

## MONTEREY COUNTY PLANNING COMMISSION

<b>MEETING:</b> October 8, 2003 @ 9:15 a.m.	<b>AGENDA NO.:</b> 1
<b>SUBJECT:</b> Recommend Adoption of Mitigated Negative Declaration and Housing Element by Board of Supervisors	
<b>DEPARTMENT:</b> County Administrative Office-Environmental Resource Policy	

### RECOMMENDATION:

It is recommended that the Planning Commission recommend to the Board of Supervisors that the Mitigated Negative Declaration and Draft Housing Element be adopted.

### SUMMARY:

A draft Housing Element and Mitigated Negative Declaration have been distributed for public review. Adoption of the Housing Element and subsequent certification by the State Department of Housing and Community Development (HCD) will bring the County back into compliance with State requirements and allow the County to compete for State housing funds.

### BACKGROUND:

On April 15, 2003, the Board of Supervisors directed staff to process the Housing Element separately from the rest of the General Plan Update to facilitate certification by the State as soon as possible. A draft Housing Element has been prepared. The Planning Commission conducted a public workshop on September 10, 2003 and received a staff presentation and a copy of the September draft Housing Element. In addition, on September 4, 2003 an Environmental Initial Study and draft Mitigated Negative Declaration was distributed for a 30-day public review period. The public review period ends on October 6, 2003. No comment letters have been received to date.

### DISCUSSION:

As presented at the Planning Commission Workshop conducted on September 10, 2003, the Housing Element must demonstrate to HCD that the County has a plan to accommodate the Regional Housing Needs Allocation (RHNA) as established by AMBAG. The County's RHNA for the 2002- 2008 time period is 2,511 units.

As presented at the Planning Commission Workshop, the Housing Element sets forth a strategy to meet the RHNA by targeting new housing development in the community plan areas of Pajaro, Castroville, Boronda, Fort Ord, and Rancho San Juan. The Housing Element also includes numerous policies and programs intended to create partnerships between the County and housing developers and providers to construct housing that meets the needs of the residents and workforce in the County.

Following the September Planning Commission Workshop, input was received that the County should not proceed with the adoption of the draft Housing Element until City/County Growth Agreements have been finalized. The agreements could provide that the County would support expansion of the Salinas Valley Cities to accommodate a portion of the County's regional housing allocation, achieve revenue neutrality, and balanced growth.

Attached for the Planning Commission's consideration is a draft revision of the County's Housing Element related to City/County Growth Agreements. The revision provides that the County will work with the cities to explore City/County agreements as an additional means of accommodating the Regional Housing Needs Allocation.

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Marti Noel,  
Senior Administrative Analyst

Attachment 1: Draft Policy and Program Insert

ATTACHMENT 1

**MONTEREY COUNTY HOUSING ELEMENT 2002-2008  
Potential Additional Policy and Program**

**BACKGROUND:**

The provision of housing is an issue of paramount importance in Monterey County. The Housing Element puts forth a series of programs and strategies intended to create needed housing. The inclusion of a new policy and program encouraging the on-going discussion of County/City agreements related to locating housing adjacent to and within cities provides an additional opportunity to achieve needed housing and compliments the existing programs and strategies contained in the draft Housing Element. The potential additional policy and program ensures that the opportunity to work with the cities in the refinement of implementation strategies related to housing is undertaken.

**POTENTIAL INSERT TO DRAFT HOUSING ELEMENT:**

**GOAL H-8: NEW HOUSING WITHIN AND ADJACENT TO CITIES**  
**Increase housing supply within and adjacent to existing cities.**

Policy H-8.1 **Housing In Areas Near Cities**– The County shall explore collaboration with the cities to prepare growth strategies encouraging the development of a range of housing types within and adjacent to cities in order to assure that housing will be available for all segments of the population.

**Program**  
**H-8.a ■**

**County/City Coordination of Housing Production**

The County shall work with the cities and LAFCO to explore agreements that facilitate logical, orderly urban growth; revenue neutrality; balanced economic development; and facilitate affordable housing development for low and very low - income households within cities. The agreements could potentially include a transfer of the County's Regional Housing Need Allocation (RHNA) to the cities. However, any potential transfer of a portion of the County's RHNA to a city would be dependent on the city demonstrating that there is adequate infrastructure and land zoned at appropriate densities to accommodate the income levels of the proposed transfer of units.

**Time Frame:**

2002-June 30, 2008

**Responsible Party:**

County Administrative Office