



PROGRESS REPORT ON REVISIONS TO INCLUSIONARY HOUSING ORDINANCE ITEM 14

Board of Supervisors

Tuesday, September 14, 2021

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TODAY'S ACTIONS

- Receive a progress report on potential revisions to the County's Inclusionary Housing Ordinance (Chapter 18.40 of the Monterey County Code);
- Provide direction regarding existing affordable housing policies in the 2010 General Plan;
- Provide input and suggestions regarding the level of stakeholder involvement on potential revisions to County affordable housing policies and regulations; and
- Provide direction on the potential Jobs-Housing Nexus Analysis.

PROGRESS ON REVISIONS

- Contract executed with LeSar Development Consultants – August 28, 2018
 - Provide Technical Assistance
 - Examination of Data
 - Prepare Affordable Housing Nexus Study
 - Provide Recommendations
 - Conduct Community Engagement
 - Attend Public Meetings (Board of Supervisors, Planning Commission and Housing Advisory Committee)
- Board of Supervisors Progress Reports
 - October 23, 2018
 - February 5, 2019

STAKEHOLDER MEETINGS

- Board Directive for Stakeholder Discussions – February 5, 2021
- Community Engagement Guide
 - Consult – Ask for opinions
 - Involved – Invited to the process
- Stakeholders
 - Development Community
 - Organizations
 - Environmental Preservation Groups
 - Business Community (if fee for nonresidential development)

GENERAL PLAN & INCLUSIONARY HOUSING ORD. EVALUATION

- **Existing GP Policies (Policy LU-1.19 and Policies LU-2.11 through LU 2.13)**
 - **Evaluation of percentage required**
 - **Workforce Housing**
- **Existing Inclusionary Housing Ordinance**
 - **Not Intended to Meet RHNA Obligation**
 - **Constraint on Housing?**

JOB-HOUSING NEXUS ANALYSIS

- Existing burden of affordable housing is on residential development
- Should Non-residential Developments contribute to affordable housing development through commercial linkage fees?
- Non-residential linkage fee is consistent with Housing Element Policy

RECOMMENDATIONS

- Receive the progress report on potential revisions to the County's Inclusionary Housing Ordinance (Chapter 18.40 of the Monterey County Code);
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