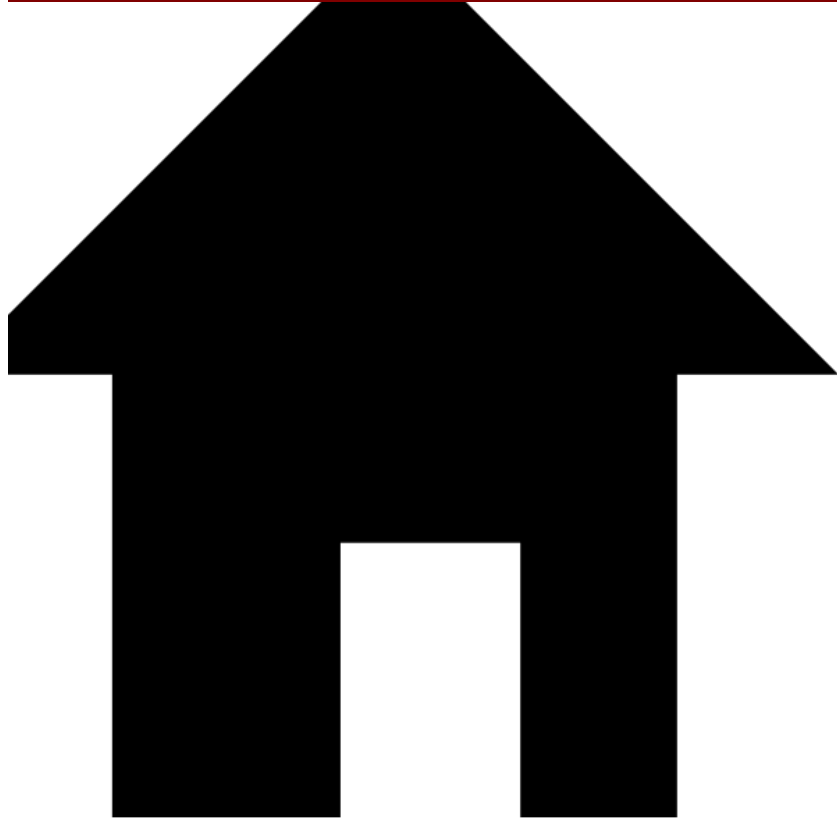


2015 Regional Housing Forum

Castroville Library – May 7, 2015



Cities, Housing Developers and Stakeholders working together

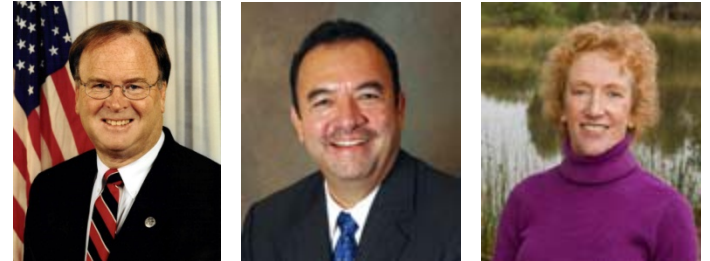
Central Coast Regional Housing Forum



2015 Regional Housing Forum

AGENDA:

Welcome: Honorable Congressman Sam Farr



Introductions:

Board of Supervisor Chair, Supervisor Simon Salinas
Supervisor Jane Parker

Facilitator: Mitch Winick, President and Dean at Monterey College of Law

City/County Presentations:

- | | | | |
|-----------------------|-----------------|--------------------------|--------------|
| 1) Gonzales | 2) Soledad | 3) Greenfield | 4) King City |
| 5) Salinas | 6) Marina | 7) Seaside | 8) Monterey |
| 9) County of Monterey | 10) Watsonville | 11) County of Santa Cruz | |

AMBAG: Gina Schmidt, GIS Coordinator

Financing Discussion & Input from Housing Developers

Adjournment: 12:00 noon



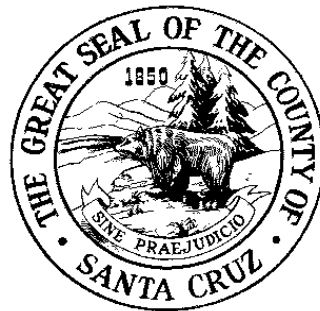
Cities, Housing Developers and Stakeholders working together

Central
Coast
Regional
Housing
Forum

2015 Regional Housing Forum



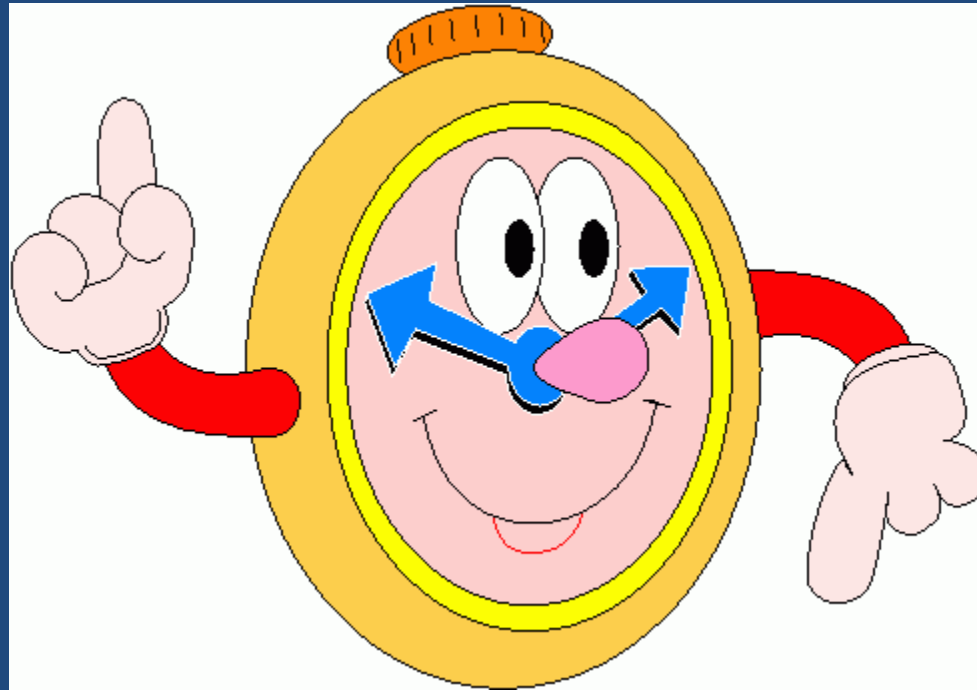
City of Watsonville



Cities, Housing Developers and Stakeholders working together

Central
Coast
Regional
Housing
Forum

Reminder 5 minutes



Next: City of Gonzales

REGIONAL HOUSING FORUM



City of Gonzales

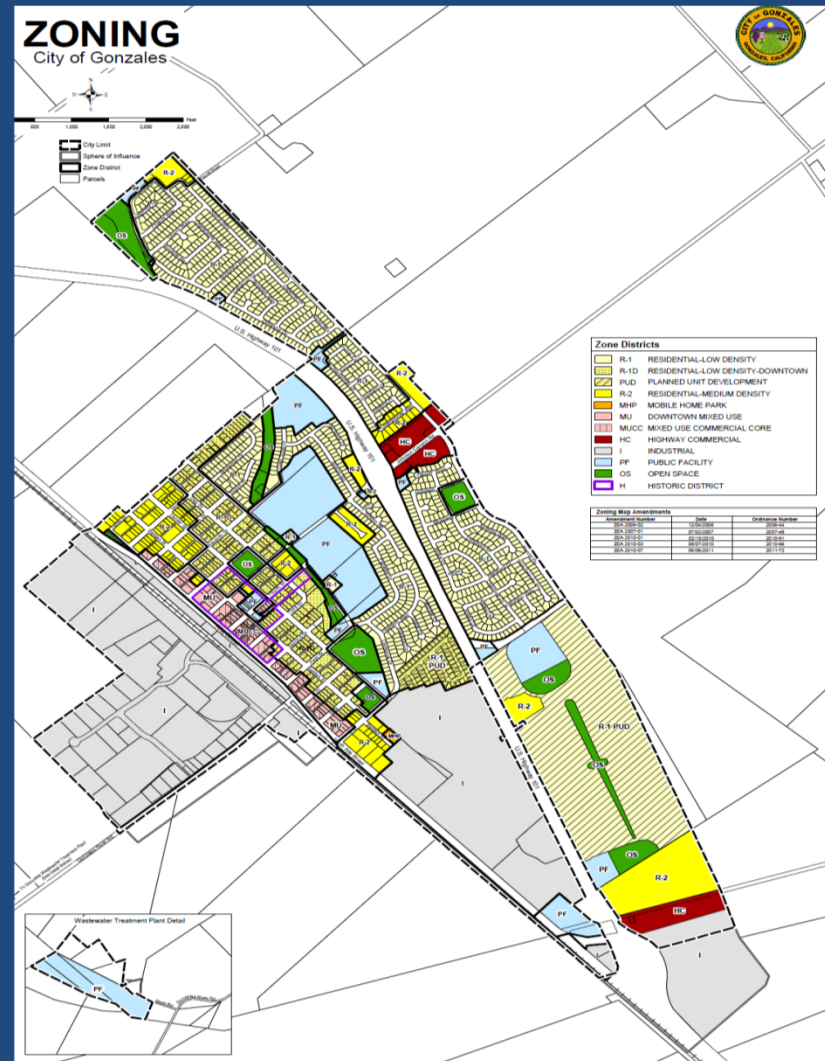
Overview

Thomas Truszkowski, Community Development Director



Existing Development

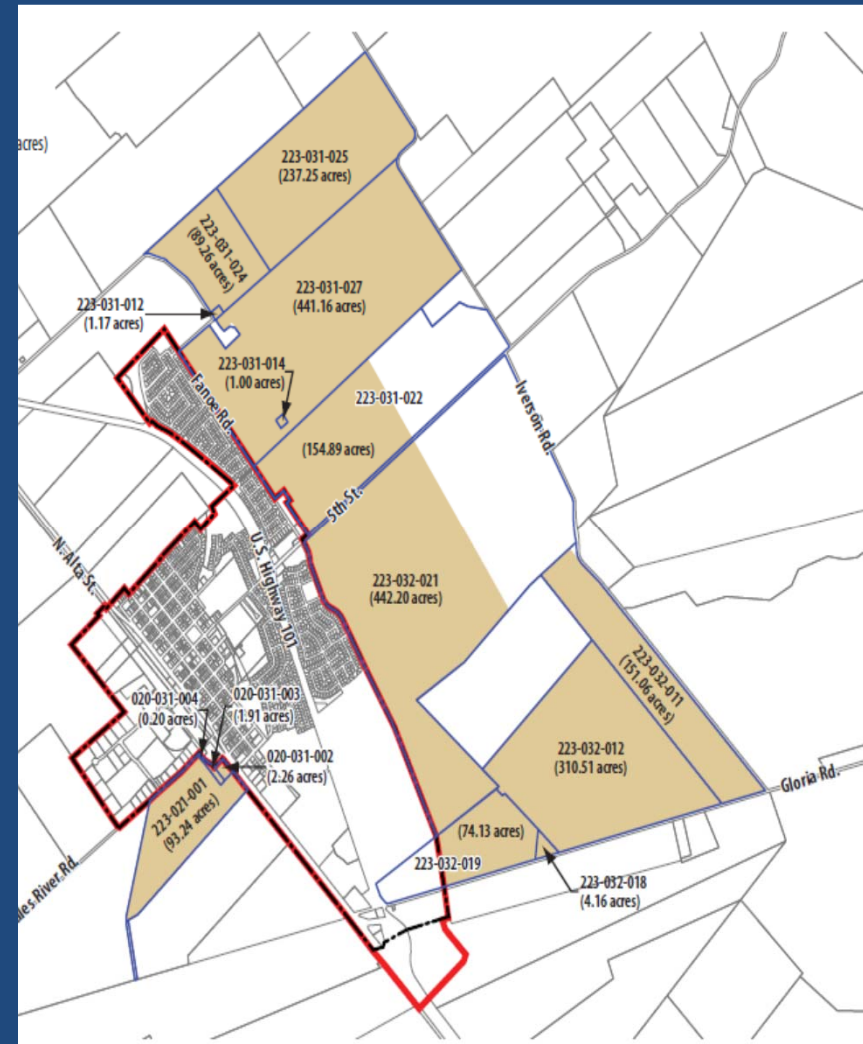
- Approx. 1,978 Residential Acres
- 1,987 Dwelling units
- Approx. 1,612 Single-Family Units
- Approx. 375 Multi-Family Units
- 4.40 Persons Per Household - SF
- Vacancy Rate = 4.2%





Future Development

- LAFCO Approved Sphere of Influence - Approx. 2,025 Developable Acres
- Approx. 7,700 Dwelling Units
- Future Growth Via Specific Plans
- 15% of Dwelling Units at Density 9 to 15 Units Per Acre
- 20% of Dwelling Units at Density of 16 to 24 Units Per Acre





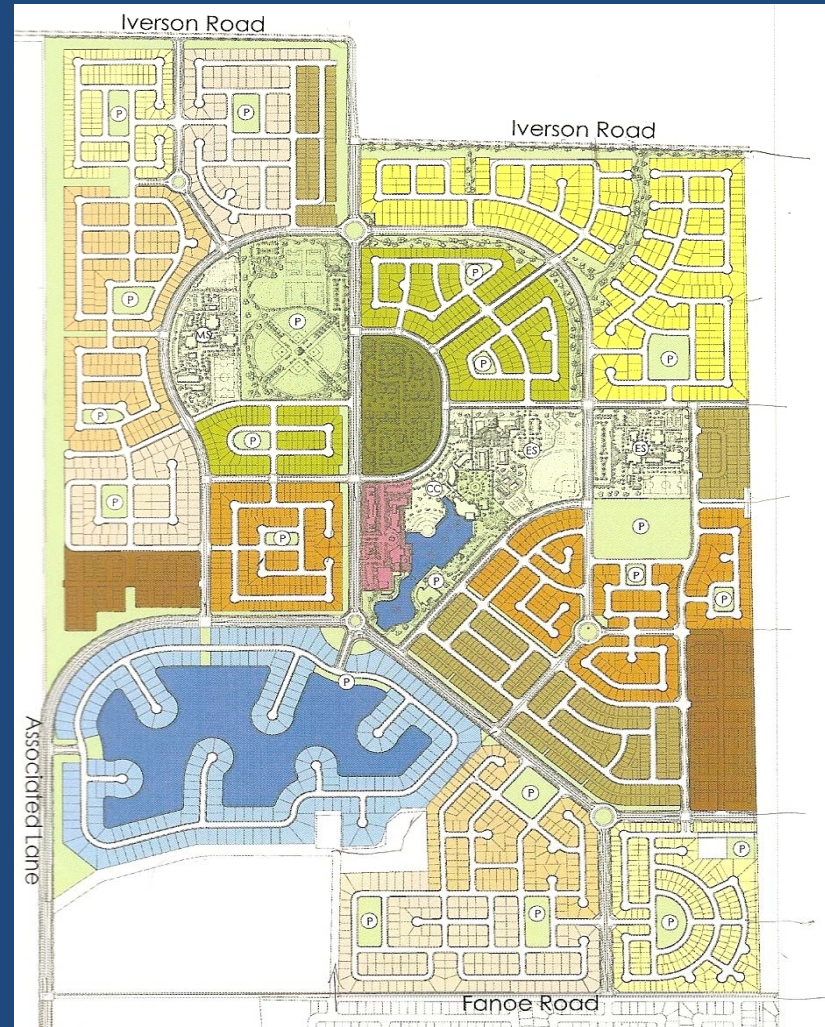
Approved Residential Project

- **138 Acres; 676 Dwelling Units – Rincon Villages**
- **Vesting Tentative Map Approved in June 2011**
- **606 Single-Family Residential Units**
 - Lot Sizes: 3,150; 3,750, 4,500 and 6,000
 - 20% of Units Targeted as Affordable
 - Affordable Housing Agreement Required
- **3.5 Acre Multi-Family Site = 70 Units**



Proposed Residential Projects

- Proposed Specific Plan (Cielo Grande Ranch) - 780 Acre Fanoe Ranch
- 3,000 to 4,000 Residential Units
 - Large-lot Single-Family Detached; Small-lot SF; Multi-Family
- Traditional Neighborhood Development Concepts
 - Pedestrian-Oriented
 - Large-Open Spaces
 - Sustainable Elements (i.e., Solar, Minor Windpower)
- Affordability Housing Component





Proposed Residential Projects

- Proposed Specific Plan (Puente del Monte) – Approx. 550 Acres
- 2,500 to 3,500 Residential Units
 - Large-lot Single-Family Detached; Small-lot SF; Multi-Family
- Traditional Neighborhood Development Concepts
 - Pedestrian-Oriented
 - Hierarchy of Open Spaces
 - Sustainable Elements (i.e., Solar Roof Mounts, Water Use Efficiency)
- Affordability Housing Component





