

Attachment B

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Housing Pipeline
as of February 1, 2024

Project	PLN	Application Given Out	Application Deemed Complete	Entitlement Date	Status	Employer Sponsored Units	Units Proposed					Very Low-Income Remaining
							Very Low-Income Planned	Low-Income Planned	Moderate-Income Planned	Workforce Income Planned	Above Market Planned	
Quail Hills	PLN020016	7/18/2000	7/8/2004	2/14/2006	Active - Condition Compliance				48	14	256	
Harper Canyon	PLN000696	1/23/2001	11/22/2002	4/7/2006	Active - Condition Compliance			1	1		15	
Country Lake Estates	PLN040103	3/23/2004	3/17/2006	4/11/2007	Active - Condition Compliance				2		43	
Perez	PLN070192	5/16/2007	9/7/2007	6/11/2008	Active - Condition Compliance				2		13	
Kennedy	PLN060014	8/8/2005	12/19/2006	2/9/2010	Active - Condition Compliance				1		9	
September Ranch	PLN050001	4/7/2011	7/11/2011	3/27/2013	Active - Condition Compliance				15	7	73	
Rancho Canada	PLN040061	2/20/2004	8/10/2005	12/13/2016	Active - Condition Compliance				28	12	105	
Esalen South Coast Employee Housing	PLN150337	5/27/2017	3/30/2018	3/11/2020	Active - Condition Compliance	3					3	
	PLN190337	10/4/2019	3/16/2020	5/28/2020	Active - Condition Compliance						2	
Carmel Valley Ranch	PLN180516	12/4/2018	9/30/2019	3/10/2021	Active - Condition Compliance			1	1		10	
Roberts	PLN190414	2/28/2020	7/1/2021	9/30/2021	Active - Condition Compliance						4	
Laguna Seca Apartments	PLN210180	9/1/2021	3/2/2022	6/29/2022	Active - Condition Compliance		4	4	6	4	57	4
	PLN190287	11/1/2019	9/29/2022	1/26/2023	Active - Condition Compliance					1	3	
Bengard Employer Sponsored Housing	PLN230035	4/3/2023	9/15/2023		Active - Condition Compliance	45		45				
Monterra Ranch (York Highlands)	PC 07-392			9/29/1992	Active - Construction						168	
Santa Lucia Preserve	PC 94-067			8/22/1995	Active - Construction			8	1		341	
Tehama	PC 95-065			2/6/1996	Active - Construction						183	
Post Ranch Employee Housing	PLN970492	11/12/1997	2/25/2002	6/25/2002	Active - Construction	24		24				
East Garrison	PLN030204	6/2/2003	2/11/2004	10/4/2005	Active - Construction		84	112	84	140	980	41
Rio Vista Employer Sponsored Housing	PLN210152	7/22/2021	12/23/2021	12/13/2022	Active - Construction	60		60				
LaTourette Subdivision	PLN020090	3/15/2002	6/30/2002		Active - Planning Review		1	1	1	2	15	
Charolais Ranch	PLN050692	12/21/2005	1/31/2007		Active - Planning Review						26	
Castroville Oaks	PLN150248	4/9/2015			Active - Planning Review		56	56	75	27		
Riverview	PLN150372	5/26/2015			Active - Planning Review						27	
Alderete Employer Sponsored Housing	PLN160641	11/14/2016			Active - Planning Review	33		33				
Nicola Employer Sponsored Housing & Density Bonus Units	PLN200203	10/23/2020	3/2/2022		Active - Planning Review	31	1	31	2	1		
Gard	PLN210223	10/21/2021			Active - Planning Review				3		13	
Toro Ranch	PLN220166	7/26/2022			Active - Planning Review		14	14	18	12	174	
De La Torre Mixed Use	PLN 220144	9/12/2022			Active - Planning Review				1		6	
Salinas Valley Community Church	PLN 220295	10/31/2022			Active - Planning Review		4	5	6	4	57	
D'Arrigo Employer Sponsored Housing	PLN230255	9/7/2023			Active - Planning Review	137		137				
855 E. Laurel Dr. - Eden Housing	PLN230321	11/9/2023			Active - Planning Review		60	72				
York School	PLN230239	11/17/2023			Active - Planning Review	60	3	4	4	4	45	
Stevenson School Faculty Housing	PLN110273	5/16/2011	12/26/2011	3/21/2012	Construction Complete	2					2	
Spreckels Crossing	PLN150371	5/11/2015	6/18/2015	9/1/2015	Construction Complete	100		100				
Camphora Highlands Apartments	14CP01772	5/22/2013	1/29/2015	4/11/2016	Construction Complete		36	7				
Morse Place	PLN130447	7/10/2013	12/19/2013	8/23/2016	Construction Complete	23	7	7	9		1	
	12CP00117	1/20/2012	12/11/2013	1/20/2017	Construction Complete						2	
Thistle Manor	PLN160769	11/16/2016	3/8/2017	4/7/2017	Construction Complete	19		19				

