

2015-23 Housing Element Progress Report and 3-Year Strategy for Affordable Housing

Presentation to Monterey County Board of Supervisors
May 22, 2018



Regional Housing Needs Allocation Update

	Total Units	Very Low	Low	Moderate	Above Moderate
Allocation	1,551	374	244	282	651
Units Produced	757	37	6	9	705
Obligation Remaining	794	337	238	273	0
Performance to Date	49%	10%	2%	3%	108%



Follow up to RHNA Questions from May 15th Board Meeting

- Affordability Standards
 - Deed Restrictions or Financial Assistance is “Gold Standard”
- ADU’s and affordability –
 - ADUs may qualify as affordable, but...
- Emergency and Temporary Housing and RHNA
 - The standard is: Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall...included only if they are occupied as someone’s usual place of residence.



Income, Rent & Sale Price Limits 4-Person Household, 2-Bedroom Unit

Income Level	Annual Income	Sale Price	Monthly Rent
Very Low (50% AMI)	\$40,700	\$125,635	\$916
Low (80% AMI)	\$65,100	\$200,879	\$1,465
Median (100% AMI)	\$68,700	\$247,359	\$1,832
Moderate (120% AMI)	\$82,450	\$272,153	\$2,054
Above Moderate			
Workforce I (150% AMI)	\$103,050	\$346,339	
Workforce II (180% AMI)	\$123,650	\$445,324	



Sample Entry Level Salaries

Employer	Job Title	Salary
	Agricultural Worker	\$22,620
Carmel Unified School District	Certified Teacher	\$59,994
	Cook	\$23,750
County of Monterey	Deputy Sheriff – Corrections Recruit	\$60,420
City of Salinas	Firefighter Recruit	\$63,336
County of Monterey	Public Health Nurse I	\$34,452



Types of Housing

Permanent Housing Requirements

- Affordable Housing
 - Units with annual income limits and externally imposed maximum rents
- Supportive Housing
 - Units for people with challenges to traditional independent living, e.g. physical / mental
- Employee Housing
 - Two models –
 - Pebble Beach Hybrid Model
 - Tanimura & Antle Model

Other Types of Housing

- Emergency Shelter
 - Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person.
- Transitional Housing
 - Housing with supportive services for up to 24 months that is exclusively designated and targeted for recently homeless persons.



Affordable Housing Considerations



2017 Housing Legislation

SB2 & SB3

- New source of funding

SB166

- No net loss

AB1397

- More restrictive requirements for designating sites for affordable housing in Housing Element

