

ATTACHMENT 2
AFFORDABLE HOUSING PIPELINE

The best opportunity to develop new, affordable and/or occupancy restricted housing is to facilitate development of projects that have already been approved or where there is a willing property owner with the ability to obtain financing for the development. Economic Development Department staff has compiled the following list of projects that meet these criteria. Table 1 summarizes the occupancy restricted housing that these projects could produce under the County's Inclusionary Housing Ordinance.

Table 1 Development Potential of Selected Approved & Proposed Projects					
	Very Low	Low	Moderate	Workforce 1	Market Rate
<i>Delfino¹</i>	6	6	8		
<i>Rancho Canada</i>			25		
<i>Rancho San Carlos</i>	13	13	18		
<i>Rio Road</i>	1	2	3	1	
<i>Santa Lucia Preserve</i>		40	1		
<i>September Ranch</i>	4	5	6	7	
Unused Under CV Cap	1	2	2		
Inclusionary Obligations for Assumption by Dow	25	68	63	8	
Castroville Oaks – Rental	42	42	40		
Castroville Oaks - Owner			20	35	35
<i>Thistle Manor</i>		19			
Alderete Farm Labor		33			
<i>Mountain View</i>				33	
Total Potential Units	67	162	123	76	35

CARMEL VALLEY

Dow Affordable Housing Development

Owner

- Brad Dow – Owner
- Paul Byrne – Representative

Project Status

- Owner and representative have contacted Housing staff to determine suitability of property for review/approval streamlining pursuant to SB35.

Project Description

- Carmel Valley Road at Val Verde
- Two parcels totaling 8.7 acres

¹ Italicized projects have received all required approvals but are on hold due for a variety of reasons.

- Proposes to assume the inclusionary housing obligations for these approved projects:
 - Delfino
 - Rancho Canada
 - Rio Road
 - Santa Lucia Preserve
 - September Ranch
 - 25% of the unused units allowed by the Carmel Valley “Cap”

Points in Favor of Project

- Up to 164 units of affordable housing to apply towards County’s RHNA obligation
- Willing land owner
- Guarantees that at least 20% of housing remaining under the Carmel Valley cap is affordable
- Timing to construct units is only a function of how fast the County can process zoning amendments necessary to accommodate this level of development

Points Against Project

- Current zoning does not accommodate proposed level of development
 - Carmel Valley Master Plan allows 4 units to the acre and state density bonus law would allow an additional 35% because project is proposed to be 100% affordable.
 - $47.1 \text{ units} = 34.9 \text{ units (4 units/acre} \times 8.72 \text{ acres)} + 12.21 \text{ units (35\% of 47.1 units)}.$
- Parcels are shown in County GIS as having some Prime Farmland
 - Negates SB35 streamlining
- Inclusionary Housing Ordinance does not currently allow consolidation of inclusionary housing from multiple projects in one location
- Need to modify Planning Commission and/or Board of Supervisors approved Conditions of Approval to allow off-site development of inclusionary housing.

CASTROVILLE AREA

Castroville Oaks

Owner

- CHISPA

Project Status

- Submitted to RMA Design Review Committee for preliminary consideration

Project Description

- Located at Castroville Blvd. and Highway 156
- 90 Single Family Homes on 30 acres
- 124 Multi-family Units on 16 acres

Points in Favor of Project

- 124 units of affordable housing to apply towards County's RHNA obligation
- CHISPA owns parcels and already planned for CalTrans/County highway/road rights of way

Issues Preventing Project from Moving Forward

- Castroville Blvd./Highway 156 interchange
- Coastal Zone/Coastal Commission approvals
- Financing has not been arranged
- Resale restrictions on single family homes

Thistle Manor

Owner

- Ausonio Apartments, Inc.

Project Status

- Approved by Zoning Administrator March 27, 2017
- Developer has placed project on hold because the Castroville Community Plan Traffic Impact Fee makes development financially infeasible

Project Description

- Located at 11299 Haight St., Castroville
- 18-units of farmworker housing

Points in Favor of Project

- 18 units of affordable housing to apply towards County's RHNA obligation
- Willing property owner
- All approvals in place
- Developer will finance construction, no waiting for government grants or loans

Points Against Project

- Castroville Community Plan Traffic Impact Fee of ~\$19,900/unit

SALINAS AREA

Alderete Farm Labor Housing

Owner

- Alderete Family

Project Status

- Unable to proceed

Project Description

- 33-unit, 264 bed farmworker housing project
- Located on approximately three acres at 449 Harrison Rd., north of Salinas

Points in Favor of Project

- 33 units of affordable housing to apply towards County's RHNA obligation
- Willing property owner
- All financing in place
- Consistent with General Plan Policies AG-1.1, AG-1.4, AG-1.6, AG-1.7, AG-1.12, AG-2.1 and AG-2.2

Points Against to Project

- Property is currently zoned LDR-5, which limits residential development to the first unit on any lot of record
- Need to rezone property to a designation that allows farmworker housing, such as rural grazing
- Need to amend Greater Salinas Area Plan Policy GS-1.13 to allow greater density for farmworker housing projects

SAN LUCAS

Mountain View

Owner

- CHISPA

Project Status

- Approved with subdivision map recorded
- On hold

Project Description

- Mary and San Lucas Streets in San Lucas
- 33 Single Family Homes

Points in Favor of Project

- Subdivision is already approved and recorded

Points Against Project

- Current water supply has nitrate contamination and all development in San Lucas is on hold until a new water source is identified and developed