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Project	PLN	Application Given Out	Application Deemed Complete	Entitlement Date	Status	Employer Sponsored Units	Very Low-Income Planned	Low-Income Planned	Moderate-Income Planned	Workforce Income Planned	Above Market Planned	Very Low-Income Remaining
Boronda Meadows	PLN170465	5/19/2017	7/21/2017	8/30/2017	Construction Complete	75		75				
Harvest Moon	PLN190127	8/8/2019	4/28/2020	4/16/2021	Construction Complete	150		150				
Butterfly Village / Rancho San Juan	PLN020470	9/27/2002	2/3/2003	12/14/2004	Inactive - Condition Compliance		65	71	93	138	710	65
Valley Views	PLN040767	2/13/2004	9/23/2005	3/28/2006	Inactive - Condition Compliance				33			
Rancho Los Robles	PLN970159		9/21/2000	12/9/2008	Inactive - Condition Compliance				7		69	
Ferrini Ranch	PLN040758	12/14/2004	4/24/2005	12/16/2014	Inactive - Condition Compliance				17		195	
Oseguera Employer Sponsored Housing & Hotel	PLN190354	10/21/2019			Inactive - Condition Compliance	40		40				
Britton - Commercial to Residential Conversion	PLN190052	6/8/2022	7/8/2022		Inactive - Condition Compliance				1	1	5	
Laguna Seca Office Park (McIntosh)	PLN 170765	12/12/2017	2/13/2019	3/16/2021	Inactive - Denied/Replaced/Void/Withdrawn			1	1	1	12	
Castroville Veterans Village	PLN150730	10/8/2015	11/20/2015		Inactive - Denied/Replaced/Void/Withdrawn		2	3	3	3	31	
Toro Ranch	PLN170615	11/29/2017			Inactive - Denied/Replaced/Void/Withdrawn		11	11	14	10	139	
Massa Employer Sponsored Housing	PLN170471	4/2/2018			Inactive - Denied/Replaced/Void/Withdrawn	750		750				
Val Verde Subdivision	PLN180559	12/18/2018			Inactive - Denied/Replaced/Void/Withdrawn		2	2	4	2	31	
SBMD Properties	PLN 200180	1/23/2021			Inactive - Denied/Replaced/Void/Withdrawn	50		50				
Fernwood Resort Employer Sponsored Housing	PLN 200272	3/5/2021			Inactive - Denied/Replaced/Void/Withdrawn	30		30				
Laguna Seca Office Park (Echo Point Trust)	PLN 210253	9/9/2021			Inactive - Denied/Replaced/Void/Withdrawn		1	2	2	2	21	
Notes												
Construction - These are projects that have received their entitlements and cleared all conditions of approval required to begin construction.												
Active - Condition Compliance - These are projects that have received their entitlements and either working to clear conditions of approval prior to bringing construction, or projects with ongoing conditions of approval and have begun construction.												
Inactive - Condition Compliance - These are projects that have received their entitlements but do not appear to be actively working to clear conditions of approval required to begin construction or otherwise delayed an unlikely to be constructed.												
Active - Planning Review - These are projects that County staff are actively working on, have a reasonable expectation that they will be entitled, and could begin construction within the 6th Housing Element Cycle.												

