

EXHIBIT 1

ANNUAL PROGRESS REPORT

MONTEREY COUNTY
2010 GENERAL PLAN IMPLEMENTATION

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Annual Progress Report

Monterey County

2010 General Plan Implementation

Prepared by: Monterey County Resource Management Agency

March 2013

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Introduction

Government Code Section 65400 requires the RMA – Planning Department to provide an annual report to the legislative body in April of each year, regarding the progress of the General Plan implementation, progress in meeting the County’s share of regional housing needs, implementation of the housing element (for details see attached Exhibit 2) and compliance of the General Plan with the General Plan Guidelines adopted by the Governor’s Office of Planning and Research (OPR).

Overview

On October 26, 2010 the Monterey County General Plan (GP) for the non-coastal unincorporated area of the county was adopted by the Board of Supervisors. The 2010 General Plan policies require the drafting of new ordinances and the creation of new programs to implement the goals of the General Plan. On January 25, 2011 the Board of Supervisors adopted a General Plan Implementation Work Program that is designed to accomplish the work.

The Monterey County 2010 General Plan complies with the OPR General Plan Guidelines. State law requires that General Plans address a range of issues. However, the mandatory elements of a general plan are: land use, circulation, housing, conservation, open space, noise and safety. These elements set the goals and policies to guide the land development decisions within the governing jurisdiction. Additionally, general plans may include additional elements that are necessary as directed by the governing legislative body and must be consistent with government Code Section 65300 et seq.

The 2010 Monterey County General Plan (GP) contains the following required elements:

Land Use Element (LU),
Circulation Element (CIRC)
Conservation and Open Space Element (C/OS),
Safety Element (S) (Note: Includes Noise Element),
Housing Element (2009 – 2014)

In addition it contains the following optional elements:

Public Service Element (PS),
Agriculture Element (AG),
Economic (ED) and

Additionally, The GP contains Area/Master Plans for the following Planning Areas:

Cachagua Area Plan (CACH)
Carmel Valley Master Plan (CV)
Central Salinas Valley Area Plan (CSV)
Greater Monterey Peninsula Area Plan (GMP)
Fort Ord Master Plan (FO)
Greater Salinas Area Plan (GS)
North County, Inland Area Plan (NC)

South County Area Plan (SC)
Tor Area Plan (T)
Agriculture and Winery Corridor Plan (AWCP)

Since the adoption of the 2010 General Plan, the county has considered two General Plan Amendments implementing litigation settlements. The first from the Camel Valley Association (REF120079); and the second from the Salinas Valley Water Coalition, et al (REF120078) as follows:

Camel Valley Association - Planning File No. REF120079.

Addendum No. 1:

Resolution approving Addendum No. 1 to Final Environmental Impact Report (FEIR) #07-01, SCH#2007121001, and amending Policies CV 1.6, 2.17, 2.18, 3.11, 3.22 and 6.5 of the 2010 Monterey County General Plan/Carmel Valley Master Plan relating to the New Residential Unit Cap, Traffic methodology, Carmel Valley Road Committee, Tree Protection and Non-agricultural Development on slopes.

Resolution No.13.029

Adopted by the Board of Supervisors: February 12, 2013

Salinas Valley Water Coalition – Planning File No. REF120078.

Addendum No. 2:

Resolution approving Addendum No. 2 to FEIR#07-01, SCH#2007121001, and amending Policies PS 3.1, 3.3 and 3.4 of the 2010 Monterey County General Plan relating to Long-Term, Sustainable Water Supply, domestic Wells, and High Capacity Wells.

Resolution No.13.028

Adopted by the Board of Supervisors: February 12, 2013

Summary

Since the adoption of the 2010 General Plan, a significant number of ordinances, plans and programs have been adopted, developed and are in the process of being vetted with the land use departments/agencies, Land Use Advisory committees, stakeholders and interested citizens as indicated in the Monterey County 2010 General Plan Implementation Annual Status Report. The Monterey County General Plan Implementation Work Program Status Report attached indicates the task number, required, proposed and actual completion dates of the Ordinances, plans and programs. The following items have been approved, adopted or require no immediate action but in some cases, as indicated, require on going monitoring.