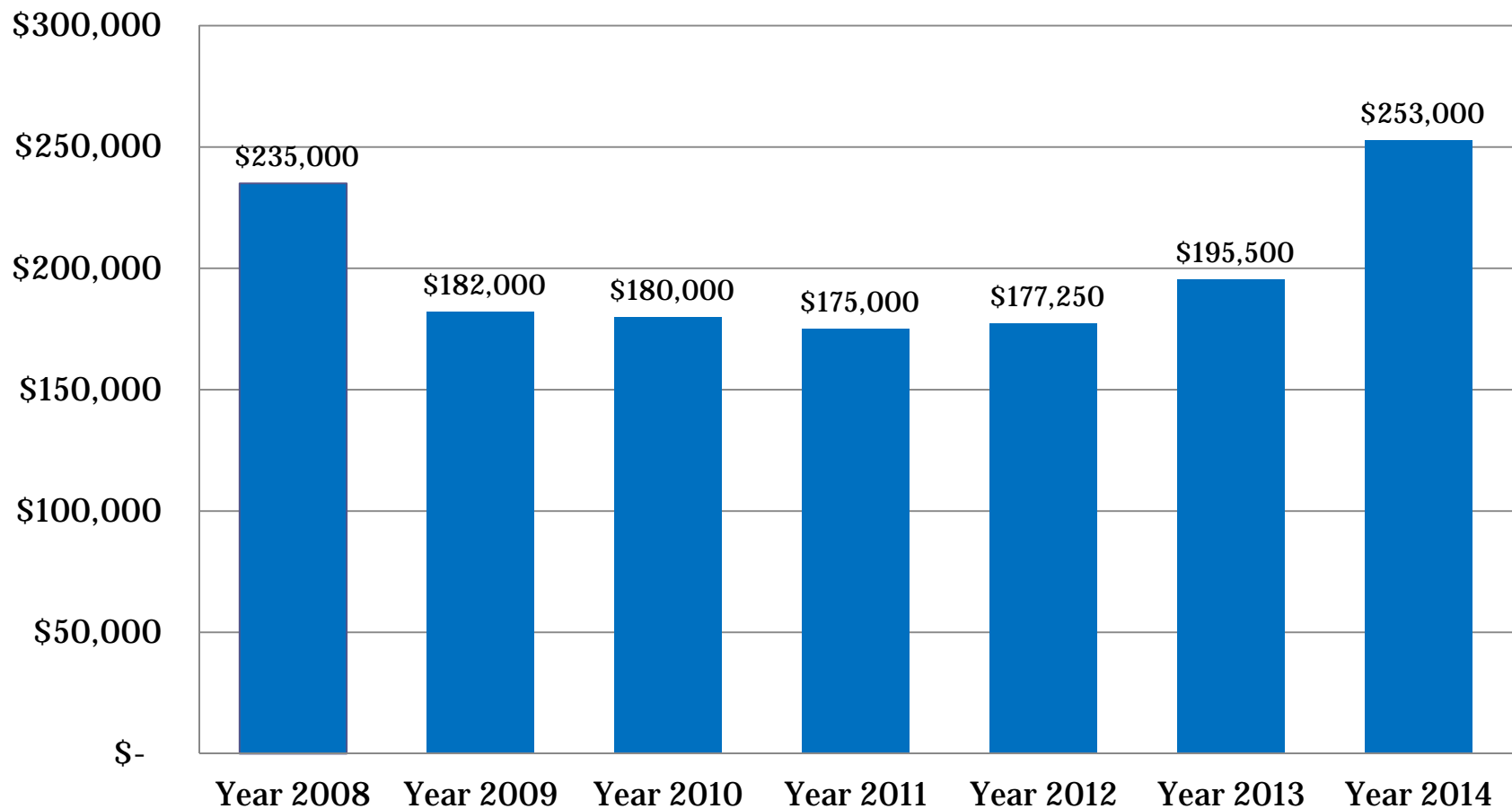
Infill Opportunities

- Existing City at Build-out
- Scattered Small Vacant Parcels Available
- Several Underutilized Properties
 - Owned by Mo. Co. Housing Authority
 - 27 Single Story Units
 - Potential for 45 2-Story Units





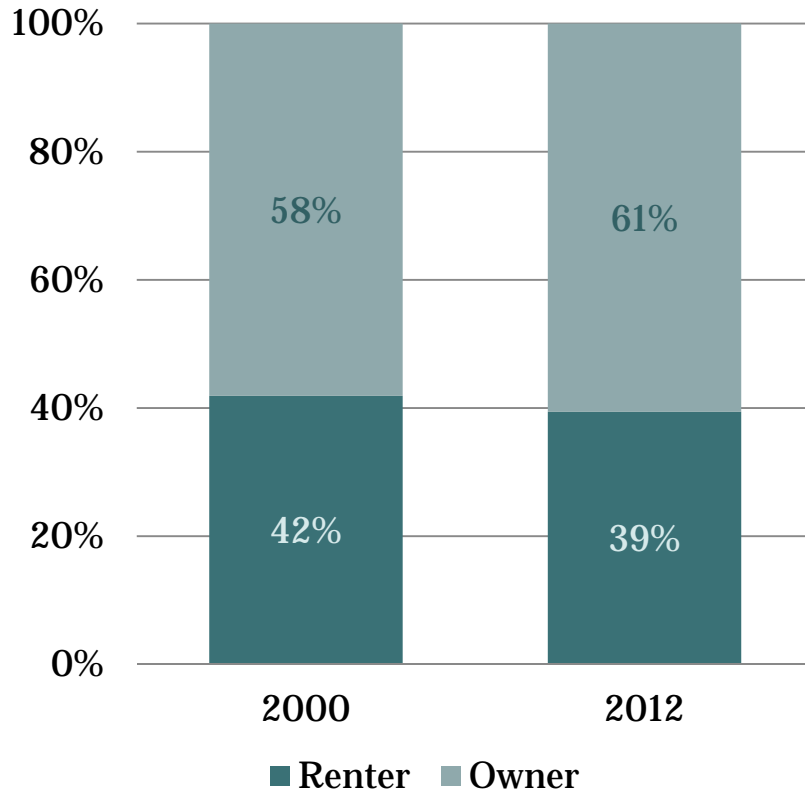
Gonzales Median Home Prices



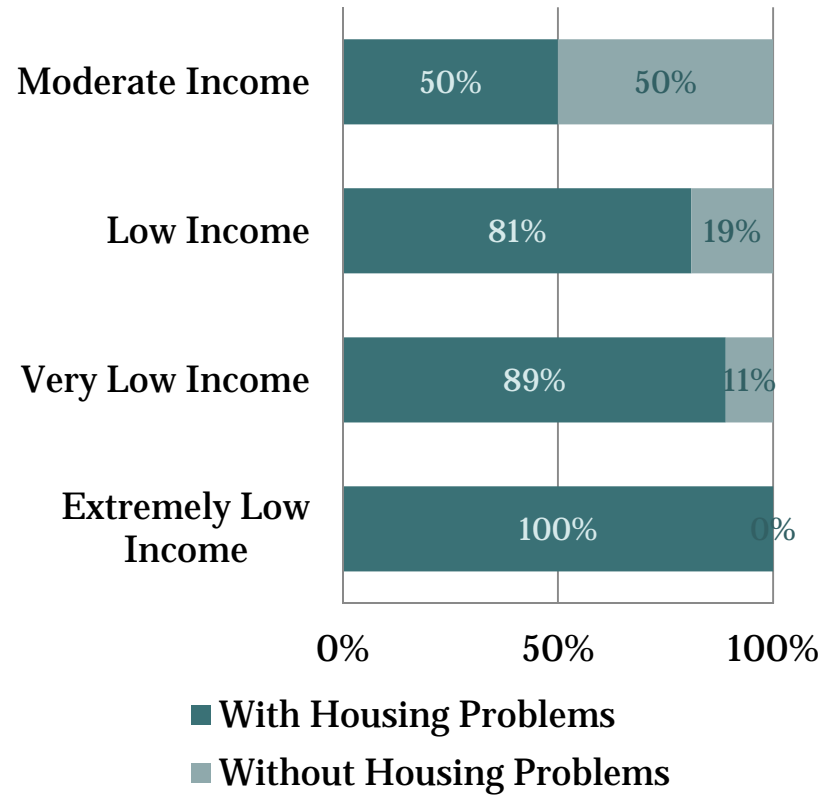


Gonzales Housing

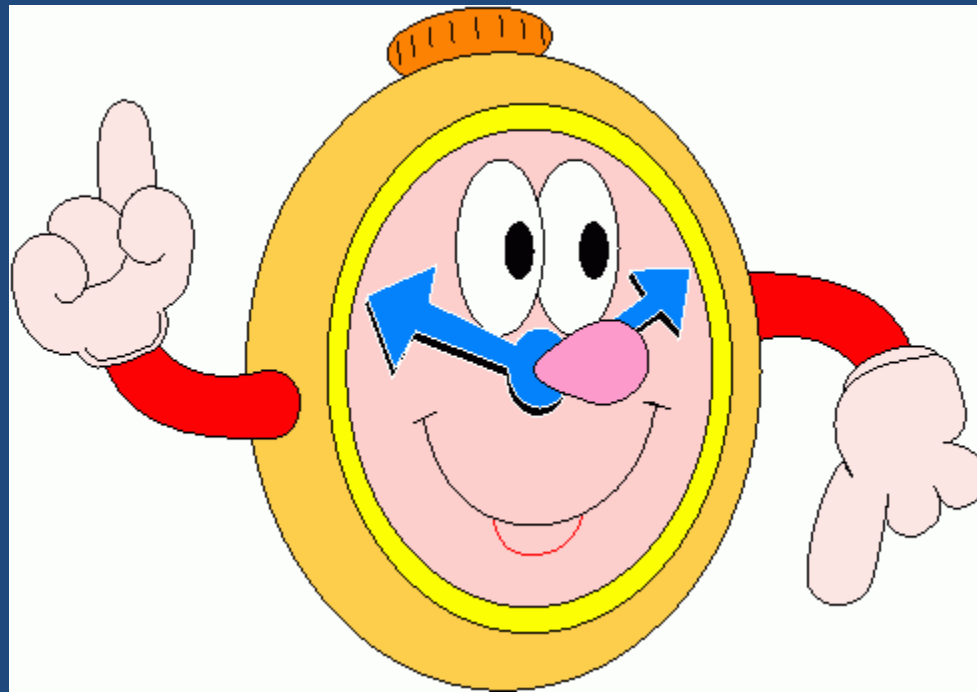
Tenure



Housing problems

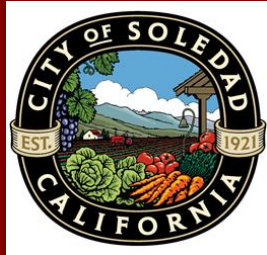


Reminder 5 minutes



Next: City of Soledad

Regional Housing Forum



City of Soledad

Planned Developments – Then & Now

Overview

Brent Slama, AICP

Community & Economic Development Director



Residential Developments

Active in 2006, Current Status 2015

MAP LOCATION	PROJECT	TOTAL HOUSING UNITS
1	<u>MIRAVALE II</u> SFD – Partially Built Multi Family – Vacant	471 323
2	<u>GABILAN TOWNHOMES</u> Townhomes – Vacant Multi Family – Built	84 103
3	<u>ORCHARD VILLAS</u> SFD – Vacant	188
4	<u>MONTEREY CT. TOWNHOMES</u> Townhomes – Built	8





Residential Developments

Current Status – 2015

Continued

MAP LOCATION	PROJECT	TOTAL HOUSING UNITS
5	<u>SECTION 16</u> Project Inactive	4300
6	<u>1904 MONTEREY STREET APTS</u> Multi Family – Vacant	28
7	<u>BENITO STREET FARM LABOR CENTER</u> Multi Family – Built	143
8	<u>MONTEREY STREET PUBLIC HOUSING FACILITY</u> Multi Family – Built	52





Residential Development SUMMARY

Type of Housing	Total Units	Total Affordable Units
Single Family Units Built 2006–2014	5,035 143	884 0
Multi Family Units Built 2006–2014	439 298	384 298

Residential Developments

Opportunity Sites



Current Opportunity Sites

1 – Completion of Miravale II

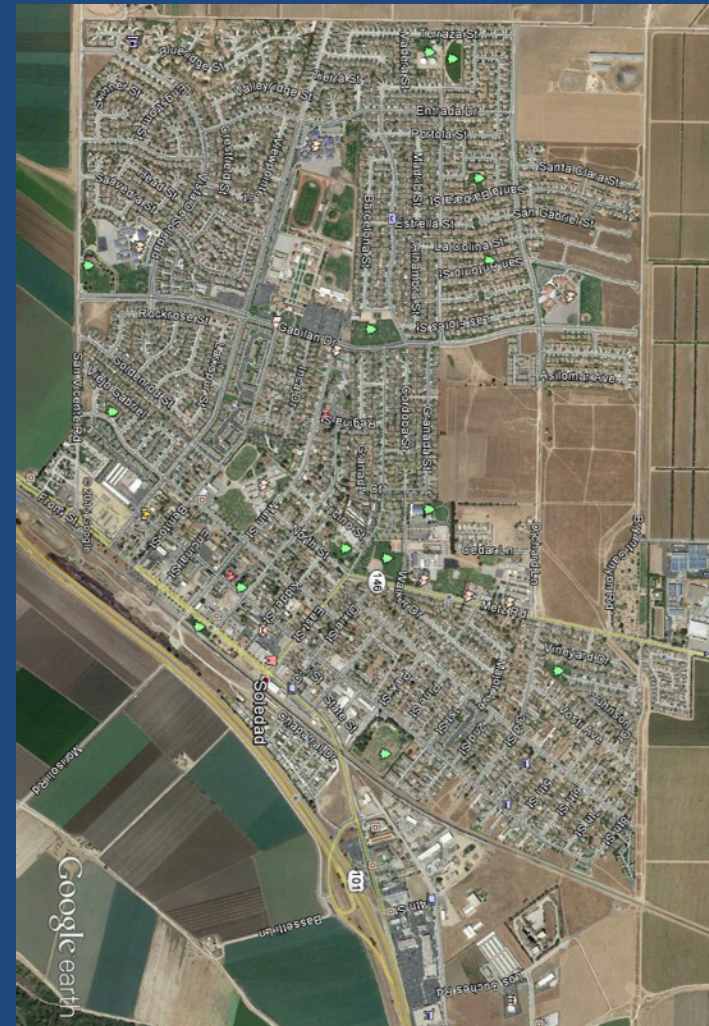
327 Single Family Dwellings
323 Multi Family Dwellings
84 Townhomes (Miravale I)

2 – Construction of Orchard Villas

168 Single Family Dwellings

3 – Various Infill Sites

Approximately 250 Multi Family Units



Residential Developments

Opportunity Sites



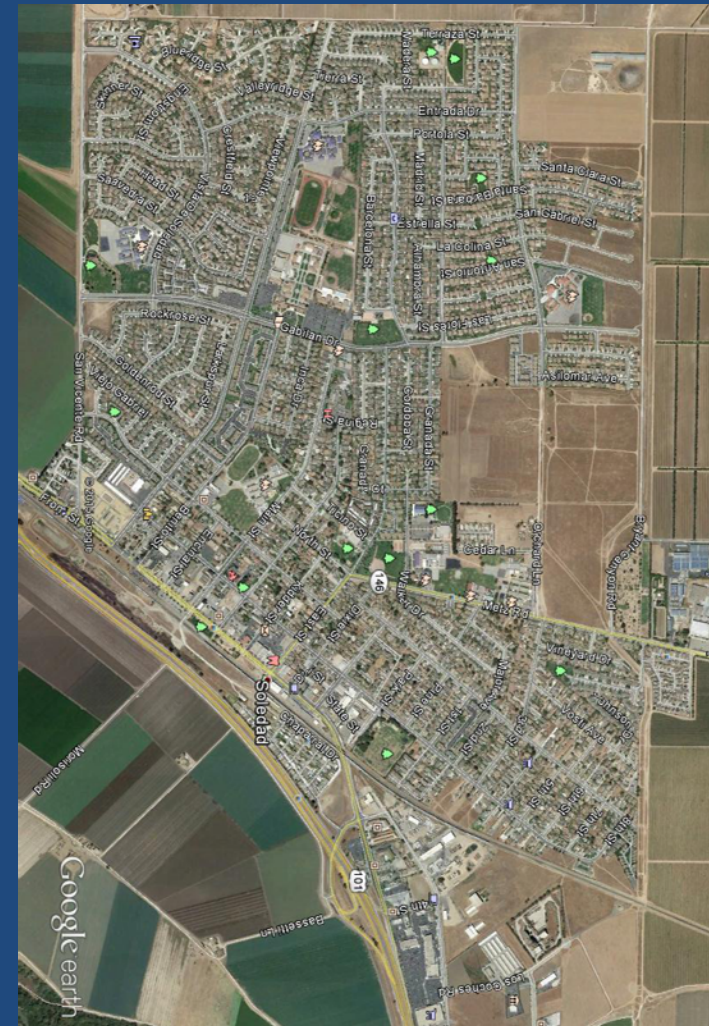
City of Soledad Unmet Housing Needs

Market Rate Workforce Rental Units

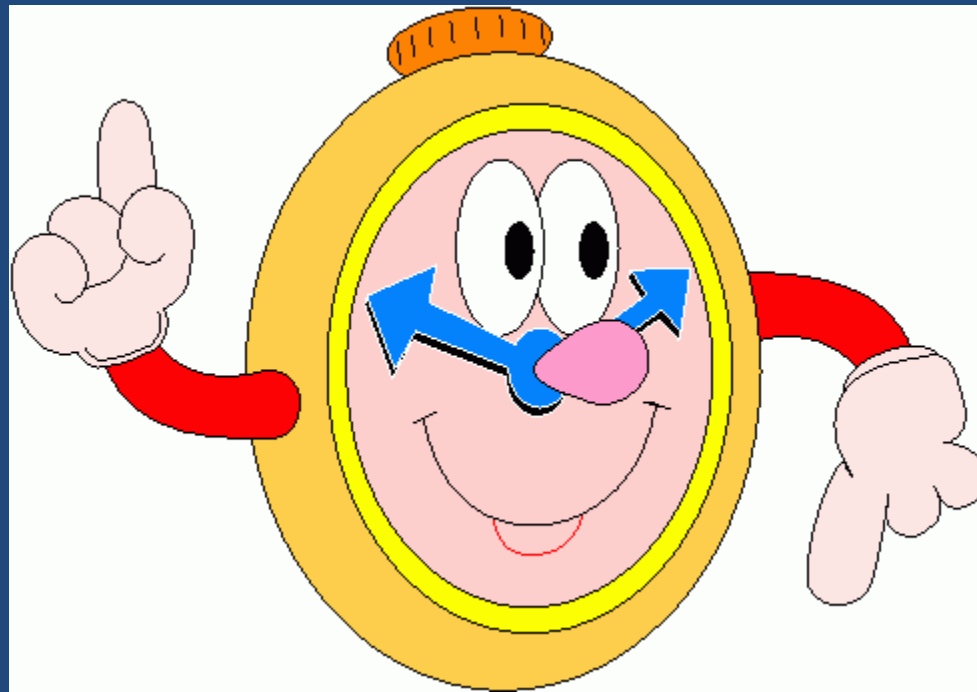
- Soledad Unified School District
- Salinas Valley State Prison & CTF

