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December 3, 2021

Board of Directors  
Association of Monterey Bay Area Governments (AMBAG)  
P.O. Box 2453  
Seaside, CA 93955-2453

Re: 6th Cycle Regional Housing Needs Allocation (RHNA) Methodology

Dear AMBAG Board Members:

The Monterey Peninsula Chamber of Commerce urges the Association of Monterey Bay Area Governments (AMBAG) to focus in particular on the relationship and balance between jobs and housing when it establishes methodology for Regional Housing Needs Allocations (RHNA) for local jurisdictions in Monterey County. Attached is some information that shows why the Chamber has for several years identified housing supply as a priority issue.

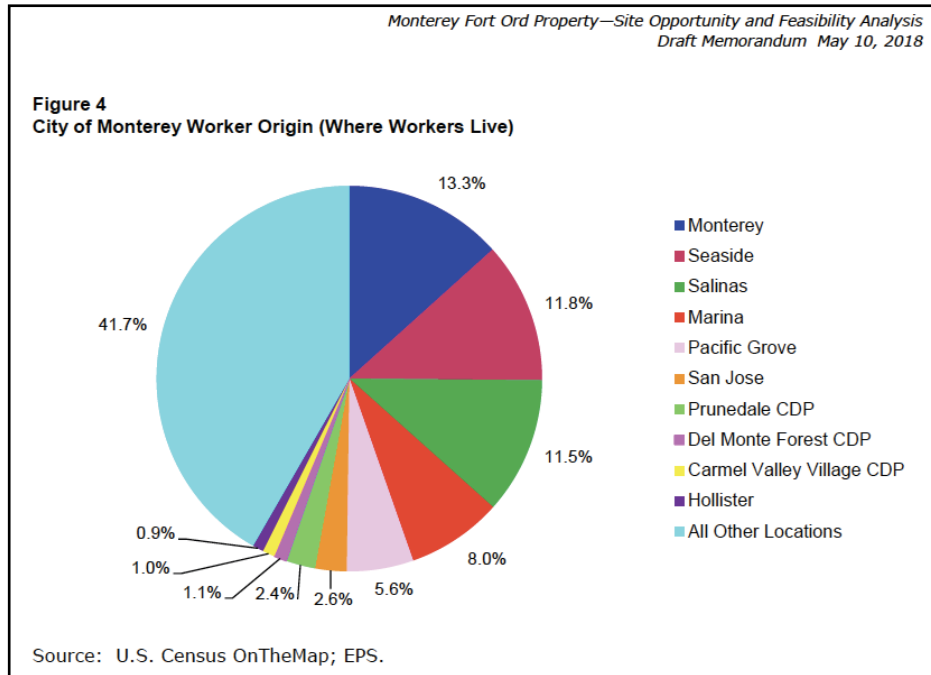
We also encourage you to take a close look at population and school district enrollment statistics. One local jurisdiction in Monterey County has experienced a whopping 32.6% reduction in population since 1980. The second most populous city in Monterey County had a 2% decline in population from 2010 to 2020. Student enrollment at the Monterey Peninsula Unified School District MPUSD's enrollment has dropped 36% over the last 30 years. Other Monterey County school districts are experiencing significant enrollment declines, in part because families are no longer able to afford a place to live.

You may hear an argument that AMBAG should assign a low housing allocation to Monterey Peninsula cities because of water scarcity. Note that some Monterey Peninsula residents and their elected representatives have known about looming water scarcity since the early 1990s. Their choice has been to perpetuate an artificial and unnecessary water shortage, thus creating a convenient excuse for the region to avoid fulfilling future regional housing needs. Obviously, something is amiss in Monterey County, and AMBAG can play an important role in opening up the area as a welcome home for younger generations, including families with children.

