

Attachment A

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2024 Annual Progress Report
County of Monterey
2010 General Plan Implementation
(Non-Coastal) and 1982 General Plan
Implementation (Coastal)
And
2024-2031 Housing Element Progress
Report

Prepared by: County of Monterey Housing and Community Development Department

April 1, 2025

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2024 Annual Progress Report Summary (April 2024 – March 31, 2025)

Introduction

Government Code Section 65400 requires Housing and Community Development (HCD) to provide an annual report to the legislative body by April of each year, regarding the progress of 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 (GP) with the General Plan Guidelines adopted by the Governor's Office of Planning and Research (OPR).

A total of 59 General Plan tasks have been implemented or adopted since the adoption of the 2010 General Plan.

Background

- 1965: Monterey County's first adopted General Plan
- 1982: Comprehensive update to the County's General Plan adopted, including 12 Area Plans, Master Plans. Coastal Land Use Plans adopted between 1982 and 1986.
 - June 15, 2010 - 2009-2014 Housing Element adopted; California Department of Housing and Community Development (CA-HCD) certified the Housing Element on August 24, 2010.
- October 26, 2010: Monterey County Board of Supervisors adopted the 2010 General Plan (GP) for the non-coastal unincorporated areas of the County.
- November 26, 2010: the 2010 General Plan became effective.
- January 25, 2011: The BOS adopted a General Plan Implementation Work Program addressing policies that require the drafting of over 100 new ordinances, plans and programs to implement the goals of the General Plan. Staff estimated this would be a multi-year program, with a cost of about \$8 million. The process involves interdepartmental coordination, obtaining technical information from county consultants, and scoping with stakeholders through extensive public outreach.
- December 13, 2011: Board of Supervisors approved a Professional Services Agreement (PSA) with EMC Planning Group Inc. to provide technical support for development of certain priority GP implementation documents for an amount not to exceed about \$1 million through June 30, 2015. This PSA has since expired and staff continues to implement the General Plan with support of consultants as needed.
- In response to settlement agreements related to litigation over the General Plan EIR, General Plan Amendments were adopted in 2013 and are described below in the Litigation section.
- January 26, 2016: 2015-2023 Housing Element adopted; CA-HCD certified the Housing Element on May 10, 2016

2010 General Plan

California Planning and Zoning Law requires each jurisdiction to prepare and adopt "...a comprehensive, long term general plan for the physical development of the... county..." Gov. Code section 65300. The 2010 Monterey County General Plan complies with state law and with the OPR General Plan Guidelines. State law requires that General Plans

address a range of issues. The mandatory elements of a general plan are land use, circulation, housing, conservation, open space, noise and safety. These elements provide the County's objectives, goals and policies to guide land development decisions. 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); adopted 10/26/2010
- Circulation Element (CIRC); adopted 10/26/2010
- Conservation and Open Space Element (C/OS); adopted 10/26/2010, amended 12/15/2020
- Safety Element (S) (Note: Includes Noise Element); adopted 10/26/2010
- Housing Element 2015-2023, adopted 01/26/2016, certified by HCD 05/10/16
- Public Service Element (PS); adopted 10/26/2010, amended 02/12/13

The General Plan also contains two optional elements:

- Agriculture Element (AG); adopted 10/26/2010
- Economic Development Element (ED); adopted 10/26/2010

Policies specific to unique geographic areas in Monterey County are addressed in Area/Master Plans which include the following:

- Cachagua Area Plan (CACH); adopted 10/26/2010
- Carmel Valley Master Plan (CV); adopted 10/26/2010, amended 2/12/13
- Central Salinas Valley Area Plan (CSV); adopted 10/26/2010
- Greater Monterey Peninsula Area Plan (GMP); adopted 10/26/2010
- Fort Ord Master Plan (FO); adopted 2001 and certified by Fort Ord Reuse Authority (update to FO adopted 10/26/2010 not certified by Fort Ord Reuse Authority)
- Greater Salinas Area Plan (GS); adopted 10/26/2010
- North County, Inland Area Plan (NC); adopted 10/26/2010
- South County Area Plan (SC); adopted 10/26/2010
- Toro Area Plan (T); adopted 10/26/2010
- Agricultural and Winery Corridor Plan (AWCP); adopted 10/26/2010