Home Ownership Opportunities for Low/Mod

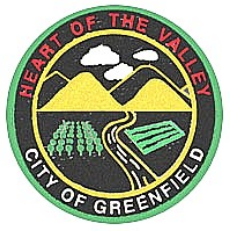
Financial Support to Municipality to provide services to “bedroom community”



Reminder 5 minutes



Next: City of Greenfield



Regional Housing Forum

City of Greenfield

Overview

Susan Stanton, City Manager

Mic Steinmann, Community Services Director

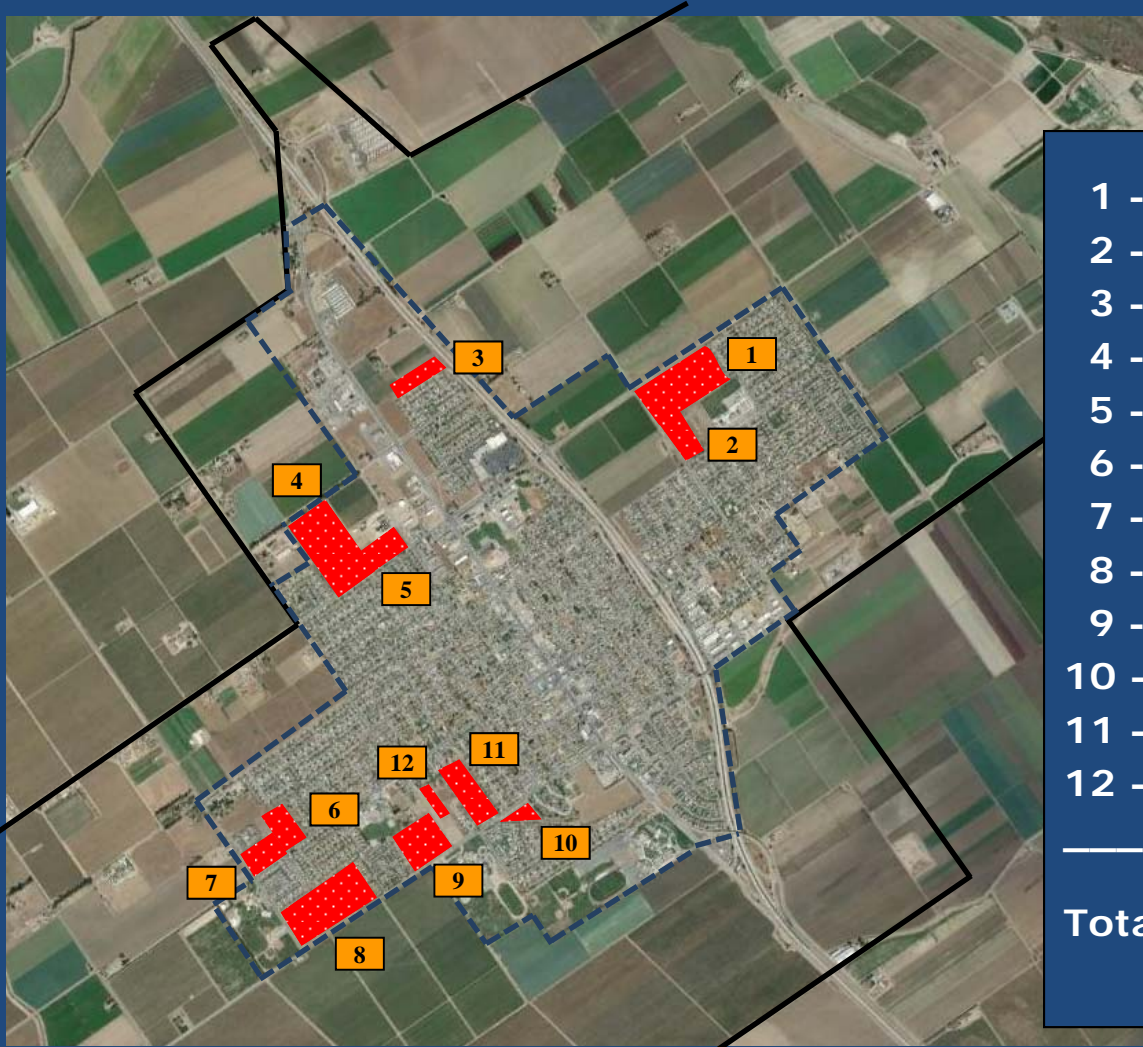


City of Greenfield Residential Development

- Limited Construction Since 2010
- Less than 100 Units Constructed
- 242 Units Currently Approved
- 734 Units in Planning Stage
- RHNA Allocation – 363 (210 LMI)
- Sufficient Undeveloped Land to Meet RHNA, Affordable, and Market Rate Housing Need
- Will Exceed Affordable Housing Goal
- Expanded Economic Development = Increased Housing Demand



City of Greenfield Available Residential Parcels



1 - 16.5 Acres	240
2 - 4.5 Acres	65
3 - 1.9 Acres	25
4 - 9.3 Acres	135
5 - 14.2 Acres	210
6 - 4.8 Acres	70
7 - 3.0 Acres	45
8 - 18.7 Acres	130
9 - 9.0 Acres	60
10 - 2.3 Acres	30
11 - 6.6 Acres	95
12 - 2.2 Acres	30

Total 93.0 Acres 1,135



Residential Developments Constructed (Since 2010)



1 - TERRACINA OAKS	
Multi-Family	41
2 - SANDOVAL SUBDIVISION	
Single Family Homes	2
3 - MAGNOLIA SENIOR APTS	
Multi-Family	32
4 - CAMBRIA PARK	
Single Family Homes	10
<hr/>	
Total Constructed	85



Residential Developments Approved



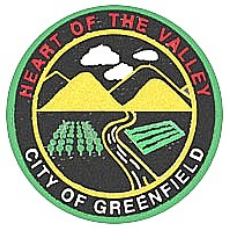
1 - TERRACINA OAKS II Multi-Family	48
2 - SANDOVAL SUBDIVISION Single Family Homes	6
3 - OAK TERRACE Single Family Homes	5
4 - CAMBRIA PARK Single Family Homes	26
5 - BLAIR TOWNHOMES Multi-Family	47
6 - AWARD HOMES Single Family Homes	110
<hr/>	
Total Approved	242



Residential Developments Proposed /Planned



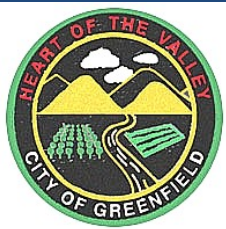
1 - SCHEID/SOUTH END	
Single Family Homes	119
2 - GREENFIELD VILLAGES	
Single Family Homes	476
3 - AUSONIO/LOS BRISAS	
Single Family Homes	115
4 - 4th STREET MIXED USE	
Multi-Family	24
5 - MASSA	
Assisted/Ind. Living	
<hr/>	
Total Proposed/Planned	734



Residential Developments Summary

Type of Housing	Affordable Units	Total
Single-Family Homes	202 (23%)	869
Multi-Family Units	<u>134 (70%)</u>	<u>192</u>
Total Residential Units	336 (32%)	1,061
2014-2023 RHNA Alloc.	210	363



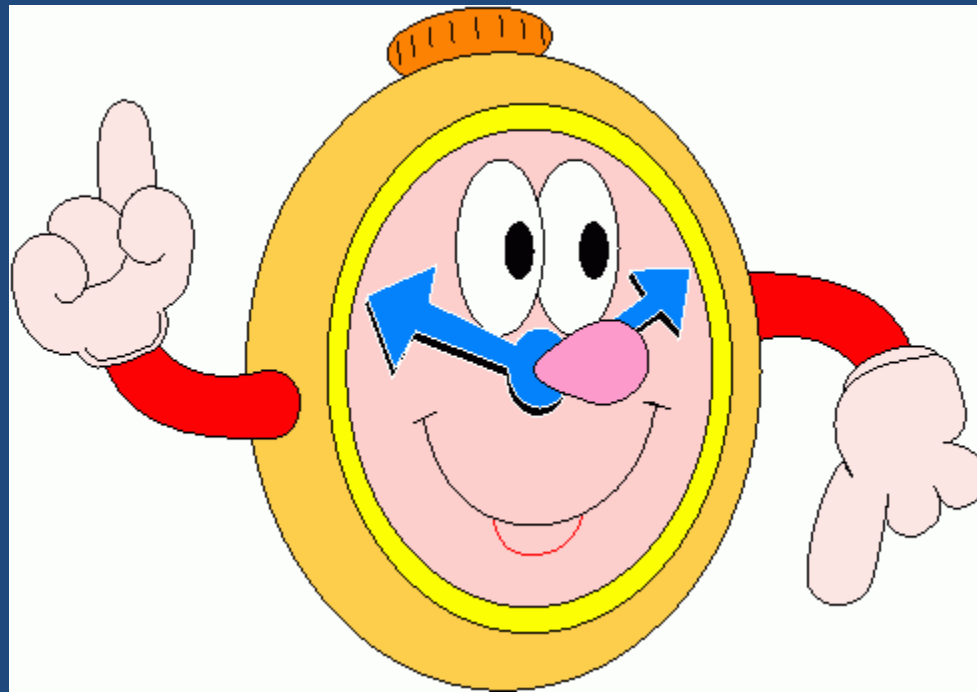


Inclusionary Housing Program

The Inclusionary Housing Ordinance requires that twenty percent (20%) of the units in all new residential developments (both for sale and for rent) be affordable to very low, low and moderate income households. The Inclusionary Housing program applies to all single family and multi-family developments of five (5) or more units.



Reminder 5 minutes



Next: City of King



City of King

Overview

Michael Powers, City Manager



Vacant Land Survey



Acres for Residential Development

Medium -
High
Density

Zone	Max Allowable Density	No. of Parcels	Acres	Max Unit Capacity	Realistic Unit Capacity (80%)	Infrastructure Capacity	On-Site Constraints
Low Density (LD)							
(R-1) ¹	7 du/ac	9	9.45	66 units	53 units	None	None
(P-D) ²	- du/ac	8	1.06	- units	- units	None	FEMA ⁶
(C1) ³	4.5 du/ac	18	3.62	19 units	15 units	None	None
Sub-Total: LD	n/a	36	14.13	85 units	68 units		
Medium Density (MDR)							
(R-3) ⁴	18 du/ac	5	2.02	36 units	30 units	None	None
Sub-Total: MDR	n/a	5	2.02	36 units	30 units		
High Density (HDR)							
(R-4) ⁵	24 du/ac	8	3.26	78 units	62 units	None	None
Sub-Total: HDR	n/a	8	3.26	78 units	62 units		
Total:		49	19.41	199 units	160 units		
Specific Plans (See Table 5.2)		533			591 units	None	None
Total:		582			751 units		

Notes:

1. Low Density Residential
2. Planned Development
3. Retail Commercial
4. Medium High Density Residential
5. High Density Residential
6. 100 Year Flood Zone in some areas

Realistic Capacity is calculated at 80% of capacity.

This table does not include potential second units and/or carriage houses.



King Station – 1245 Bedford Avenue



Acreage:

4.3 Acres

No. of Units: 57 Affordable Apartment Units

Meyer Property – First Street

- The City of King and Smith-Monterey KC, LLC are actively pursuing the acquisition of the subject parcel located between the existing historic downtown and the Smith-Monterey's approved Downtown Addition project - a 110 acre walkable mixed-use neighborhood founded on smart growth principles.
- The southern end of the three (3) acre site is immediately adjacent the City's proposed Multi-Modal Transportation Center ("**MMTC**"), (train station, consolidated bus center) which received City Council conceptual design approval on April 8, 2014.



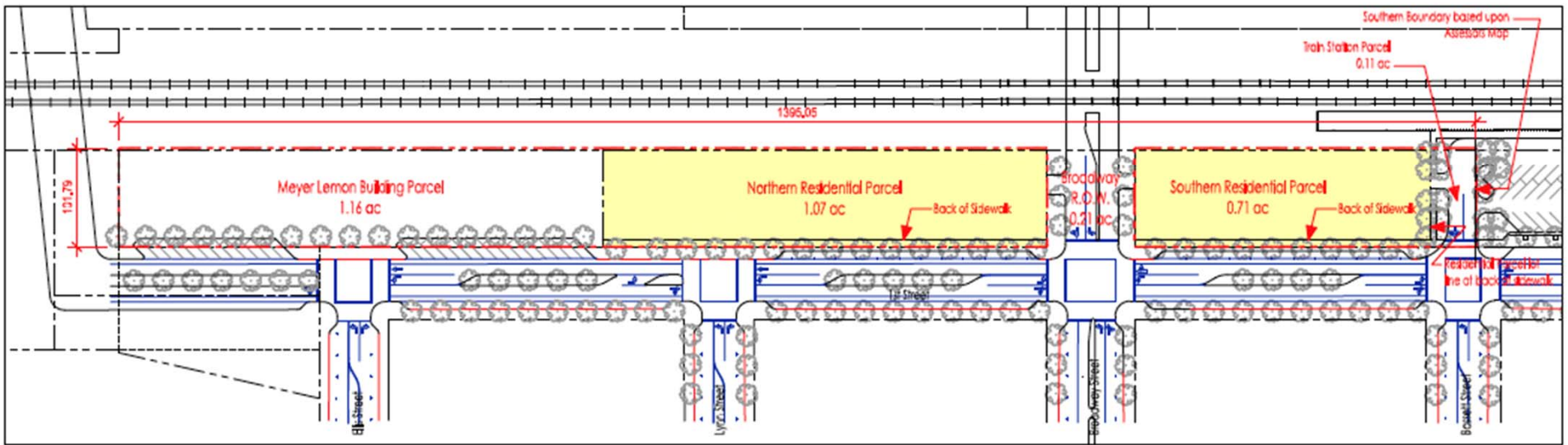
Meyer Property – First Street

Land Area: 3.26 Acres

Land Area Components:

- 1.16 Acres – Meyer Lemon Building Parcel
- 1.07 Acres – Northern Residential Parcel (Affordable/Mixed Use)
- 0.21 Acres – Broadway Street Right-of-Way
- 0.71 Acres – Southern Residential Parcel (Affordable/Mixed Use)
- 0.11 Acres – Multimodal Transportation Center Parcel





Land Area: 3.26 Acres

Land Area Components:

- 1.16 Acres – Meyer Lemon Building Parcel
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- 0.11 Acres – Multimodal Transportation Center Parcel



Meyer Property – First Street



Conceptual Site Plan - First Street Corridor (East)

New Urban Realty Advisors, Inc.
King City, CA

Scale 1" = 50'

SARGENT
TOWN PLANNING
LOS ANGELES | BERKELEY | ALBUQUERQUE

Land Area: 3.26 Acres

Land Area Components:

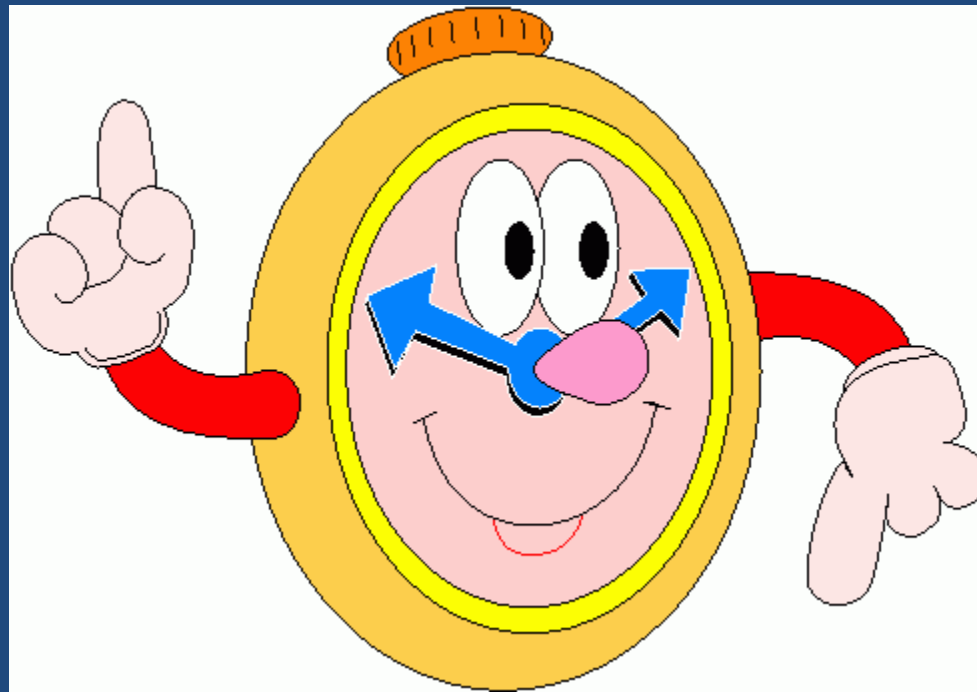
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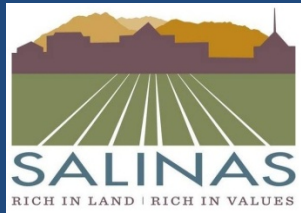
College Ville Farm Workers Housing 48449 Lonoak Road



Reminder 5 minutes



Next: City of Salinas



Regional Housing Forum

City of Salinas

Overview

Alan Stumpf, Interim Director
Community and Economic Development

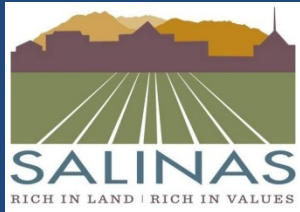


AVAILABLE DEVELOPMENT SITES

Draft Housing Element 2015-2023

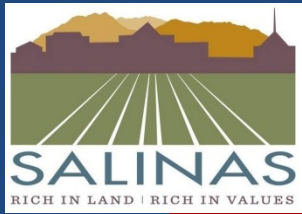
available June 2015 identifies vacant/underutilized parcels for housing:

- Infill sites
- SRA/SHA parcels (former redevelopment)
- “Downtown Vibrancy Plan” suggests mixed use development on parking lot parcels
- North of Boronda Future Growth Area: 3 Specific Plans anticipated



NORTH OF BORONDA FGA ANNEXED TO CITY SEPT 8, 2008

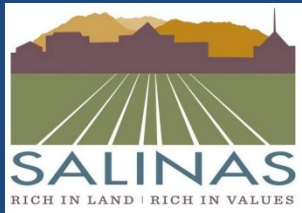
- 2,388 gross acres
- Projected 12,000 housing units
- 4 million square feet of commercial, mixed use, public, semi public uses
- New Urbanism concepts
- Status: currently developers identified for two of the three Specific Plan areas



CITY HOUSING PARTNERS

City uses available funding (federal, former SRA, local Housing Trust Fund-in lieu fees) to support projects of affordable housing partners:

- CHISPA
- Housing Authority of Monterey County
- Interim Inc.
- Midpen Housing
- First Communities Inc.