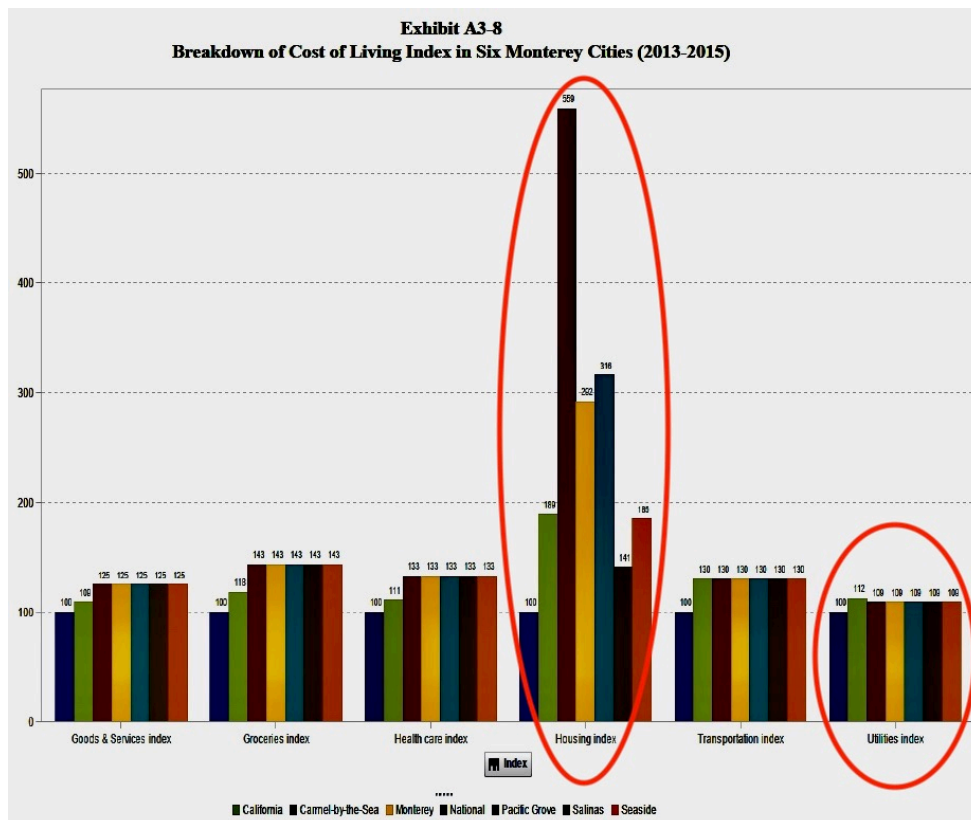
Sincerely,

Monica Lal

