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DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT

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November 3, 2015

Ms. Jane Barr, Program Manager
Planning Department
County of Monterey
168 W. Alisal St. 2nd Floor
Salinas, CA 93901

Dear Ms. Barr:

RE: Review of the County of Monterey's 5th Cycle (2015-2023) Draft Housing Element

Thank you for submitting the County of Monterey's draft housing element update that was received for review on September 4, 2015, along with additional revisions received on October 28, 2015. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review. Our review was facilitated by a conversation with you; Ms. Jacqueline Onciano, Zoning Administrator, Ms. Nadia Amador, Associate Planner and Ms. Veronica Tam, City Consultant.

The draft housing element with revisions, meets the statutory requirements of State housing element law. The revised element will comply with State housing element law (GC, Article 10.6) when the element with revisions are adopted and submitted to the Department, in accordance with GC Section 65585(g).

The Department conducted a streamlined review of the draft housing element based on the County meeting all eligibility criteria detailed in the Department's Housing Element Update Guidance.

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the County must adopt its housing element within 120 calendar days from the statutory due date of December 31, 2015 for AMBAG localities. If adopted after this date, GC Section 65588(e)(4) requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit the Department's website at: http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf.

For your information, some other elements of the general plan must be updated on or before the next adoption of the housing element. The safety and conservation elements of the general plan must include analysis and policies regarding fire and flood hazard management (GC Section 65302(g)). Also, the land-use element must address disadvantaged communities (unincorporated island or fringe communities within spheres of influence areas or isolated long established "legacy" communities) based on available

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data, including, but not limited to, data and analysis applicable to spheres of influence areas pursuant to GC Section 56430. The Department urges the County to consider these timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: http://opr.ca.gov/docs/SB244_Technical_Advisory.pdf and http://opr.ca.gov/docs/Final_6.26.15.pdf.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the County must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

The Department appreciates the hard work and dedication provided by Ms. Nadia Amador, Ms. Jacqueline Onciano, Ms. Veronica Tam and you, in preparation of the housing element and looks forward to receiving Monterey County's adopted housing element. If you have any questions or need additional technical assistance, please contact James Johnson, of our staff, at (916) 916-263-7426

Sincerely,

A handwritten signature in black ink, appearing to read "Paul McDougall". The signature is stylized and somewhat cursive, with a large initial "P" and "M".

Paul McDougall
Housing Policy Manager