



Monterey Housing 2020 Workshop

December 9, 2019

Meeting Goals

- ✓ Learn What is Happening?
- ✓ Provide Your Input & Share Ideas



Population:

28,472



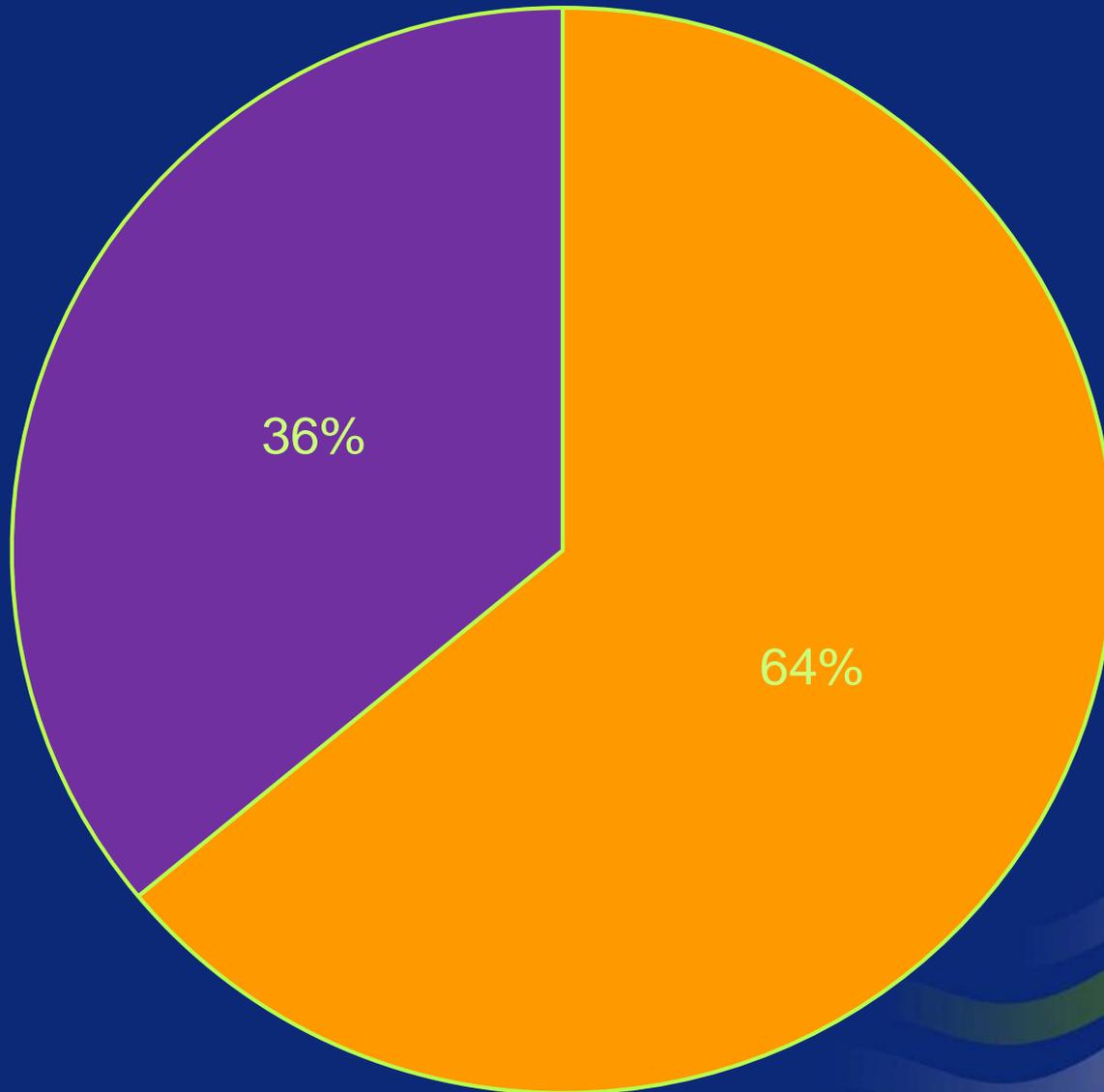
Jobs:

25,000



13,000 Housing Units

■ Rentals ■ Ownership

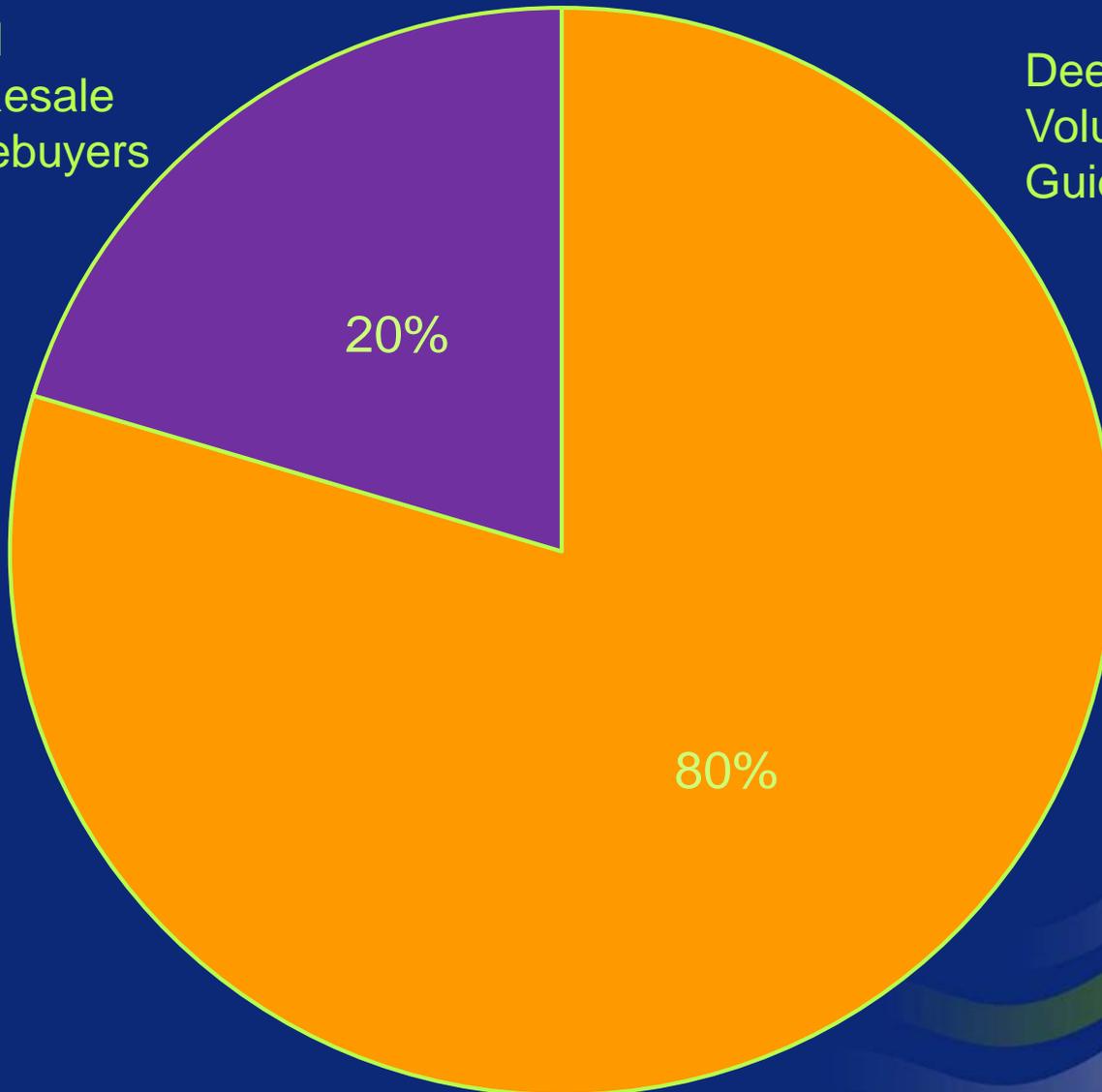


550 Deed Restricted Affordable Units

■ Rentals ■ Ownership

Deed Restricted
Purchase and Resale
First Time Homebuyers

Deed Restricted
Voluntary Rental
Guidelines



Affordable Housing Policy Tools

- ✓ Inclusionary Housing Program
- ✓ Density Bonus Ordinance
- ✓ Accessory Dwelling Ordinance
- ✓ Short Term Rental Ban Enforcement



Housing Element

Number of new Housing Units Needed by 2023

| Income Group (% of Area Median Income) | Total Target | 2015-2018 |
|--|--------------|-----------|
| Very Low (<50%) | 157 | 19 |
| Low (50-80%) | 102 | 27 |
| Moderate (80-120%) | 119 | 41 |
| Above Moderate (>120%) | 272 | 59 |
| Total | 650 | 80 |

AMI = Monterey County Area Median Income = \$69,100

How do we close the gap?



