

Exhibit A

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MONTEREY COUNTY

HOUSING AND COMMUNITY DEVELOPMENT



HOUSING, PLANNING, BUILDING, ENGINEERING, ENVIRONMENTAL SERVICES

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Pipeline Activity During 5th Cycle RHNA:

The following tables summarize the status of all planning applications distributed during the 5th Housing Element Cycle, 2015-2023.

Table 1
Planning Applications Handed Out by Year & Proposed Affordability

	Number of Applications	Very Low-Income	Low-Income	Moderate-Income	Workforce Income	Above Moderate	Employer Sponsored Units
2015	4	58	58	159	78	30	58
2016	2	0	0	52	0	0	0
2017	4	11	11	87	15	11	154
2018	3	2	2	753	5	2	41
2019	4	0	0	190	0	1	5
2020	2	1	1	31	2	1	4
2021	6	5	5	146	11	6	91
2022	4	18	18	19	26	16	241
2023	4	63	63	258	4	4	45
Total	33	158	158	1,695	141	70	639

Table 2
Planning Applications by Status & Affordability

5th HE Cycle Applications Only	Number of Applications	Very Low-Income	Low-Income	Moderate-Income	Workforce Income	Above Moderate
Active - Condition Compliance	7	4	50	7	5	79
Active – Construction	6	84	204	85	140	1,672
Active - Planning Review	11	138	352	109	47	322
Construction Complete	4	0	344	0	0	0
Inactive - Condition Compliance	2	0	40	1	1	5
Inactive - Denied/Replaced/Void/Withdrawn	8	16	849	24	18	234
	38	242	1,839	226	210	2,311

Table 3, includes 11 projects that were entitled prior to the 5th Housing Element Cycle, summarizes projects that are actively working with Planning to submit complete applications or to clear conditions of approval, are fully entitled. The entitled projects have 319 affordable and 2,073 above moderate-income units to construct. The largest single project is East Garrison, which has 99 affordable and 209 market rate units remaining. The oldest approved project with units remaining to construct is Monterra Ranch, approved in 1992.

Planning Commission Memorandum
Residential Pipeline Report

Table 3						
Planning Applications by Status & Affordability W/ Units to Construct						
All Applications	Number of Applications	Very Low-Income	Low-Income	Moderate-Income	Workforce Income	Above Moderate
Active - Condition Compliance	14	4	51	104	38	593
Active - Construction	6	41	86	33	76	227
Active - Planning Review	13	139	353	110	49	362
Total Units Approved or Planned	33	184	490	247	163	1,182

The construction of Employer Sponsored Housing has been an important part of the County’s ability to provide affordable housing. Table 4 summarizes the status of Employer Sponsored Housing applications distributed during the 5th Housing Element Cycle.

Table 4		
Employer Sponsored Housing Applications		
5th HE Cycle Only	Number of Applications	Number of Units
Active - Condition Compliance	2	48
Active - Construction	1	60
Active - Planning Review	4	261
Construction Complete	4	344
Inactive - Condition Compliance	1	40
Inactive - Denied / Replaced / Void / Withdrawn	3	830
Total	15	1,583

6th Cycle RHNA

As shown in Table 5, the current housing pipeline accounts for approximately 42% of the RHNA affordable units and enough above moderate-income units to satisfy the County’s RHNA obligations. As noted above, employer sponsored housing units disproportionately account for the number of affordable units entitled or planned.

Table 5				
6th Cycle RHNA Impacts				
	Very Low-Income	Low-Income	Moderate-Income	Above Market
Allocation	1,070	700	420	1,136
Active - Condition Compliance	4	51	104	631
Active - Construction	41	86	33	303
Active - Planning Review	139	353	110	411
Potential Units	184	490	247	1,345
6th Cycle RHNA Remaining	886	210	173	-209

Planning Commission Memorandum

Residential Pipeline Report

Application Status

Planning applications have been grouped based on the status of the project.

Active – Condition Compliance This includes planning application that have been approved subject to meeting one or more conditions of compliance and the applicant is actively working to clear these conditions. This classification also includes projects that have conditions of compliance that continue after the entitlements have vested and construction started.

Active – Construction This includes planning applications that have been approved and all conditions of approval have been satisfied. The applicant may begin building units.

Active – Planning Review This includes planning applications that have been handed out and staff is processing the application. Applications may be incomplete, complete, or complete and waiting for hearing.

Construction Complete This includes all planning application that was approved and has built all the entitled units.

Inactive – Condition Compliance This includes any planning application that was approved but that staff is unaware of any activity indicating the applicant is actively working to clear conditions of approval. Projects subject to litigation, additional study, or with resource constraints that must be addressed are also included in this category.

Inactive – Denied/Void/Withdrawn This is a catch all category for applications that were started but voluntarily withdrawn by the applicant, denied by a hearing body, or replaced by a subsequent planning application.

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