not be identical to the total housing needs (i.e., RHNA). The quantified objectives, or number of affordable units that will realistically be created, as shown in **Table 8.1. Summary of Quantified Objectives for Monterey County Housing Programs (2023–2031)**, provide a projection for the entire 8-year 6th Cycle Housing Element planning period.

DRAFT

Table 8-1. Summary of Quantified Objectives for Monterey County Housing Programs (2023–2031)

Program/Activity/Action	Extremely Low	Very Low	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation						
ADU	0		9	0	261	**270**
New Construction	400		70	250	450	**1,170**
Entitled/Approved	198		91	205	116	**610**
Rehabilitation	0		5	0	0	**5**
Preservation	0		3	0	0	**3**
Total	**598**		**178**	**455**	**827**	**2,058**

DRAFT

This page intentionally left blank.

DRAFT