



Monterey Bay
ECONOMIC PARTNERSHIP



WORKFORCE HOUSING SOLUTIONS SUMMIT

Through policy advocacy, employer engagement, and direct investment via the **Monterey Bay Housing Trust, MBEP increases housing supply across all income levels.**

WHY IT MATTERS: Without adequate housing, talent leaves and businesses—both in private and public sectors—can't be sustained or expanded. Every new unit built not only addresses a critical social need but also drives sustained economic output and workforce stability.

We support housing policies and large scale residential development that:

1. Creates homes near job centers to activate commercial activity
2. Reduces emissions and vehicle miles traveled to improve the environment
3. Are located near other amenities such as schools, parks, and shopping to improve quality of life for families and others to thrive in our region.

RECOMMENDATIONS - Actionable next steps from Monterey Bay Economic Partnership's Workforce Housing Solutions Summit, which brought together leading housing professionals and advocates from across the Monterey Bay region. The summit was designed with stations and subject-matter experts to facilitate focused conversations on key areas for local advocacy and technical support. Moving forward, Team MBEP will collaborate with members to refine these recommendations and prioritize the most urgent action items.



"Our region's housing challenges are felt deeply — and daily — by those who live, work, and do business here. MBEP's Workforce Housing Solutions Summit was the event we needed to crystallize regional priorities, share knowledge, and build collaborations that will make a difference."

TAHRA GORAYA

President & CEO, MBEP

RECOMMENDATIONS

Pre/ Post Entitlement Streamlining

- Create a centralized list of helpful laws for developers (See [Turner Center for Innovation](#) for examples)
- Create webinars, bulletins, and other resources to help ensure local housing staff are able to advise the development community knowledgeably
- Assist local government planning staff by collaborating with them to provide proactive education outreach to the development community on existing and new laws
- Track legislation and interpret relevance for local government staff and the development community

Construction Cost Reduction and Containment

- Prioritize workforce development programs and establish clear pathways for employment directly into the trades from high school with the goal of increasing local talent pool
- Highlight programs that are at schools and offering internships
- Help build understanding of and ways to bolster the local supply economy to guard against supply chain issues

Gap Financing for Affordable Housing

- Help increase the pipeline for projects that can take advantage of the expansion of the Low Income Housing Tax Credit and stable funding from US Department of Housing and Urban Development, the US Department of Agriculture Rural Development, and other programs in the recently approved Big Beautiful Bill.
- Help align projects in Santa Cruz and Monterey counties to access on-time funds from the CDBG Disaster Recovery Funds
- Support the state's Affordable Housing Bond Act of 2026 to replenish HCD funding especially the MHP Program, Joe Serna Farmworker Housing Grant, and CalHome Downpayment Assistance Program
- Support the consolidation of all housing issues into one Governor cabinet-level position with a "one stop shop" that can help reduce the costs of new affordable housing
- Support local efforts to create new funding opportunities for housing, such as tax and/or bond measures

Small and Mid-Size Infill Developments (4-199 units)

- Identify ways to reduce the complexity and expense of infrastructure serving these smaller developments
- Advocate for removing affordable housing requirements on small infill projects that make development infeasible
- Identify and share alternative financing models for moderate workforce housing targeted at serving high-impact sectors such as teachers and nurses
- Advocate for adjusting impact fees and zoning policies to encourage more small infill development

Large-Scale Multi-Phase Developments (200+ units)

- Identify ways for local governments to reduce entitlements and building permit plan check review processing times
- Identify and share ways that local governments can adopt predesigned accessory dwelling unit (ADU) plans that can be incorporated into larger subdivisions

Community Engagement and Pro-Housing Policy Development

- Share and help implement best practices in community engagement including using websites, social media, and workshops online and in-person convenings and pop-ups
- Share best practices in utilizing the [State Housing and Community Development's Pro Housing Policy guidelines](#) to achieve certification or make progress toward a pro-housing certification