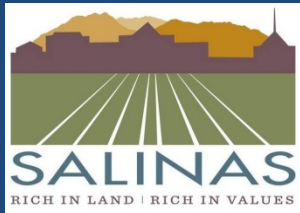
CITY HOUSING PROGRAMS

Until 2012: Redevelopment Agency Housing

Set-aside Funds: \$2 million/year

City housing programs for low-moderate income with federal funding (CDBG, HOME):

- Housing Rehabilitation Loans: homeowner and rental properties
- Accessibility grants
- First Time Homebuyer Program: currently suspended, units unavailable in accessible price range

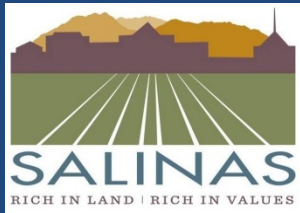


INCLUSIONARY HOUSING PROGRAM

Inclusionary Housing Ordinance

- Adopted in 1992
- Revised in 2006, 3 options
- Update underway since fall 2014, revised ordinance anticipated end of 2015

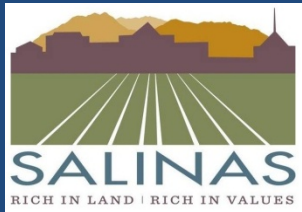
No. of units since 1992: 751 rental (does not include density bonus units) and 165 ownership units (including density ownership units)



REGIONAL HOUSING NEEDS

Recent 2014-15 Housing Initiatives Studies:

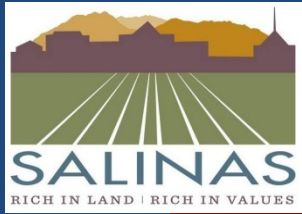
- Housing affordable to service workers in the tourism industry of Monterey peninsula and Carmel Valley
- Small units for youth 18 to 24
- Housing for people with disabilities
- Senior housing
- Housing affordable to workers in agricultural processing industry plus field farmworkers



FAIR HOUSING OPPORTUNITIES

Feedback from community engagement process for Salinas 2014-15 Housing Initiatives:

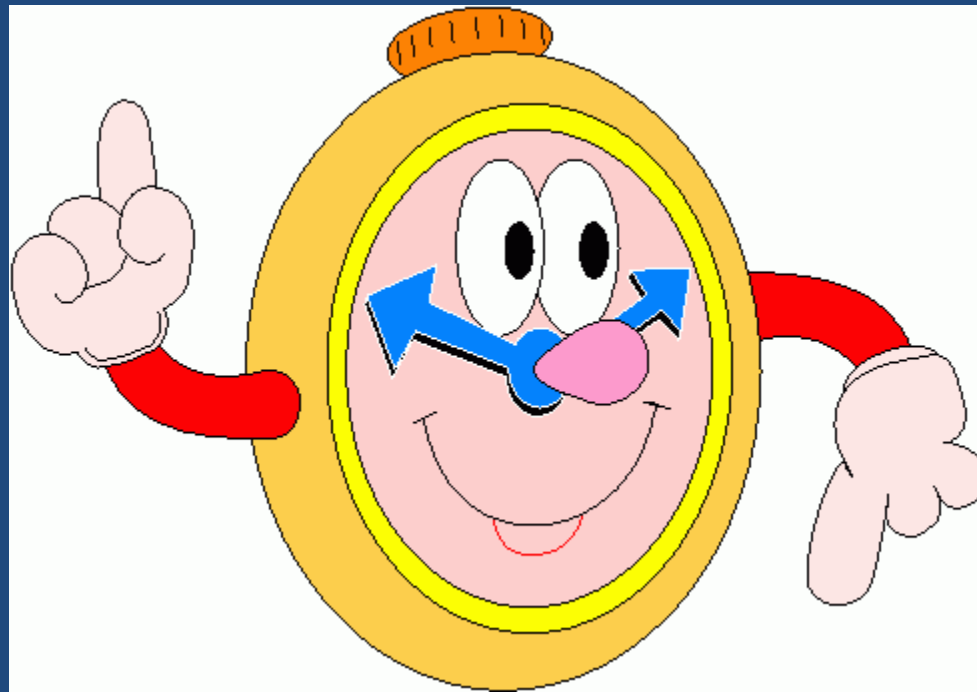
- Landlord and tenant training needed
- Need extensive community education, about where to get information about fair housing and who to contact
- Recent turnover in fair housing service providers available in Monterey County
- Let's celebrate April as Fair Housing Month!



REGIONAL ACTION

EXPAND FUNDING SOURCES FOR AFFORDABLE HOUSING

Reminder 5 minutes



Next: City of Marina

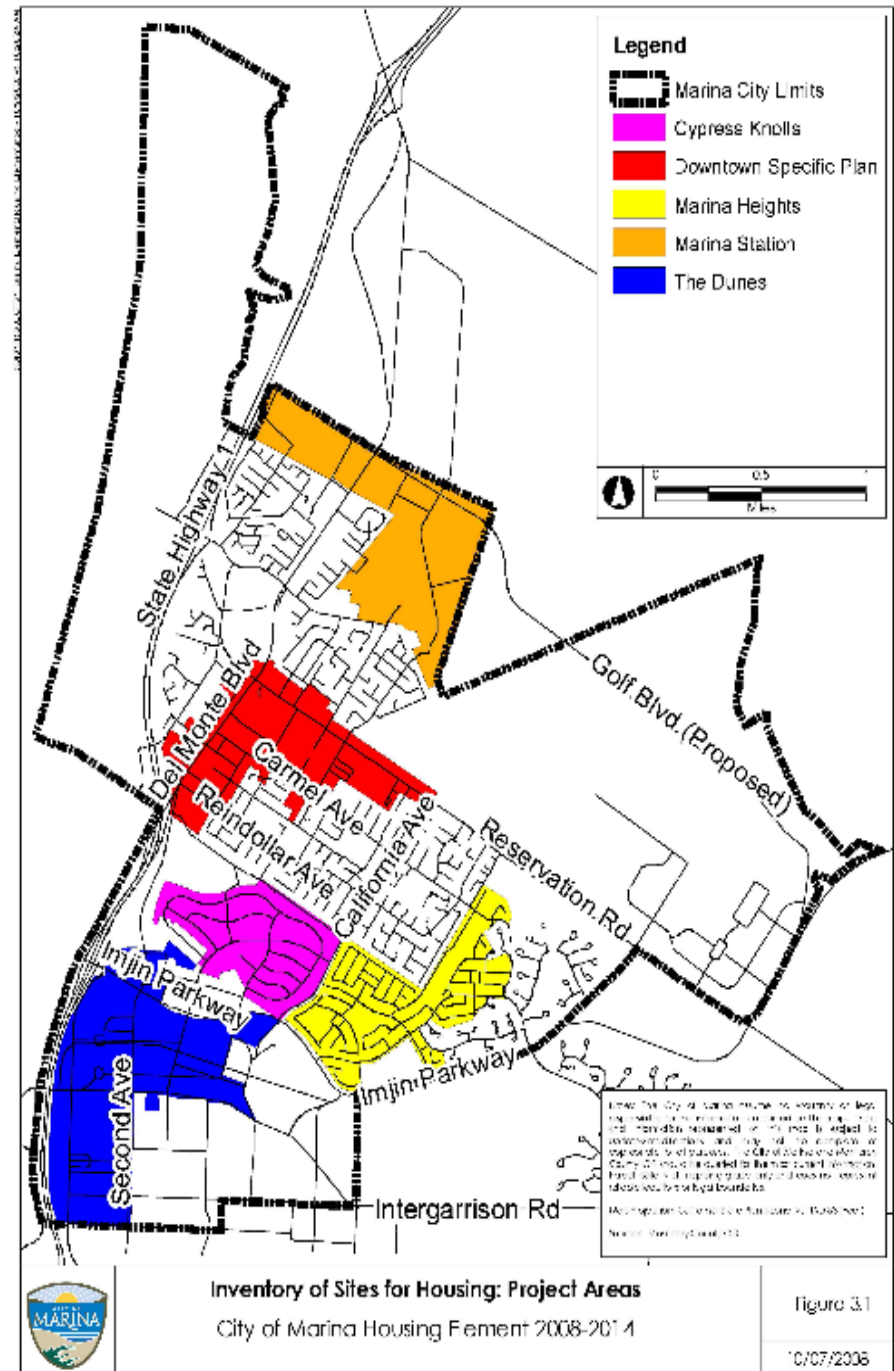
Regional Housing Forum



City of Marina

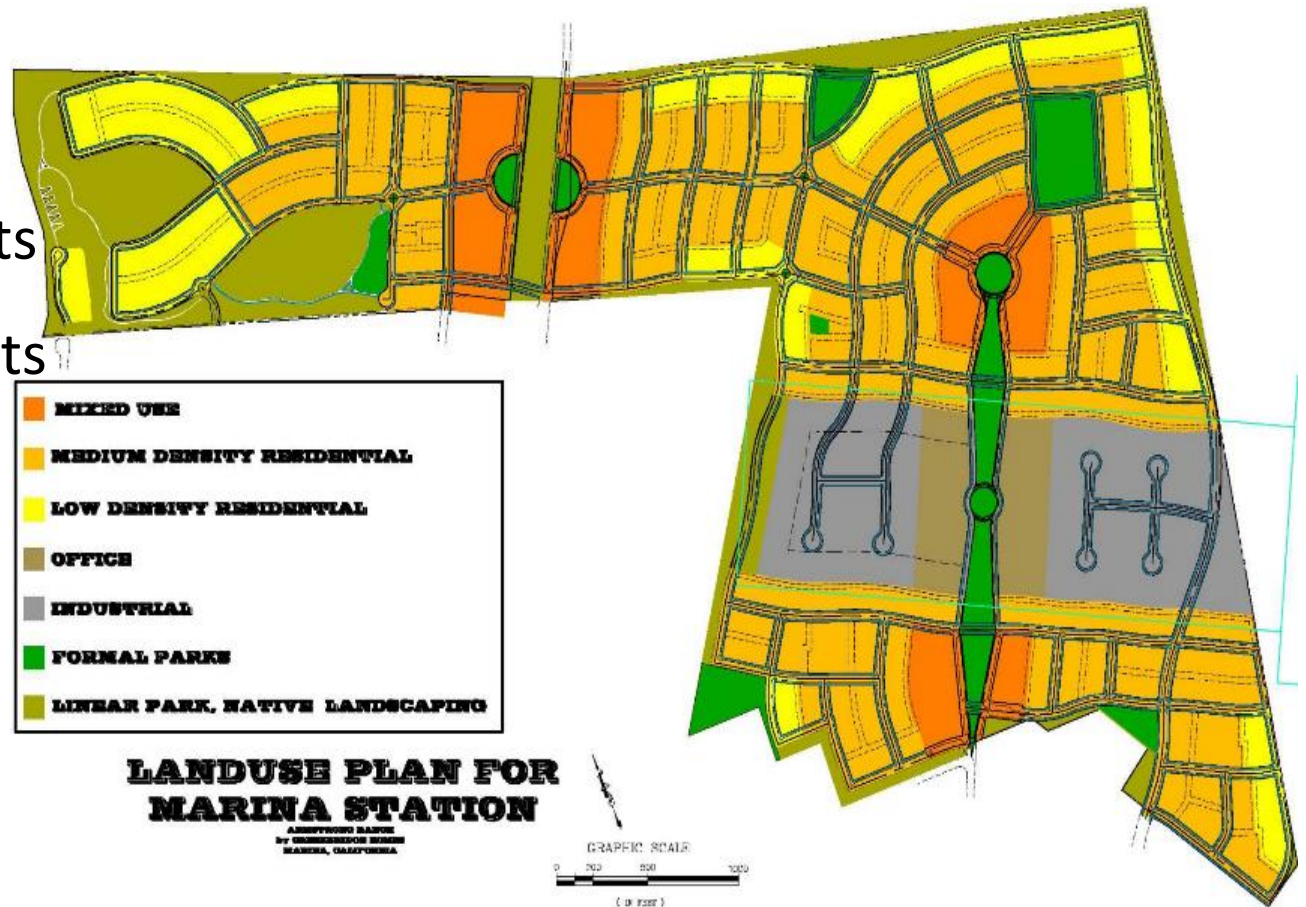
Layne P. Long, City Manager

Marina Development Areas



Marina Station (320 acres)

- 473 multi-family units
- 887 single family units
- 1,360 total units



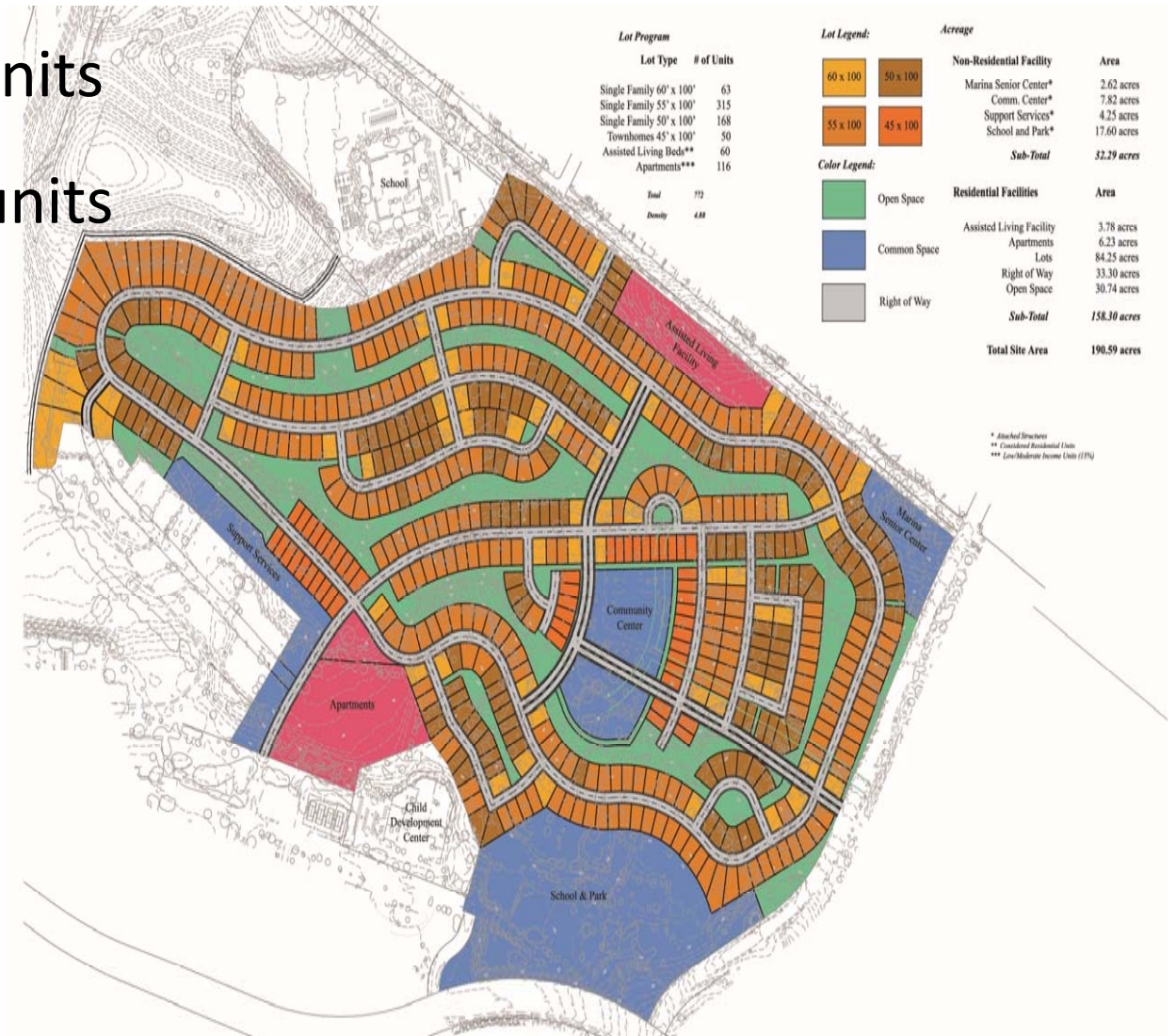
Marina Heights (189 Acres)

- 102 multi-family units
- 948 single family units
- 1,360 total units



Cypress Knolls (186 Acres)