Litigation

Following adoption of the 2010 General Plan, four lawsuits were filed in late 2010 against the County challenging the certification of the 2010 General Plan Environmental Impact Report and approval of the 2010 General Plan. The County engaged in settlement negotiations resulting in settlement of all the lawsuits. The settlement agreements resulted in the County adopting certain amendments to the General Plan. The 2010 General Plan lawsuits include:

- 1) *Carmel Valley Association, Inc. v. Board of Supervisors of the County of Monterey, et al.* (Monterey Superior Court Case No. M109442); case dismissed.
- 2) *Salinas Valley Water Coalition et al. v. County of Monterey* (Monterey Superior Court Case No. M109451); case dismissed.

- 3) *LandWatch Monterey County v. County of Monterey* (Monterey Superior Court Case No. M109434). Settlement Agreement entered in early 2015. The litigation has not been dismissed but is inactive.
- 4) *The Open Monterey Project v. Monterey County Board of Supervisors, et al.* (Monterey Superior Court Case No. M109441). Settlement Agreement entered in early 2015. The litigation has not been dismissed but is inactive.

The County adopted two amendments to the General Plan related to the litigation:

County initiated amendment of the Carmel Valley Master Plan pursuant to terms of the above referenced settlement agreements: Resolution approving Addendum No. 1 to Final Environmental Impact Report (FEIR) #07-01, SCH#2007121001, and amending Policies CV-1.6 (Residential Build-out), CV-2.17 (Traffic evaluation/methodology), CV-2.18 (Carmel Valley Traffic Improvement Program), CV-3.11 (Tree Protection), and CV-3.22/CV-6.5 (Non-agricultural Development on slopes).

Resolution No. 13-029: Adopted by the Board of Supervisors on February 12, 2013

County initiated amendment of the Public Services Element pursuant to terms of the above referenced settlement agreements:

Resolution approving Addendum No. 2 to FEIR #07-01, SCH#2007121001, and amending Policies PS-3.1 (Long-Term Sustainable Water Supply), PS-3.3 (Domestic Wells) and PS-3.4 (High-Capacity Wells).

Resolution No. 13-028: Adopted by the Board of Supervisors on February 12, 2013.

Fort Ord

The Fort Ord Reuse Authority (FORA) was established by state law in 1994 for the former Fort Ord area. (Government Code section 67650 *et seq.*) FORA dissolved by operation of law June 30, 2020. (Government Code section 67700.) While FORA was in existence, FORA adopted the Fort Ord Base Reuse Plan (BRP), and local jurisdictions were required to submit their general plans to FORA for a finding of consistency with the BRP and FORA's plans and policies.

In 2001, Monterey County amended the County's 1982 General Plan to incorporate a Fort Ord Master Plan with relevant sections of the BRP. In 2002, FORA certified that the Fort Ord Master Plan is consistent with the BRP. In 2010, the County adopted an updated Fort Ord Master Plan as part of the 2010 General Plan, but the Fort Ord Reuse Authority had a tie vote on whether the 2010 Fort Ord Master Plan was consistent with the BRP. Accordingly, that 2010 Plan was not certified by FORA. The Fort Ord Reuse Authority (FORA) no longer exists, and duties previously performed by FORA staff have been transferred to local governments having jurisdiction over lands within the former Fort Ord area.

General Plan Amendment Native American Tribal Consultation

The County of Monterey is in the process developing its Housing Element Sixth Cycle Update (2023-2031). On December 1, 2022, the County sent formal notification of the Housing Element update to Native American Tribes in Monterey County pursuant to Public Resources

Code Section 65352.3 *et seq.* The Esselen Tribe of Monterey County (ETMC) and the Ohlone Costanoa Esselen Nation (OCEN) requested consultation, and staff met with both tribes. The County of Monterey has a Native American and Archaeological Resources Technical Advisory Panel (NAARTAP) established per Monterey County Code Chapter 2.95. The NAARTAP has also reviewed the first draft Housing Element update sites inventory. The NAARTAP as well as ETMC and OCEN will have opportunity to comment on the second draft sites inventory and policies in the Housing Element relevant to areas of tribal interest in spring 2025.