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Project	PLN	Units Remaining to Build				Comments
		Low-Income Remaining	Moderate-Income Remaining	Workforce Income Remaining	Above Market Remaining	
Quail Hills	PLN020016		48	14	256	
Harper Canyon	PLN000696	1	1		15	Supplemental EIR being circulated.
Country Lake Estates	PLN040103		2		43	+7.6 unit In-Lieu Fee due.
Perez	PLN070192		2		13	
Kennedy	PLN060014		1		9	
September Ranch	PLN050001		15	7	73	
Rancho Canada	PLN040061		28	12	105	
Esalen South Coast Employee Housing	PLN150337				3	Applicant requested extension of permit in 2022.
	PLN190337				2	
Carmel Valley Ranch	PLN180516	1	1		10	
Roberts	PLN190414				4	
Laguna Seca Apartments	PLN210180	4	6	4	57	
	PLN190287			1	3	Inclusionary requirements not conditioned, not sent to Housing for review
Bengard Employer Sponsored Housing	PLN230035	45				Number of doors and assumes farmworker income is <70% AMI
Monterra Ranch (York Highlands)	PC 07-392				13	Inclusionary shared with Carmel Woods/Tehama and off-site at Oak Tree Views. Available parcels based on web search 7/23/23.
Santa Lucia Preserve	PC 94-067				63	BoS accepted In-Lieu Fee for inclusionary units. Available parcels based on web search 7/23/23.
Tehama	PC 95-065				18	Inclusionary shared with Monterra Ranch and off-site at Oak Tree Views. Available parcels based on web search 7/23/23.
Post Ranch Employee Housing	PLN970492	2				
East Garrison	PLN030204	24	33	76	133	
Rio Vista Employer Sponsored Housing	PLN210152	60				Number of doors and assumes farmworker income is <70% AMI
LaTourette Subdivision	PLN020090					
Charolais Ranch	PLN050692					
Castroville Oaks	PLN150248					
Riverview	PLN150372					
Alderete Employer Sponsored Housing	PLN160641					
Nicola Employer Sponsored Housing & Density Bonus Units	PLN200203					Density Bonus requires 5 affordable units be occupied year-round.
Gard	PLN210223					
Toro Ranch	PLN220166					
De La Torre Mixed Use	PLN 220144					
Salinas Valley Community Church	PLN 220295					
D'Arrigo Employer Sponsored Housing	PLN230255					Number of doors and assumes farmworker income is <70% AMI
855 E. Laurel Dr. - Eden Housing	PLN230321					County sponsored 100% affordable housing project.
York School	PLN230239					
Stevenson School Faculty Housing	PLN110273					
Spreckels Crossing	PLN150371					
Camphora Highlands Apartments	14CP01772					
Morse Place	PLN130447					On-site Inclusionary Units for PLN100138.
	12CP00117					
Thistle Manor	PLN160769					

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Project	PLN	Low-Income Remaining	Moderate-Income Remaining	Workforce Income Remaining	Above Market Remaining	Comments
Boronda Meadows	PLN170465					
Harvest Moon	PLN190127					
Butterfly Village / Rancho San Juan	PLN020470	71	93	138	710	Entitlements expire in 2024.
Valley Views	PLN040767		33			Indefinite delay pending new water source for San Lucas.
Rancho Los Robles	PLN970159		7		69	Appealed to Coastal Commission & Superior Court. Court ordered settlement negotiations ongoing.
Ferrini Ranch	PLN040758		17		195	Land Trust purchase not complete. Property on market.
Oseguera Employer Sponsored Housing & Hotel	PLN190354	40				
Britton - Commercial to Residential Conversion	PLN190052		1	1	5	
Laguna Seca Office Park (McIntosh)	PLN 170765					
Castroville Veterans Village	PLN150730					
Toro Ranch	PLN170615					
Massa Employer Sponsored Housing	PLN170471					
Val Verde Subdivision	PLN180559					
SBMD Properties	PLN 200180					
Fernwood Resort Employer Sponsored Housing	PLN 200272					
Laguna Seca Office Park (Echo Point Trust)	PLN 210253					
<u>Notes</u>						
Construction - These are projects that have received their entitlement						
Active - Condition Compliance - These are projects that have received t						
Inactive - Condition Compliance - These are projects that have receivec						
Active - Planning Review - These are projects that County staff are activ						