AB1505

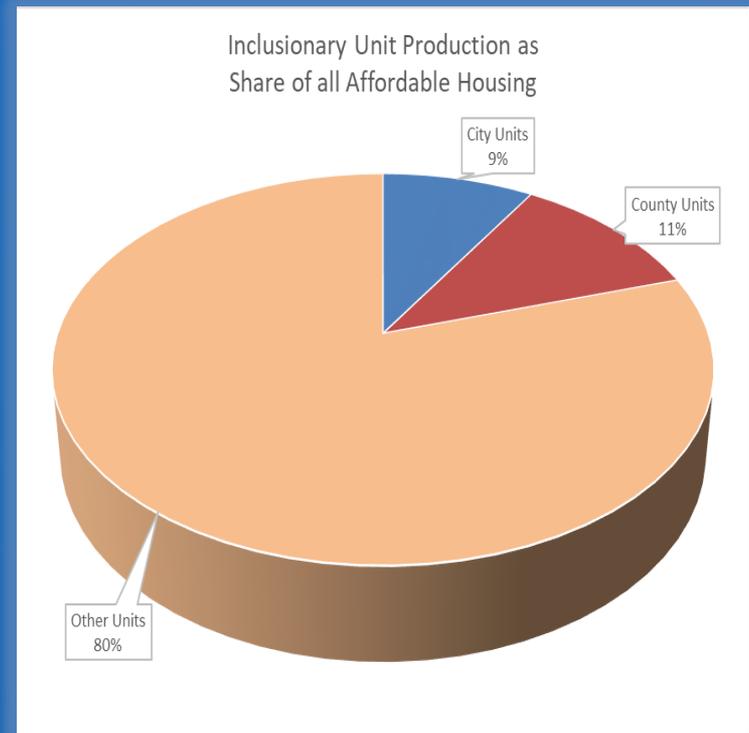


Impact of Inclusionary Housing Ordinances

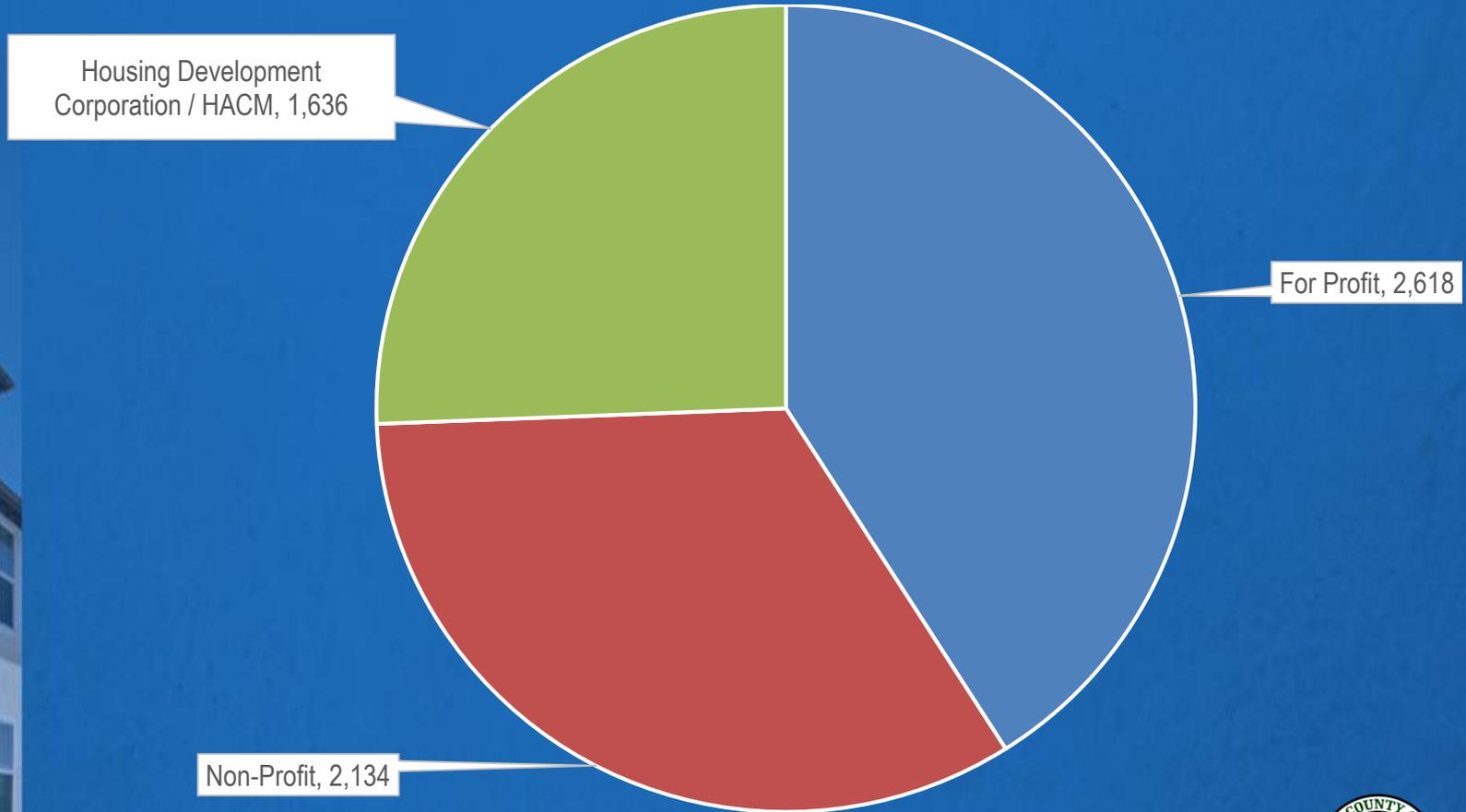
Housing built to comply with or receiving Inclusionary Housing financial support account for approximately 20% of all affordable housing in Monterey County.