The County is also updating the Safety Element and preparing a new Environmental Justice Element. On March 18, 2025, the County sent formal notification of the Safety Element update to Native American Tribes in Monterey County pursuant to Public Resources Code Section 65352.3 *et seq.* Notification is anticipated to be sent to Monterey County Native American Tribes for development of the Environmental Justice Element spring 2025.

The County is updating the Moss Landing Community Plan, which is a chapter of the North County Land Use Plan within its Local Coastal Program. In November 2024, the County initiated tribal consultation pursuant to Public Resources Code sections 65352.3 *et seq.* and 21080.3.1 *et seq.* The County conducted consultation with the OCEN on December 10, 2024, and is scheduled to conduct consultation with ETMC in spring 2025.

The County is also updating the Big Sur Coast Land Use Plan (BSLUP) and pursuant to Public Resources Code Section 65352.3 *et seq.* met with the Esselen Tribe of Monterey County on March 13, 2025, and with OCEN on January 14, 2025 and February 11, 2025.

General Plan Implementation

Since the adoption of the 2010 General Plan, 59 ordinances, plans and programs have been implemented or adopted. In 2024 for the reporting period, the items listed below have been in process. The 2024 Annual Report Summary Matrix, attached as Exhibit 1, indicates the work completed in 2024, references to the corresponding General Plan policies, and the next steps to take on specific tasks.

To track General Plan implementation, a Long-Range Planning (General Plan Implementation) Work Program (Program) is established, which allocates priority projects and funding to for the upcoming year and identifies a complete list of long-range planning and General Plan implementation activities still pending.

The General Plan Implementation Fee (GPUI) is a surcharge added on all land use entitlement applications received by the County. The surcharge is 10% of the entitlement fee. Funds collected from this fee are intended for Long-Range Planning resources, such as staff to work on implementation of the General Plan. In Fiscal Year 2023-24 (July 1, 2023 to June 30, 2024) a total of \$851,683 was collected in GPUI fees, Fiscal Year 2023-24 (July 1, 2024 to June 30, 2025) \$773,808 was collected, and fiscal year to date GPUI revenues are \$517,483.

2024 Annual Progress Report – General Plan Working Progress Tasks

Following is a summary of General Plan Implementation (GPI) activities completed or advanced in the 2024 report period. The full Monterey County Long-Range Planning Work Program may be found at [General Plan Implementation and Housing Element Annual Progress Report and Five-Year Long-Range Planning Work Program | County of Monterey, CA](#) and was approved by the Board of Supervisors on April 23, 2024 (Attachment C, REF 240009).

Salinas Valley Zone 2C - Salinas Valley Groundwater Basin Study, LRWP Task No. 155 - Complete

Amendment to GP Policy PS-3.1 in 2013, resulting from a settlement agreement, included language requiring a five-year study of the Salinas Valley Groundwater Basin relative to the projected buildout of the General Plan. The County contracted with the Monterey County Water Resources Agency (MCWRA) to provide staffing resources to manage outside consultants (such as US Geologic Service or USGS) for this work. In December 2024 staff presented the report to the Board of Supervisors, and the report was accepted by the Board. The Board of Supervisors provided direction to staff to coordinate efforts with the Groundwater Sustainability Agencies and present implementation steps to the Board in late Summer 2025, which will include amending GP Policy PS-3.1.

Development Evaluation System (REF120030), LRWP Task No. 35

The 2010 General Plan identifies Community Areas, Rural Centers and Affordable Housing Overlay Districts as areas of top priority for development. Outside of those areas, Policy LU-1.9 of the General Plan requires a Development Evaluation System (DES) be established to provide a systematic, consistent, predictable and quantitative method for decision-makers to evaluate developments of five or more lots or units and developments that will have the equivalent or greater impact on traffic, water or wastewater. Staff has been working on developing the evaluation system and has received input from various stakeholders since the adoption of the 2010 General Plan, including multiple workshops with the Planning Commission. Staff held the final Planning Commission workshop on the DES in 2019. The draft DES, as recommended by the Planning Commission, was presented to the Board of Supervisors in August 2020. The Board directed further revisions. Due to other conflicting priorities and limited staffing resources, no progress was made on the DES in 2024, and work is anticipated to commence once again in 2025.

