

County of Monterey

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



Meeting Agenda - Final

SPECIAL MEETING

Wednesday, February 19, 2025

6:00 PM

1441 Schilling Place, 2nd Floor, Salinas, CA 93901

Housing Advisory Committee

IMPORTANT NOTICE REGARDING PARTICIPATION IN THE HOUSING ADVISORY COMMITTEE MEETING

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the County of Monterey Housing Advisory Committee alternative actions on any matter before it.

In addition to attending in person, public participation will be available by ZOOM and/or telephonic means:

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

- + 1 669 900 6833 US (San Jose)
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Enter this Meeting ID number 91624231593 when prompted.

PUBLIC COMMENT: Please submit your comment (limited to 250 or less) to the HAC Clerk at HAChearingcomments@countyofmonterey.gov. In an effort to assist the Clerk in identifying the agenda item relating to your public comment please indicate in the Subject Line, the meeting body (i.e. Housing Advisory Committee Agenda) and item number (i.e. Item No. 10). Your comment will be placed into the record at the Housing Advisory Committee meeting.

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La medida recomendada indica la recomendación del personal en el momento en que se preparó la agenda. Dicha recomendación no limita las acciones alternativas del Comité de Asesor de Vivienda del Condado de Monterey sobre cualquier asunto que se le haya sometido.

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HAChearingcomments@countyofmonterey.gov. En un esfuerzo por ayudar al personal, indique en la línea de asunto, la audiencia de la reunión (por ejemplo, la agenda del Comité de Asesor de Vivienda del Condado de Monterey) y el número de punto (por ejemplo, el No. de agenda 10). Su comentario se incluirá en el registro de la audiencia del Comité de Asesor de Vivienda del Condado de Monterey

Los comentarios públicos recibidos antes de las 5:00 p.m. del martes anterior a la reunión del Comité de Asesor de Vivienda del Condado de Monterey se distribuirán al Comité de Asesor de Vivienda por correo electrónico.

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POLÍZA DE SERVICIO DE INTERPRETACIÓN: Los miembros del Comité de Asesor de Vivienda del Condado de Monterey invita y apoya la participación de los residentes del Condado de Monterey en sus reuniones. Si usted requiere la asistencia de un interprete, por favor comuníquese con el Departamento de Vivienda y Desarrollo Comunitario localizado en el Centro de Gobierno del Condado de Monterey, (County of Monterey Government Center), 1441 Schilling Place, segundo piso sur, Salinas – o por teléfono al (831) 755-5390. La asistente hará el esfuerzo para acomodar los pedidos de asistencia de un interprete. Los pedidos se deberán hacer lo más pronto posible, y a lo mínimo 24 horas de anticipo para cualquier reunión del Comité de Asesor de Vivienda del Condado de Monterey.

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NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report

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Participate via Phone: 1-669-900-6833

Meeting ID Access Code: 91624231593

Password (if required): 165433

6:00 P.M. - CALL TO ORDER**ROLL CALL**

Gilbert Ramos - District 1
Sandi Austin - District 2
Robert Chacanaca - District 2
Braulio J. Fabian Zamudio - District 3
Cary Swensen - District 4
Peter Said - District 4
Mitch Winick - District 5

PUBLIC COMMENT

The Housing Advisory Committee (HAC) will receive public comment on non-agenda items within the purview of the HAC. The Chair may limit the length of individual presentations.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

The Committee Clerk will announce agenda corrections, deletion and proposed additions, which may be acted on by the Housing Advisory Committee as provided in Section 54954.2 of the California Government Code.

APPROVAL OF CONSENT AGENDA

1. Approve April 10, 2024 Draft Action Minutes [25-107](#)

Attachments: [Draft HAC Meeting Minutes - 4.10.24](#)

2. Approve 2025 Meeting Schedule [25-108](#)

Attachments: [2025 Draft Meeting Schedule](#)

SCHEDULED MATTERS

3. Nomination & Appointment of HAC Members for 2025 [25-109](#)

Attachments: [Staff Report](#)

4. Conduct a public meeting to disseminate information about the Community Development Block Grant (CDBG) program and discuss housing and community development needs. [25-131](#)

Attachments: [Staff Report](#)

5. Receive a report on the County's 2025 Legislative Platform and 2025 Strategic Grant Program and provide direction to staff.

[25-132](#)

Attachments: [Staff Report](#)

OTHER MATTERS

COMMITTEE COMMENTS, REQUEST AND REFERRALS

This is a time set aside for the members of HAC to comment, request, or refer a matter that is on or not on the agenda. At this time, members may also request that an item be added to a future HAC agenda.

