



HOUSING ELEMENT UPDATE SIXTH CYCLE (2023 – 2031)

REF220020

County of Monterey Board of Supervisors

October 28, 2025

Agenda Item No.12



ACTION

- Receive a status report of the draft 6th Cycle Housing Element; and
- Provide direction to staff.



HOUSING ELEMENT SIXTH CYCLE (“HEU6”) STATUS

- March 11, 2025: Workshop with the Board of Supervisors
- June 26, 2025: submitted revised draft HEU6 to CA HCD for 60-day review period
- August 25, 2025: received comment letter from CA HCD



CA HCD FINDINGS LETTER – AUGUST 25, 2025

Non-Vacant Sites

Pipeline Sites

Permit Processing and Procedures

Affirmatively Furthering Fair Housing

Opportunity Site Range of Densities (Program H-3.A and H-3.C)



OPPORTUNITY SITES RANGE OF DENSITIES – PROGRAM H-3.A and H-3.C

“...the element appears to indicate that sites will be rezoned with a minimum density of 20 units per acre and, in some cases, a maximum allowable density of 20 dwelling units per acre. While the minimum density proposal is required to meet statutory requirements, a maximum allowable density that is the same as the required minimum density would require a precise development proposal that does not allow for a range of allowable densities. This lack of a range of allowable densities presents a constraint on housing development..” – from CA HCD Comment Letter, dated August 25, 2025 (page 8)

- Met with CA HCD in early October
- Staff is considering a rezoning strategy to allow for of up to 25 dwelling units/acre on rezone sites to address this comment



HEU6 – OTHER COMPONENTS IN PROGRESS

- Preparation of a Programmatic Environmental Impact Report (PEIR)
- Returning to the Airport Land Use Commission (ALUC) to formalize the Board of Supervisors direction from March 2025
- Drafting of General Plan and Zoning Code Amendments



TIMELINE AND NEXT STEPS

- Summer 2025 – received formal HCD findings letter and incorporate HCD revisions into draft HEU6
- Fall 2025 – Refine Public Release Draft HEU6, coordinate with CA HCD to ensure County is on track for HEU6 Certification. Release HEU6 draft for 7-day public review and submit to CA HCD. Release PEIR for 45-day public review period.
- Winter 2025/2026 – Receive findings from CA HCD, review and incorporate comments into PEIR, and go to Planning Commission and Board of Supervisors for HEU6 Adoption and Adoption of General Plan/Zoning Amendments.
- Spring 2026 – Submit adopted HEU6 to HCD for Certification



RECOMMENDATION

- Receive a status report of the draft 6th Cycle Housing Element; and
- Provide direction to staff.



GET INVOLVED!

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www.countyofmonterey.gov/GeneralPlanUpdates