5,625 X 6% = 337.5 Very Low-Income Housing Units remaining under RHNA

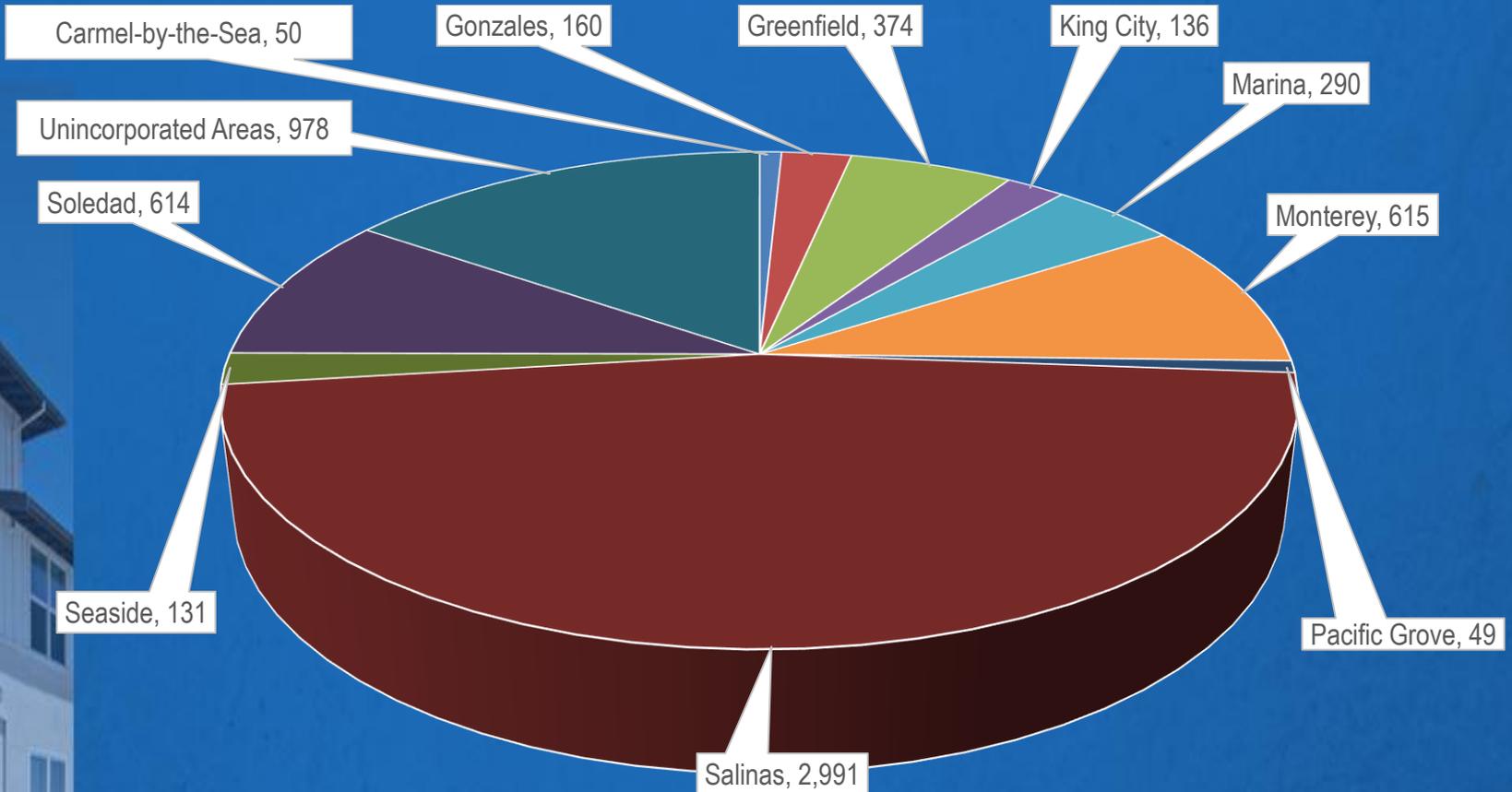
If the County relies solely on Inclusionary Housing Ordinance, it will NOT meet it's RHNA obligation.