- **General Plan Implementation Ordinance** – An Interim Urgency Ordinance (Ordinance No. 5171) was adopted by the Board on December 14, 2010. The ordinance was modified and extended by Ordinance No. 5172 on January 25, 2011 and the Board recently adopted an ordinance extending the urgency measure until December 14, 2012. The urgency measure set a process to determine consistency with the 2010 General Plan while ordinances and programs are being developed.
- **General Plan Implementation Plan** - On January 25, 2011, the Board of Supervisors approved a “three year Work Program” outlining how the necessary ordinances and programs will be completed and what resources are necessary.
- **Housing Element Ordinances**–The 2009-2014 Housing Element is part of the General Plan. Goal H-4 of the Housing Element identified nine separate areas where our zoning codes provided constraints to housing opportunities and where they were out of compliance with current State and Federal Laws. Staff drafted the required zoning amendments and prepared an initial study covering all nine subjects. On May 24, 2011, within the one year time limitation, the Board approved an ordinance amending the inland zoning ordinance (Title 21 of the Monterey County Code) to address all nine of the topics identified in the Housing Element. Amendments to the Coastal Land Use Plans and Coastal Zoning Ordinance (Title 20 of the Monterey County Code) were also prepared. On June 28, 2011, the Board adopted a Resolution of Intent to adopt these amendments and transmitted them to the California Coastal Commission for certification. The nine subjects include:
 - Density Bonuses and Incentives
 - Second Dwelling Units
 - Farm/Agricultural Worker Housing
 - Residential Care Homes
 - Emergency shelters
 - Transitional and Supportive Housing
 - Single Room Occupancy (SRO) units
 - Definition of “Family”; and
 - Reasonable Accommodations

Adoption of the Title 21 amendments within one year of adoption of the Housing Element enabled the County to remain eligible for certain grant funding.

- **Green Building Ordinance** – Policy OS – 10.12 requires adoption of an Ordinance requiring green building practices for new construction within 24 months of adoption of the General Plan. As part of the Energy Efficiency Community Development Block Grant (EECBG) awarded to the County of Monterey by the Department of Energy (DoE), the County has contracted with Pacific Municipal Consultants (PMC) and RBF Consulting. On January 29, 2013 the Board of Supervisors adopted the Green Building Ordinance.
- **Tracking System** – Policy LU – 1.20 requires development of a tracking system within one year of adoption of the General Plan to ensure that area build-out is not exceeded. Area build-out means specific land use/density designations as mapped in the area plans adopted as part of the 2010 General Plan. Staff has developed the tracking system, and it is in place and a report is scheduled to be presented to the Board in 2013.
- **Emergency Plan/Procedures** – Policy S-5.1, 5.3 5.5 & 5.6
The emergency and fire hazard task require that the Monterey County RMA is an active participant in safety planning in updating and maintaining emergency and hazard plans and procedures. This activity requires on-going maintenance.
- **Updated Fire Standards** – S-4.9
See comment above.
- **Fire Hazard Development Procedures** – S-4.7.
See comment above.

The attached Monterey County General Plan Implementation Work Program is a comprehensive list of work to be completed to implement the 2010 GP. The proceeding list highlights the major work completed. Major projects currently being implemented are as follows:

East Garrison Housing Development – (PLN040758, Greater Monterey Peninsula Area Plan)

Approval of entitlements to allow development of the East Garrison area within the former Fort Ord Army Base. The Plan consists of a specific plan that would allow mixed use zoning districts; the creation of approximately parcels for 1400+/- dwelling units, commercial uses, and public uses, public facilities, and the development of design criteria.

San Clemente Dam Removal & Carmel River Reroute - (PLN110373, Greater Monterey Peninsula Area and a portion in Cachagua Area Plan)

Consider entitlements for the removal of the San Clemente Dam and related improvements; removal of the Old Carmel River Dam and related improvements; and road improvements on the construction access route along Cachagua Road and the Jeep Trail.

South County Housing Corporation – Camphora Apartment Replacement Project - (PLN100446, Central Salinas Valley Area Plan)

The Camphora Apartment Replacement Project - consists of entitlements to allow, South County Housing Corporation, a non-profit, the demolition of 44 substandard farm worker housing units and the construction of a 44-unit Agricultural Employee Housing Facility; a community building with a meeting room, office, storage, laundry room and computer lab; a half court basketball area, two turf-covered play areas, a tot lot, barbecue patio and seating area, extensive landscaping, solar panels placed on the covered parking areas.

While staff is working on numerous individual projects, the items noted above are major and most notable projects currently being processed within the 2010 General Plan development area.

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**Before the Board of Supervisors in and for the
County of Monterey, State of California**

- a. Accept the Annual Progress Report for the 2010)
General Plan implementation pursuant to Government)
Code Section 65400;)
- b. Accept the Annual Progress Report for the 2009-2014)
Housing Element implementation to comply with the)
State Department of Housing and Community)
Development requirements; and)
- c. Authorize the Planning Director to submit the)
progress reports as required (2010 General Plan)
Implementation PLN130009 Inland area of County))

Upon motion of Supervisor _____, seconded by Supervisor _____,
and carried by those members present, the Board of Supervisors hereby:

- a. Accept the Annual Progress Report for the 2010 General Plan implementation pursuant to
Government Code Section 65400;
- b. Accept the Annual Progress Report for the 2009-2014 Housing Element implementation to
comply with the State Department of Housing and Community Development requirements;
and
- c. Authorize the Planning Director to submit the progress reports as required
Received an annual report regarding the progress of the General Plan Work Program

PASSED AND ADOPTED on this 9th day of April, 2013, by the following vote, to-wit:

AYES:
NOES:
ABSENT:

I, Gail T. Borkowski, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby
certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in
the minutes thereof of Minute Book ___ for the meeting on _____.