Recent Projects – 595 Munras Under Construction



El Cuartel Nuevo
Munras Avenue Elevation

- 10 Dwelling Units; 2 Affordable
- ✓ City Leased Property
- ✓ Inclusionary Housing

Recent Projects – 2200 N. Fremont Building Plans Under Development



40 Dwelling Units; 8 Affordable

- ✓ Density Bonus – 7%
- ✓ Inclusionary Housing

Recent Projects – 300 Cannery Row Approval Process



8 Dwelling Units; 2 Affordable
✓ Inclusionary Housing

Other Proactive Measures

✓ Garden Road Rezone – 405 Units

Property owners at these properties have initiated preliminary review for future multifamily projects



Current zoning I-R-130-RA-ES-MF (Multifamily Overlay)

Other Proactive Measures

- ✓ Garden Road Rezone – 405 Unit cap for Overlay
- ✓ 146 Total Units in design; 29 Affordable

2560 Garden Road – 51 Units; 10 Affordable

2600 Garden Road – 59 Units; 12 Affordable

2000 Garden Road – 36 Units; 7 Affordable



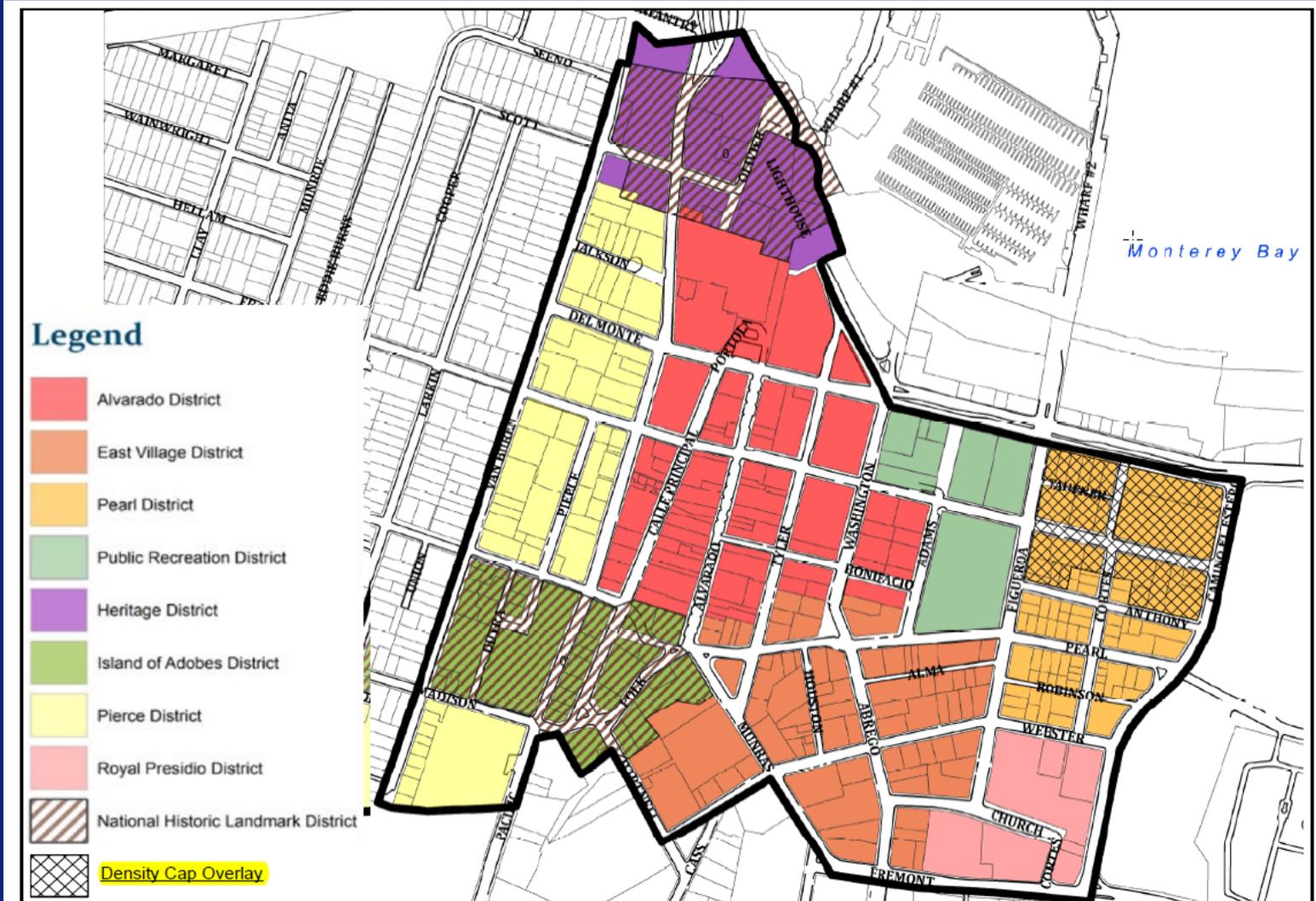
Other Proactive Measures

Garden Road Rezone Example



Other Proactive Measures

- ✓ Downtown Density Cap Overlay – potential 222 units



Other Proactive Measures

City Water Allocation and Down Town Specific Plan Amendment



Other Proactive Measures

Accessory Dwelling Units

- **New state laws**
- **United Way
Monterey County
Initiative**



Approved Projects 2020 - Update

Number of new Housing Units Needed by 2023

| Income Group (% of Area Median Income*) | Total Target | Progress Since 2015 |
|---|--------------|---------------------|
| Very Low (<50%) | 157 | 19 |
| Low (50-80%) | 102 | 28 |
| Moderate (80-120%) | 119 | 32 |
| Above Moderate (>120%) | 272 | 304 |
| Total | 650 | 383 |

AMI = Monterey County Area Median Income = \$69,100

**How does the City
leverage resources to
build more affordable
housing?**



City Sites Considered for Housing

Madison Street Buildings

0.95 acres
29 units
2 stories



Calle Principal Garage

0.5 acres
50 units
4 stories



Adams Street Parking Lot

0.4 acres
12 units
3 stories



Harbor Yard

0.18 acres
6-19 units
3 stories



Housing Office Programs

- Build and maintain affordable housing
- Administer public service grants
- Administer rehabilitation grants and loans



Housing Office Funding

- Community Development Block Grant (CDBG)
- Successor Housing Agency (former redevelopment funds)
- State Grants (HOME Funds, SB2, other)

