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

- 64% Rentals
- 36% Ownership
550 Deed Restricted Affordable Units

- Deed Restricted Purchase and Resale
- First Time Homebuyers
- Deed Restricted Voluntary Rental Guidelines

Rental: 80%
Ownership: 20%
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**

<table>
<thead>
<tr>
<th>Income Group (% of Area Median Income)</th>
<th>Total Target</th>
<th>2015-2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Low (&lt;50%)</td>
<td>157</td>
<td>19</td>
</tr>
<tr>
<td>Low (50-80%)</td>
<td>102</td>
<td>27</td>
</tr>
<tr>
<td>Moderate (80-120%)</td>
<td>119</td>
<td>41</td>
</tr>
<tr>
<td>Above Moderate (&gt;120%)</td>
<td>272</td>
<td>59</td>
</tr>
<tr>
<td>Total</td>
<td>650</td>
<td>80</td>
</tr>
</tbody>
</table>

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
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

<table>
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<tr>
<th>Income Group (% of Area Median Income*)</th>
<th>Total Target</th>
<th>Progress Since 2015</th>
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<tr>
<td>Above Moderate (&gt;120%)</td>
<td>272</td>
<td>304</td>
</tr>
<tr>
<td>Total</td>
<td>650</td>
<td>383</td>
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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
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