Dated: Gail T. Borkowski, Clerk of the Board of Supervisors
County of Monterey, State of California

By _____
Deputy

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General Plan Implementation Annual Status Report - March 2013

TASK #		POLICY REFERENCE	COMPLETION GOAL	STATUS
1	General Plan Implementation Ordinance		With GP Adoption	100% Complete October 26, 2010
2	General Plan Implementation Work Program	LU - 9.1	3 Months of GP	100% Complete January 25, 2011
3	HE -- Density Bonus	LU-2.12; CV-1.10; GMP-1.9	1 Year (Oct. 26, 2011)	100% Complete May 24, 2011
4	HE - Second Unit, Residential Care Homes, Definition of Family	Housing Element	1 Year (Oct. 26, 2011)	100% Complete May 24, 2011
5	HE - Emerg.Shelters, Tran. Housing, SRO	Housing Element	1 Year (Oct. 26, 2011)	100% Complete May 24, 2011
6	HE - Farm/Ag Worker Housing	Housing Element	1 Year (Oct. 26, 2011)	100% Complete May 24, 2011
7	HE - Reasonable Accommodation	Housing Element	1 Year (Oct. 26, 2011)	100% Complete May 24, 2011
8	Boronda Community Plan	LU-1.19, LU-2.21, LU-2.22	N/A	80% Complete
9	Stream Setback Ordinance	OS-5.22	3 Years (Oct. 26, 2013)	5% Complete
10	Resource Cultural Protection Guidelines	LU-9.2	1 Year (Oct. 26, 2011)	75% Complete
11	Capital Improvement Finance Plan (CIFP)	C-1.2, 1.12; LU-2.30; PS-1.1, 3.7, 4.1, 7.8, 11.10; CACH-2.6; CV-4.3; GMP-2.1; GS-2.1; NC-2.1; T-2.5; AWCP-4.5	3 Years (Oct. 26, 2013)	25% Complete
12	County Traffic Impact Fee (CTIF) (Title 19)	C-1.8 & C-1.12	18 Months (April 26, 2011)	50% Complete
13	Green Building Ordinance	OS-10.12	2 Years (Oct. 26, 2012)	100% Complete January 29, 2013
14	Community Climate Action Plan (CAP) Greenhouse Gas (GHG) Reduction Plan	OS-10.11, C-3.1	2 Years (Oct. 26, 2012)	75% Complete
15	Municipal CAP County Operation GHG Reduction Plan	OS-10.15	1 Year (Oct. 26, 2011)	75% Complete
16	Tracking System	LU-1.20	1 Year (Oct. 26, 2011)	100% Complete October 25, 2012
17	Alternative Water Source Plan	PS-3.14	5 Years (Oct. 26, 2015)	0% Complete
18	Hazard Database Mapping - Severe Slope, - Geological Constraints, -Inundation Maps - Erosion, sedimentation, chemical pollution inventory	OS-3.4; S-1.2, 3.6, 3.8, 5.7	5 Year Intervals (Oct. 26, 2015)	0% Complete
19	Visual Sensitivity Maps	OS-1.11; CACH-3.1; CSV-3.1; GMP-3.3; NC-3.1; T-3.1, 3.3	5 Year Intervals (Oct. 26, 2015)	0% Complete