- 202 multi-family units
- 630 single family units
- 832 total units

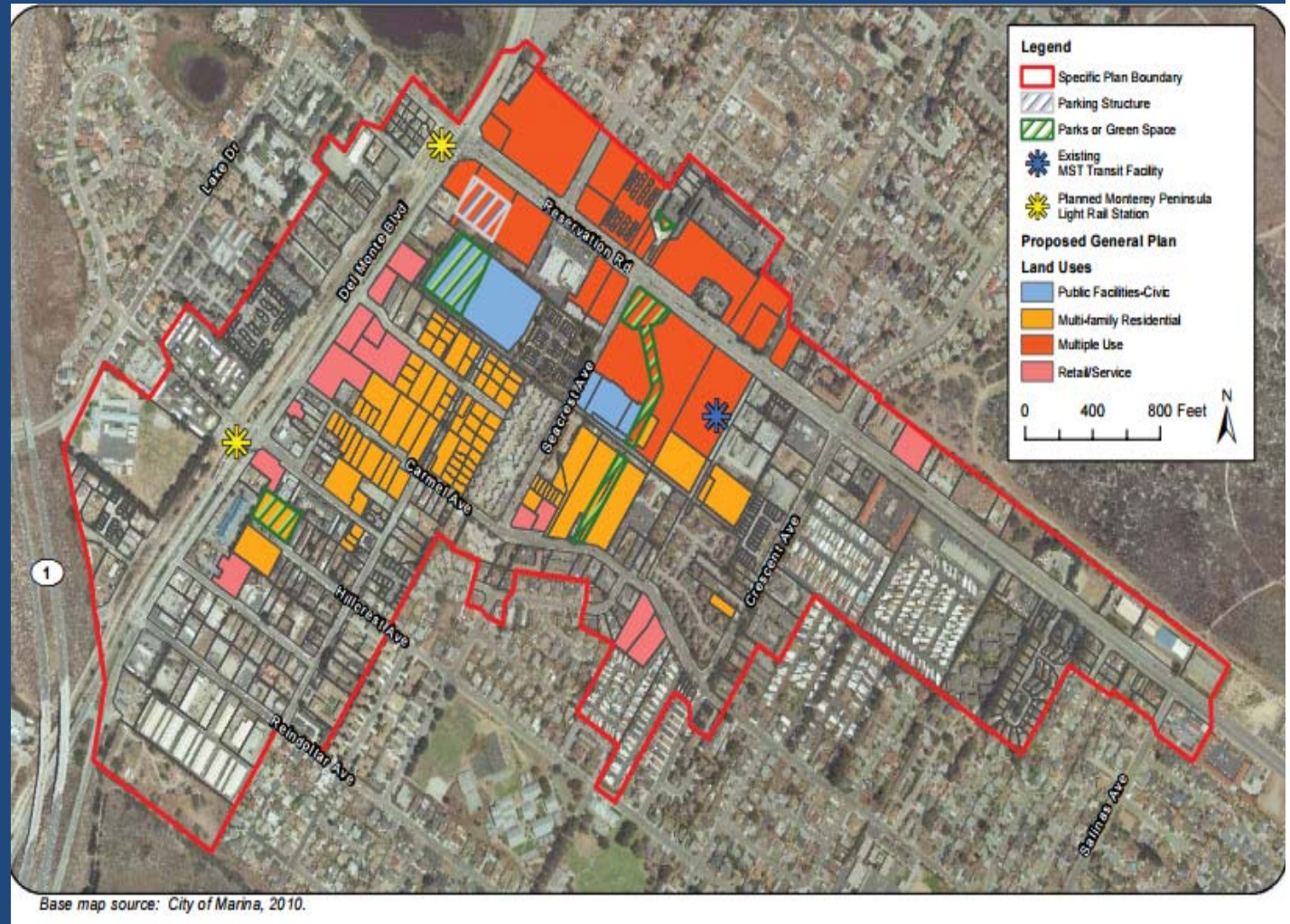


Promontory I and II (CSUMB dormitory housing)

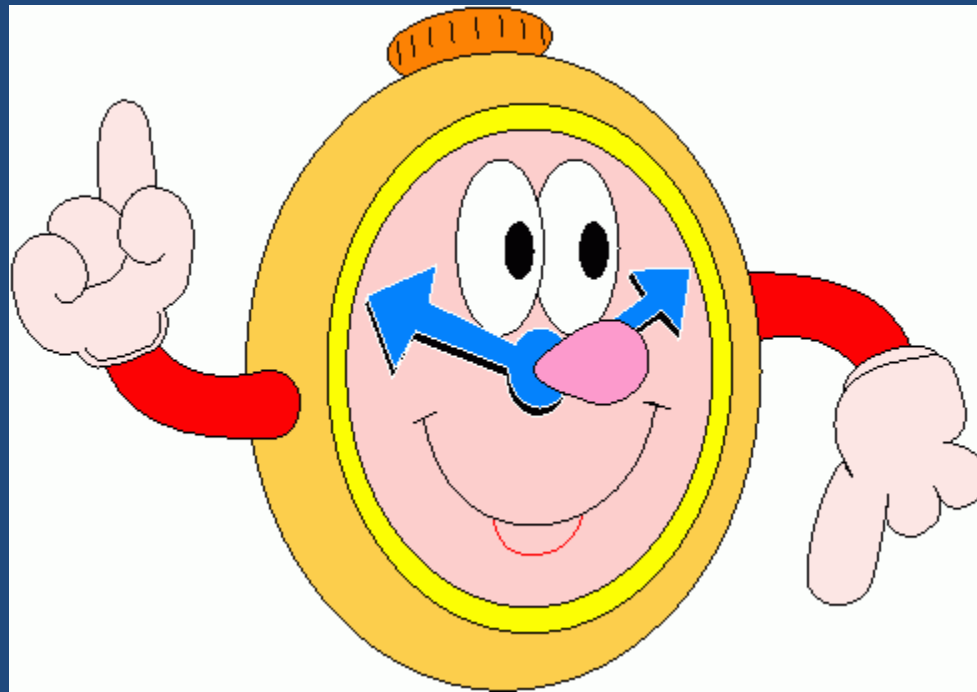
- 358 dormitory
units



Downtown Vitalization Specific Plan (infill) 520 multi-family opportunity sites



Reminder 5 minutes



Next: City of Seaside

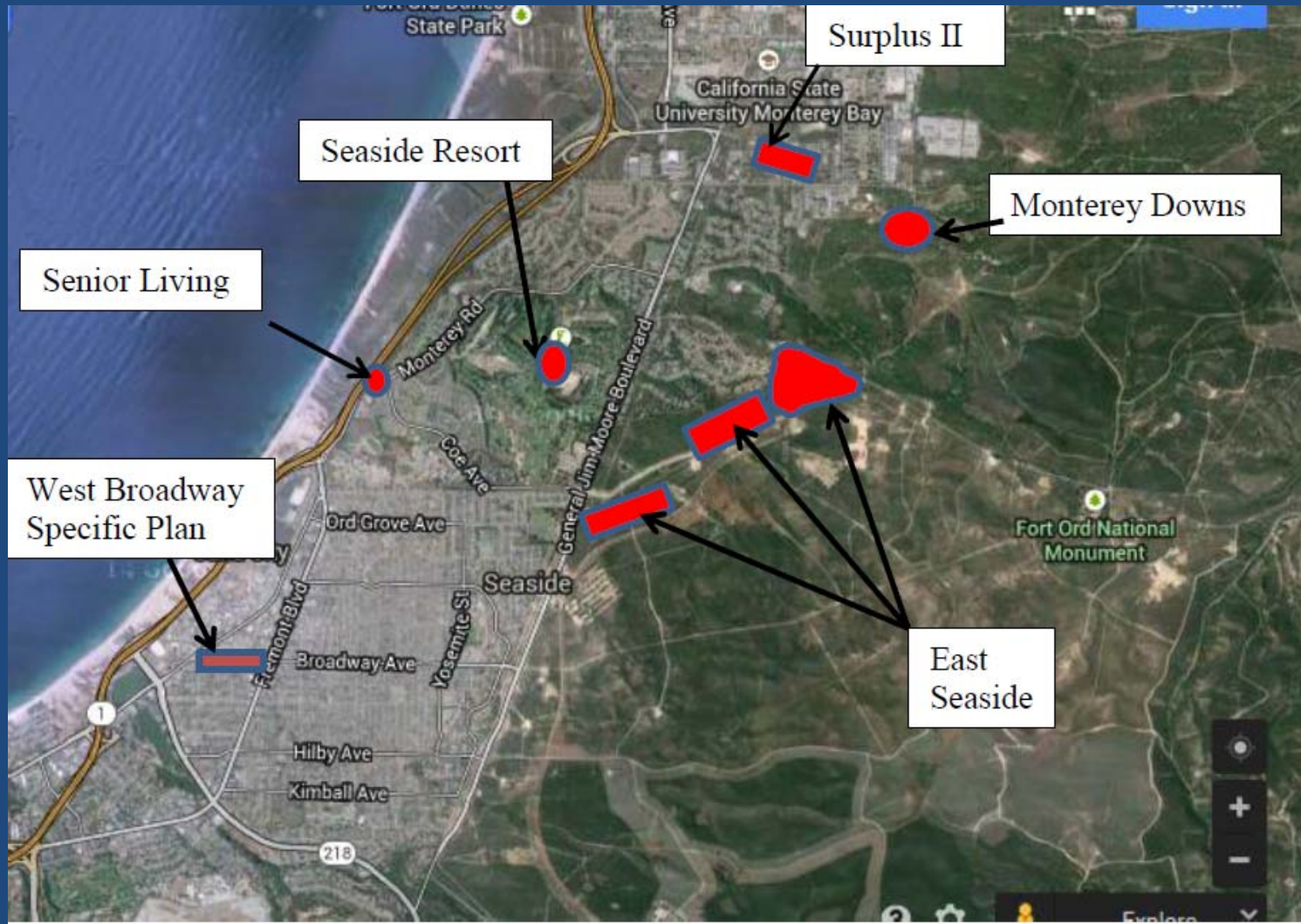
Regional Housing Forum



City of Seaside

Rick Medina, Senior Planner

Residential Development Plans



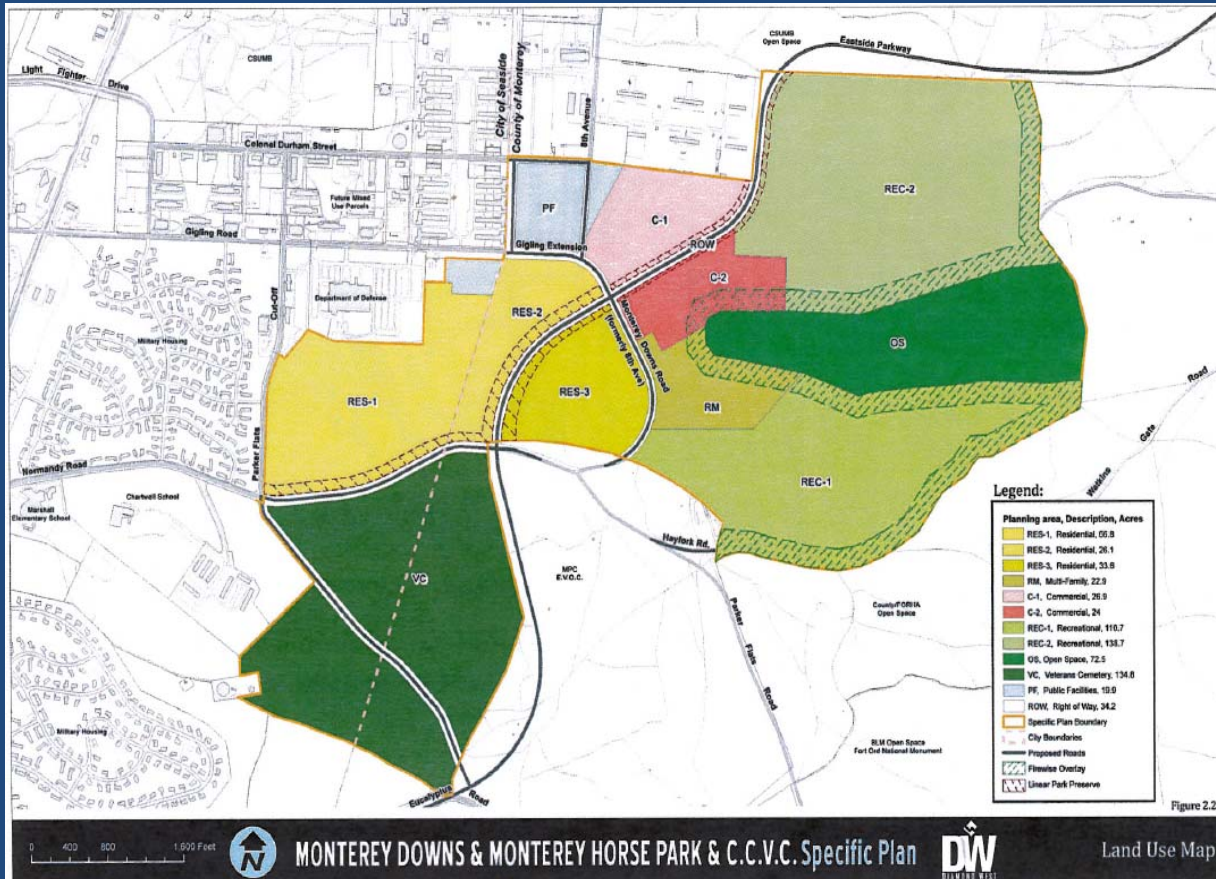
Seaside Resort 1 McClure Way



Residential Lots –
125 SFD (two
houses completed
and one under
construction)



Monterey Downs



Multi-Family - 426 Units
Residential RM

Residential 1 - 473 Units

Residential 2 – 124 Units

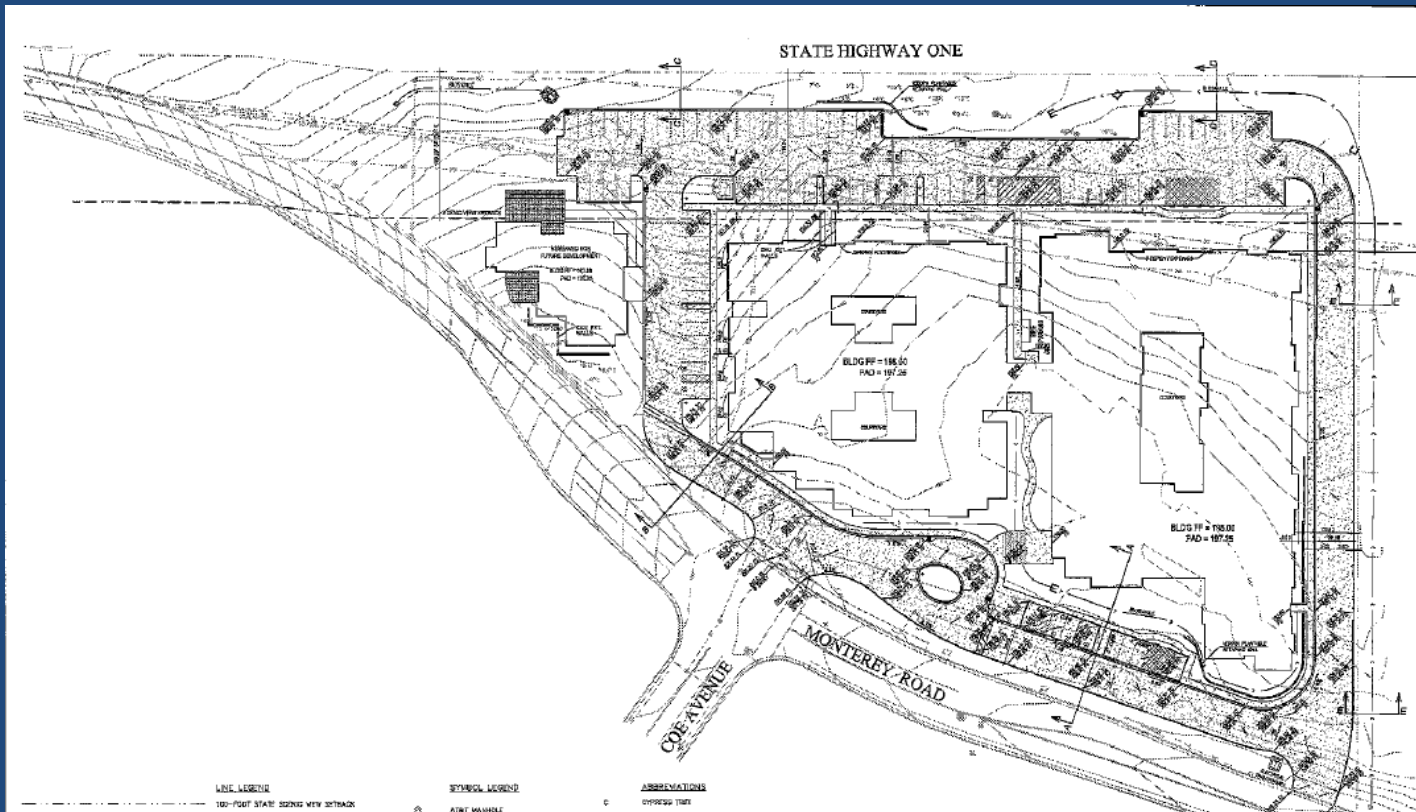
Residential 3 - 257Units

Total Housing
Units - 1,280 Units

- Recreation 3 - 256
Workforce Lodging Units



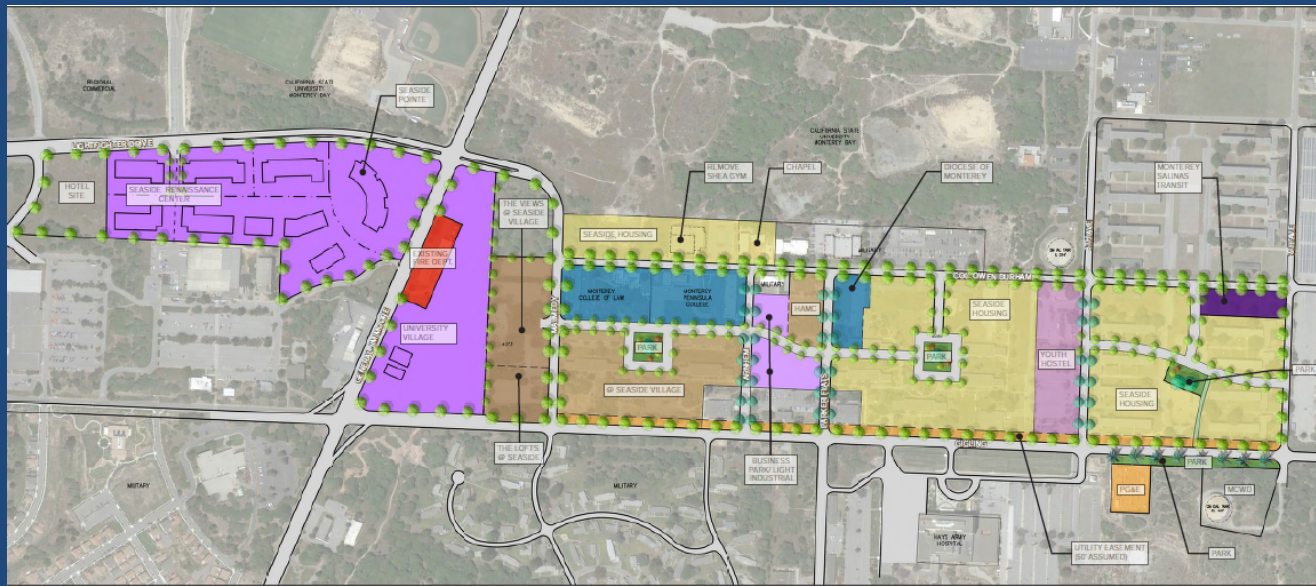
Senior Living Project 500 Monterey Road



131 Unit
Senior Housing
Facility



Surplus II – Fort Ord Development Site



The Lofts –
(Medium Density Residential) –
90 Units (Seniors)

Seaside Village – (RS-12 Single Family Residential) – 370 Units

The Views – (RS-8 Single Family Residential) – 100 Units

RS-8 - SINGLE FAMILY RESIDENTIAL	CRG - REGIONAL COMMERCIAL	PACIFIC GAS AND ELECTRIC	PI - PUBLIC / INSTITUTIONAL
RS-12 - SINGLE FAMILY RESIDENTIAL	AMERICAN YOUTH HOSTEL	CSUMB	OSR - OPEN SPACE - RECREATION
RM - MEDIUM DENSITY RESIDENTIAL (SENIORS)	MONTEREY SALINAS TRANSIT (MST)	FIRE DEPARTMENT	HOUSING AUTHORITY MONTEREY COUNTY

SURPLUS II, SEASIDE, CA
KB - BAKEWELL SEASIDE VENTURES, LLC.

