

Exhibit 1

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MONTEREY COUNTY GENERAL PLAN UPDATE

Monterey County Planning Commission
Workshop – December 7, 2022



Harris & Associates



INTRODUCTIONS

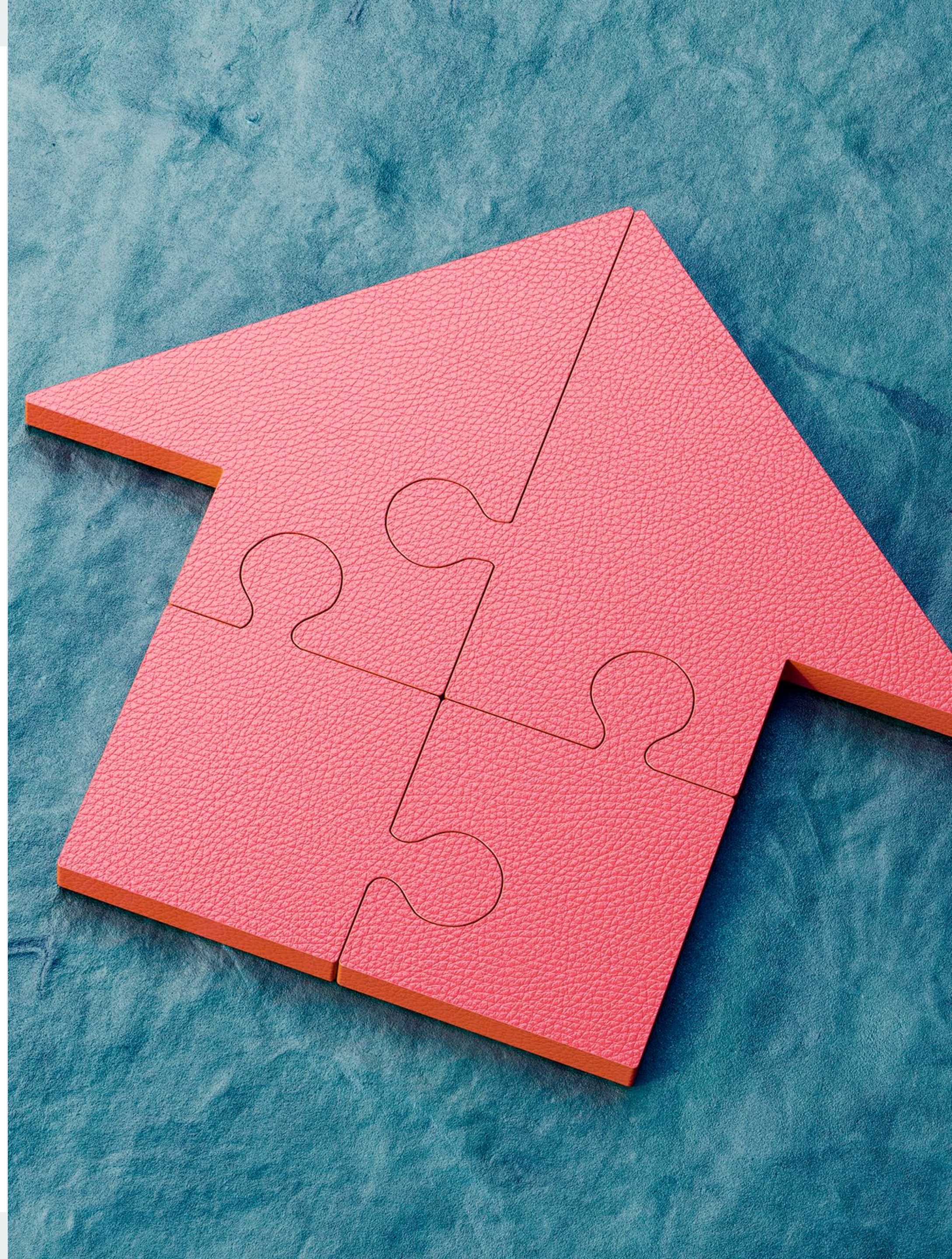
Monterey County Staff

- Erik Lundquist, AICP, Director, Housing and Community Development
- Melanie Beretti, AICP, Principal Planner – Advanced Planning, Housing and Community Development
- Jaime Guthrie, AICP, Senior Planner – Advanced Planning, Housing and Community Development

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- Hitta Mosesman, Vice President, Community Development + Housing
- Darin Neufeld, Director, Sustainability
- Kelly Morgan, Project Manager

