

## MONTEREY COUNTY PLANNING COMMISSION

<b>MEETING:</b> September 30, 2009	<b>9:00 A.M.</b>	<b>AGENDA NO.:</b> 2
<b>Project Description:</b> Receive a revised Preliminary Draft of the Housing Element Update 2009-2014 and conduct a public workshop to receive comments		
<b>Project Location:</b> County-Wide		
<b>Plan Area:</b> N.A.	<b>Flagged and Staked:</b> N.A.	
<b>Zoning Designation:</b> N.A.		
<b>CEQA Action:</b> Not Required for Workshop		
<b>Department:</b> RMA, Redevelopment and Housing Office		

### RECOMMENDATION:

It is recommended that the Planning Commission receive a revised Preliminary Draft of the Housing Element Update 2009-2014 and conduct a public workshop to receive comments.

### SUMMARY:

On September 9, 2009, the Planning Commission received a Preliminary Draft of the Housing Element Update 2009-2014 and a staff presentation at a public workshop. The item was continued to September 30, 2009 to allow more time for the Planning Commission to discuss the document and receive comments from the public.

### DISCUSSION

At the September 9, 2009 public workshop conducted by the Planning Commission, Commissioners were provided with a presentation on the State requirements for Housing Elements and an overview of a preliminary draft, dated September 9, 2009. Based on comments received from the Commission as well as input received from various County departments, a revised draft (dated September 30, 2009) has been prepared to provide additional clarity and correct technical errors. A cover memo is included that identifies the primary revisions by each section of the document. The substantive revisions are summarized below:

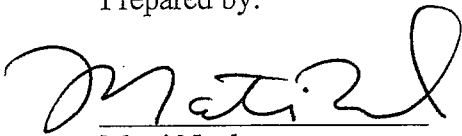
- Clarify the consistency between this Housing Element, the existing General Plan and the draft General Plan Update, emphasizing that this Housing Element will be adopted under the existing General Plan. Once the General Plan Update is adopted the Housing Element may need to be amended to provide consistency. Proposed programs that are tied to adoption of similar language in the General Plan Update have been removed from this Housing Element.
- Expand on the discussion pertaining to State Law related to addressing extremely low income households.
- Clarification of terminology and status used pertaining to Community and Specific Plans, including correction of information related to the Rancho San Juan Specific Plan.
- Clarification of the County's Development Permit Procedures.
- Additional explanation on Utility and Public Service Constraints based on input provided by the County Water Resource Agency and the County Environmental Health Division.

- An additional policy pertaining to periodically reviewing the County's Inclusionary Ordinance to ensure the requirements reflect the current market conditions. Require that evaluation criteria be adopted by the Board of Supervisors once the General Plan Update is adopted or within one year of the adoption of the Housing Element which ever comes first.
- Clarification of terminology used in the existing General Plan and in the Draft General Plan as it pertains to the Housing Element.

### Next Steps

The Preliminary Draft Housing Element is being presented to the Planning Commission for input. The Preliminary Draft will be revised as necessary and submitted to State HCD as a draft for an initial review per State requirements. While the State is reviewing the Preliminary Draft, Staff will begin the environmental review process. Pursuant to Government Code Section 65585, the State will provide findings as to whether the draft submitted substantially complies with the requirements of State law and can be certified. Once the State determines the Draft can be certified and appropriate environmental review has been completed, Staff will return to the Planning Commission and to the Board of Supervisors for formal adoption. The County's current Housing Element was adopted in 2003. HCD extended the deadline for the County to submit an updated Housing Element to August 31, 2009. Technically the County is now out of compliance. Although the State does not impose any specific penalty for being out of compliance it could affect certain types of competitive funding requests. Delay in the submittal to the State for the initial review of the Preliminary Draft could prevent the County from obtaining funding for affordable housing programs and projects.

Prepared by:



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**Attachments: Preliminary Draft Housing Element (dated 9-30-09)**