

## **Housing Element Executive Summary**

The Refinement Group revised the policies in the Housing Element to allow the maximum real possibility of meeting the housing needs of the workforce in Monterey County. Policies were reframed to achieve realistic results and provide flexibility and incentives to housing providers to build diverse housing types that facilitate a mixture of housing prices. For example, it is one thing to encourage 100% affordable housing, but it is another thing to make it work financially.

Policies that were limiting were deleted or revised in positive terms to encourage the development of housing units to meet the housing needs.

Key policy concepts presented by the Refinement Group in the Housing Element include the following:

- Deleted policy mandating “neighborhood compatibility” and preservation of “historic” housing units that are useful to prevent the production of affordable housing.
- Revised policies to encourage housing production based on housing demand and to also accommodate housing units that are needed based on existing and new jobs.
- Deleted policy mandating housing phased with infrastructure and jobs. This policy is already covered in the Land Use, Circulation and Public Services Elements.
- Revised policy by eliminating priorities in the preparation of Community Plans or Specific Plans for particular Community Areas.
- Recommended changes under “Affordable Housing Overlay” include the new 100% Affordable Housing policy adopted by the Refinement Group on September 15, 2003, and presented to the Board of Supervisors.
- Deleted policies that mandate 50% of housing units be developed at an average density of 10 units per acre or higher in new Community Areas.
- Deleted policies that mandate the achievement of 50% of housing units be developed at an average density of 10 units per acre or higher on a community-wide basis in existing Community Areas.

- Revised Density Bonus policy by specifically referencing farmworkers and hospitality workers as special needs groups. The policy was also refined to be more consistent with the State Density Bonus Law.
- Policy regarding secondary dwellings has been refined to be more consistent with existing county policy and state law.
- Deleted policy regarding the County providing technical assistance to agencies or organizations that develop and construct housing. The experts in this field are those who are already providing housing in the County.
- Revised policy to provide future coordination and agreements with cities, to open the door for cooperative agreements and to avoid the appearance that requirements are being unilaterally dictated by the County. The policy was also revised to acknowledge that housing is also needed in response to current and future jobs.