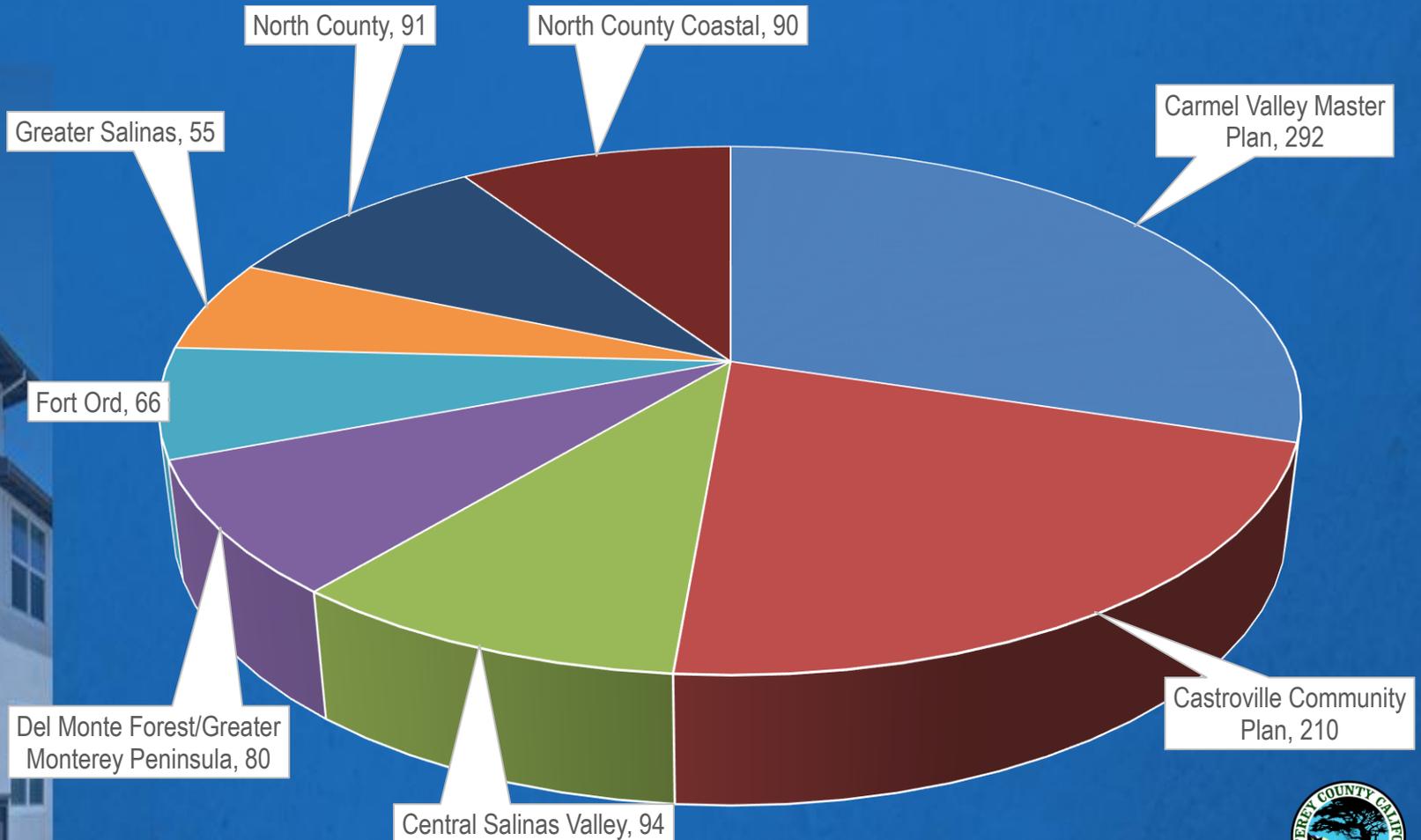
Who is Building Affordable Housing



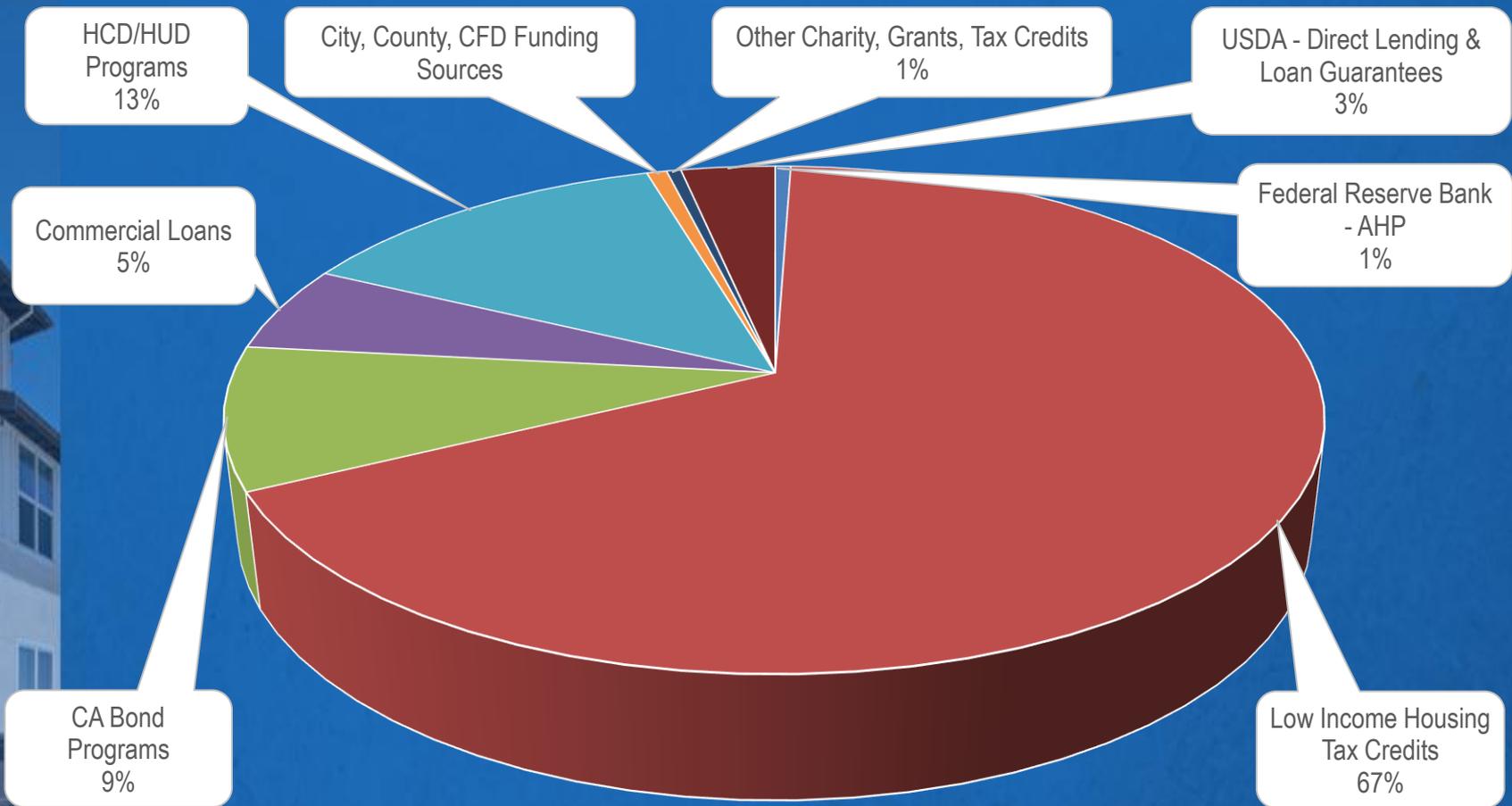
Where is Affordable Housing Located



Affordable Housing by County Planning Area



Financing Affordable Housing

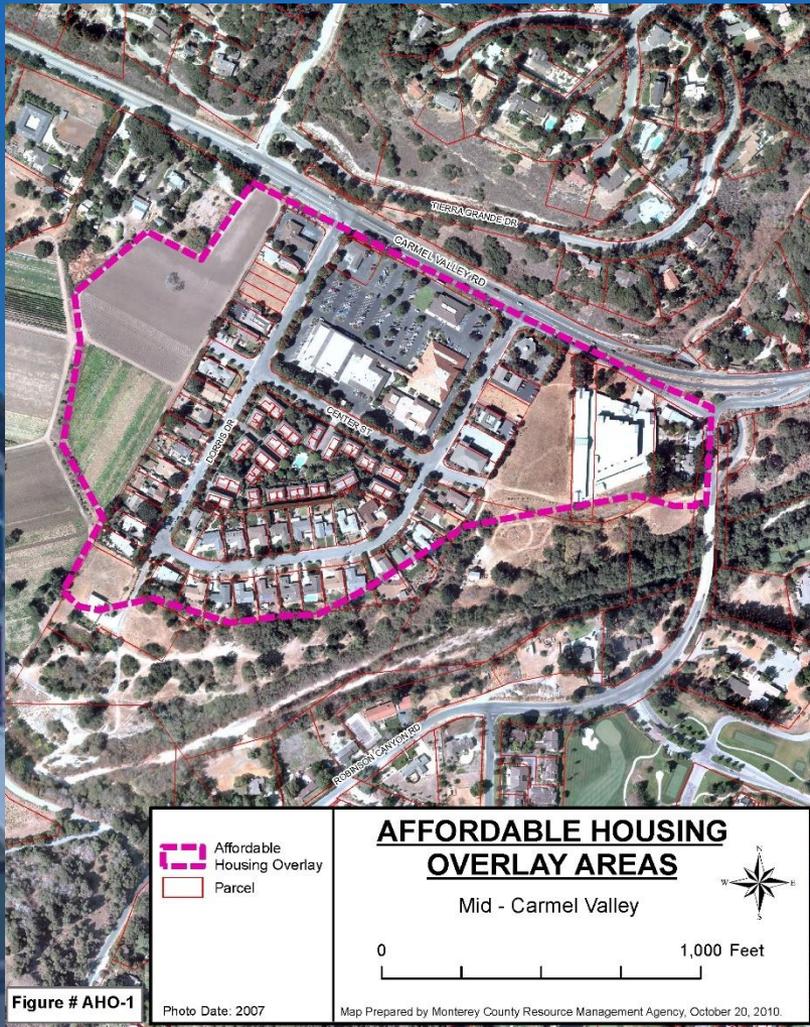


Housing Potential – General Plan & Housing Element

<u>Affordable Housing Overlay or Planning Area</u>	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Moderate</u>	<u>Total Units</u>
Bradley Rural Center	2	2	3	30	37
Castroville Community Plan	28	28	38	378	473
Chualar Community Area	5	5	7	70	87
Highway 68 & Reservation AHO	19	19	25	252	315
Mid-Carmel Valley AHO	20	20	27	267	334
Monterey Peninsula Airport & Vicinity (east) AHO	53	53	71	712	890
Monterey Peninsula Airport & Vicinity (west) AHO	24	24	32	321	401
North County (Coastal)	37	37	50	90	214
Pine Canyon Rural Center	5	5	7	72	90
San Ardo Rural Center	1	1	1	10	13
San Lucas Rural Center	1	1	1	13	16
Total Units	197	197	262	2,215	2,870



