County of Monterey

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

Meeting Minutes - Draft

Wednesday, October 22, 2025

6:00 PM

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

Housing Advisory Committee

6:00 P.M. - CALL TO ORDER

In the absence of Chair Said, Vice-Chair Ramos convened the meeting at 6:00 p.m.

ROLL CALL

Members Present: Chacanaca, Fabian Zamudio, Palmer, Ramos, Swensen
Members Absent: Austin, Said, Winick
Staff Present: Darby Marshall, Anita Nachor

PUBLIC COMMENT

There was no public comments to the agenda.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Darby Marshall pointed out a correction to the agenda, clarifying that the Consent Agenda included three items (1–3), while the added description "Scheduled Items" section included two items (4–6).

APPROVAL OF CONSENT AGENDA

Action: A motion was made by Committee Member Ramos to approve the consent agenda. Committee Member Chacanaca seconded the motion.

AYES: Chacanaca, Fabian Zamudio, Palmer, Ramos, Swensen
NAYES
ABSENT: Austin, Said, Winick
ABSTAINED:
Motion Passed – 5-0

Public Comment: None

1.	Approve the May 12, 2025 Draft Action Minutes	**25-746**
2.	Review and Approval of the 2026 Housing Advisory Committee (HAC) meeting dates.	**25-760**
3.	a. Receive a report on the 2025-2028 Board of Supervisors Strategic Plan; and, b. Provide direction to staff.	**25-747**
4.	a. Receive a report on the Inclusionary Housing Ordinance update progress; b. Provide direction to staff on potential amendments to the Inclusionary Housing Ordinance (IHO) and General Plan (GP) Land Use Policies LU-1.19, LU-2.11 and LU-2.13 including: c. The applicability of the IHO based on the appropriate number of lots/units proposed in a development; d The appropriate percentage of for sale lots/units and for rent units that should be required at very-low, low, and moderate incomes; and e. The need and feasibility for the provision of work force I and II housing and the	**25-748**

extent to which this requirement creates a constraint on overall housing development:
f. Provide direction to staff to develop a new Inclusionary In-Lieu fee; and
g. Direct staff to report the findings of the required analysis and recommended changes to the Inclusionary Housing Ordinance and 2010 Inland General Plan to the full Board of Supervisors by February 28, 2026.

#4 required no motion. The Committee received and discussed the report on the Inclusionary Housing Ordinance update progress.

5. a. Receive a report on rental income generated by the Kents Court affordable housing development; and, **25-752**
b. Recommend that the Board of Supervisors approve basing Kents Court rents on annual tenant certified incomes.

#5 a. required no motion. The Committee received and discussed the report on rental income generated by the Kents Court affordable housing.

#5 b. Action: A motion was made by Committee Member Chacanaca to approve the recommendation to the Board of Supervisors to base Kents Court rents on tenants' annually certified incomes for a period of four years. Committee Member Chacanaca seconded the motion.

OTHER MATTERS

No other matters.

COMMITTEE COMMENTS, REQUEST AND REFERRALS

No committee comments, request and referrals.

DEPARTMENT UPDATE

Darby Marshall announced that the City of Salinas will host the 2025 Regional Housing Summit. Anita Nachor will follow up by emailing the event link to members of the Housing Advisory Committee.

NEXT SCHEDULED NEETING

November 12, 2025

ADJOURNMENT

Vice Chair Ramos moved to adjourn. The meeting was adjourned at 7:11 p.m.