General Plan Implementation Annual Status Report - March 2013

TASK #			POLICY REFERENCE	COMPLETION GOAL	STATUS
20		Cultural Resource Design and Report Criteria	OS-6.5, 6.6, 7.1, 7.5, 8.4, 8.7	N/A	75% Complete
21		Ag Conversion Mitigation Program	AG-1.12; GS-6.1	N/A	50% Complete
22		Routine and Ongoing Agriculture Ordinance	AG-3.3; CV-6.2	N/A	50% Complete
23		Revised Right to Farm Ordinance	AG-1.9	N/A	50% Complete
24		Slope Permit Process: Discretionary Ag Permit - Ministerial Formula	OS-3.5, 3.6; CACH-3.4; CV-4.1	N/A	50% Complete
25		Erosion Program - Hillside Conservation (Convene a Committee)	OS-3.9	5 Years (Oct. 26, 2015)	50% Complete
26		Critical Habitat Monitoring Program	OS-5.17; CACH-3.7; CV-3.7, 3.8, 3.9; GMP-3.8, 3.9; NC-3.5	N/A	5% Complete
27		Critical Habitat/Suitable Habitat/Wildlife Corridors	OS-5.1, 5.2, 5.17, 5.18, 5.24	N/A	5% Complete
28		Biology Reports	OS-5.16	N/A	5% Complete
29		Conservation Strategy Mapping Kit Fox Habitat	OS-5.19	4 Years (Oct. 26, 2014)	5% Complete
30		Carmel Valley Traffic Improvement Program (CVTIP)	CV-2.17, 2.18, 2.10, 2.11, 2.12	N/A	50% Complete
31		Best Management Practice (BMPs) for grading and erosion	OS-3., 3.3	N/A	25% Complete
32		New Well Testing Ordinance	PS-2.4, 2.5	N/A	75% Complete
33		New Well Ordinance	PS-3.3	N/A	75% Complete
34		High Capacity Well Assessment	PS-3.4	N/A	75% Complete
35		Development Evaluation System	LU-1.19; C-2.4, 2.5; OS-3.5, 3.6, 5.3; S-1.8, 2.7, 2.9, 3.8, 6.5; PS-1.3, 2.3, 3.1, 3.13, 4.5,4.6; CV-1.6	1 Year (Oct. 26, 2011)	25% Complete
36		Lot Line Adjustments Subdivision Provisions	LU-1.14 to LU-1.18	N/A	5% Complete
37		Lighting Criteria	LU-1.13; CV-3.16, 3.17; T-3.2	N/A	0% Complete

General Plan Implementation Annual Status Report - March 2013

TASK #			POLICY REFERENCE	COMPLETION GOAL	STATUS
38		Ridgeline Development Criteria	OS-1.3, 1.4, 1.5	N/A	25% Complete
39		Clustering Program	OS-1.8	N/A	5% Complete
40		Criteria for geo/hydro studies/reports	OS-3.3; S-1.3 to 1.8	N/A	5% Complete
41		Tree Removal Regulations - Migratory Birds	OS-5.10, 5.25; CACH-3.4, 3.6; CV-3.11; NC-3.3, 3.4; T-3.7	N/A	5% Complete
42		Invasive Plant Policy and Procedures	OS-5.14	N/A	50% Complete
43		Ag Buffer Criteria	AG-1.2; LU-2.8	N/A	50% Complete
44		Update Zoning Classification: POR; Urban Reserve (UR) Overlay; Community Plan (CP) Overlay; Resource Conservation (RC) Overlay; AWCP Overlay; STA Overlay; Affordable Housing (AHO) Overlay; Ag Buffers (AB) Overlay; Visually Sensitive (VS) Overlay; Design (D) District; Site Control District (S); CV RD Setback; Urban Residential-Mixed Use; Rural Residential; Ag Support Facilities; Study Area	LU-2.8, 2.12, 2.16, 2.18, 2.24, 2.28, 2.34, 2.35, 3.1, 4.1, 5.1, 6.1,6.2, 9.4; AG-1.7, 2.1, 2.2, 2.9, 3.3; CACH-1.2, 1.3, 1.5, 3.1; CV-1.12, 1.20, 1.22, 1.23,1.25, 1.27, 3.1; CSV-1.1, 1.3, 1-4,1.5,1.6, 1.8, 1.7, 3.1; GMP-1.6, 1.7, 1.8, 1.9, 3.3; GS-1.1, 1.2, 1.3, 1.8, 1.9, 1.13; NC-1.4; T-1.4, 1.7; AWCP-4.4	Dec-13	50% Complete
45		Permit Assistant Process- Key Industry Clusters	ED-4.1	N/A	75% Complete
46		Chualar Community Plan	LU-1.19, LU-2.21, LU-2.22	N/A	5% Complete
47		Runoff Performance Standards	S-3.5; PS-2.8	N/A	25% Complete
48		Alternative Energy Promotion Ordinance	OS-10.13	N/A	50% Complete
49		At-Risk Structure Inventory	S-5.16	N/A	0% Complete
50		Scenic Highway/Road Corridor	C-5.2, C-5.3,C-5.4; T-2.8	N/A	5% Complete
51		Study Areas - Review for Special Treatment Area (STA) Designation	CV-1.26; CSV-1.4; GS- 1.11	N/A	0% Complete
52		Solid Waste Management Plan	PS-5.3 to P.S-5.6	N/A	25% Complete
53		Agricultural Wine Corridor Plan (AWCP)	AG-4.3	N/A	75% Complete
54		On-site Wastewater Management Plan (OWMP)	PS-4.12; CV-5.5, PS-4.8, 4.10	N/A	5% Complete
55		On-site Wastewater Treatment Systems (OWTS) Criteria	PS-4.7	N/A	5% Complete
56		Recycling / Diversion Programs	PS-5.3	N/A	25% Complete
57		Development Impact Ordinance	S-5.11, 6.3	N/A	0% Complete