Zoning Maps & Classifications Update (REF140023), LRWP Task No. 44

This task requires both an update to the zoning maps and the development of new zoning regulations within the inland zoning ordinance (Title 21) to develop new zoning and overlay districts that were established by the 2010 General Plan. In 2020, the Board of Supervisors adopted an ordinance establishing regulations applicable to Mixed Use Zoning Districts (Chapter 21.17). During the 2024 reporting period, staff completed its research and review of land use and zoning maps. The current project scope includes:

- Updates to the County's zoning maps to implement the 2010 General Plan land use designations.
- Amendment to Chapter 21.08 (Establishment and Designation of Zoning Districts) to codify the transition from Sectional District Maps to GIS shapefiles.
- Amendment to Chapter 21.39 (Community Plan Zoning District) to codify this section is applicable to adopted Community Plans and Master Plans.

- Amendment to Chapter 21.50 (Urban Reserves Zoning District) to codify that staff needs to review Board adopted Memorandum of Agreements and Memorandum of Understanding between the County and cities for applicable development occurring in the unincorporated County.
- Implementation of the Agricultural and Winery Corridor Plan (AWCP) will result in a new Chapter being added to Title 21 [Tasks 44 and 24-07].

Staff conducted an informational workshop at the Planning Commission on March 13, 2024. Updated zoning maps and an ordinance to amend Title 21 is anticipated to be considered by the Planning Commission and the Board of Supervisors in spring/summer 2025. This project remains a high priority and staff expect to complete this project by summer 2025.

The Agricultural Winery Corridor Plan portion of this task is being implemented separately (see below). Future portions of the project to be implemented separately include:

- Implementation of the Affordable Housing Overlay (AHO) may result in a General Plan amendment and a new Chapter being added to Title 21.
- Updates to the Fort Ord Master Plan (FOMP), associated land use designation, and zoning maps.

Agricultural Winery Corridor Plan Ordinance and Map Updates (REF#TBD), LRWP Task No. 44 & 24-07

This task requires both an update to the zoning maps and the development of new zoning regulations within the inland zoning ordinance (Title 21) to implement the Agricultural Winery Corridor Plan policies of the 2010 General Plan. A draft ordinance has been developed and will be considered by the Agricultural Advisory Committee, Planning Commission, then Board of Supervisors in 2025.

Community Climate Action & Adaptation Plan (REF120045), LRWP Task No. 14

The County resumed efforts on the Community Climate Action and Adaptation Plan (CCAAP) in early 2024 and has made significant process. On August 13, 2024, the Board of Supervisors received an update on the CCAAP and provided direction to staff including an order to focus on community outreach for the remaining project period. During this reporting period, staff have hosted 13 public meetings and community outreach events, internally reviewed draft strategies, and are preparing the draft CCAAP for public review over a 60-day comment period. The draft CCAAP is expected to be released in April of 2025 and adopted Summer 2025.

Chualar Community Plan (REF240012), LRWP Task No. 46

The 2010 Monterey County General Plan designates Community Areas to be actively supported as the County's primary planning priorities. Developing a Community Plan for Chualar is one of the highest priorities (LU-2.23). On February 1, 2024, staff published a Request for Proposal (RFP) to solicit proposals for consultant firms to assist in the development of the Chualar Community Plan. Staff negotiated a Professional Services Agreement with the selected consulting firm for community plan preparation and associated environmental review that was approved by the County Board of Supervisors on February 25, 2025. Immediate next steps are initiation of Community outreach and preparation of plan draft.