HOUSING ELEMENT



BACKGROUND



PRIMARY PLANNING
DOCUMENT –
HOUSING NEEDS AT
ALL INCOME LEVELS



STATE LAW
REQUIREMENT –
UPDATED EVERY 8
YEARS



COMMUNITY
INVOLVEMENT IN
HOUSING PLANNING
PROCESS



INCORPORATE
CHANGES IN STATE
HOUSING LAWS
(COMPLIANCE)



ALLOWS ELIGIBILITY
FOR STATE FUNDING
FOR HOUSING

HOW MANY HOUSING UNITS TO PLAN FOR? REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)



HCD



AMBAG =
33,274



Monterey
County =
3,326

MONTEREY COUNTY RHNA

6TH CYCLE (2023-2031)

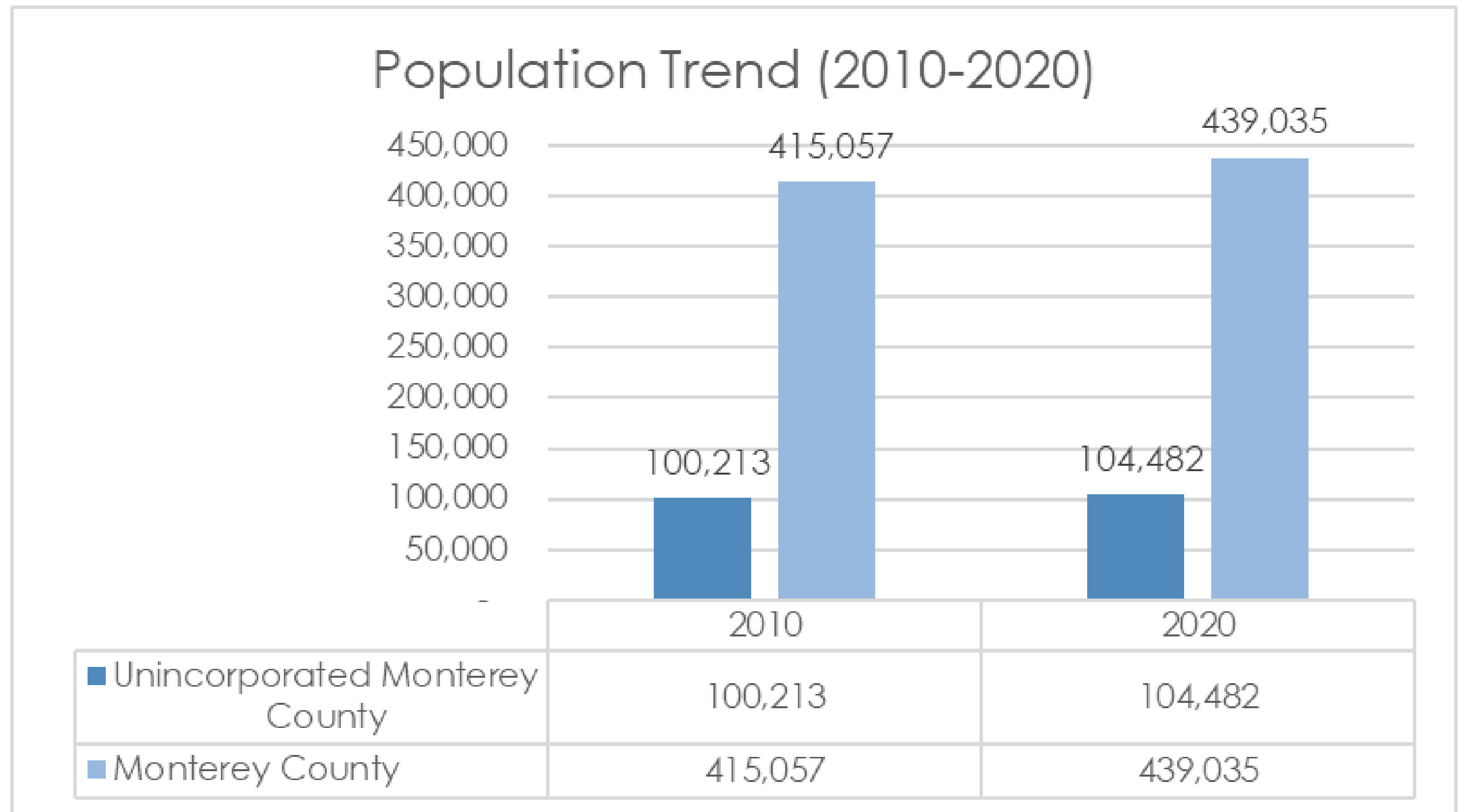
Income Category	% Median	Income Range		RHNA	% of Total
		Minimum	Maximum		
Extremely Low/Very Low	0-50%	\$0	\$56,850	1,070	32%
Low	50-80%	\$56,850	\$91,000	700	21%
Moderate	80-120%	\$91,000	\$108,100	420	13%
Above Moderate	120%+	\$108,100	--	1,136	34%
Total				3,326	100%
<i>2022 CA HCD Income Limits, Monterey County, AMI = \$90,100</i>					