General Plan Implementation Annual Status Report - March 2013

TASK #		POLICY REFERENCE	COMPLETION GOAL	STATUS	
58		Restoration Fee Waiver Program	OS-5.15	N/A	5% Complete
59		Emergency Plan / Procedures	S-5.1, 5.3, 5.5, 5.6	N/A	100% Complete February 28, 2013
60		Mineral Resource Maps/ SMARA Inventory	OS-2.4, 2.5; CV-1.19	N/A	0% Complete
61		Water Conservation Ordinance (urban, ag, recycling)	PS-3.10, 3.11, 3.12; CV-5.3	N/A	5% Complete
62		Community Noise Ordinance	S-7; CACH-3.2	N/A	5% Complete
63		Hydrologic Resources and Constraints	PS-2.6	N/A	0% Complete
64		Contaminated sites	PS-2.6	N/A	5% Complete
65		Updated Fire Standards (18.56)	S-4.9, 4.13, 4.16, 4.19, 4.22, S-4.23, 4.24; CACH-4.3,4.4	N/A	100% Complete February 28, 2013
66		Fire Hazard Development Procedures	S-4.7	N/A	100% Complete February 28, 2013
67		Update Arch Sensitivity Maps	OS-6.2, 7.2, 8.2	N/A	0% Complete
68		Establish Native American Panel	OS-8-5	N/A	75% Complete
69		Conservation Strategic Plan	OS-5.21	5 Year Intervals (Oct. 26, 2015)	5% Complete
70		Oak Woodlands Policies	OS-5.23	5 Years (Oct. 26, 2015)	5% Complete
71		Comprehensive Bike Plan - Trail Maps	C-9.1 to C-9.6, OS-1.10, CACH-3.8, CV-3.14, 3.19, GMP-3.11,3.12, 3.13, NC-3.7, T-2.6	N/A	75% Complete
72		Historic Preservation Plan/ Ordinance Update	PS-12.1; CV-3.13; GS-1.4, 3.3, 3.4; NC-3.6	N/A	50% Complete
73		Transfer Development Credits	LU-1.8; OS-1.7; T-1.6	N/A	5% Complete
74		Pajaro Community Plan	LU-1.19, LU-2.21, LU-2.22	N/A	0% Complete
75		Farmland Mapping and Monitoring Program (FMMP) - Mapping	AG-1.10	N/A	0% Complete
76		General Plan Amendment (GPA) Process	LU-9.6	N/A	50% Complete

General Plan Implementation Annual Status Report - March 2013

TASK #			POLICY REFERENCE	COMPLETION GOAL	STATUS
77		GPA Criteria	LU-9.7	N/A	25% Complete
78		Parks Acquisition Development and Maintenance Guidelines	PS-11.2, 11.11, 11.12; CV-3.15; GS-5.1	N/A	0% Complete
79		Working Group for expansion of the Salinas Valley Water Project (SVWP)	PS-3.17	5 years (Oct. 26, 2015)	0% Complete
80		Long Term Water Supply Ordinance	PS-3.2	N/A	25% Complete
81		Guidelines and Procedures for Conducting Water Supply Assessment	PS-3.13; CV-5.1	N/A	5% Complete
82		Monitoring Wells for Rapid Growth Area	PS-2.2	N/A	5% Complete
83		Drainage Design Manual	S-3.7; PS-2.8, 2.9; CV-5.6, 4.2	N/A	25% Complete
84		Link Overall Economic Development Commission (OEDC) and Workforce Investment Board (WIB)	ED-3.3	N/A	75% Complete
85		Inventory Vacant/ Underutilized Commercial and Industrial Lands	ED-4.2	N/A	0% Complete
86		Subdivision of Ag Land	AG-1.3	N/A	25% Complete
87		Timber Harvest	OS-5.7 to OS-5.10	N/A	0% Complete
88		Tax/economic Incentives Ordinance	AG-1.5	N/A	0% Complete
89		Fire Resistant Plant List	S-4.28; OS-5.14	N/A	50% Complete
90		Design & Implement Public/Private Economic Development Strategy Program	ED-2.1	N/A	50% Complete
91		Economic Incentive Program	ED-3.2, 3.4	N/A	50% Complete
92		Opportunities and Programs for Historic/Cultural	PS-12.16	N/A	75% Complete
93		Landfill Vicinity Ordinance or Standards	PS-6.4	N/A	50% Complete

Status Key:

0% Unassigned
 5% Assigned for processing
 25% Scoping memo and meeting complete
 50% Presented to technical committees/Stakeholders
 75% Presented to Hearing Authority or held a
 100% Complete

A

Westside Bypass Design

GS-2.1, 2.2, 2.3,

B

Air Quality Standards

OS-10.6, 10.9

C

Off Site Signs

LU-1.10

General Plan Implementation Annual Status Report - March 2013

TASK #		POLICY REFERENCE	COMPLETION GOAL	STATUS
	CLUP for other airports		LATER	
	Moss Landing Comm Plan (MLCP) No. Co. LCP Update LCP Update Carmel and Big Sur		MLCP and DEIR currently being prepared Commenced update; significant costs in 13-14 or 14-15 Commenced update; significant costs in 13-14 or 14-15	
	Supplemental EIR Paleo Mapping		Not begun; costs of \$93K for ordinances/plans...bundled Not identified, but needed; unknown identified on 2-23-12	

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202.)