Fort Ord Habitat Resource Management Plan (REF220022), LRWP Task No. 21-12

Developing the Fort Ord Habitat Resource Management Plan (RMP) for County-owned and Monterey Peninsula College-owned (MPC) lands on the former Fort Ord is required by deed restriction and the 1997 Installation-wide Habitat Management Plan, and implements various program/policies identified in the County Fort Ord Master Plan. During the reporting period staff finalized a Memorandum of Understanding (MOU) with the Monterey Peninsula College (MPC) to contribute a fair share for the development of the CEQA analysis. The Administrative Draft RMP was provided to County and MPC in March 2025, and is under review. The Final Plan is anticipated to come before the Board of Supervisors by the end of 2025.

Exhibit 1 Summary 2024 Annual Progress Matrix

Task	Reference No.	GP Policy or Other Mandate	Program Area/MCC/Title	Work Completed in 2024 -2025 (April 2024 to March 2025)	Work Anticipated in 2025-2026
2024 General Plan Implementation and Housing Element Annual Progress Report	REF250006	State Code	Countywide	Annual Plan Complete and Submitted to Planning Commission 4/9/2025 and Board of Supervisors 4/22/2025 for consideration and acceptance.	2025 GPI/HE APR
Long Term Sustainable Water Supply and Salinas Valley Zone 2C - Salinas Valley Groundwater Basin Study	REF140088	AG-1.7, 2.1, 2.2, PS-3.1, PS-3.2; Board Referral 2014.01	2010 GP (Inland)/Title 21	Final Report Accepted by Board December 2024.	COMPLETE – Implementation tasks to be tracked separately.
Development Evaluation System	REF120030	LU 1.19	2010 GP (Inland)/Title 21	No Activity.	Final Ordinance. CEQA
Community Climate Action and Adaptation Plan	REF120045	State Code, OS-10.11	2010 GP (Inland)/Title 21	Drafted initial Greenhouse Gas (GHG) mitigation strategies.	Final Greenhouse Gas Reduction Plan/Climate Action Plan. CEQA.

Zoning Ordinance and Map Updates	REF140023	LU-2.8, 2.11, 2.12, 2.17, 2.18, 2.21, 2.24, 2.28, 2.33, 2.34, 3.1, 4.1, 5.1, 6.1, 6.2, 9.4; AG-1.7, 2.1, 2.9, 3.3, 4.3; PS-3.13, 12.12; CACH-1.2, 1.5, 3.1; CV-1.6, 1.12, 1.20, 1.22, 1.23, 1.25, 1.26, 1.27, 3.1, 3.13; CSV-1.1, 1.3, 1.4, 1.5, 1.6, 1.7, 3.1; GMP-1.1, 1.6, 1.7, 1.8, 1.9, 3.2, 3.3; GS-1.1, 1.2, 1.3, 1.9, 1.10, 1.11, 1.13; NC-1.5, 3.1, 3.6; T-1.4, 1.7; SC-6.1;	2010 GP (Inland)/Title 21	Research and review of land use and zoning maps complete. Staff conducted an informational workshop at the Planning Commission on March 13, 2024. Staff expects to return to the Planning Commission and Board of Supervisors in spring/summer of 2025 for adoption.	Final updated zoning maps. Draft and final ordinance. CEQA.
Agricultural Winery Corridor Plan Ordinance & Map	TBD	AWCP-4.4	2010 GP (Inland)/Title 21	Draft ordinance.	Final updated ordinance and map. CEQA.
Chualar Community Plan	REF240012	LU-2.21.c, LU-2.23	2010 GP (Inland)/Title 21	Contract with consultant approved.	Conduct community outreach and draft plan.
Agricultural Buffer Regulations	REF130045	State Code (AB 823), LU-2.17, LU-2.8, OS-1.7, OS-1.8	2010 GP (Inland)/Title 21	No activity.	Develop Administrative Interpretation. Final clarifying amendments to Chapter 21.66.030.
Fort Ord Habitat Resource Management Plan	REF220022	1997 Habitat Management Plan/Deed Restriction, Various Fort Ord Master Plan programs/policies	2010 GP (Inland)/Fort Ord Master Plan	MOU with MPC for fair share contribution to CEQA analysis.	Draft and Final Plan. CEQA.