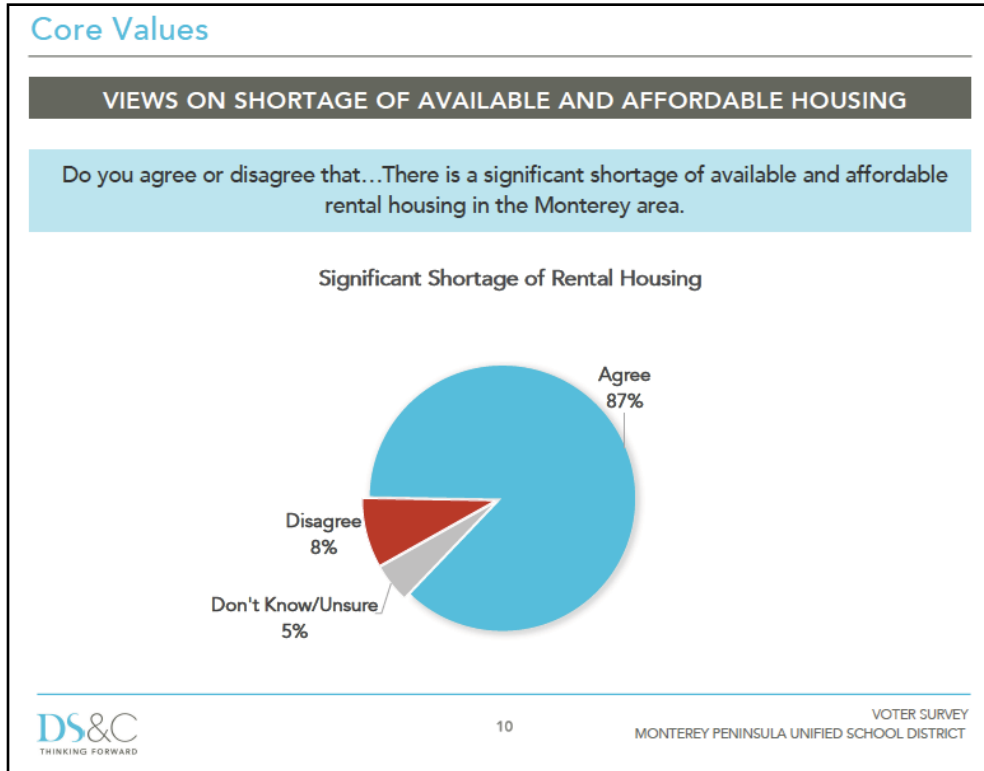
# 86.7% of Monterey Workers Live Elsewhere