Mid-Valley Affordable Housing Overlay District

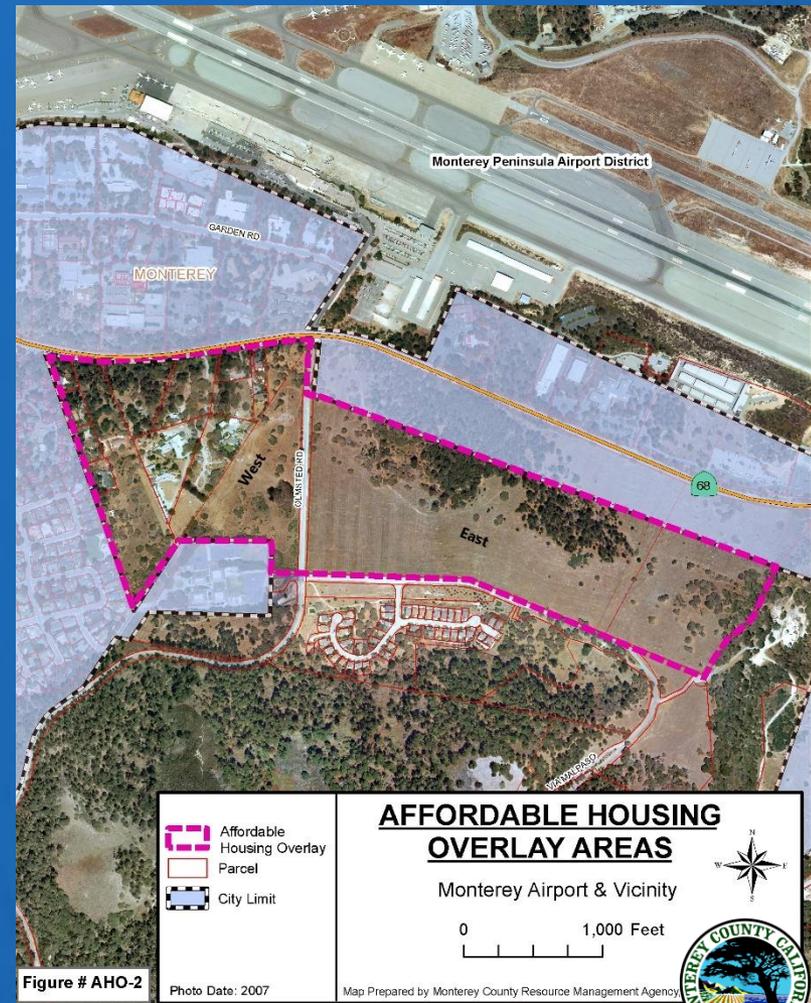


Income Level	Units
Very Low	14
Low	22
Moderate	22
Above Moderate	
Workforce I	29
Workforce II	58.5
Total Units	145.5



Monterey Peninsula Airport & Vicinity AHO District

Income Level	“East”	“West”
Very Low	89	12
Low	133	18
Moderate	134	18
Above Moderate		
Workforce I	178	24
Workforce II	356	49
Total Units	890	121



Highway 68 & Reservation Rd. AHO District



Income Level	Units
Very Low	31
Low	47
Moderate	48
Above Moderate	
Workforce I	63
Workforce II	126
Total Units	315

