

January 20, 2026

Honorable Senator John Laird
Capitol Office
1021 O Street, Suite 8720
Sacramento, CA 95814

Re: State Budget Funding Request Support Letter – Madison Street Affordable Housing Development

Dear Senator Laird:

I write on behalf of LandWatch Monterey County to express our strong support for the member discretionary funding request of \$4 million presented by MidPen Housing Corporation (MidPen) for the Madison Street project in downtown Monterey.

LandWatch is deeply committed to the principles of responsible land use and sustainable development practices that enhance the quality of life for all residents. We recognize the pressing need to address the affordable housing crisis in our region. The proposed 42-unit affordable housing project represents a significant step towards meeting this crucial need.

Located in downtown Monterey, Madison Street will create 42 homes for lower income families and individuals. Eleven of the 42 homes will be set aside for families who are currently experiencing or are at risk of experiencing homelessness. Affordability levels will be set between 30-60% of the Area Median Income, which aligns with the needs in the City, where incomes of many residents in need of safe, decent housing are considerably lower than those required to access the housing options currently available. Given its central location, the infill development is climate-friendly, that is, well connected to numerous resources. It is within walking distance of the Monterey Transit Plaza, Monterey High School, the Monterey Public Library and various amenities such as banks, grocery stores, and pharmacies, as well as other food and retail establishments located in downtown Monterey.

LandWatch wholeheartedly supports the request brought forth by MidPen Housing and the City of Monterey for a \$4 million state budget investment to get the Madison Street development off the ground. With lofty Regional Housing Need Allocation goals, the City of Monterey must avail itself of opportunities such as the Madison Street project to add valuable housing stock – especially a development providing 100% affordable homes in a high resource neighborhood.

Thank you for your consideration of this crucial funding request. Please feel free to contact me should you have any questions.

Regards,



Michael DeLapa
Executive Director