Key

BOS	Board of Supervisors
CCC	California Coastal Commission
DOC	Department of Conservation

DOF	Department of Finance
GP	2010 General Plan
HEU	Housing Element Update
LCP	Local Coastal Program
Ord No.	Ordinance Number
Res No.	Resolution Number

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2024 Annual Progress Report – Housing Element Work in Progress Tasks

Housing Element Annual Progress Report

The HE APR consists of 12 data tables, a summary screen, and a screen for Local Early Action Planning (LEAP) Grant reporting. The tables and data reported on each are:

Table A – Housing Development Applications Submitted

The County received 113 housing development applications that proposed creating 327 new residential lots or units during 2024.

Table A2 – Annual Building Activity Report Summary

During 2024 the County:

Approved entitlements for 115 housing development applications proposing 326 new residential lots or units, including a 132-unit lower-income project on County-owned property in Salinas, 77-units of employer sponsored housing for farmworkers classified as low-income, and 3 very low-income units approved pursuant to the density bonus.

Issued building permits for 166 new units, including 44-units of employer sponsored housing for farmworkers classified as low-income.

Finalized building permits for 140 new units, including 45-units of employer sponsored housing for farmworkers classified as low-income.

Table B – Regional Housing Needs Allocation Progress

This table is compiled by state Housing and Community Development from HE APRs submitted during the 6th Housing Element Cycle.

Table C – Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

The County has not identified or rezoned any sites to accommodate shortfall housing need or to comply with the No Net-Loss law. Within the 5th Cycle Housing Element, capacity for new housing units was available with existing zoning. For the draft 6th Cycle Housing Element, sites have been identified that will be rezoned to accommodate housing, however, the 6th Cycle Housing Element has not been adopted yet.

Table D – Program Implementation Status

This table has been completed with implementation efforts and impacts of 5th Cycle Housing Element Programs.

Table E – Commercial Development Bonus Approved

The County has not approved any commercial development with density bonus approvals.

Table F – Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites

The County has not rehabilitated or otherwise preserved housing units to provide alternative sites. There are statutory limitations on when the County counts these units toward RHNA.

Table F2 – Above Moderate-Income Units Converted to Moderate Income

The County has not converted any above moderate-income units to moderate-income units.

Table G – Locally Owned Lands Included in the Housing Element Sites Inventory that Have Been Sold, Leased, or Otherwise Disposed of

The County did not include any locally owned lands in the 5th Cycle Housing Element Sites

Inventory. Affordable Housing development has been approved on County owned property at 855 E. Laurel in Salinas. This project will be leased to Eden Housing, Inc. for a period of between 55 and 99-years.

Table H – Locally Owned Surplus Sites

The County has not identified any locally owned surplus sites.

Table J – Student Housing Development for Lower Income Students for Which Was Granted a Density Bonus

The County has not approved or granted density bonuses for any student housing.

Table K – Tenant Preference Policy

The County has not adopted a tenant preference policy.

The full 2024 Housing Element APR may be accessed from the County’s webpage at <https://www.co.monterey.ca.us/government/departments-a-h/housing-community-development/planning-services/housing-programs/housing-element>.

