



Board of Supervisors  
March 24, 2026  
Item No. 14

# 2025 ANNUAL REPORT

## GENERAL PLAN HOUSING ELEMENT LONG-RANGE WORK PROGRAM REF260002



## Action

- Find that submitting these annual reports is not a project subject to CEQA per Section 15060(c)(1) and 15378(b)(4) of the CEQA Guidelines;
- Consider the **2025 Annual Progress Report for the Monterey County General Plan(s)**;
- Consider the **2025 Annual Progress Report for the 2024-2031 Housing Element**;
- Consider and provide input regarding priorities for the **2026-2027 Long-Range Planning Work Program**; and
- **Recommend that the Board of Supervisors authorize the HCD Director to submit the 2025 Annual Progress Report for the Monterey County General Plan(s) and 2025 Annual Progress for the 2024-2031 Housing Element.**



# 2025-26 Accomplishments

- See **Attachment A** and **Attachment D**
- Complete = 5
  - Accessory Dwelling Unit (Coastal) Ordinance
  - Noise Ordinance Update (anticipated completion)
  - North County Wildfire Protection and Eucalyptus Removal Pilot Program
  - Vacation Rental Ordinances (Coastal)
  - Zoning Ordinance and Map Updates for 2010 General Plan\*
- General Plan Amendments – 2 to Local Coastal Plan
- Progress = 27

*\*General Plan Implementation (GPI) tasks.*



## 2026-27 Priorities

See **Attachment C** for additional information

- 1) Housing Element 6<sup>th</sup> Cycle Update and Implementation, including;
  - Rezoning
  - Accessory Dwelling Unit Ordinances (Inland)
  - Permit Streamlining
- 2) Priority Board Referrals, including;
  - Battery Energy Storage System (BESS) Ordinance
  - Amended Vacation Rental Ordinances
  - Rooster Ordinance
- 3) Fire Preparedness/Home Hardening and Defensible Space;
- 4) Chualar Community Plan;
- 5) Water Allocation Policy;



## 2026-27 Priorities Continued

- 6) Safety Element Update;
- 7) Environmental Justice Element, with Open Space Element updates as required by State Law;
- 8) Fort Ord Habitat Resource Management Plan;
- 9) Big Sur Coast Land Use Plan Update;
- 10) Moss Landing Community Plan Update;
- 11) Castroville Community Plan Update; and
- 12) Carmel River Floodplain Restoration and Environmental Enhancement (CRFREE) Project.