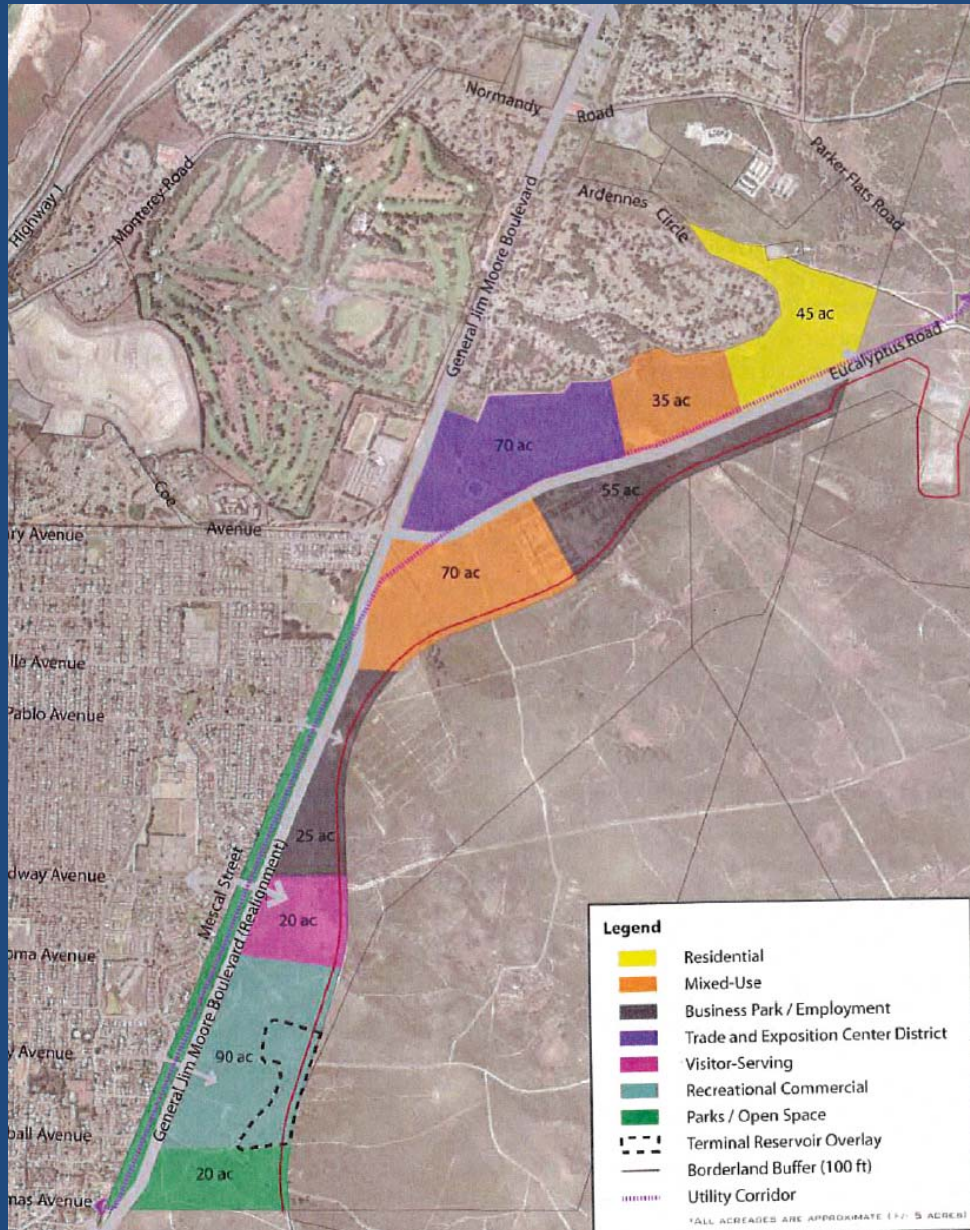
CONCEPTUAL LAND USE EXHIBIT

DAHLIN GROUP
JOB NO. 464.014
DATE 01-30-2014
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.1



Seaside East



Low Density – 12 units/ac
Approx. 150 units

Mixed Use – 25 units/ac
Approx. 250 units condo/multi-family



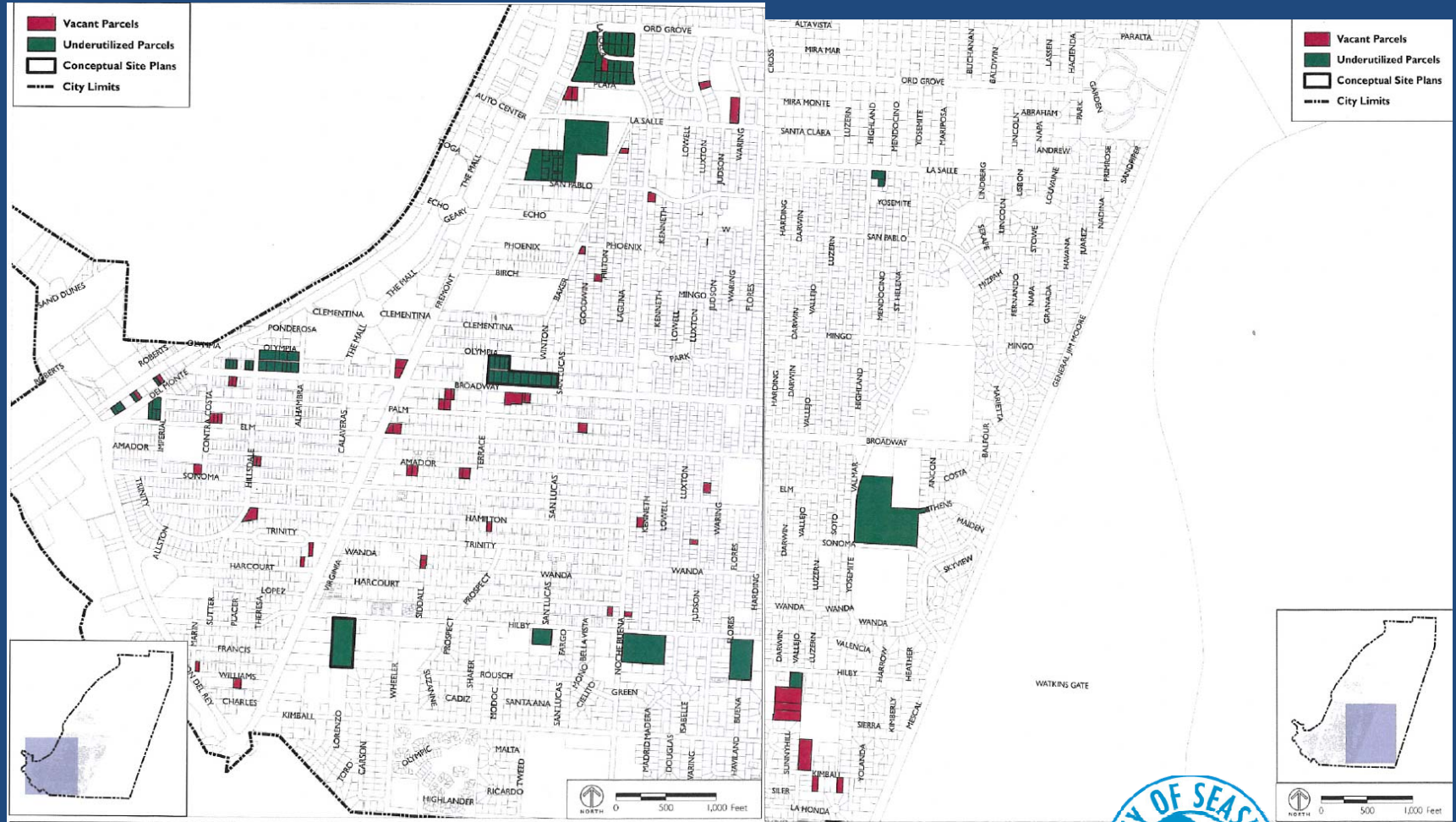
West Broadway



Expected net increase of 400 dwelling units (e.g. SFD, Multi-Family, Condos) at 25-30 year build out.



Vacant and Underutilized Sites



Summary of Residential Housing

- Limited new construction since 2008.
- Major residential projects expected to begin in 2016/2017.
- 2014 Housing Element identifies a realistic capacity of 1,113 new residential dwelling units through the full development of vacant and underutilized lots.



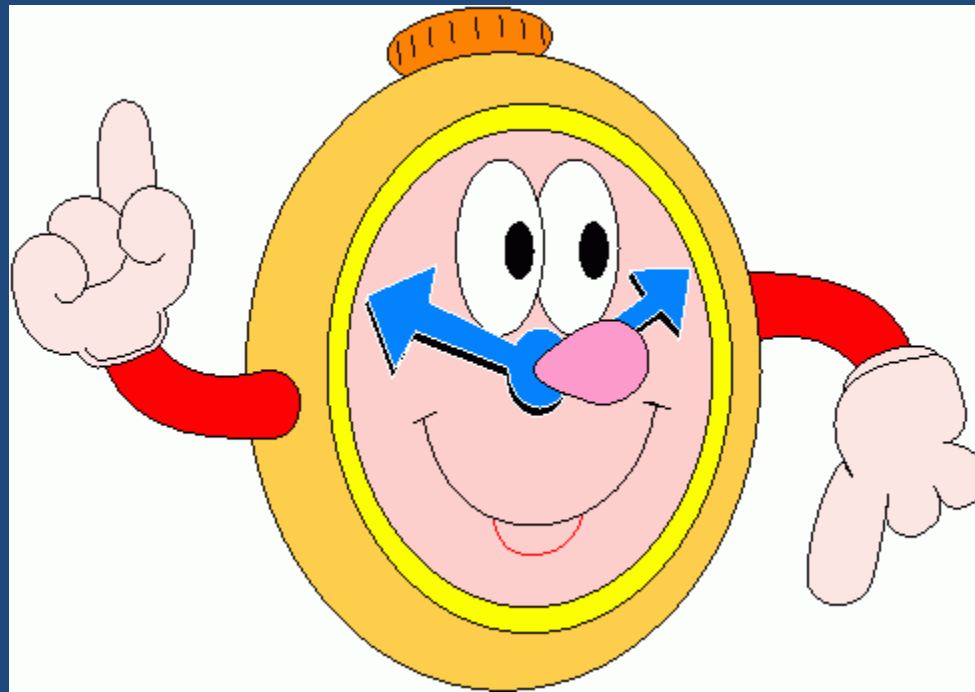
Inclusionary Housing Ordinance

Ordinance adopted December 2006

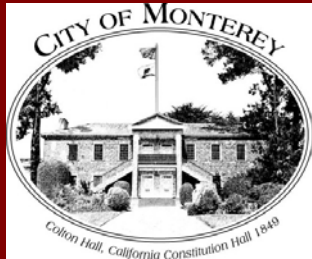
- The Inclusionary Housing Ordinance requires that twenty percent (20%) of the units in new market rate residential developments be affordable to very low, low, and moderate income households. The Ordinance applies to developments of three (3) or more
- To meet requirements, the developer may choose from a number of alternatives:
 1. Construct the required number of affordable units, or
 2. Dedicate real property for affordable housing, or
 3. Pay an in lieu fee with City Council approval.



Reminder 5 minutes



Next: City of Monterey

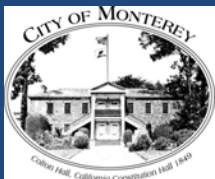


City of Monterey

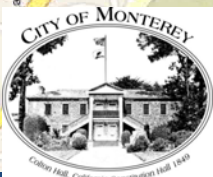
Chip Rerig, Chief of Planning,
Engineering & Environmental Compliance

RHNA Allocation for Monterey

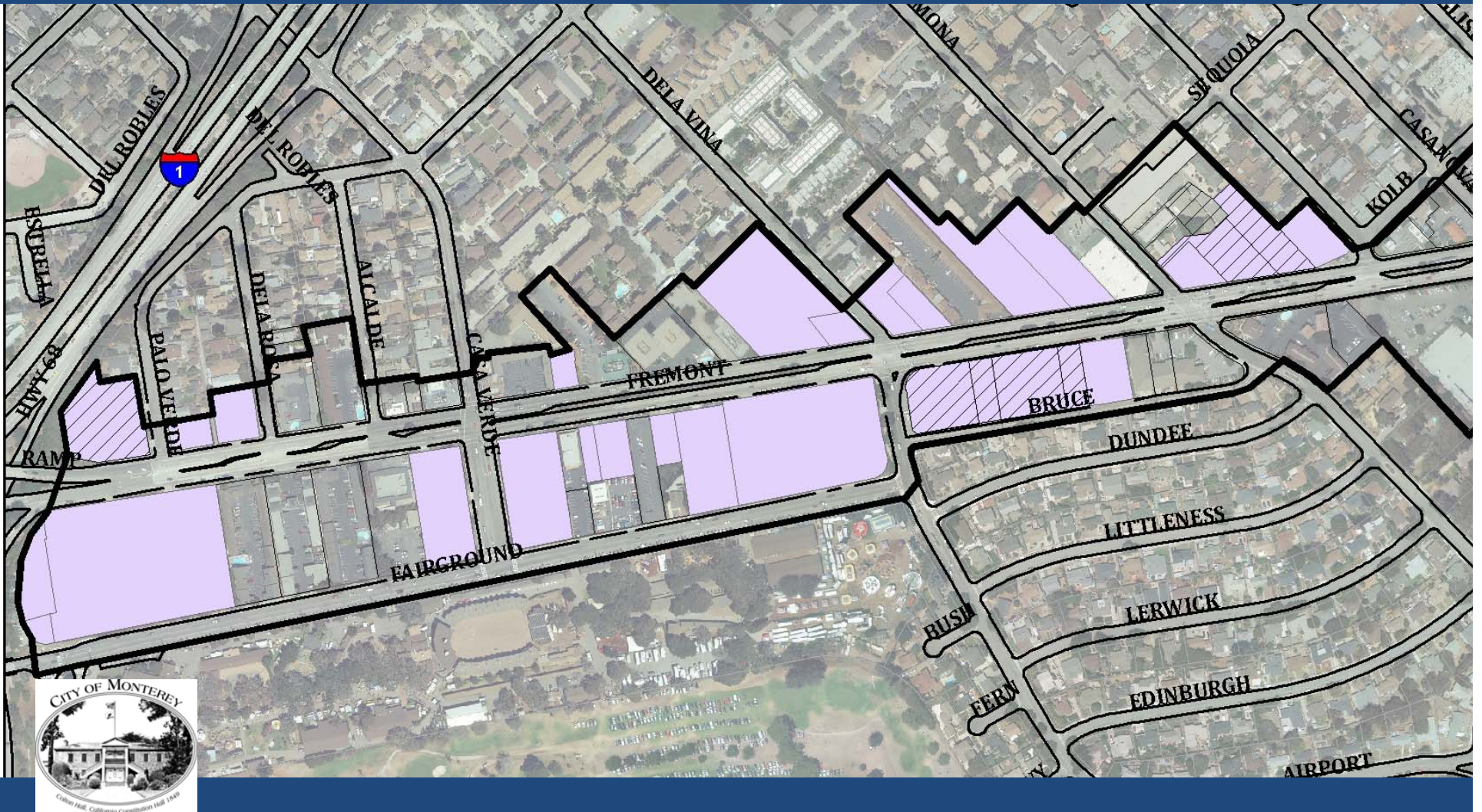
Total:	650
Very Low:	157
Low:	102
Moderate:	119
Above Moderate:	272