# Housing Is Worst Cost Burden for Monterey Peninsula



# Perception of Shortage of Rental Housing



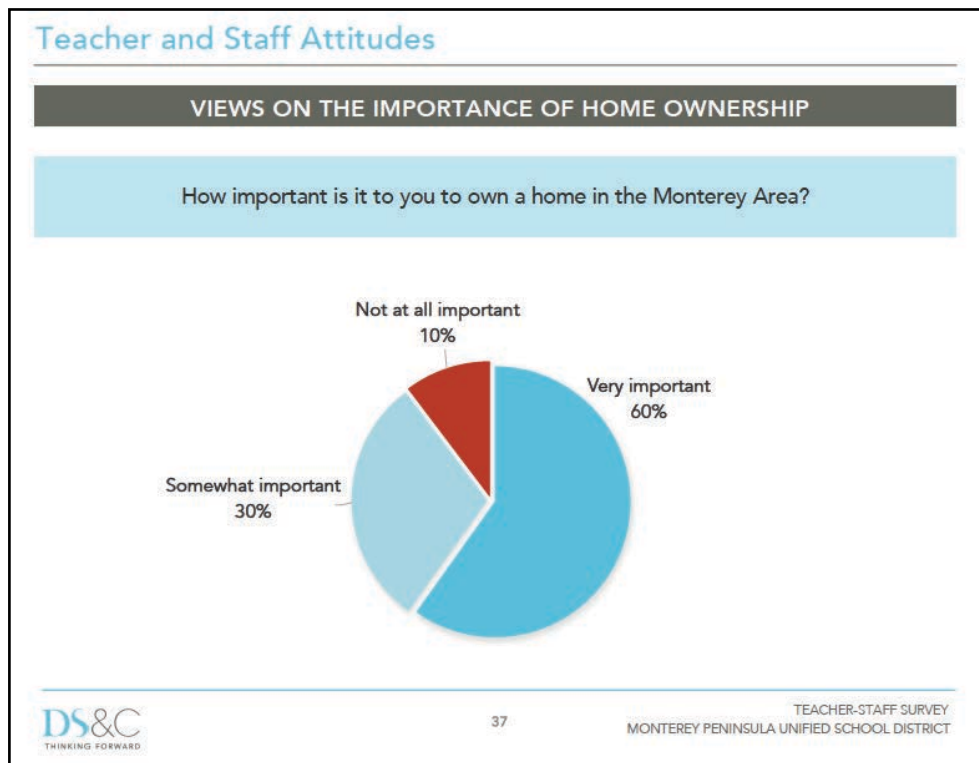
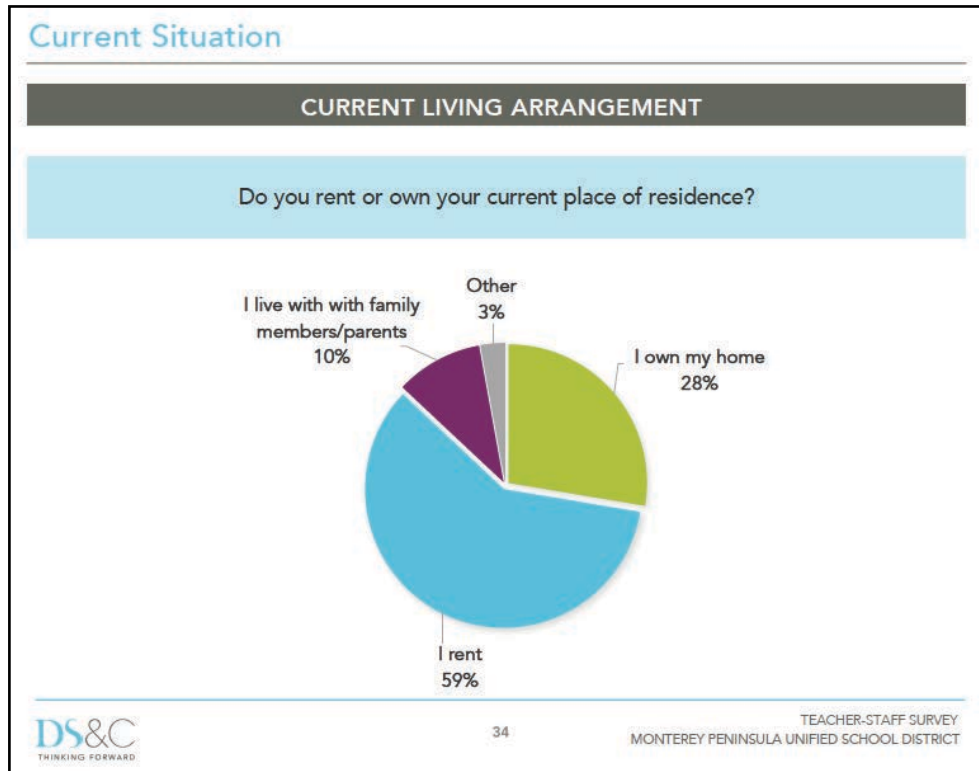
## Housing Is the #1 Problem