*Staff requests Planning Commission input regarding the 2026-27 priorities.*

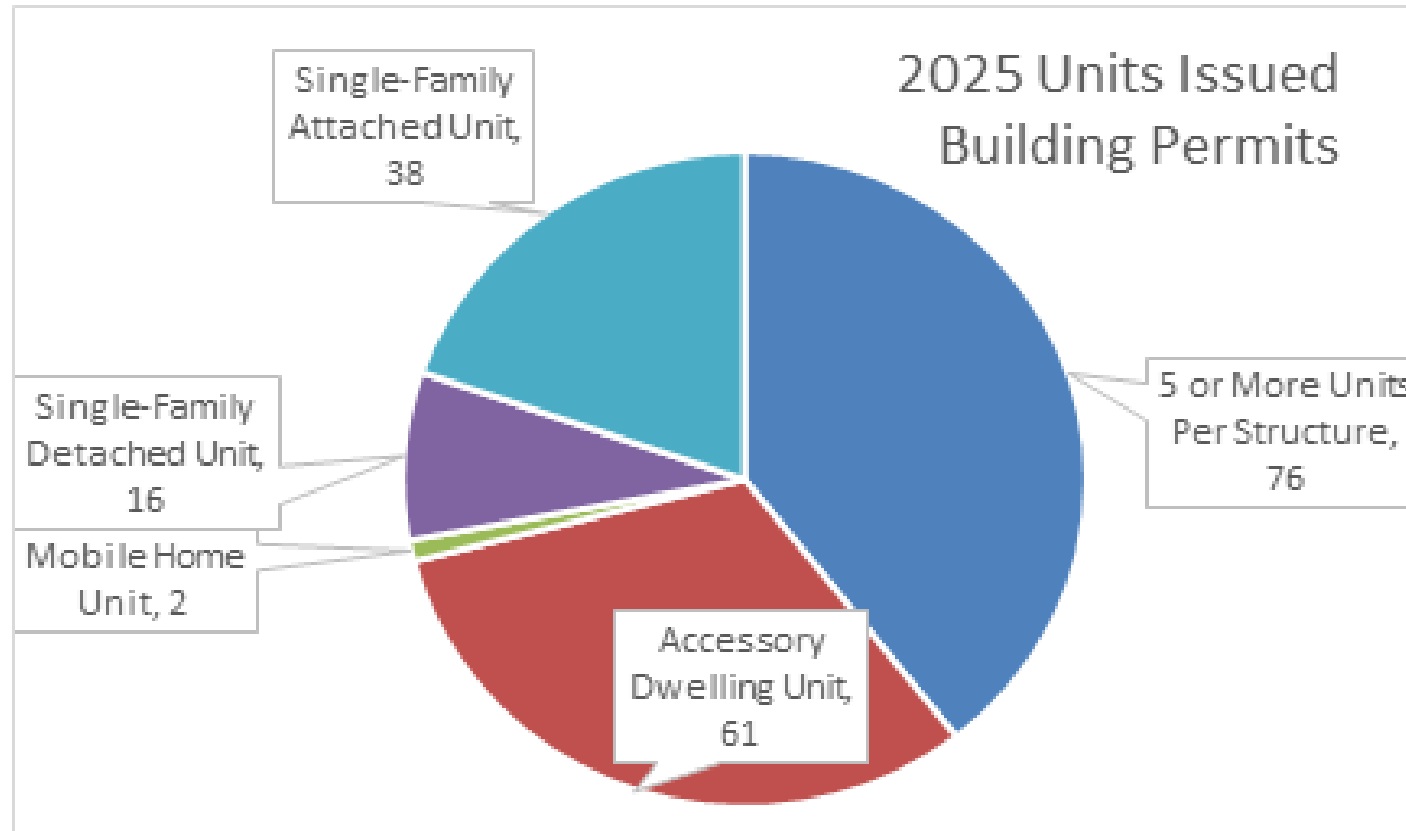


# 2025 Housing Element Progress

Regional Housing Needs Allocation (RHNA) - Progress				
	RHNA Allocation	Permitted to Date - 2024	Permitted 2025	RHNA Remaining
<b>Very Low-Income</b>	1,070	0	4	1,066
<b>Low-Income</b>	700	89	4	607
<b>Moderate-Income</b>	420	0	6	414
<b>Above Moderate-Income</b>	1,136	194	179	763
<b>Total Units</b>	<b>3,326</b>	<b>283</b>	<b>193</b>	<b>2,850</b>
<b>Extremely Low-Income Housing Need</b>	535			535



# 2025 Units Issues Building Permits



The full 2025 Housing APR can be found at:

<https://www.countyofmonterey.gov/government/departments-a-h/housing-community-development/planning-services/housing-programs/housing-element>



# Planning Commission

- See “**Other Agency Involvement**” discussion in **Staff Report**
- Planning Commission request to include key priorities from the 2010 General Plan and that these items be given higher priority in the Work Program:
  1. Continue work on Chualar Community Plan; and
  2. Include as part of Top 12 Work Program Priorities the following:
    - Development Evaluation System (DES);and
    - development of Pajaro Community Plan
- Direct nexus with other priorities in the Work Program, including Housing Element Update and draft Environmental Justice Element



# 2025 Work Program Funding

- Additional Funding Sources
  - General Plan Implementation Fee
  - Grants
  - Outside Funds (Fund 029, Fund 182, Fund 406)
  - FY26 Augmentations
    - General Plan Implementation - \$373,787
    - Chualar Community Plan - \$375,000
- FY27 – Measure AA Funds
  - Housing Element Implementation - \$650,000
  - Battery Energy Storage System Ordinance Development - \$100,000
  - Fire Preparedness/Home Hardening - \$100,000
- FY27 - Requested Augmentations
  - General Plan Updates – \$300,000
  - Chualar Community Plan – \$500,000



## Recommendation

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