DEPARTMENT UPDATE

NEXT SCHEDULED MEETING:

March 12, 2025

ADJOURNMENT



County of Monterey

Item No.1

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: 25-107

February 19, 2025

Introduced: 2/7/2025

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

Approve April 10, 2024 Draft Action Minutes

County of Monterey

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



Meeting Minutes - Draft

SPECIAL MEETING

Wednesday, April 10, 2024

5:00 PM

1441 Schilling Place, 2nd Floor, Salinas, CA 93901

Thyme Room

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Meeting ID Access Code: 945 7632 9233

Password (if required): 143264

5:00 P.M. - CALL TO ORDER

Chair Barajas called the meeting of order at 5:01 p.m.

ROLL CALL

Members Present: Jose Luis Barajas, Sandi Austin, Cary Swensen, Peter Said, Mitch Winick

Members Absent: Virginia H. Mendoza

Staff Present in Person: Darby Marshall, Anita Nachor

Staff Present by Zoom: Dawn Yonemitsu and Craig Spencer

PUBLIC COMMENT

There were no public comments to the agenda.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Committee Secretary, Darby Marshall informed the Housing Advisory Committee of correspondence received and distributed for Agenda Item No. 2a – Gard/PLN210223.

APPROVAL OF MINUTES

- 1. Approve the December 21, 2022 and March 13, 2024 Draft Action Minutes.**

[24-269](#)

Committee Member Said suggested the following changes to the March 13, 2024 minutes.

On page 20 - COMMITTEE COMMENTS, REQUEST AND REFERRALS

Remove Item #2

Change Item #5 to read: Suggestion to staff that Doug Yount make a presentation as a developer to the HAC. Mr. Yount understands the processes with the County.

Action: A motion was made by Committee Member Said to approve the December 21, 2024 and corrected minutes of March 13, 2024. Committee Member Swensen seconded the motion.

SCHEDULED MATTERS

- 2. a. Receive a developer variance request for compliance with the Inclusionary Housing Ordinance and 2010 General Plan Land Use Policy LU-2.13, and**
b. Make a recommendation to the Monterey County Planning Commission on the applicant's request.

[24-270](#)

2a. No motion required. The Committee received and discussed the developer variance request for compliance with the Inclusionary Housing Ordinance and 2010 General Plan Land Use Policy LU-2.13. Discussion held. Receive and file.

2b. Action: A motion was made by Committee Member Said to approve staff's recommendation of a 20% contribution on all 16 units thereby placing an inclusionary requirement on inclusionary units (13 market rate, 3 moderate, balance in-lieu fee) to the Monterey County Planning Commission per the applicant's request. Committee Member Winick seconded the motion. HAC did not support staff recommendation to require applicant to provide 5% workforce housing because requirement was not formally incorporated into County Code.

- 3.**
- a. Receive a report on information previously requested from the development community; and
 - b. Consider discussion points for a follow up meeting with the development community.

[24-271](#)

3a. No motion required. The Committee received and discussed the report on previously requested from the development community. Discussion held. Receive and file.

3b. No motion required. The Committee received and discussed the report on discussion points for the follow up meeting with the development community. Discussion held. Receive and file.

Discussion Points

Suggest Discussion on the following:

- What changes can be addressed in the Monterey County Ordinance or General Plan that might be able to enable development bi-rite? (SAID)
- What can the County do to make the process quicker? (Identify Parcels, administrative process of approvals, process of permits). (WINICK)
- The County could partner with private developers to build affordable housing. The County has access to resources such as Bonding, land, money, etc. (WINICK)
- What could the County do to become a priority to build affordable housing? (WINICK)

- What are the Agriculture Mitigation Policy constraints? (SAID)
- Address the policies on parking spaces for developments that meet affordability requirements. (SAID)
- What are some of the success stories from the developers on building affordable housing in California? (WINICK)
- The development community's perception on centralized permitting that will assist on streamlining the bureaucratic process in reducing the wait time to approve permits. Having a model of one centralized area where permits are given out. (BARAJAS)
- What are the challenges of building in the Coastal Zone. What process are impeding the approvals? Once the challenges are ascertained relay those challenges to the Coastal Commission to see how they can be addressed. (BARAJAS).

The Housing, Health, Human Services Community proposed a Joint Meeting with the Housing Advisory Committee on Monday, May 6, 2024 at 5:00 p.m.

OTHER MATTERS

There were no other matters.

COMMITTEE COMMENTS, REQUEST AND REFERRALS

Future Agenda Item

The HAC Committee Members would like a month to review the Inclusionary Housing Ordinance. The review will assist the HAC Committee Members in advising the Board of Supervisors in the future.

Analyzing ideas about whether Include 20% less then 5 units or 10 units.