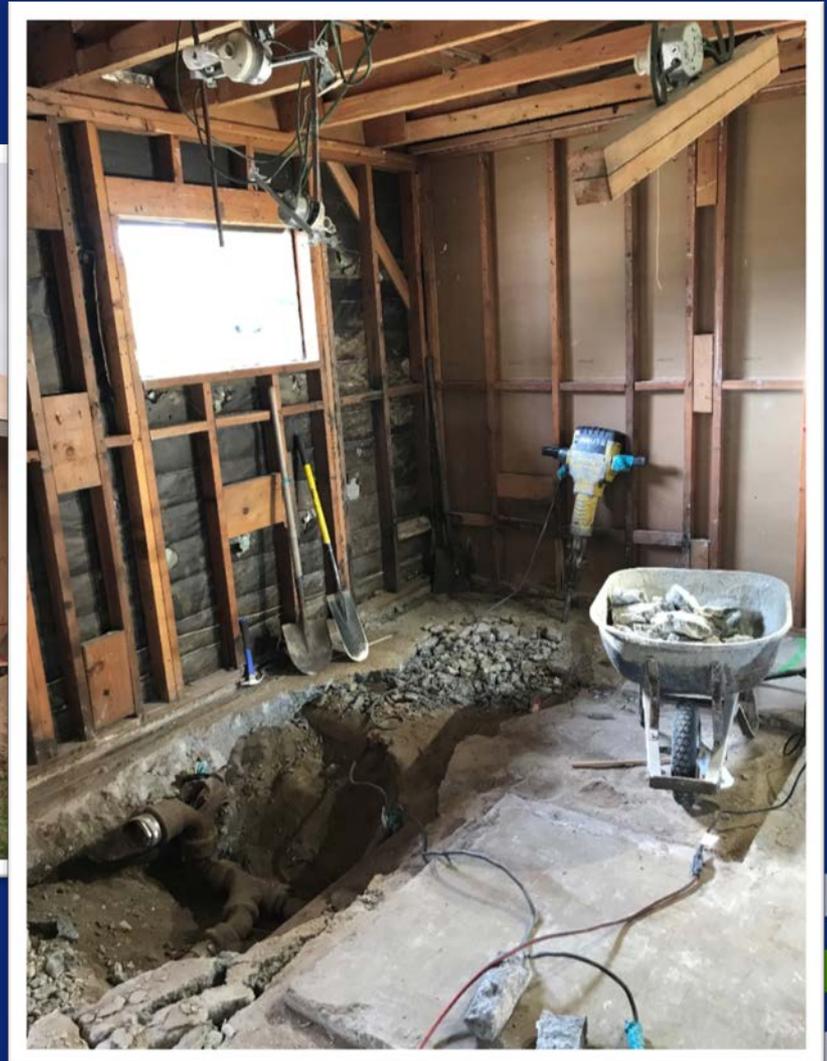


Youth Homeless Shelter

CHS – Safe Place
Phases 2 and 3
Rehabilitation



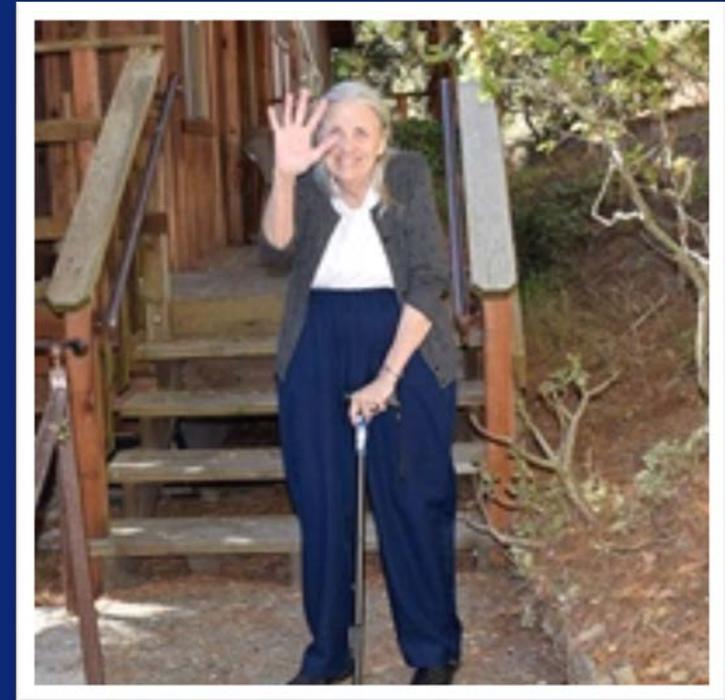
Veterans Transition Center – Duplex Rehabilitation



Housing Preservation Programs

Health and safety grants for low-income homeowners

Rehabilitate City owned units & prepare for resale to low-income first time homebuyers



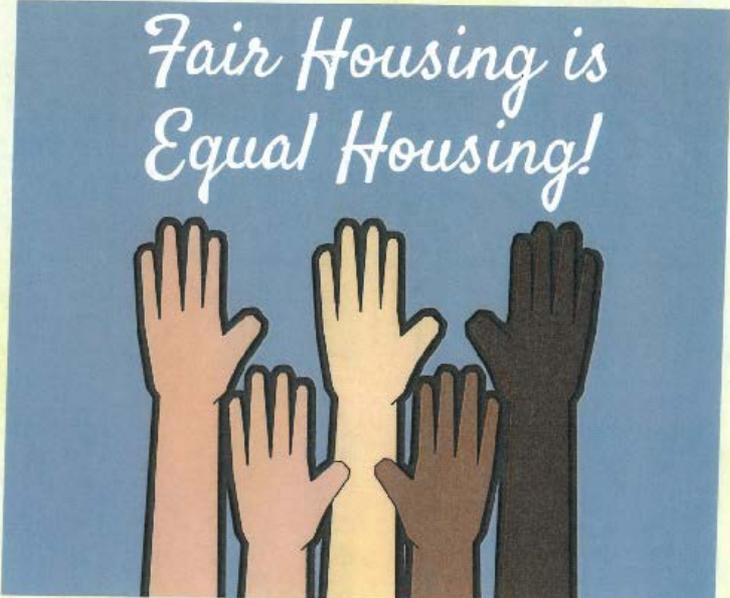
Homelessness

- Safe Parking Ordinance
- Emergency Shelter Overlay District
- Site Inventory
- New state funding = HEAP Grant
- Regional Collaboration – Coalition of Homeless Service Providers



Fair Housing & Renter Protections

- ECHO Fair Housing:
www.echofairhousing.org
- New state law for renter protections



*Fair Housing is
Equal Housing!*

ECHO Housing
Providing Housing Counseling Services Since 1965

If you are experiencing discrimination because of your race, national origin, family or marital status, disability, sexual orientation, or gender, call toll free 855-ASK-ECHO, or email us at contact@echofairhousing.org.



Funding provided by the Cities of Monterey and Salinas, and Monterey County

Upcoming Opportunities

December 17, 2019 Council Meeting

City Sites – 4 Under Consideration – Issue RFP

Downtown Specific Plan Amendments

January 29, 2020 Council Study Session

Expanded ADU and Inclusionary Opportunities

Revise Ordinance early 2020

Later 2020

SB2 Grant

Fort Ord RFP





Questions

Housing Programs Office

www.monterey.org/Housing

831-646-3995