Opportunity Sites – Castroville Community Plan

Figure 12: Castroville Community Plan Opportunity Areas

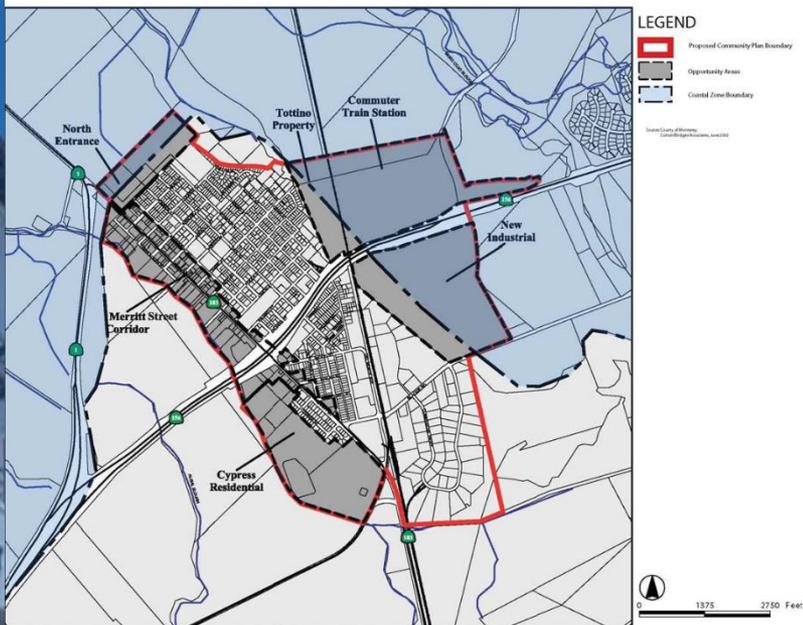
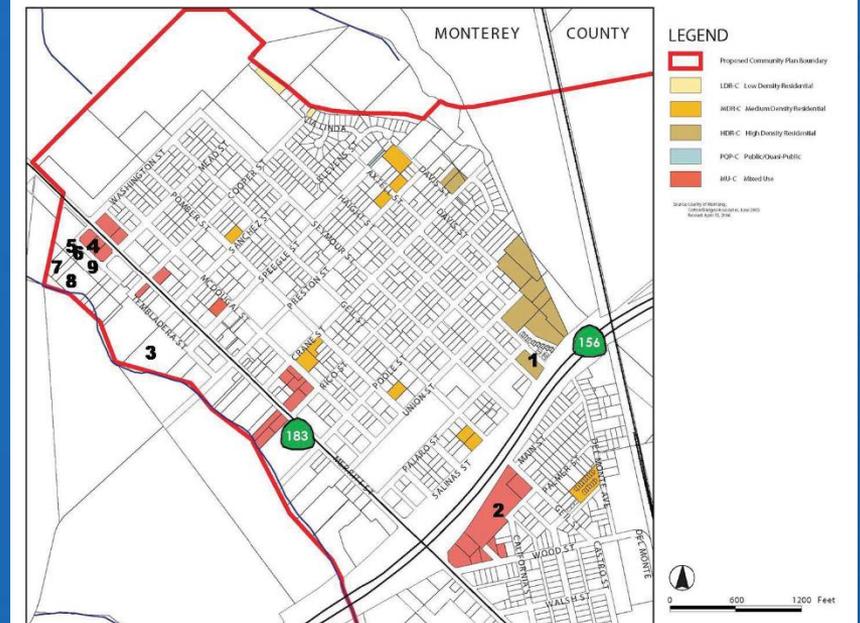
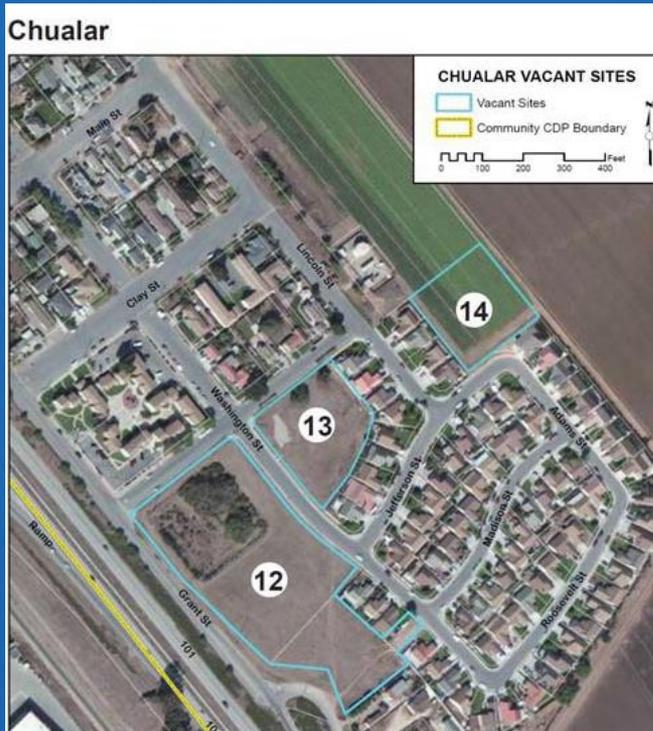


Figure 13: Castroville Community Plan Infill Sites



Opportunity Sites – Central Salinas Valley Area Plan



Opportunity Sites – South County Area Plan

Figure 15: South County Area Plan



Housing Pipeline

County Planning Area	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Moderate</u>	Total Units
Carmel Valley & Greater Monterey Peninsula	28	85	67	171	351
Castroville & North County Coastal	42	61	60	70	233
Fort Ord	59	72	145	950	1,226
Greater Salinas	65	179	93	950	1,287
South County & Central Salinas Valley	0	29	56	330	415
Toro	0	0	17	168	185
Other	2	3	4	36	45
Grand Total	196	429	442	2,675	3,742



Carmel Valley – Development Opportunity

- 2 parcels totaling 8.72 acres
- 43.62 potential units with current land use
- 58.89 potential units if owner applies for maximum state density bonus