**FAIRBANK, MASLIN, MAULLIN, METZ & ASSOCIATES**      **220-5600-WT**      **PAGE 4**

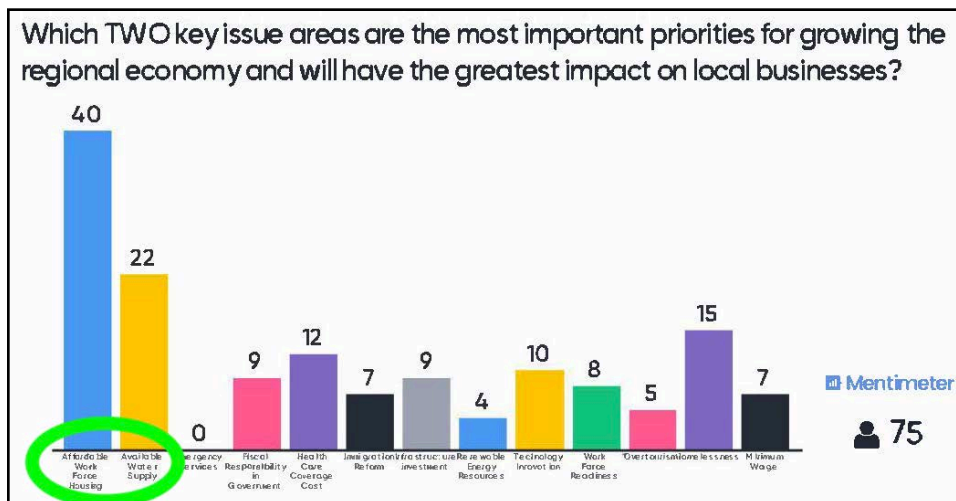
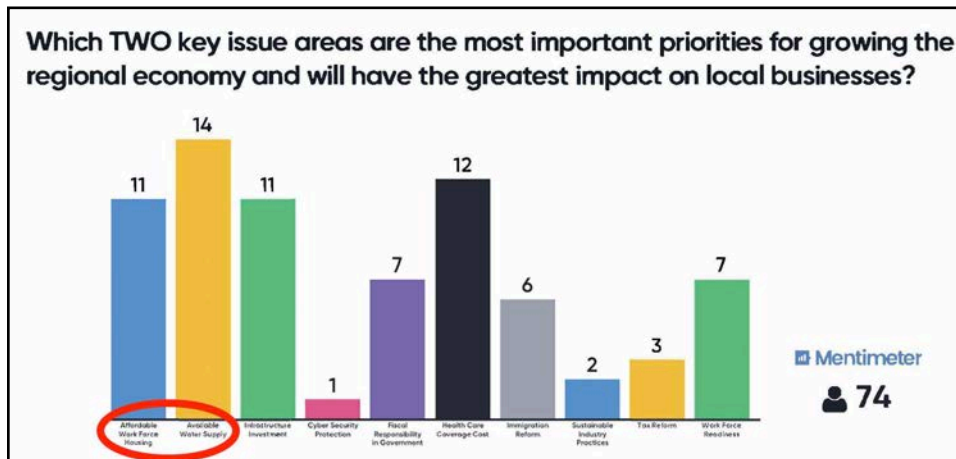
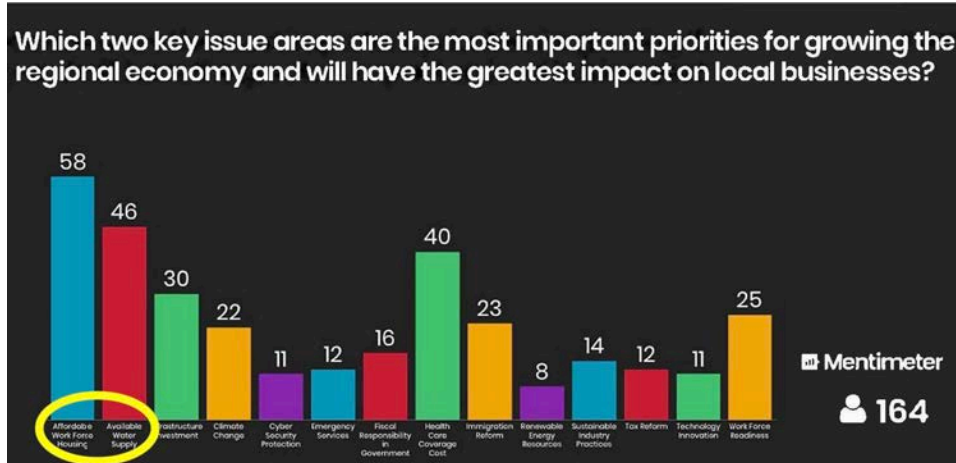
8. Now I'm going to read you a list of things some people say may be problems facing Monterey. For each, please tell me whether you think it is an extremely serious problem, a very serious problem, a somewhat serious problem, or not a problem for Monterey residents. (RANDOMIZE)