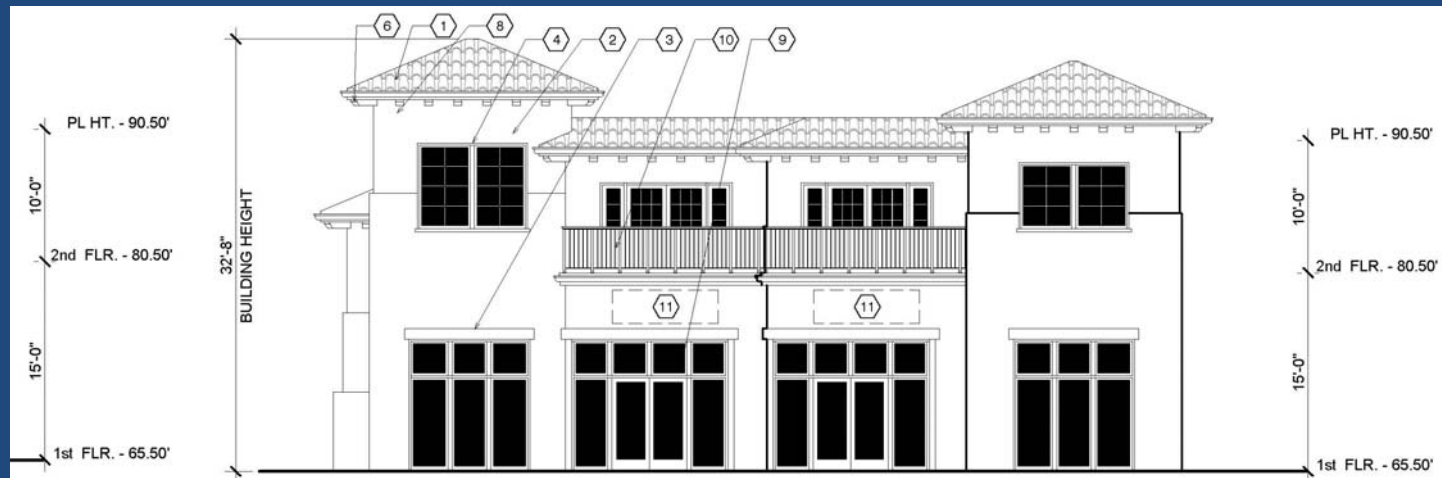
Vacant and Underutilized



Vacant and Underutilized – North Fremont Specific Plan



Vacant and Underutilized – North Fremont Specific Plan

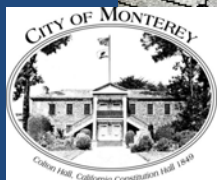
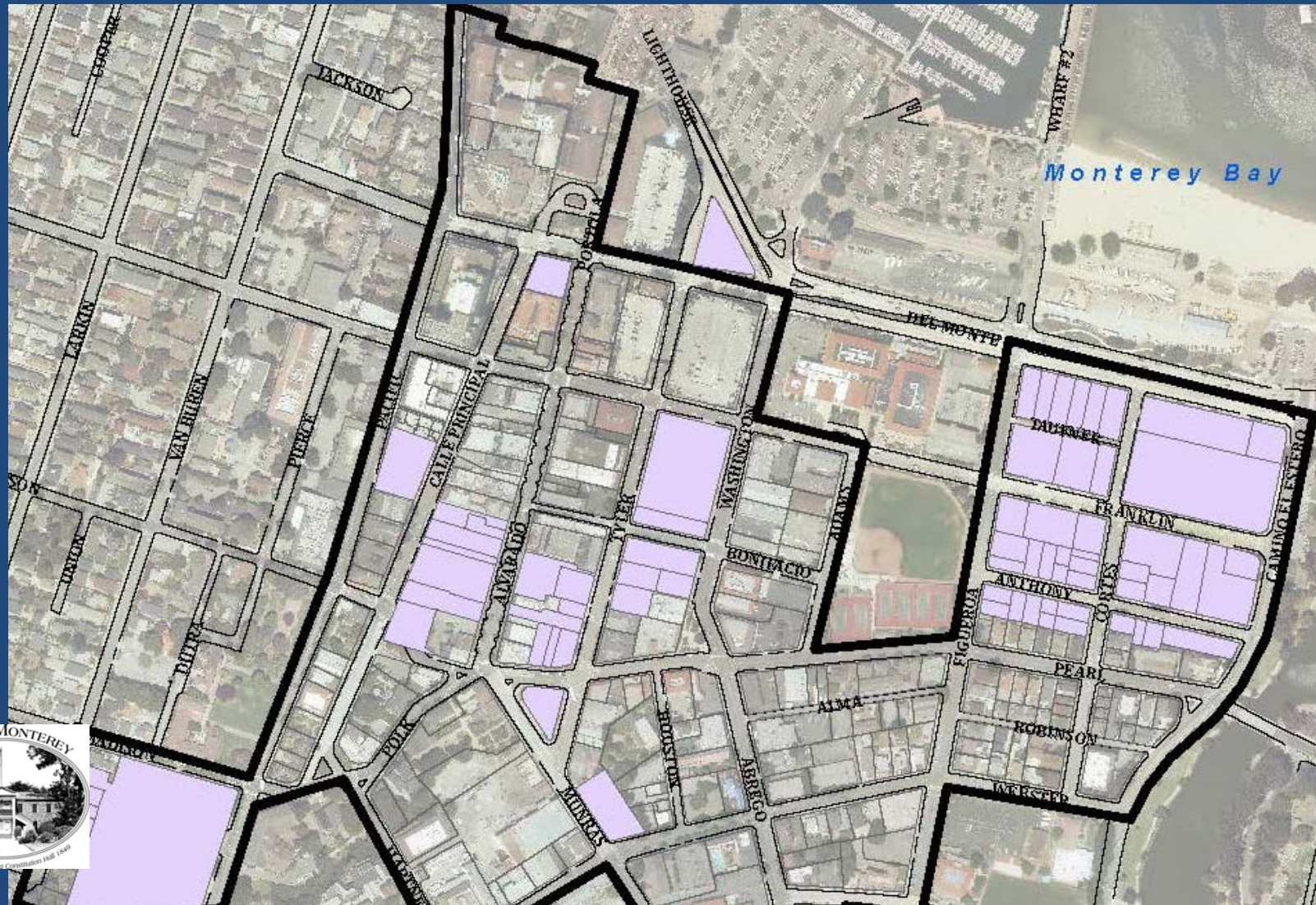


SOUTH ELEVATION - N. Fremont St.



WEST ELEVATION - Dela Vina Ave.

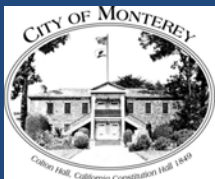
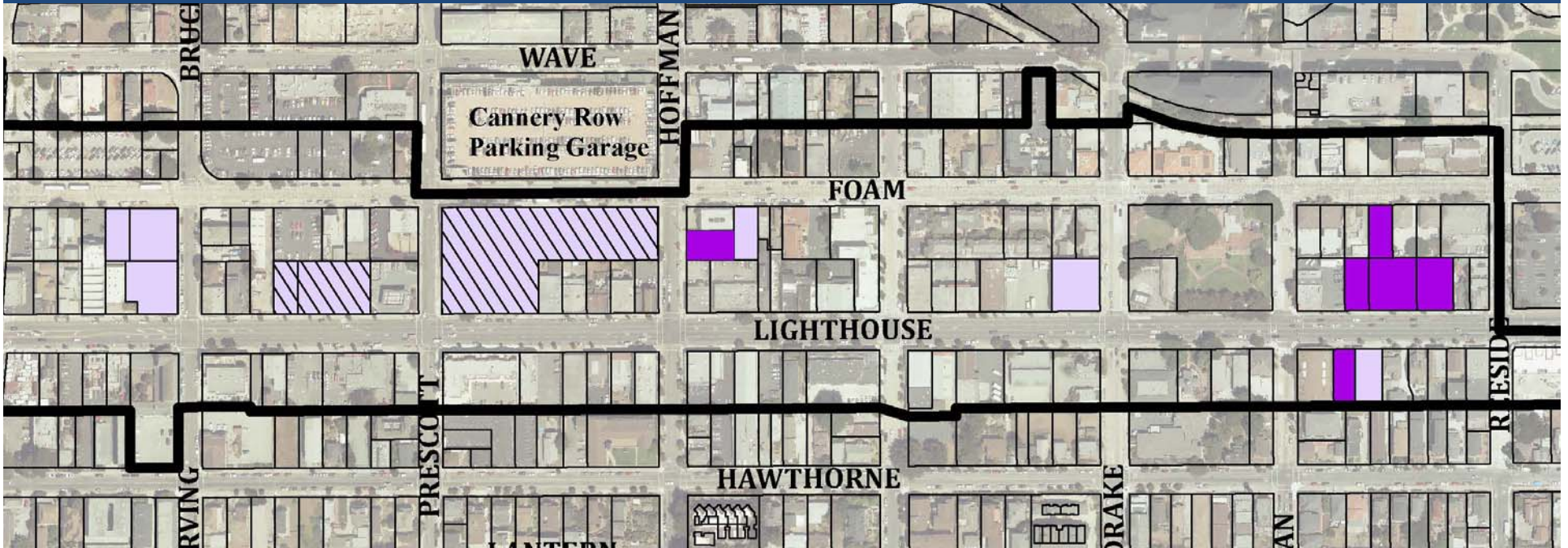
Vacant and Underutilized – Downtown Specific Plan





ALVARADO STREET, BUILDING 'A'
TEXT MODEL 3/5/14

Vacant and Underutilized – Lighthouse Specific Plan



Vacant and Underutilized – Lighthouse Specific Plan



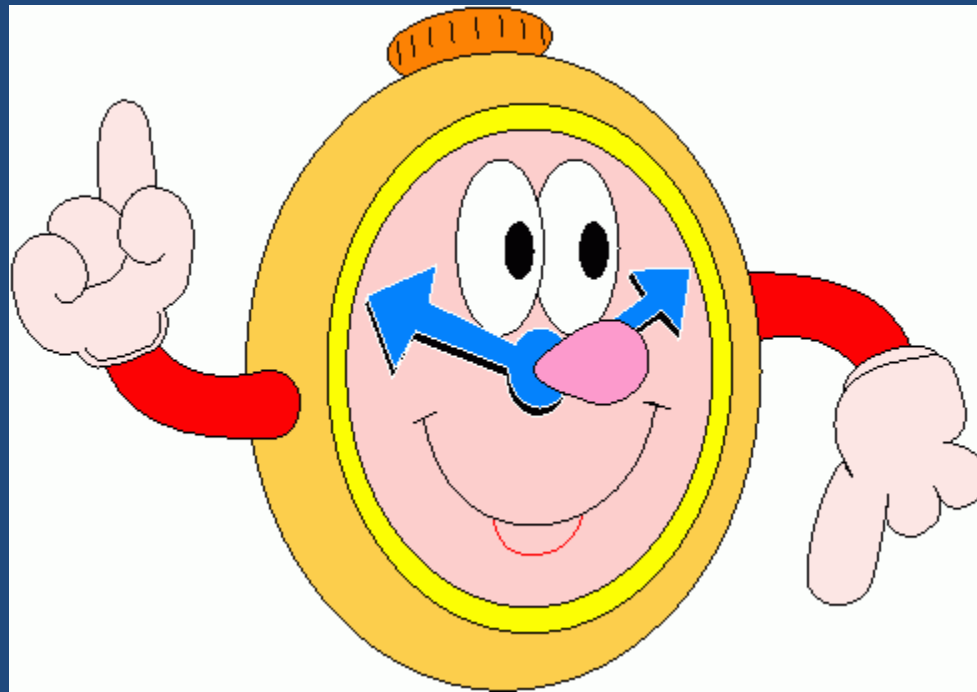




IRIS CANYON RCFE - MODEL ELEVATION
PROPOSED EXTERIOR COLORS
10.29.14



Reminder 5 minutes



Next: County of Monterey

REGIONAL HOUSING FORUM



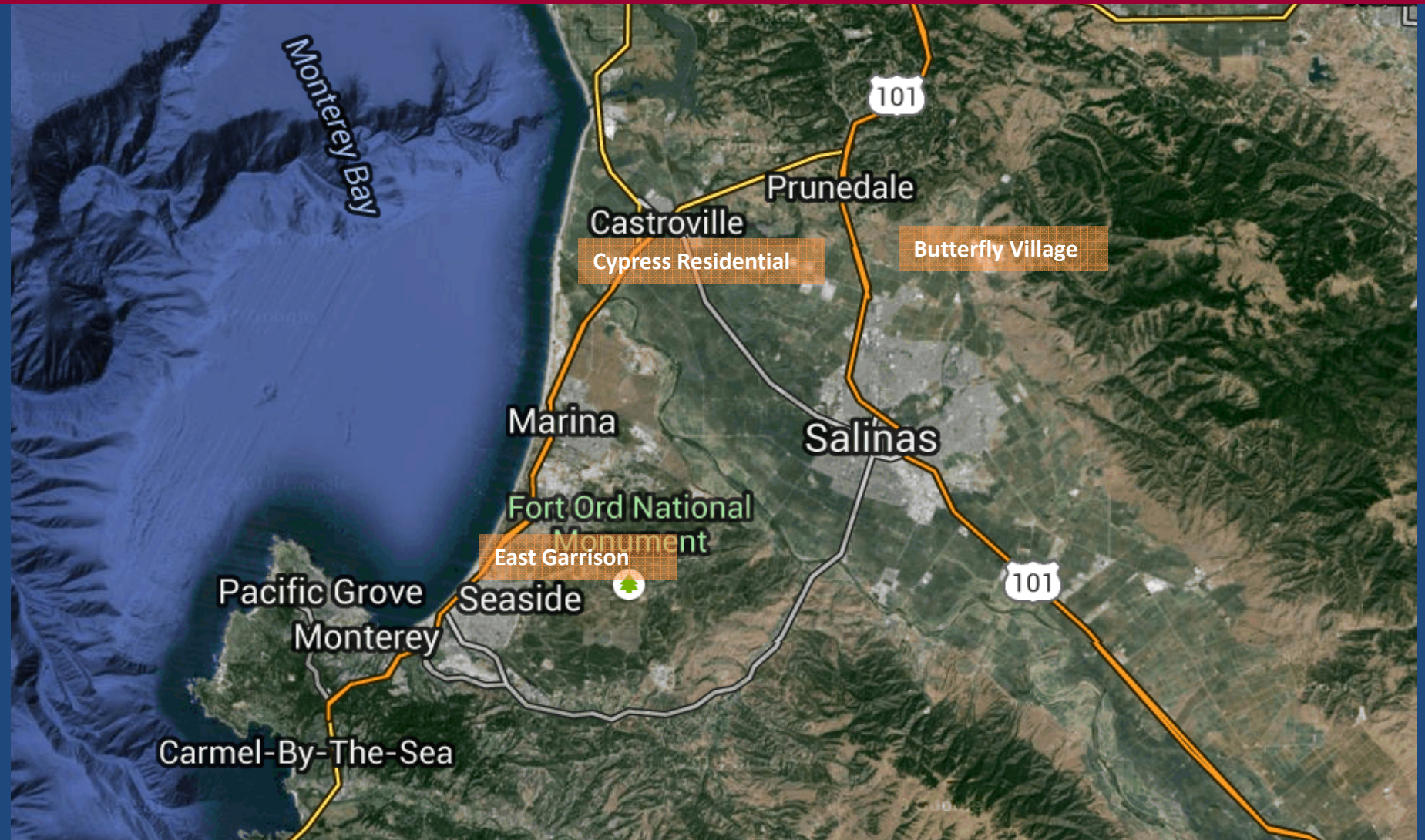
County of Monterey

Overview

Jane Royer Barr, Housing Program Manager
Economic Development Department



County of Monterey





Rancho San Juan Butterfly Village

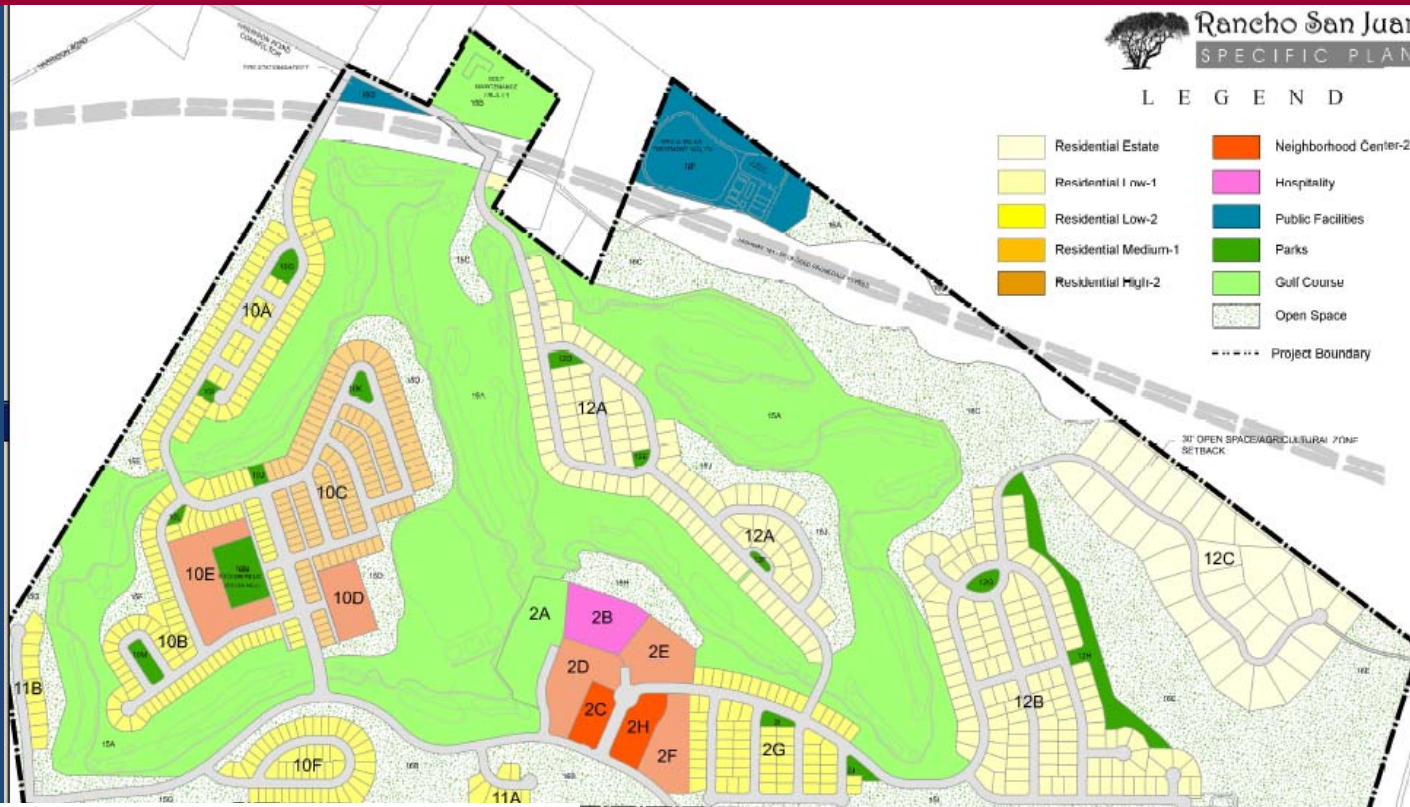


Table 29: Residential Development Standards – Revised Rancho San Juan Specific Plan Area

Residential Use	Land Use Designation			
	RE	RL-1	RL-2 RM-1	RH-2
Density	0.5-1	1-3	3-5/ 5-9	16-20
Estate Residential	•			
Residential Low - 1		•		
Residential Low - 2			•	
Residential Medium - 1			•	
Residential High - 2				•
Mixed Use				

Source: Rancho San Juan Specific Plan, November 7, 2005.