HAC Committee Members requested to cancel the May 8, 2024 HAC meeting.

HAC Committee Member requested to have a HAC special meeting on June 12, 2024.

DEPARTMENT UPDATE

During the previous meeting the HAC Committee requested information on what information the County collects in regard to affordable housing.

Darby Marshall stated that he created a spreadsheet that provides the information that was collected by the County in regards to affordable Housing. The spreadsheet will be included in the packet for the HAC special meeting on June 12, 2024.

ADJOURNMENT

Chair Barajas moved to adjourn. The meeting was adjourned at 6:50 p.m.

NEXT SCHEDULED MEETING

June 12, 2024 Special Meeting



County of Monterey

Item No.2

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: 25-108

February 19, 2025

Introduced: 2/7/2025

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

Approve 2025 Meeting Schedule

HOUSING ADVISORY COMMITTEE (HAC)

2025 MEETING SCHEDULE

Meeting Dates/Time	Second Wednesday of every other month at 5:00pm, unless otherwise posted.
Location	Thyme Room 1441 Schilling Place, 2nd Floor, Salinas, CA 93901 Hybrid Meeting - In-Person and through Zoom
Chair	Vacant
Vice-Chair	Vacant

Meeting Date	Location	Time of Meeting
Wednesday, January 8, 2025	Thyme Room 1441 Schilling Place, 2nd Floor, Salinas, CA 93901 Hybrid Meeting - In-Person and through Zoom	5:00pm
Wednesday, March 12, 2025	Thyme Room 1441 Schilling Place, 2nd Floor, Salinas, CA 93901 Hybrid Meeting - In-Person and through Zoom	5:00pm
Wednesday, May 14, 2025	Thyme Room 1441 Schilling Place, 2nd Floor, Salinas, CA 93901 Hybrid Meeting - In-Person and through Zoom	5:00pm
Wednesday, July 9, 2025	Thyme Room 1441 Schilling Place, 2nd Floor, Salinas, CA 93901 Hybrid Meeting - In-Person and through Zoom	5:00pm
Wednesday, September 10, 2025	Thyme Room 1441 Schilling Place, 2nd Floor, Salinas, CA 93901 Hybrid Meeting - In-Person and through Zoom	5:00pm
Wednesday, November 12, 2025	Thyme Room 1441 Schilling Place, 2nd Floor, Salinas, CA 93901 Hybrid Meeting - In-Person and through Zoom	5:00pm



County of Monterey

Item No.3

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: 25-109

February 19, 2025

Introduced: 2/7/2025

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

Nomination & Appointment of HAC Members for 2025



County of Monterey

Item No.3

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: 25-109

February 19, 2025

Introduced: 2/7/2025

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

Nomination & Appointment of HAC Members for 2025



County of Monterey

Item No.4

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: 25-131

February 19, 2025

Introduced: 2/14/2025

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

Conduct a public meeting to disseminate information about the Community Development Block Grant (CDBG) program and discuss housing and community development needs.

RECOMMENDATION:

It is recommended that the Housing Advisory Committee conduct a public meeting to disseminate information about the Community Development Block Grant (CDBG) program and discuss housing and community development needs.

SUMMARY/DISCUSSION:

In 2013, the County qualified as a Community Development Block Grant (CDBG) Urban County. This designation allows the County to receive an annual, non-competitive, CDBG grant if the County continues to meet certain requirements. One of these requirements is that the County prepare a Consolidated Plan at least once every five-years. The Urban County's next Consolidated Plan is due to the U.S. Department of Housing and Urban Development in May 2025. As part of the Consolidated Planning process, the County is required to conduct at least one public meeting to educate the community about the CDBG program and take community input on housing and community development needs. The Board of Supervisors will conduct a second public hearing when it considers adoption of the Consolidated Plan in May 2025.

Over the next five-years, the Urban County is expected to receive approximately \$5.97 million in CDBG funding. The Urban County may use up to 20% of the grant funds to administer the program and 15% to fund public services. The balance of the funds must be used for projects that support affordable housing, infrastructure, or public facilities

Prepared by: Darby Marshall, Housing Program Manager, (831) 755-5391



County of Monterey

Item No.4

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: 25-131

February 19, 2025

Introduced: 2/14/2025

Current Status: Agenda Ready

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Matter Type: General Agenda Item

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It is recommended that the Housing Advisory Committee conduct a public meeting to disseminate information about the Community Development Block Grant (CDBG) program and discuss housing and community development needs.

