

ATTACHMENT 3
STATUS REPORT OF THE MONTEREY COUNTY
AFFORDABLE HOUSING ORDINANCE

On August 28, 2018, the Board of Supervisors approved an 18-month agreement with LeSar Development Corporation to provide the technical assistance necessary to update the County's Affordable Housing Ordinance. While the contract term is for 18-months, this \$195,100 project is scheduled to be completed within 14-months unless additional community outreach is necessary.

Between now and June 2019, LeSar and their sub-contractors are assessing the County's current housing climate vis-à-vis:

- State law and court decisions;
- Housing demand;
- Cost to build affordable and market rate housing;
- Compliance recommendations consistent with AB1505;
- Nexus studies required to support affordable housing requirements; and,
- A draft of the affordable housing ordinance, administrative manual and documents used to implement the ordinance.

In addition to the documents that are being prepared, beginning in April 2019 and lasting through September, the County and LeSar Development Consultants will undertake a series of community meetings with the:

- Housing Advisory Committee (2 presentations);
- Housing Development Stakeholders;
- Land Use Advisory Committees (at least 4 meetings);
- Planning Commission;
- Board of Supervisors Health, Human Services and Housing Subcommittee; and,
- Board of Supervisors (2 presentations).

Two kick-off meetings are proposed for December 3rd and 4th, 2018. At these meetings, the consulting team will present their initial findings related to the demand for housing over the next 10-years by:

- Affordability Level
- Unit Size
- Attached/Detached Units; and,
- Housing for sub-populations including farmworkers, seniors, or the disabled.

The meeting on December 10th will be with the Housing Advisory Committee and the December 11th meeting will be with the Board of Supervisors. During those working meetings we will be looking for guidance on how the HAC and Board of Supervisors see the Affordable Housing Ordinance fitting into the larger affordable housing puzzle in Monterey County.