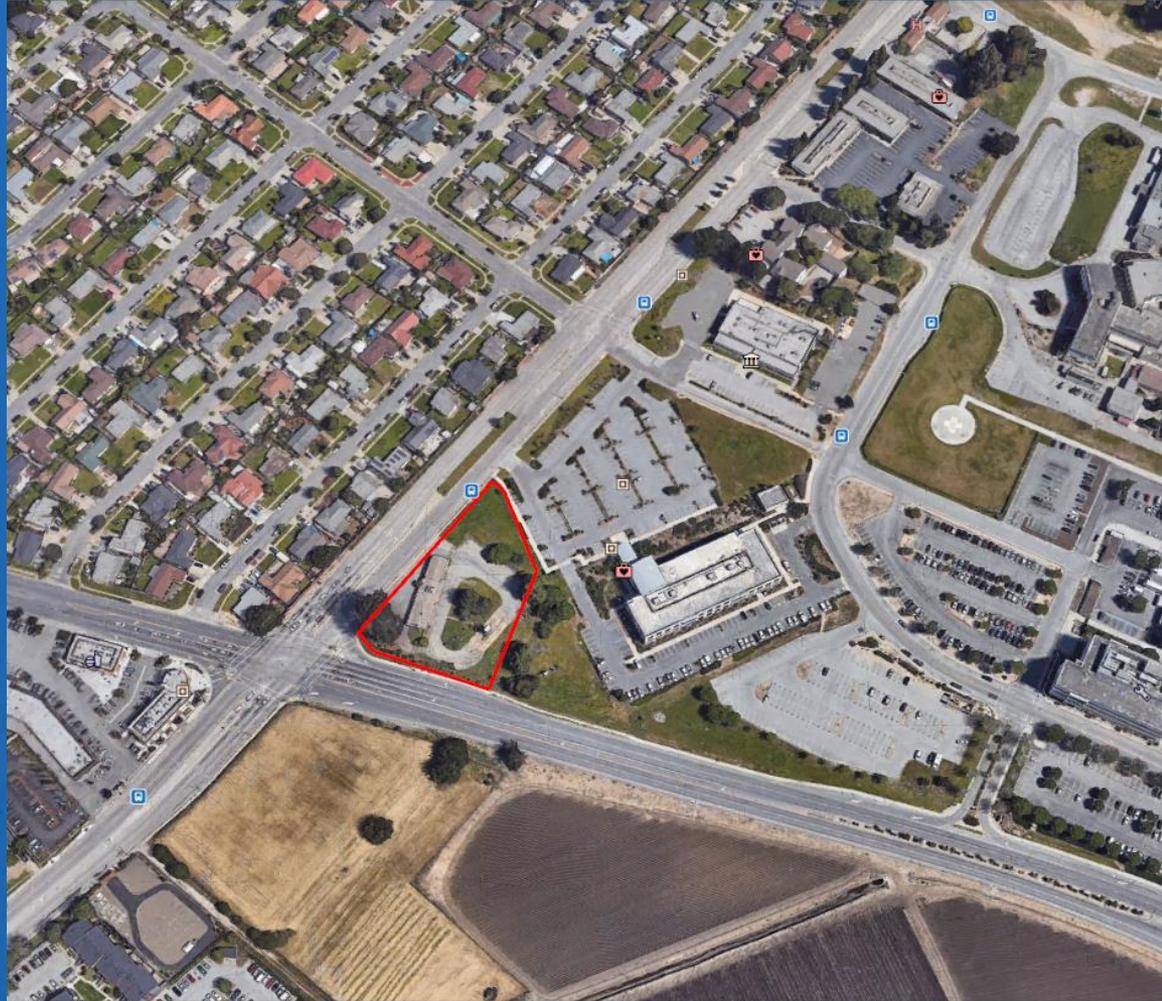


UCMBEST “Triangle” Development Opportunity

- Mixed Use potential
- 500 residential units



Laurel & Natividad Opportunity



Policy Considerations



Questions



Affordable Housing

Requires Many Sources of Funding
And Creative Solutions

Resources

The high cost of construction and development financing requires access to multiple sources of funding and other resources to attain affordability.

Federal

- HOME
- CDBG
- Homeless Assistance Grants
- Housing Choice Vouchers
- Public Housing
- Rental Assistance Demonstration (RAD)
- Nat'l Housing Trust Fund (NHTF)
- Low Income Housing Tax Credit (LIHTC)
- Rural Housing Preservation Act 2018

State

- Joe Serna, Jr., Fm Wker Hsg Grant
- California Self-Help Housing Prog
- CalHome
- Multifamily Housing Program
- Federal and S Low-Income H Tax Credits
- Farm Worker Housing Tax Credit Assistance
- SGC Affordable Housing & Sustainable Communities Program

Private & Non-Profit

- Industry Sponsored Housing
- Workforce Housing
- Housing Financing Bonuses
- Community Service Area Assessment District
- Housing Tax Credits
- Housing & Land Trust
- Foundations

County

- Inclusionary Housing
- Density Bonuses
- Developer Impact Fees
- Demolition Fees
- Land Use & Zoning Ord
- Subdivision Regulations
- Development Affordability Requirements
- Affordability Percentage and Period
- Permit Streamlining
- First Time Homebuyer Program