Jurisdiction County of Monterey
Reporting Period 1/1/2012 - 12/31/2012

Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

1 Project Identifier (may be APN No., project name or address)	2 Unit Category	3 Tenure R=Renter O=Owner	4 Affordability by Household Incomes				5 Total Units per Project	5a Est. # Infill Units*	6 Housing with Financial Assistance and/or Deed Restrictions			8 Housing without Financial Assistance or Deed Restrictions	
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			Assistance Programs for Each Development	Deed Restricted Units	7		
											See Instructions		See Instructions
031-164-089	5+	R	19	20		1	40		INC, HCD, TCAC	INC		Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.	
031-164-092	5+	R	12	14			26		INC, HCD, TCAC	INC			
030-011-013	5+	R	3	27			30	30	INC/RDA/HCD/ TCAC	INC			
030-011-014	5+	R	3	25		1	29	29	INC/RDA/HCD/ TCAC	INC			
(9) Total of Moderate and Above Moderate from Table A3		▶		0									
(10) Total by income Table A/A3		▶		37		86		2		125		59	
(11) Total Extremely Low-Income Units*													

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction County of Monterey
Reporting Period 1/1/2012 - 12/31/2012

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	0
No. of Units Permitted for Above Moderate	23	1		6	4	34	0

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction County of Monterey
Reporting Period 1/1/2012 - 12/31/2012

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.	2007-2009		2010		2011		2012		Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6							
Very Low	Deed Restricted				27			43				210	72
	Non-deed restricted	347										65	
Low	Deed Restricted			31			80					285	-99
	Non-deed restricted	261										75	
Moderate	Deed Restricted											28	20
	Non-deed restricted	295										247	
Above Moderate		651	68	62	36							2,818	-2,167
Total RHNA by COG. Enter allocation number:		1,554	68	120	159							3,728	-2,174
Total Units		3,381											
Remaining Need for RHNA Period													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Housing Element Implementation
(CCR Title 25 §6202.)

Jurisdiction County of Monterey
Reporting Period 1/1/2012 - 12/31/2012

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
<p>Name of Program Housing Rehabilitation Program (H-1.a)</p>	<p>Rehabilitate an average of five owner-occupied lower-income units and 20 renter-occupied lower income units annually. Work to achieve 10% of the rental units to extremely low income households. Include information on County's website and develop written material to advertise the program within one year of adoption of the Housing Element.</p>	<p>Annually</p>	<p>During 2012, the County continued to implement the NSP-1 Program. A total of 9 foreclosed homes were purchased and rehabilitated. Of those, 4 were sold to very-low, 3 to low, and 2 to moderate income families. In addition, the County is assisting a non-profit with the rehabilitation of the Camphora Farm Labor Camp that currently houses 44 very low income farmworkers families (29 of which are extremely low) totaling 174 people. The County assisted with the land use entitlements and assisted in preparing a funding program. In 2011, the County was awarded \$1,284,794 in NSP-3 funding for the rehabilitation of up to five foreclosed units to be sold to non-profits for use as special needs housing and assistance to the 21 unit Rockrose supportive housing project in Marina. Two houses were acquired in 2012.</p>
<p>Mobile Home Park Preservation (H-1.b)</p>	<p>Preserve 3,169 existing mobile homes. Maintain contact with property owners and monitor status of mobile home parks. When feasible, work with tenants to preserve parks by providing technical assistance and assisting in funding applications. Conduct survey of existing mobile home park residents and owners and determine the feasibility of establishing a mobile home rent stabilization program in 2010-2011.</p>	<p>on going and 2011</p>	<p>In 2010, the County prepared an analysis on a potential mobile home rent stabilization program. It was concluded that this program would not be feasible to implement. The County continues to work with park residents and owners to address significant rent increases and condition issues.</p>
<p>Preservation of Existing Affordable Units (H-1.c)</p>	<p>Preserve 11 at-risk very low income affordable housing units.</p>	<p>on going</p>	<p>See H-1a above pertaining to the Camphora Farm Labor Camp. 44 units of existing affordable housing is being preserved.</p>
<p>Tenant Relocation and Homeless Assistance (TRHA) Program (aka "Soft Landing") (H-1.d)</p>	<p>Adopt the program in 2009. Refer 100 households for assistance annually (including 10 extremely low income households.) Expand inventory of relocation housing units to 50 by 2014.</p>	<p>2009 and on-annually</p>	<p>In 2009, the County was awarded an HPRP grant of \$1.6 million which is aimed at preventing homelessness. Part of the funding was reserved for housing tenants that are displaced due to County code enforcement actions. The program funding ended in the summer of 2012. The County Redevelopment Agency (RDA) reserved nine units at the Kents Court Swing Housing Facility in Pajaro to provide temporary housing. The facility has now transferred to the County as the Housing Successor Agency to the RDA. To date, two families have been assisted with temporary housing related to code enforcement activities.</p>
<p>Foreclosure and Credit Counseling (H-1.e)</p>	<p>Provide foreclosure prevention and credit counseling services to 150 homeowners annually. Assist 29 lower and moderate income households to purchase homes through the NSP program.</p>	<p>annually and on-going</p>	<p>In 2008, the County was awarded a CDBG grant to provide foreclosure counseling. This program ended in 2012. A total of 400 persons were assisted of which 287 were low income and 113 were moderate income households. Households were also assisted with credit counseling through the NSP Program.</p>

