

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY



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MEMORANDUM

Date: September 22, 2009
To: Planning Commission
From: Marti Noel, Assistant Director
Re: **HOUSING ELEMENT**

A revised Preliminary Draft Housing Element Update has been prepared for discussion at a continued Public Workshop scheduled for September 30, 2009. The revisions generally consist of technical corrections, edits, and clarifications to the Preliminary Draft Housing Element Update that was presented at the September 9, 2009 Planning Commission Workshop. Following is a description of the primary substantive revisions by section:

Introduction:

- Additional description regarding SB 375 pertaining to future Housing Element cycles.
- Clarification pertaining to General Plan consistency.
- Additional description related to addressing the needs of extremely low income households.

Needs Assessment: No significant revisions.

Housing Constraints:

- Corrections and clarifications related to Specific Plans and Community Plan descriptions and status.
- Correction related to parking requirements.
- Deletion of discussion about the draft Workforce Housing Program which has not been adopted.
- Clarification related to second units and consistency with State Law.

Public Policy Constraints:

- Corrections and clarification of the information contained in the Utility and Public Service Constraints subsection.

Housing Resources: No significant revisions.

Housing Plan:

- Implementation Program H-1.f Energy Conservation. Add clarification.
- Policy H-2.8. New policy requiring that the Inclusionary Housing Program be periodically reviewed.
- Implementation Program H-2.a on Affordable/Workforce Housing Incentives. Remove.
- Implementation Program H-2.d Extremely Low Income and Special Needs Individual and Households. Include corrections and clarifications.
- Implementation Program H-2.h Inclusionary Housing. Delete discussion about Workforce Housing. Add requirement to evaluate Program periodically to ensure that market conditions are addressed. Add an objective to provide for Board adoption of evaluation criteria and procedures.
- Implementation Program H-3.a Infrastructure Coordination and Development. Additional description related to the potential for intensification in Community Areas and Rural Centers.
- Implementation Program H-3.b Community and Specific Plans. Corrections related to status.
- Implementation Program H-4.a Zoning Ordinances and Permit Processing. Clarifications pertaining to second dwelling units.