

# 6th Cycle 2023-2031 Housing Element Update (*revised*)

## Revised Second Draft / Reader's Guide

March 5, 2024

The City is progressing with its 6th cycle 2023-2031 Housing Element update project. The first draft of the updated Housing Element was submitted to the State Department of Housing and Community Development (HCD) on August 3, 2023, and the City received its 90-day initial review letter from HCD on November 1, 2023. The second draft was submitted to HCD on January 24, 2024, and the City received preliminary comments on February 7, 2024. On March 8, 2024, the City will submit a *revised second* draft to HCD. Below, you will find key project dates and a high-level overview of the *revised second* Draft.

### Key Project Dates (updated)

01/24/2024: City submitted the second draft of the 6th cycle 2023-2031 Housing Element  
02/07/2024: City received preliminary comments on the second draft from HCD  
03/08/2024: City will submit a *revised second draft* of the Housing Element  
03/24/2024: City will receive formal 60-day second review comments from HCD  
04/02/2024: City Council to adopt 6th cycle 2023-2031 Housing Element  
04/15/2024: End of the grace period for housing element certification

### Overview of the **revised second draft** of the 6th Cycle 2023-2031 Housing Element

Chapter 1: Introduction - No substantive changes

Chapter 2: Goals, Policies, and Programs

- Provided more robust follow-up actions for the following programs:
  - Program 1.1.B: City Owned Sites.
  - Program 1.1.D: Allow Religious Institution Affiliated Housing Development.
  - Program 1.3.B: Overnight Visitor Accommodation (Conversion) Development Transfer Rights.
  - Program 1.3.D: Overnight Visitor Accommodation - Employee Housing Program.
  - Program 1.4.A: Eliminate Unnecessary Use Permits.
  - Program 2.4.A: Housing Rehabilitation and Maintenance Information.
  - Program 3.1.C: Density Bonus.
- Added the following new programs:
  - Program 1.1.E: City Partnership with the Carmel Foundation to Develop Affordable Housing.
  - Program 1.3.K: Forest and Beach Commission Required Findings.
  - Program 3.2.B: Housing Mobility.
  - Program 3.2.C: Local Universal Design Standards.
  - Program 3.2.D: Family Friendly Housing.
  - Program 5.1.D: Farmworker Housing.
- Changed Program 1.3.H from Prepare Checklist and Procedures for SB35 to Senate Bill 35 and Senate Bill 423 Processing Procedure.
- Program 3.1.A: Mixed-Use Affordable Housing. Identified specific regional affordable housing organizations.
- Program 3.1.F: Expedited Processing Procedures. Provided alternatives to story poles.

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- Program 3.1.G: Establish Minimum Densities. Added a ministerial approval process; restrict the development of single-family residential uses in the commercial and multi-family districts.

### Appendix A: Housing Needs and Fair Housing Report

- Provided additional information on services available to seniors.
- Expanded on local efforts to improve accessibility for persons with disabilities and provided a list of service providers and programs available in Monterey County to assist residents with disabilities.
- Provided additional analysis on:
  - Larger family household needs.
  - Low-income single-parent households.
- Provided an extensive expanded analysis on farmworkers.
- Expanded the list of supportive housing services in Monterey County.
- Expanded the analysis on:
  - Disparities in access to economic opportunity.
  - Disparities in access to transportation.
  - Residential unit sizes to accommodate larger households.
  - Property maintenance complaints.
  - City's compliance with state fair housing laws.

### Appendix B: Housing Constraints

- Provided additional analysis on development standards for multi-family housing and the cumulative impacts of land use controls.
- Provided a list of resources for persons experiencing housing insecurity.
- Provided additional analysis of the city's reasonable accommodation policy.
- Identified constraints to the development of licensed residential care facilities.
- Story poles identified as a potential barrier to the development of housing.
- Significant trees and reviews by multiple hearing bodies identified as a potential barrier to housing development.

### Appendix C: Vacant and Available Sites

- Changed the units on the SB10 sites (First Church of Christ Scientist, Red Cross, and American Legion) from lower income to market rate.

### No substantive changes to Appendices D–H

- Review of Previous Housing Element
- List of Contacted Organizations
- ECONorthwest Feasibility Study
- Energy and Resource Conservation
- Stakeholder Survey