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Energy Conservation (H-1.f)	Reduce energy consumption and carbon emissions throughout the planning period.	on going	The County is undertaking a number of energy conservation related initiatives. In 2009, the County received funding in the form of an Energy Efficiency and Conservation Block Grant (EECBG) to prepare green ordinances and energy efficiency policies, a Greenhouse Gas Inventory and Tracking System and a public energy efficiency education program. The County is in the process of implementing this grant. In 2012, the County prepared a Green Building Ordinance which was adopted in early 2013. In addition, Green Zoning provisions, including incentives, are being developed and are scheduled for consideration in 2013; a Community Climate Action Plan and a Municipal Climate Action Plan are being developed; and a Community Choice Aggregate is being evaluated.
Green Building Initiative (H-1.g)	Provide educational materials to prospective developers and develop recommendations for incorporating "green" practices by end of 2011.	on going	Educational materials are being prepared, a Green Building Ordinance has been adopted, and Green Zoning provisions developed using the EECBG grant, see H-1.f above.
Affordable Housing Project Assistance (H-2.a)	Assist 50 lower and moderate income rental housing units annually.	Annually	During 2012, the Housing Office assisted the Sea Gardens Apartment Project (formerly Axtell) to complete pre-development and start construction on 58 affordable apartments. The County RDA previously provided \$2,300,000 to the project. In addition, the RDA previously provided \$300,000 in funding to a non-profit to acquire and rehabilitate 44 rental units at the Camphora Farm Labor Camp. The County assisted with the land use entitlement process and is providing technical assistance in regard to financing the project. In 2012, the County secured a State CDBG grant of \$925,000 for the project. Finally, the County assisted MidPen Housing in securing a \$10 million NSP-3 grant from the State for a 66 unit affordable rental project on the former Fort Ord (Manzanita Court) which is the first phase of affordable housing required for the East Garrison Project. Construction of the project began in 2012 and will be completed in late spring of 2013.
Farmworkers and Agricultural Employees Housing (H-2.b)	Assist employers to provide 10 lower income farmworker housing units annually.	Annually	See H-1a above pertaining to the Camphora Farm Labor Camp.
Extremely Low Income and Special Needs Individuals and Households (H-2.c)	Assist 10 extremely low income individuals and households in new or expanded residential care facilities, emergency shelters, transitional housing, supportive housing, or SRO facilities annually.	Annually	In 2010, the County assisted the Sunflower Gardens Supportive Housing Project which serves 23 very low income adults with mental disabilities, as well as the 200-unit Pacific Meadows Senior Housing project. During 2011, the County received \$1,284,794 of funding through the NSP-3 program of which \$325,000 will be used to assist Interim's Rockrose Garden Project. The project is expected to start construction in August of 2013 and will provide 21 units of supportive housing for very low and extremely low income adults with psychiatric disabilities. NSP-3 is also funding the purchase of up to five foreclosed units that will be sold to non-profits for use by very low and extremely low income special needs individuals.
Housing Resource Center (HRC) (H-2.d)	Provide financial and as-needed technical assistance to HRC related to implementing the County's affordable housing programs and promote the center's services.	On going	Since 2004, the County has provided support to the HRC. In 2012, the County provided specific funding to provide homebuyer education and homebuyer qualification for the NSP-1 and First Time Homebuyer programs.
Down payment Assistance (DPA) Program (H-2.e)	Assist 29 households through the NSP program in 2010/2011. Assist three to five first-time homebuyers annually with RDA funding or new grants. Ongoing implementation throughout the planning period.	2011 and on going	In 2012, the County provided DPA to 9 households through the NSP-1 Program. In addition, the County applied for and was awarded \$800,000 in State HOME funds for DPA. This grant is currently being implemented. It is anticipated that a total of 12-14 households will be assisted.
Section 8 Housing Choice Vouchers (H-2.f)	Support Housing Authority of Monterey County efforts to provide vouchers to very-low income individuals and families annually.	On going	The County continues to support the Section 8 Program by referring inquiries to the Housing Authority.

