



Monterey County

168 West Alisal Street,
1st Floor
Salinas, CA 93901
831.755.5066

Board Report

Legistar File Number: 16-075

January 26, 2016

Introduced: 1/14/2016

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

Public hearing to consider adopting a resolution to:

- a. Adopt the Negative Declaration for the County of Monterey 2015-2023 Housing Element;
- b. Amend the County's General Plan (the 2010 Monterey County General Plan for the non-coastal area and the 1982 General Plan for the coastal zone) to replace the 2009-2014 Housing Element with the County of Monterey 2015-2023 Housing Element; and
- c. Direct staff to submit the County of Monterey 2015-2023 Housing Element to the State Department of Housing and Community Development for certification.

(2015-2023 Housing Element - REF140087, County-wide)

RECOMMENDATION:

It is recommended that the Board of Supervisors adopt a resolution (Attachment B) to:

- a. Adopt the Negative Declaration for the County of Monterey 2015-2023 Housing Element;
- b. Amend the County's General Plan (the 2010 Monterey County General Plan for the non-coastal area and the 1982 General Plan for the coastal zone) to replace the 2009-2014 Housing Element with the County of Monterey 2015-2023 Housing Element; and
- c. Direct staff to submit the County of Monterey 2015-2023 Housing Element to the State Department of Housing and Community Development for certification.

SUMMARY:

The County of Monterey has prepared the 2015-2023 Housing Element (Attachment B), which updates the County's certified 2009-2014 Housing Element. Housing Element updates are mandated by state law every eight years based on a schedule set by legislation and must include an evaluation of the County's present and future housing needs, including discussion of affordable housing issues, constraints and opportunities, and proposed efforts to improve the availability, affordability, and adequacy of housing in the unincorporated area of the County. The Housing Element also identifies how the County's Regional Housing Needs Allocation (RHNA) for 2014-2023 planning period will be accommodated. An initial study and Negative Declaration has been prepared and circulated for public review (Attachment D). The County retained Veronica Tam and Associates to prepare the update of the Housing Element and coordinate the environmental review.

The Housing Element also identifies how the County's Regional Housing Needs Allocation (RHNA) for 2014-2023 planning period will be accommodated. AMBAG has assigned the unincorporated areas of Monterey County a RHNA of 1,551 units for the 2014-2023 planning period, in the following income distribution:

- Very Low Income: 374 units

- Low Income: 244 units
- Moderate Income: 282 units
- Above Moderate Income: 651 units

Pursuant to new State law, three programs have been added to the 2015-2023 Housing Element:

- Density Bonus and Incentives
- Emergency Shelters
- Use Permit requirement for Multi-Family Housing

DISCUSSION:

The Housing Element is one of the seven state-mandated elements of the County's general plan and is required to be updated every eight years. This update would amend the County's General Plan to replace the existing 2009-2014 Monterey County Housing Element with the 2015-2023 Housing Element. Because the Housing Element applies in both the non-coastal and coastal unincorporated areas of the County, the adoption of the 2015-2023 Housing Element is an amendment to both the 2010 Monterey County General Plan, which applies in the non-coastal zone, and the 1982 Monterey County General Plan, which, together with the Local Coastal Program, applies in the coastal zone. The Housing Element must be adopted by the Board of Supervisors by April 29, 2016 and then sent to the State of California Department of Housing and Community Development (HCD) for their 90-day review and certification. Lack of an adopted Housing Element by Board by April 29, would cause the County to convert from a eight year periodic update to a four year update cycle. In addition, not meeting this required deadline, the County may have limited access to State funding such as grants and programs, increased litigation risks, and a carry-over of the current cycle's assigned RHNA to the next planning period.

On November 18, 2015, the Monterey County Planning Commission conducted a public hearing and adopted a resolution recommending that the Board of Supervisors adopt the Negative Declaration and the 2015-2023 Housing Element with minor revisions, which have been incorporated into the Housing Element that is being presented to the Board of Supervisors. See Attachment I for Planning Commission Resolution No. 15-052

In developing the Housing Element 2015-2023, the County conducted outreach to community groups, service providers, and housing professionals to solicit input on housing needs, constraints and opportunities. The County's Housing Advisory Committee also considered the draft Housing Element. Additionally, the draft Housing Element was referred to the Airport Land Use Commission (ALUC) because the Housing Element update amends the General Plan. The ALUC found the Housing Element consistent with the Comprehensive Land Use Plans for the County's airports (Attachment H).

Detailed discussion is provided in **Attachment A**.

OTHER AGENCY INVOLVEMENT:

The following agencies, departments, committees and/or commissions reviewed the 2015-2023 Housing Element:

- Monterey County Planning Commission
- County of Monterey Economic Development Department

County of Monterey Housing Advisory Committee
County of Monterey Office of the County Counsel
Airport Land Use Commission (ALUC)
State of California Department of Housing and Community Development (HCD)
State of California Department of Transportation (DOT)
State of California Public Utilities Commission (PUC)

FINANCING:

Funding for staff time associated with this project is included in the FY15-16 Adopted Budget for RMA-Planning. The department budget includes \$1 million funding for this fiscal year for general plan implementation, part of which funded our consultant work for this update. Out of the \$1 million, \$45,589.00 has been allocated for consultant work.

Prepared by: Nadia Amador, Associate Planner ext. 5114
Approved by: Mike Novo, Director, RMA-Planning, ext. 5192
Carl P. Holm, Director Resource Management Agency, ext. 5103

This report was prepared with assistance by Jacqueline Onciano, RMA Services Manager.

cc: Front Counter Copy; California Coastal Commission; Jacqueline Onciano, Planning Services Manager; Jane Barr, Economic Development Department; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); Heather Adamson, AMBAG; Alfred Diaz-Infante, CHISPA; Mid Pen Housing, Headquarters Office (Foster City, CA); Monterey County Cities; San Benito County Planning; San Luis Obispo County Planning; Santa Cruz County Planning; Fresno County Planning; Santa Clara County Planning; John H. Farrow; Janet Brennan; Project File REF140087.

All attachments are on file with The Clerk of the Board:

Attachment A Discussion
Attachment B Draft Board Resolution with:

- Attachment B-1: 2015-2023 Housing Element

Attachment C Excerpt of Planning Commission's recommended revisions in redline to the 2015-2023 Housing Element (Pages 124 and 127)
Attachment D Negative Declaration/Initial Study and State Clearinghouse Letter
Attachment E California HCD Letter dated November 3, 2015
Attachment F California PUC Letter dated October 23, 2015
Attachment G California DOT Letter dated October 28, 2015
Attachment H Airport Land Use Commission, Resolution No. 15-003
Attachment I Planning Commission Resolution No. 15-052

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