

From: Michael DeLapa

Subject: Opposition to RFP for Reevaluation of Water Allocation Policy

Date: February 6, 2018 at 11:28:47 AM PST

To: roberson@monterey.org, albert@monterey.org, barrett@monterey.org, Alan Haffa <haffa@monterey.org>, smith@monterey.org

Dear Mayor Roberson and City Council Members:

LandWatch Monterey County joins other housing advocates in recommending that the City continue its policy of allocating limited water supplies to mixed use housing and commercial projects, not to commercial projects solely. The Council has a balanced policy that meets both economic development and housing goals. A reevaluation of the existing water allocation policy is unnecessary.

According to the most [recent \(2015\) data](#) from the Association of Bay Area Governments, there are 34,020 jobs within the City Monterey and only 13,637 housing units—a ratio of 2.5 jobs per house. This is the 2nd highest imbalance between jobs and housing among all cities in Monterey County. And because the number of housing units isn't adjusted for a significant number of second homes and short-term rentals within the City, the actual imbalance is even worse.

Under the requirements of Senate Bill 35 passed last session, [the City is failing to meet its Regional Housing Needs Allocation \(RHNA\)](#) requirements and therefore its Housing Element. Allocating limited water supplies to other uses without consideration of the affordable housing requirements of SB35 could jeopardize the City's land use authority.

LandWatch's work is guided by [five land use principles](#), the first being "Provide affordable housing for local working families, located within mixed-income neighborhoods." The City of Monterey's current policy

of allocating limited water to mixed use and affordable housing projects is consistent with that goal. Changing that policy to favor commercial projects at the expense of housing is not.

Regards,

Michael

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