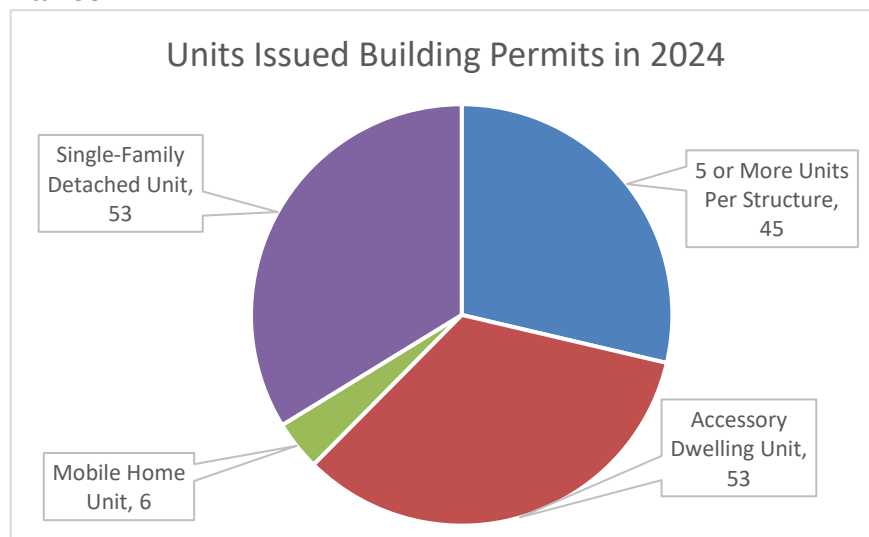
Building Permits Issued – 2024

The County receives RHNA credit for a unit when a building permit is issued during a calendar year. This information is reported on Table A2 of the APR. The adjacent chart shows the number and types of units that were issued building permits during 2024 compared to the annual average between 2018-2023. Because the state report issues credits for all building permits that are issued, it can overstate the actual number of new housing units produced. In 2024, the County issued building permits for 21 units that were either replacements for units destroyed by a natural disaster or the property owner wanted to start with a clean slate. The 13% of new housing units these permits represent is slightly higher than the 2018-2023 average of 9% annually.

Permits Issued by Housing Type	Annual Average	2024
2-, 3-, and 4-Plex Units per Structure	5	
5 or More Units Per Structure	76	45
Accessory Dwelling Unit	27	56
Mobile Home Unit	4	7
Single-Family Attached Unit	39	
Single-Family Detached Unit	109	58
	197	166

6th Cycle RHNA Performance

During 2024, the first year of the 6th RHNA Cycle, County issued building permits for 166 new units. This included 44 units of non-deed restricted low-income housing for farmworkers in employer sponsored housing. Table B of the HE APR summarizes building permits issued by year, affordability level, and if the affordability is enforceable through a deed restriction. Table B also includes units issued between June 30 and December 14, 2023, and December 15, 2023, through December 31, 2023.



Housing Element

A detailed account of progress towards the Housing Element and Regional Housing Needs Allocation (RHNA) numbers can be found in the staff report **Attachment A**, and a summary is provided below.

The RHNA process requires the County to identify enough land with appropriate zoning to accommodate specific numbers of housing units at four affordability levels. The affordability levels are Very Low- Income (households earning less than 50% of Area Median Income [AMI]), Low-Income (households earning less than 85% of AMI; Moderate-Income (households earning less than 120% of AMI; and, Above Moderate-Income (households earning more than 120% of AMI. While not a part of the RHNA Allocation, the County is also expected to meet the housing demand for extremely low-income households (households earning less than 30% of AMI). The expectation is that 50% of the very low-income units will be available to extremely low-income households. Table 1 summarizes the County's RHNA performance by affordability level to date.

	Table 1		
	RHNA Allocation	Permitted to Date	RHNA Remaining
Very Low-Income	1,070		1,070
Low-Income	700	89	611
Moderate-Income	420		420
Above Moderate-Income	1,136	192	944
Total Units	3,326	281	3,045
Extremely Low-Income Housing Need	535		535

During 2023, the County issued building permits for 44-units of employer sponsored housing adjacent to the City of Salinas. These units are presumed to be affordable to low-income households.

- Pursuant to Government Code sec. 65400.1, County reports that zero sites owned by the County and included in the inventory of land in the Housing Element were sold, leased, or otherwise disposed of in the prior year.

Accessory Dwelling Units

Accessory Dwelling Units (ADUs), often seen as part of the solution to addressing the chronic housing shortage accounted for 29% of the units permitted in 2024, and 34% of all building permits issued since 2018. Junior ADUs, which create a slimmed down ADU within an existing home accounted for about 8% of all ADUs permitted between 2018 and 2024. ADUs that are created out of buildings not permitted for habitation, e.g., adding a kitchen to a guest house or full bath and kitchen to a barn, accounted for about 28% of ADU permits during the 2018-2024 period. New construction of ADUs accounted for about 64% of the units permitted during this period. The Castroville Community Plan area accounted for 11% of ADU permits countywide but 27% of JADU and ADU conversion permits.

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