HOUSING ELEMENT - CONTENTS



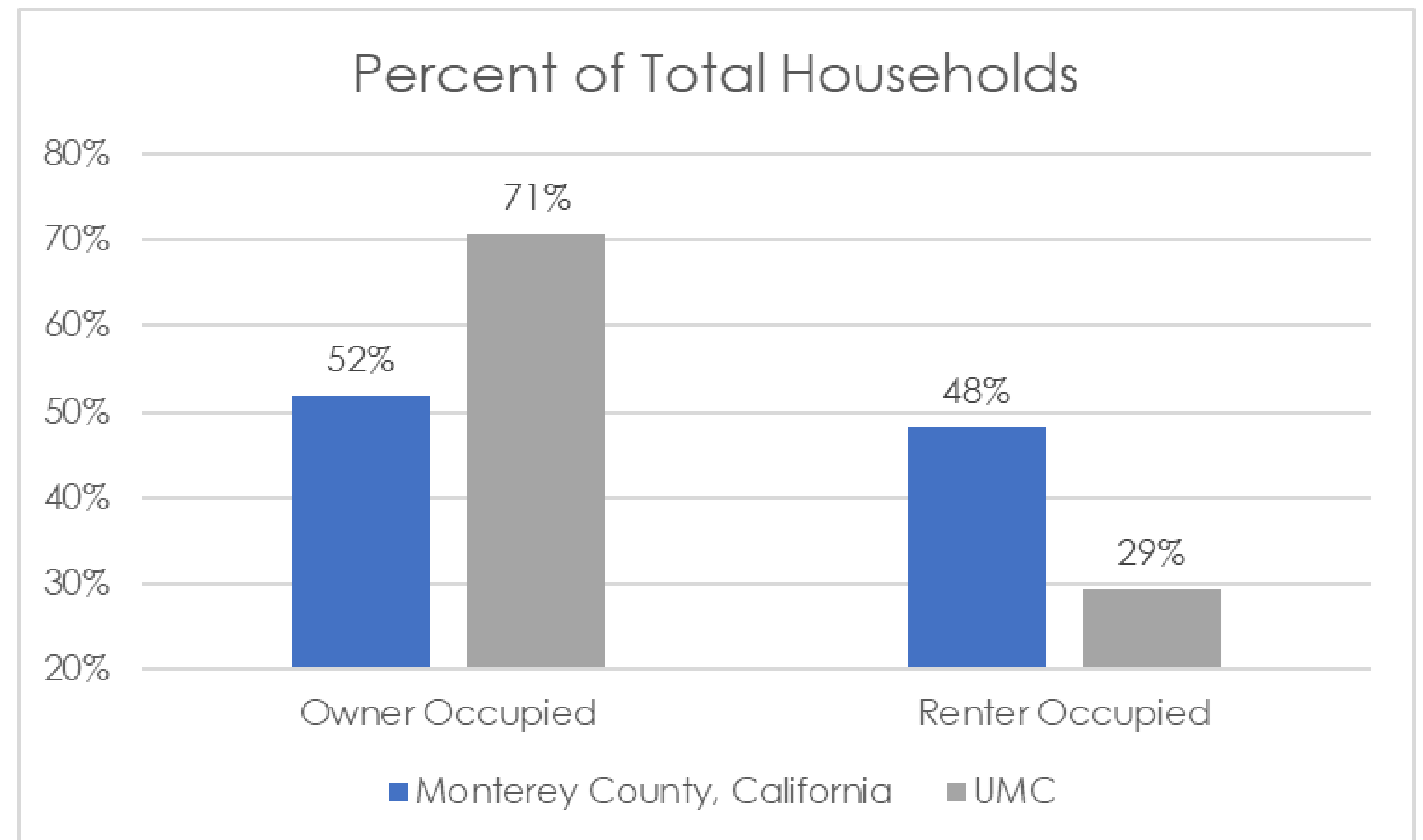
POPULATION & GROWTH

- Comparable to County as Whole
- 2020 Population = 104,482
- 0.41% Growth between 2010-2020



HOUSING STOCK

- Higher % Owners than County as Whole
- Approximately 39,000 units
 - 76% Single Family
 - 24% Multi-Family & Other Housing Types
- 71% Owners
- 29% Renters





HOUSING COSTS & INCOME GROWTH

- Wage/Income Growth Not Kept Pace with Rent/Price Increases
- **Rents**
 - 65% increase (since 2015)
- **Home Prices**
 - 93% increase (since 2015)
- **Median Income**
 - 31% Increase (since 2014)

Sources: Zillow (Nov 2022) and California Department of Housing and Community Development, 2014 and 2022 income limits.