|                                                                                    | EXT<br>SER | VERY<br>SER | SMWT<br>SER | NOT A<br>PROB | (DON'T<br>READ)<br>DK/NA | EXT/<br>VERY<br>SER |
|------------------------------------------------------------------------------------|------------|-------------|-------------|---------------|--------------------------|---------------------|
| [ ]a. (T) Crime                                                                    | 8%         | 15%         | 42%         | 32%           | 4%                       | 22%                 |
| [ ]b. (T) City streets in need of repair                                           | 17%        | 23%         | 38%         | 21%           | 1%                       | 40%                 |
| [ ]c. (T) Waste and inefficiency in City government                                | 15%        | 21%         | 29%         | 13%           | 22%                      | 36%                 |
| [ ]d. (T) The amount you pay in local taxes                                        | 13%        | 17%         | 32%         | 33%           | 5%                       | 30%                 |
| [ ]e. (T) Traffic congestion                                                       | 20%        | 20%         | 36%         | 23%           | 1%                       | 40%                 |
| [ ]f. (T*) The aging condition of community centers and the Monterey Sports Center | 4%         | 9%          | 31%         | 46%           | 11%                      | 13%                 |
| [ ]g. The aging condition of the police and fire stations                          | 8%         | 14%         | 32%         | 28%           | 17%                      | 22%                 |
| [ ]h. <b>The cost of housing</b>                                                   | <b>47%</b> | <b>29%</b>  | <b>17%</b>  | <b>7%</b>     | <b>1%</b>                | <b>76%</b>          |
| [ ]i. Homelessness                                                                 | 40%        | 34%         | 23%         | 3%            | 1%                       | 74%                 |
| [ ]j. The need to underground utilities                                            | 24%        | 26%         | 27%         | 15%           | 8%                       | 50%                 |
| [ ]k. The aging condition of the library                                           | 6%         | 14%         | 36%         | 33%           | 11%                      | 19%                 |

# Monterey Peninsula USD Teachers and Staff - Homeownership Dreams, Harsh Reality



# Electronic Surveys of Monterey Peninsula Chamber of Commerce Annual Leadership Conference Attendees: 2017, 2018, 2019 - Housing and Water Supply Ranks



# Endnotes

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|                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>86.7% of Monterey Workers Live Elsewhere</b>                                        | Monterey Fort Ord Property - Site Opportunity and Feasibility Analysis<br><a href="https://monterey.org/Portals/0/Policies-Procedures/Planning/WorkProgram/FortOrd/18_0510_EPS_Memo.pdf">https://monterey.org/Portals/0/Policies-Procedures/Planning/WorkProgram/FortOrd/18_0510_EPS_Memo.pdf</a>                                                                                                                                             |
| <b>Housing Is Worst Cost Burden for Monterey Peninsula</b>                             | Broad Based Asset Inventory for the City of Monterey<br><a href="https://monterey.org/Portals/0/Newsroom/2019/18_0401_BBAI_Final.pdf">https://monterey.org/Portals/0/Newsroom/2019/18_0401_BBAI_Final.pdf</a>                                                                                                                                                                                                                                 |
| <b>Perception of Shortage of Rental Housing</b>                                        | Monterey Peninsula USD Voter and Staff Survey Results<br><a href="https://montereypeninsula.agendaonline.net/public/Meeting/Attachments/DisplayAttachment.aspx?AttachmentID=1089578&amp;IsArchive=0">https://montereypeninsula.agendaonline.net/public/Meeting/Attachments/DisplayAttachment.aspx?AttachmentID=1089578&amp;IsArchive=0</a>                                                                                                    |
| <b>Housing Is the #1 Problem</b>                                                       | City of Monterey Ballot Measure Survey<br><a href="http://www.isearchmonterey.org/OnBaseAgendaOnline/Documents/ViewDocument/ATTACHMENT.PDF.pdf?meetingId=4421&amp;documentType=Agenda&amp;itemId=11851&amp;publishId=9788&amp;isSection=false">http://www.isearchmonterey.org/OnBaseAgendaOnline/Documents/ViewDocument/ATTACHMENT.PDF.pdf?meetingId=4421&amp;documentType=Agenda&amp;itemId=11851&amp;publishId=9788&amp;isSection=false</a> |
| <b>Monterey Peninsula USD Teachers and Staff - Homeownership Dreams, Harsh Reality</b> | Monterey Peninsula USD Voter and Staff Survey Results<br><a href="https://montereypeninsula.agendaonline.net/public/Meeting/Attachments/DisplayAttachment.aspx?AttachmentID=1089578&amp;IsArchive=0">https://montereypeninsula.agendaonline.net/public/Meeting/Attachments/DisplayAttachment.aspx?AttachmentID=1089578&amp;IsArchive=0</a>                                                                                                    |

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