



Pacific Grove
Unified School
District
Board Meeting
September 15, 2022

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City of Pacific Grove Community
Development Director



PGUSD

Housing Element Consideration

CONSIDER
OPPORTUNITY
SITES

PARTNERSHIP
AND FEEDBACK

OUTREACH
OPPORTUNITIES
FOR THE HOUSING
ELEMENT

What Is A Housing Element?

A Housing Element is part of a City's general plan that helps ensure the City has planned for and is helping to facilitate Housing Development for an eight-year period.

Key components include:

- Housing Needs
- Constraints
- Sites Inventory
- Goals, Policies and Programs

Why This Is Important

Housing affordability is an issue that affects us all.

New state laws are requiring local governments to do more to plan for new housing and help make it happen.

To create new housing and create more affordability, communities need to change.

How Much Do We Need To Plan For?

Pacific Grove: 1,125

Very Low income: 339

Low Income: 221

Moderate Income: 160

Above Moderate Income: 405



The **Regional Housing Needs Allocation** is a process mandated by state law



This process ensures every jurisdiction has a **Housing Element** that demonstrates how it will facilitate new development to meet its **Regional Housing Needs Allocation**



**EQUAL HOUSING
OPPORTUNITY**

Affirmatively Furthering Fair Housing

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- Combat housing discrimination
 - Eliminate racial bias
 - Undo historic patterns of segregation
 - Lift barriers that restrict access
 - Foster inclusive communities and achieve racial equity, fair housing choice, and opportunity for all Californians.

How do we Create More Housing?

Accessory Dwelling Units (ADUs)

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graph TD; A[Accessory Dwelling Units (ADUs)] --> B[Rezoning]; B --> C[Lot Splits/Smaller Lots]; C --> D[Key Opportunity Sites];
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Rezoning

Lot Splits/Smaller Lots

Key Opportunity Sites



Condominium



Accessory Dwelling Unit (ADU)



Apartment Complex

State of California Department of Housing and Community Development, State Income Limits for 2022, May 13, 2022

Monterey County Area Median Income: \$90,100	Acutely Low	9450	10800	12150	13500	14600	15650	16750	17800
	Extremely Low	23900	27300	30700	34100	36850	39600	42300	46630
	Very Low Income	39800	45500	51200	56850	61400	65950	70500	75050
	Low Income	63700	72800	81900	91000	98300	105600	112850	120150
	Median Income	63050	72100	81100	90100	97300	104500	111700	118950
	Moderate Income	75650	86500	97300	108100	116750	125400	134050	142700

How Much Should You Be Spending On Housing?

**Gross income x 30%
= standard on what
should be spent
monthly on
housing.**

**This means a family of four
earning \$90,100 (the Median
Income in Monterey County)
can afford to pay roughly
\$2,252.50 a month on
housing**



FY 2023 FAIR MARKET RENT DOCUMENTATION SYSTEM

Final FY 2023 FMRs By Unit Bedrooms				
<u>Efficiency</u>	<u>One-Bedroom</u>	Two-Bedroom	<u>Three-Bedroom</u>	<u>Four-Bedroom</u>
\$2,112	\$2,194	\$2,675	\$3,790	\$4,144

Monterey County, CA is part of the Salinas, CA MSA, which consists of the following counties: Monterey County, CA. All information here applies to the entirety of the Salinas, CA MSA.

The FY 2023 Fair Market Rents for Salinas, CA MSA are based on the results of a local rent survey conducted in June, 2022.

Thank You!

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