COST BURDENED HOUSEHOLDS

- 33% of households cost burdened
- 45% of these households are severely cost burdened

OWNERS

- 29.7% > 30% of income on housing
- 13.6% > 50% of income on housing
(Severely Cost Burdened)

RENTERS

- 39.1% > 30% of income on rent
- 14% > 50% of income on rent
(Severely Cost Burdened)

REVIEW OF 5TH CYCLE

Total RHNA = 1,551 units (900 affordable or 58%)

Jurisdiction	# Affordable RHNA**	% Affordable Completed*
Salinas	1294	12% (155 units)
Monterey	378	5% (19 units)
Seaside	229	0% (0 units)
Soledad	111	5% (6 units)
Monterey County	900	30% (274 units)

* Percentages reflect HCD APR totals of completed units from 2015 – 2021 reported by jurisdictions. Please note this is not representative of incomplete permitted units.

**Affordable represents very-low, low, and moderate income units

HOUSING ELEMENT UPDATE & APPROVAL PROCESS



SAFETY ELEMENT UPDATE



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SAFETY ELEMENT



- Reason for Update:
 - SB 1035 - must review & incorporate new information on flood, fire hazards, & climate hazards into Safety Element with Housing Element updates
- Legislative changes:
 - SB 379 – Climate change adaptation and resilience
 - AB 747 – Evacuation route capacity, safety, & viability
 - SB 99 – residential accessibility to emergency evacuation routes
 - AB 1409 – evacuation locations
- Supporting Technical Studies:
 - Vulnerability Assessment
 - Evacuation Route Analysis

ENVIRONMENTAL JUSTICE ELEMENT



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ENVIRONMENTAL JUSTICE ELEMENT

- Reason for Element:
 - SB 1000 - must identify “disadvantaged communities” in the jurisdiction and incorporate environmental justice policies into the General Plan upon adoption of two or more Elements concurrently on or after January 1, 2018
- Disadvantaged Communities (DACs)
 - **17** census tracts in County unincorporated areas include the following **11** DACs:
 - Boronda, Bradley, Castroville, Chualar, Las Lomas, Lockwood, Moss Landing, Pajaro, Pine Canyon, San Ardo, San Lucas, other unincorporated County areas
- Supporting Technical Study:
 - Existing Conditions Report



COMMUNITY ENGAGEMENT



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COMMUNITY ENGAGEMENT - REQUIREMENTS

Housing Element

- CA Gov. Code
 - Engage **all economic segments** of community
 - Stakeholders
 - *Residents*
 - *Developers (Affordable/Market)*
 - *Housing advocacy groups*
 - *Fair housing providers*
 - *Service Providers & non-profits*
- Ongoing efforts to engage public & stakeholders

Safety Element

- Safety Committee
 - Representatives from County departments involved with:
 - Public safety
 - Emergency preparedness

Environmental Justice

- Citizen's Advisory Committee
 - Community members not traditionally participating in local decision-making processes affecting their environment & quality of life
- Environmental Justice Element Survey
 - Opportunity to indicate interest

COMMUNITY ENGAGEMENT PLAN

Comprehensive process of engaging all segments of community

- Outreach Methods
- Housing, Safety and Environmental Justice Element webpages
 - Housing Element Survey
 - Safety/Environmental Justice Survey
 - Workshops
 - Boots On the Ground
 - Stakeholder meetings
 - Safety Committee and EJCAC
 - Social media posts
 - Announcements at PC & BOS meetings
 - Library Displays

- Engagement Leaders
- County staff
 - Consultant
 - Safety Committee
 - EJCAC
 - Planning Commission
 - BOS

- Meeting Types & Amount
- PC & BOS Intro Sessions
 - 6 Civic Academies - 3 for Housing, 3 for EJ/Safety
 - 2 Public Workshops
 - 18 Stakeholder Focus Group Meetings
 - 16 Community Event Pop-Ups – 8 for Housing, 8 for EJ/Safety
 - 2 Safety Committee Meetings
 - 3 Environmental Justice CAC Meetings
 - 2 PC & BOS Meetings on Draft/Final Housing Element

- Schedule
- Tight schedule due to Housing Element certification deadline & State review timeframes

THANK YOU!

Get Involved! Questions? Comments?

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Visit <https://www.co.monterey.ca.us/GeneralPlanUpdates>



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