



# City of Salinas

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January 11, 2022

AMBAG Board of Directors  
24580 Silver Cloud Ct  
Monterey, CA 93940

**Re: 6<sup>th</sup> Cycle Regional Housing Needs Allocation**

Dear Members of the AMBAG Board of Directors,

Throughout the 6<sup>th</sup> Cycle Regional Housing Needs Allocation (RHNA) process, the City of Salinas' (the City) primary concern has been the lack of equity in the draft RHNA methodology. The City commends AMBAG for listening to the public, Board members, and California Department of Housing and Community Development (HCD) comments and developing a robust set of options that include equity as a driving factor. We agree with the HCD staff recommendations included in the January 12, 2022 Agenda Packet. By placing less emphasis on the Regional Growth Forecast (RGF), and more on the combination of RCAA and TCAC areas, Options A+, B+, and Z all require higher resource communities to plan for their fair share of future housing. After evaluating the three options acceptable to HCD, Salinas supports Option Z, with a 40% AFFH income shift, as the option that best combines equity, with jobs/housing balance, and an environmentally friendly focus on infill development.

With a three-fold increase in over regional unit allocation, each AMBAG community is going to have to plan for substantial housing growth. Jurisdictions have the power to critically examine their land use and zoning policies and development regulations to accommodate this increase. However, as previous stated in past letters, what is far less in our control is the pace of actual housing construction. We need to work together as a region to show we can take bold planning and policy action to address the housing crisis, and work with our local and state partners to acquire resources and funding to encourage housing production and construction. We also must work together to ensure that if a jurisdiction can demonstrate that it is taking prohousing actions, it is not unfairly penalized for constraints beyond its control, such as the market's potential inability to meet the pace required for these allocations.

Once again, we thank AMBAG the Board of Directors for of your hard work on this RHNA process. Thank you to AMBAG staff for your patience and quick response to questions, interfacing with HCD, and the tremendous effort

of calculating and comparing the eight Options. We reiterate the City's support of Option Z for a draft RHNA methodology as the strongest choice for advancing regional equity and an option that has been deemed acceptable to HCD.

Sincerely,



Steven S. Carrigan  
City Manager

CC: Salinas City Council  
Megan Hunter, Community Development Director  
Heather Adamson, AMBAG  
Maura Twomey, AMBAG