SUMMARY/DISCUSSION:

In 2013, the County qualified as a Community Development Block Grant (CDBG) Urban County. This designation allows the County to receive an annual, non-competitive, CDBG grant if the County continues to meet certain requirements. One of these requirements is that the County prepare a Consolidated Plan at least once every five-years. The Urban County's next Consolidated Plan is due to the U.S. Department of Housing and Urban Development in May 2025. As part of the Consolidated Planning process, the County is required to conduct at least one public meeting to educate the community about the CDBG program and take community input on housing and community development needs. The Board of Supervisors will conduct a second public hearing when it considers adoption of the Consolidated Plan in May 2025.

Over the next five-years, the Urban County is expected to receive approximately \$5.97 million in CDBG funding. The Urban County may use up to 20% of the grant funds to administer the program and 15% to fund public services. The balance of the funds must be used for projects that support affordable housing, infrastructure, or public facilities

Prepared by: Darby Marshall, Housing Program Manager, (831) 755-5391



County of Monterey

Item No.5

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: 25-132

February 19, 2025

Introduced: 2/14/2025

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

Receive a report on the County's 2025 Legislative Platform and 2025 Strategic Grant Program and provide direction to staff.

RECOMMENDATION:

It is recommended that the Housing Advisory Committee receive a report on the County's 2025 Legislative Platform and 2025 Strategic Grant Program and provide direction to staff.

SUMMARY/DISCUSSION:

The County maintains a long-standing and successful Legislative Program, ensuring that the interests of the County are well represented in Sacramento and Washington, D.C. The County's Legislative Platform provides a broad policy overview of programs and projects that the County would like to see state or federal legislation to support and unfunded programs and projects that could be eligible for grant funding.

On January 28, 2025, the Board of Supervisors adopted the County's 2025 Legislative Platform and Strategic Grant Program. The Strategic Grant Program identifies all the unfunded County needs that may be assisted through state or federal grants and eight priorities for the 2025. None of the priorities specifically address affordable housing, but providing clean drinking water in San Lucas will open the opportunity for CHISPA to construct its Valley Views Subdivision. Valley Views will result in 33-units of self-help owner-occupied housing.

The Legislative Platform generally supports increased funding for the Community Development Block Grant Program (CDBG [federal]), HOME Investment Partnership Act (federal), and Homekey (state) grant programs. The County is currently a CDBG Urban County. This designation allows the County to receive an annual non-competitive CDBG award. In 2024, this award was approximately \$1.2 million. The County is not a HOME Participating Jurisdiction and must compete for these funds annually through the state's HOME program. The County, in partnership with cities in the County, may seek designation as a Participating Jurisdiction as part its effort to establish a regional housing trust fund.

Abbreviated copies of these documents that focus on housing and homeless policies and programs are attached to this staff report. The complete 2025 Legislative Platform and 2025 Strategic Grant Program can be found as part of Agenda Item 18 on the Board of Supervisors calendar for January 28, 2025 at <https://.legistar.com/Calendar.aspx>.

Prepared by: Darby Marshall, Housing Program Manager, (831) 755-5391



County of Monterey

Item No.4

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: 25-132

February 19, 2025

Introduced: 2/14/2025

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

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RECOMMENDATION:

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SUMMARY/DISCUSSION:

The County maintains a long-standing and successful Legislative Program, ensuring that the interests of the County are well represented in Sacramento and Washington, D.C. The County's Legislative Platform provides a broad policy overview of programs and projects that the County would like to see state or federal legislation to support and unfunded programs and projects that could be eligible for grant funding.

On January 28, 2025, the Board of Supervisors adopted the County's 2025 Legislative Platform and Strategic Grant Program. The Strategic Grant Program identifies all the unfunded County needs that may be assisted through state or federal grants and eight priorities for the 2025. None of the priorities specifically address affordable housing, but providing clean drinking water in San Lucas will open the opportunity for CHISPA to construct its Valley Views Subdivision. Valley Views will result in 33-units of self-help owner-occupied housing.

The Legislative Platform generally supports increased funding for the Community Development Block Grant Program (CDBG [federal]), HOME Investment Partnership Act (federal), and Homekey (state) grant programs. The County is currently a CDBG Urban County. This designation allows the County to receive an annual non-competitive CDBG award. In 2024, this award was approximately \$1.2 million. The County is not a HOME Participating Jurisdiction and must compete for these funds annually through the state's HOME program. The County, in partnership with cities in the County, may seek designation as a Participating Jurisdiction as part its effort to establish a regional housing trust fund.

Abbreviated copies of these documents that focus on housing and homeless policies and programs are attached to this staff report. The complete 2025 Legislative Platform and 2025 Strategic Grant Program can be found as part of Agenda Item 18 on the Board of Supervisors calendar for January 28, 2025 at <https://monterey.legistar.com/Calendar.aspx>.

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