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Inclusionary Housing (H-2.g)			Facilitate the development of 10 affordable and workforce housing units annually.	On going	In 2008, the County was awarded a CDBG Freeze Grant to respond to a disaster which affected numerous farmworker families. The program provided rental assistance in partnership with HRC. Although this grant is closed, the program could be reinstated in the event of another disaster.
Disaster Rental Assistance Grants (H-2.h)			Provide rental assistance to lower income households impacted by disasters.	2010	On October 22, 2009 the County adopted a new Housing Policy and Allocation Manual.
Housing Policy and Allocation Procedures Manual (H-2.i)			Update the Manual by early 2010.	on going	Previously the RDA funded a comprehensive program to upgrade the storm drain system and streets in the community of Boronda. Due to the elimination of the RDA on February 1, 2012, the final phase (Phase 4) was put on hold pending identification of an alternative funding source. During 2012, the County began evaluating the Boronda Wastewater System to identify potential upgrades to pump stations. In addition, the County continued to assist the community of San Lucas to replace their existing water well to supply safe drinking water for the existing community and allow a 33-unit affordable housing project to move forward. In 2012, the County applied for a Safe Drinking Water Prop. 84 grant to provide initial funding. The County is in the process of identifying improvements and potential funding to address wastewater system deficiencies in the community of Chualar.
Infrastructure Coordination and Development (H-3.a)			Coordinate infrastructure and public facility improvements and service delivery to facilitate the development of housing in Monterey County.	2011 and on going	The Castroville Community Plan (non-coastal area portion) was adopted in 2007. A local coastal plan amendment required by the California Coastal Commission (CCC) was submitted but subsequently withdrawn due to lack of support from CCC staff. The County is not pursuing another application at this time. During 2011, a revised draft Boronda Community Plan and draft EIR were completed but put on hold due to the elimination of the RDA. The County has initiated an effort to complete the Community Plan as part of the General Plan Implementation Program. The County continues to work with the new owners/developers of the East Garrison Project on implementation. First phase public improvements are complete and construction of the first phase affordable rental housing is underway. Construction of the first phase for sale housing is scheduled to begin in mid-2012. The County has prepared an administrative draft of the Moss Landing Community Plan as part of the General Plan Implementation Program and processing of it is proceeding. The preparation of the Pajaro Community Plan is on hold pending resolution of flood control issues.
Community and Specific Plans (H-3.b)			Adopt entire Castroville Community Plan in 2011. Pursue the General Development Plan for the Cypress Opportunity Area in Castroville Community Plan in 2010-2011. Pursue adoption of the Boronda Community Plan in 2010. Continue to work with the developers of East Garrison and Butterfly Village to implement Specific Plans throughout the planning period. Begin planning process for development of Community Plans for the Pajaro, Chualar, and Moss Landing Community areas prior to 2014.	on going and 2012	The County has a remaining RHNA of 92 units. In 2012, the County continued to provide assistance to the Sea Gardens Apartment Project (formerly called Axtell) in Castroville that will provide 58 affordable units. Construction will commence in the spring of 2012. In addition, MidPen Housing began construction on a 66 unit affordable rental project on the former Fort Ord (Manzanita Court). The first phase of the for sale component of the East Garrison Project is scheduled to begin in 2013 which will include 19 moderate-income units. The 2010 General Plan is currently being implemented which includes zoning code amendments such as the Affordable Housing Overlay.
Adequate Sites for RHNA (H-3.c)			As part of the comprehensive General Plan update and with future and Community and Specific Plans, ensure that an adequate inventory of vacant and underutilized residential and mixed use sites is available to accommodate the County's remaining and future RHNA. Monitor the sites inventory annually to assess the County's continued ability to facilitate a range of residential housing types. Provide inventory of vacant and underutilized sites and promote lot consolidation opportunities to interested developers throughout the planning period. Upon adoption of the General Plan update, pursue adoption of the Affordable Housing Overlay in 2011-2012.		

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Zoning Ordinances and Permit Processing (H-4.a)	Remove governmental constraints on the provision of housing in Monterey County by amending the Zoning Ordinances within one year of adoption of the Housing Element.	2011	The ordinances were adopted by the Board of Supervisors in May of 2011.
Fair Housing (H-5.a)	Include information on County's website and develop written material as needed within one year of adoption of the Housing Element.	2011	The website update was completed in 2011.
Non-Profit Housing Assistance Programs (H-5.b)	Continue to support non-profit housing development and market the availability of the County to provide assistance via Homeshare Program, Eviction Prevention, and Rental Assistance, annually.	On going	The County collaborates with and refers people to the Housing Resource Center for assistance in regard to eviction, foreclosure, and rental assistance.

General Comments:

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