



# County of Monterey

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Clerk of the Board  
168 West Alisal St. 1st Floor  
Salinas, CA 93901  
831 755 5066  
cob@co.monterey.ca.us

April 14, 2025

The Honorable Anamarie Ávila Farías  
California State Assembly  
1021 O Street, Room 6140  
Sacramento, CA 95814

**RE: AB 726 (Ávila Farías) Planning and zoning: annual report: rehabilitated units. – SUPPORT**

Dear Assemblymember Ávila Farías:

On behalf of the County of Monterey, we support your measure AB 726. Planning and Zoning Law, requires each county to adopt a comprehensive, long-term general plan for the physical development of the county that includes a housing element. That law requires the county planning agency to provide an annual report by April 1 each year to the Office of Land Use and Climate Innovation. Existing law requires that the annual report include the county's progress in meeting its share of regional housing needs.

This bill allows local agencies to also report the number of deed-restricted affordable housing units, over 15 years old, that have been significantly rehabilitated with a minimum of \$60,000 per unit in city or county funds. These units cannot be considered when determining eligibility for streamlined approval processes.

State law specifies that the Housing Element must assess housing needs and evaluate the current housing market in the county and identify programs that will meet housing needs. The housing market evaluation includes a review of housing stock characteristics as well as housing costs, household incomes, special needs households, availability of land and infrastructure and various other factors. Also included is the community's "Regional Housing Needs Allocation" which provides an estimate of the number of housing units that should be provided in the community to meet its share of new households in the region. In addition to this information, the Housing Element document must review and evaluate its past housing programs and consider this review in planning future housing strategies.

The County of Monterey Housing and Community Development (HCD) works diligently to ensure reasonable and safe development while planning for the county's future housing needs. The HCD is committed to meeting its RHNA requirements and welcomes the opportunity to receive RHNA credit from rehabilitation projects. Including rehabilitation projects in the RHNA is a cost-effective and sustainable solution. It also provides more housing in a shorter time frame as rehabilitation projects can be resolved more quickly than new construction. For these reasons, we support AB 726.

Should you have any questions, please feel free to contact Monterey County's Public Policy Advisor, Ashley Walker of Nossaman LLP, at 916-442-8888.

Sincerely,

**DRAFT**

**Chris M. Lopez, Chair**  
Board of Supervisors



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cc: The Honorable John Laird, 17th Senate District  
The Honorable Robert Rivas, 29th Assembly District  
The Honorable Dawn Addis, 30th Assembly District  
California State Association of Counties (CSAC)  
Rural County Representatives of California (RCRC)  
Members and Consultants, Assembly Housing and Community Development Committee  
Members and Consultants, Assembly Appropriations Committee