Affordable Housing and Workforce Housing Requirements: Residential development within the Butterfly Village will include 367 affordable units (32 percent of total units) at the following affordability levels:

- 65 very low income units
- 71 low income units
- 93 moderate income units
- 35 Workforce I units
- 103 Workforce II units



East Garrison Project



Affordable Housing Requirements: The County, the developer, and three non-profits (MidPen, CHISPA, and Artspace) have entered into Memorandums of Agreement (MOAs) to provide the very low and low income rental units required (196 units) to fulfill the inclusionary housing requirements.

Table 30: Residential Development Standards - East Garrison Specific Plan

Land Use Designation	Zone	Uses	Density	Height	Off-Street Parking
Residential Medium	RM	Detached SF	5-29 du/acre	2 stories plus a 3 rd floor tower	2 spaces*
Residential Medium	RM	Attached Townhome	5-29 du/acre	3 stories	2 spaces*
Town Center	TC	Mixed Use	5 du/acre	3 stories	1.25 spaces
Live/Work	LW	Mixed Use	16-28 du/acre	2 stories	2 spaces
Residential High-1	RH-1	Attached SF and MF	14-32 du/acre	3 Stories	2 spaces
Residential High-2	RH-2	Attached SF and MF	18-32 du/acre	4 Stories	2 spaces

* Accessory units require one additional parking space.



Cypress Residential

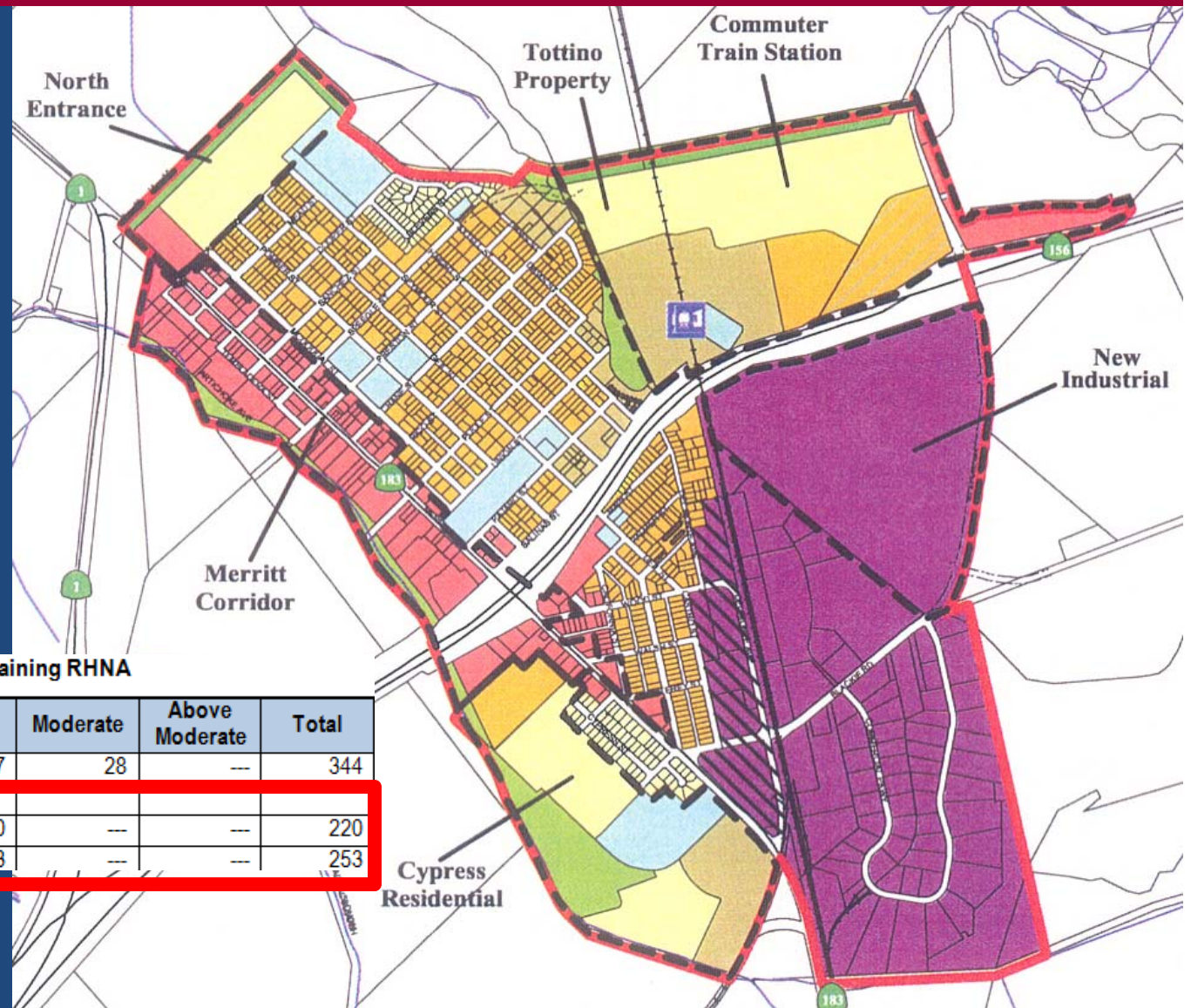


Table 44: Summary of Sites Inventory and Remaining RHNA

	Very Low	Low	Moderate	Above Moderate	Total
Remaining RHNA	249	67	28	---	344
Castroville					
HDR-C (12-20 du/ac)		220	---	---	220
MU-D (15-30 du/ac)		253	---	---	253



Projected Planned County Wide Developments

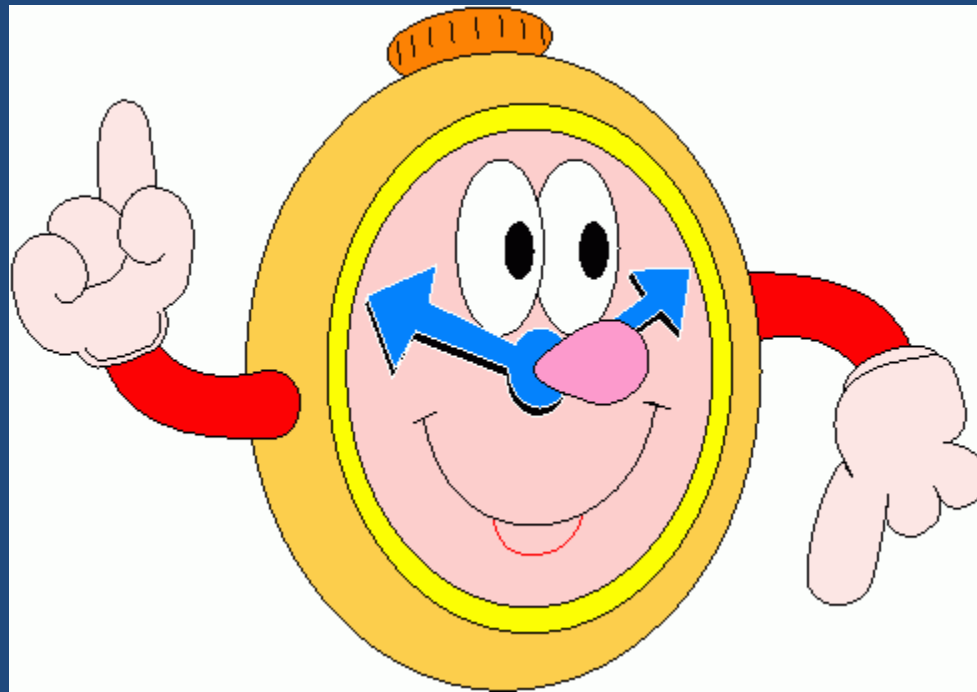
Project Name	Total Housing Units	Remaining Capacity
Butterfly Village	1,147	1,147
E. Garrison	1,470	1,320
Castroville	1,600	473
<u>Total</u>	<u>4,217</u>	<u>2,940</u>



Inclusionary Housing Ordinance

Monterey County's Inclusionary Housing Ordinance requires that a minimum of 20% of the units in new residential developments be affordable to very low, low and moderate income households.

Reminder 5 minutes



Next: City of Watsonville

REGIONAL HOUSING FORUM



City of Watsonville

Kurt Overmyer, Economic Development Manager
Blackwood, Housing Analyst

Watsonville Affordable Housing

- 251 Existing Deed Restricted Units
- Lost several during housing crisis (market rate dipped below the deed restrictions).
- 3 small opportunity sites that could hold up to 30 units total.
- Expecting one proposal that would include 17 affordable units of ~90 total units.

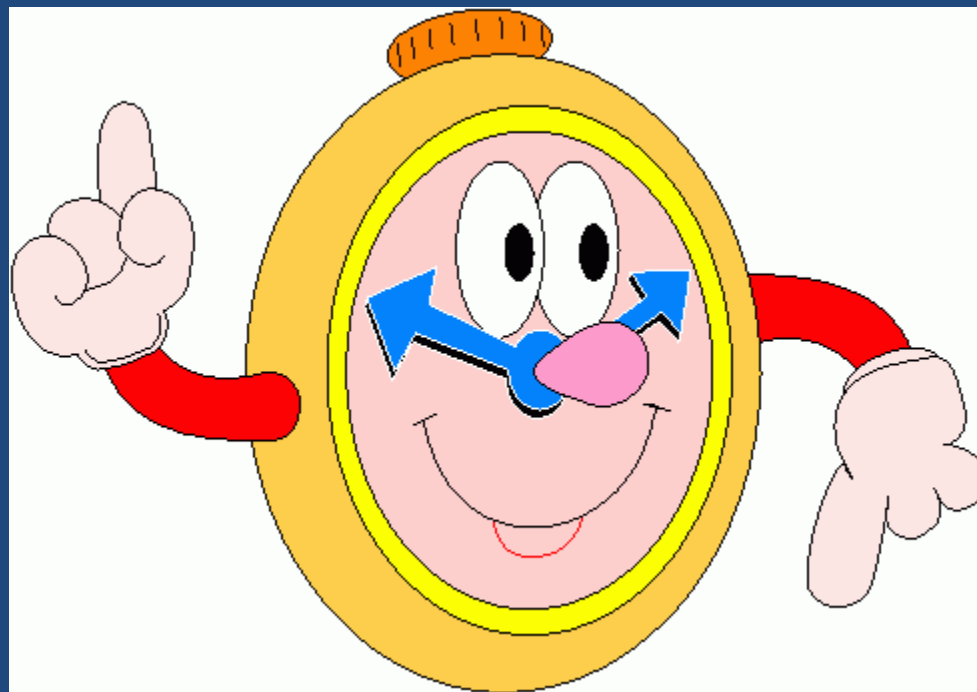


Affordable Housing Programs

- First Time Homebuyer
- Inclusionary Housing Program (20%)
- Housing Rehab (rental and owner occupied)
- All include low, low-mod and mod income requirements



Reminder 5 minutes



Next: County of Santa Cruz

REGIONAL HOUSING FORUM



County of Santa Cruz

Julie Conway, Housing Program Manager



County of Santa Cruz Housing Program

- RDA Funded Projects and Programs
- Inclusionary Program (Measure J)
- Grant Funded Programs
- Homeless Continuum of Care



RDA Funded Units

Total Affordable Units in Santa Cruz County: 2,189

Rental: 1,421

Ownership: 768

Mobile Home Parks: 198

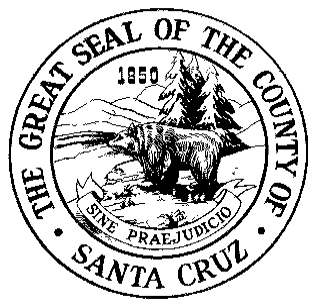
Seniors: 359

Farm Worker: 203

Homeless & Disabled: 100

Large Families: 197

General: 1,525



Affordable Housing Program Update

1. No on-site affordable requirements for Rental Housing unless County provides incentives
2. Include Inclusionary units in Density Bonus calculation per State law
3. Raise affordability calculation of moderate income units to 110%;
4. Eliminate 40% affordability requirements;
5. Establish an Affordable Housing Impact Fee taking an “everyone pays approach”. (see following slide).

Summary and
Recommendations –
Update of Affordable
Housing Regulations

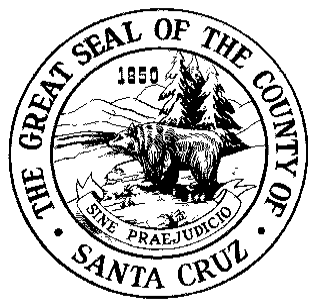
Prepared for
County of Santa Cruz

Submitted by
Keyser Marston Associates, Inc.

August 2014



<http://www.sccoplanning.com/Planning/Home/Housing/>



Affordable Housing Program Update Impact Fees

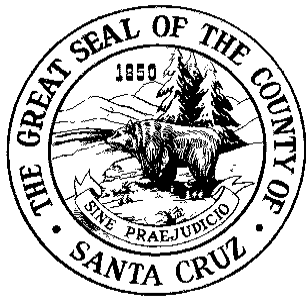
Non-residential AHIF

- Non-residential projects : \$2 per square foot.

Residential AHIF

- Rental housing projects, including ADUs constructed as market rate rental units: \$2 per habitable square foot.
- Residential projects of from 1 to 4 units :

Up to 2,000 square feet	\$2 PSF
2,001-2,500 square feet	\$3 PSF
2,501-3,000	\$5 PSF
3,001-4,000	\$10 PSF
4,001 and up	\$15 PSF
- Residential project with 5 or more for sale units can either pay an AHIF of \$15 PSF or provide 15% of units on site as deed restricted units.



Grant Funded Programs

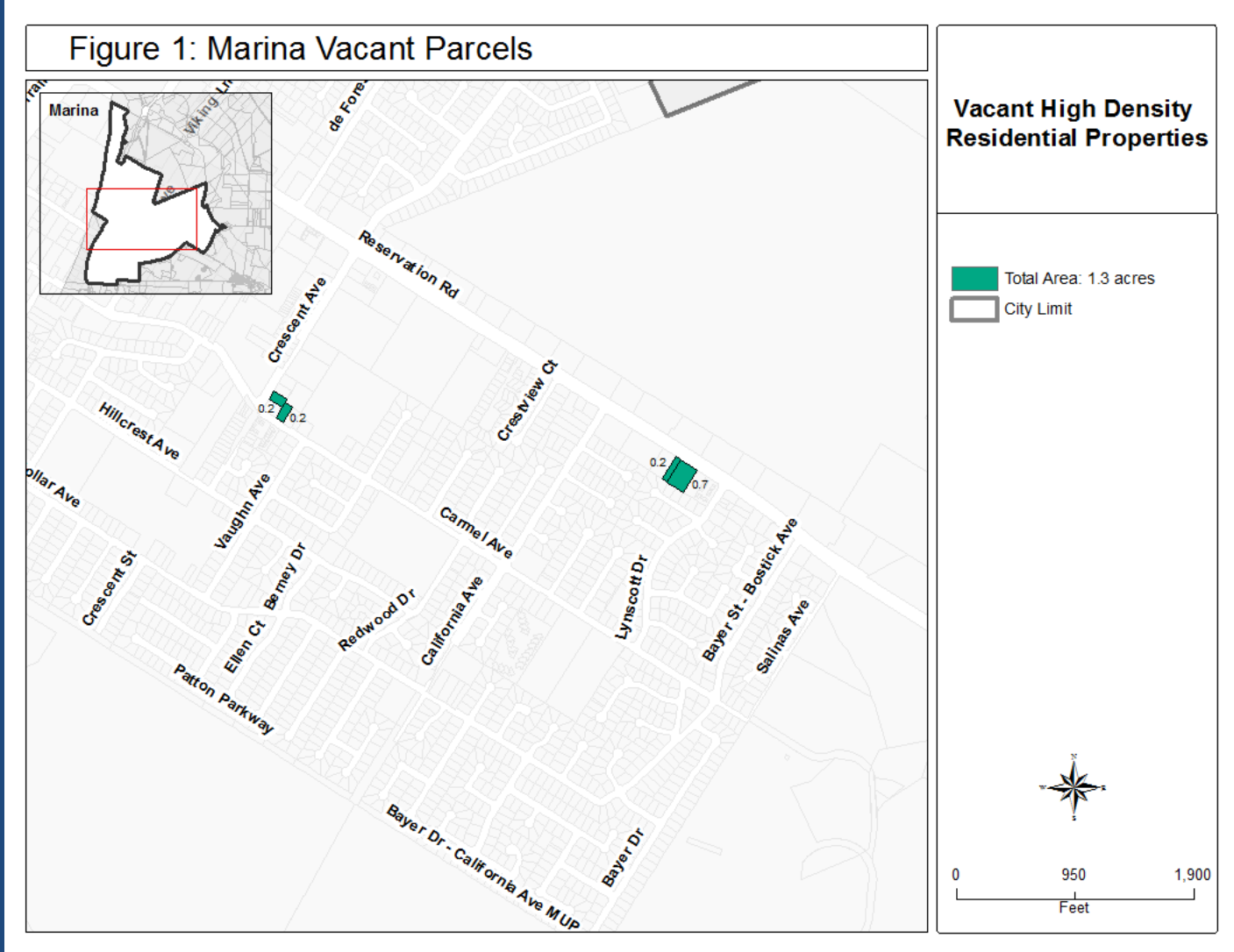
Program	Max Loan Amount	AMI	Loan terms	Funds Available
HOME FTHB	Up to \$150,000	80% Federal Income limits	3% simple, deferred silent 2nd	Yes
BEGIN	Average of \$50,000 over a 19 unit project	120% State Income limits	3% simple, deferred silent 2nd	No
CalHome Mortgage Assistance	Up to \$56,400	80% State Income limits	3% simple, deferred silent 2nd	Yes
CalHome Owner-Occupied Rehab	Up to \$54,400	80% State Income limits	3% simple, deferred silent 2nd	No
CalHome Manufactured Home Replacement	Up to \$54,400	80% State Income limits	3% simple, 20 year term, forgivable between year 10-20	Yes

REGIONAL HOUSING FORUM

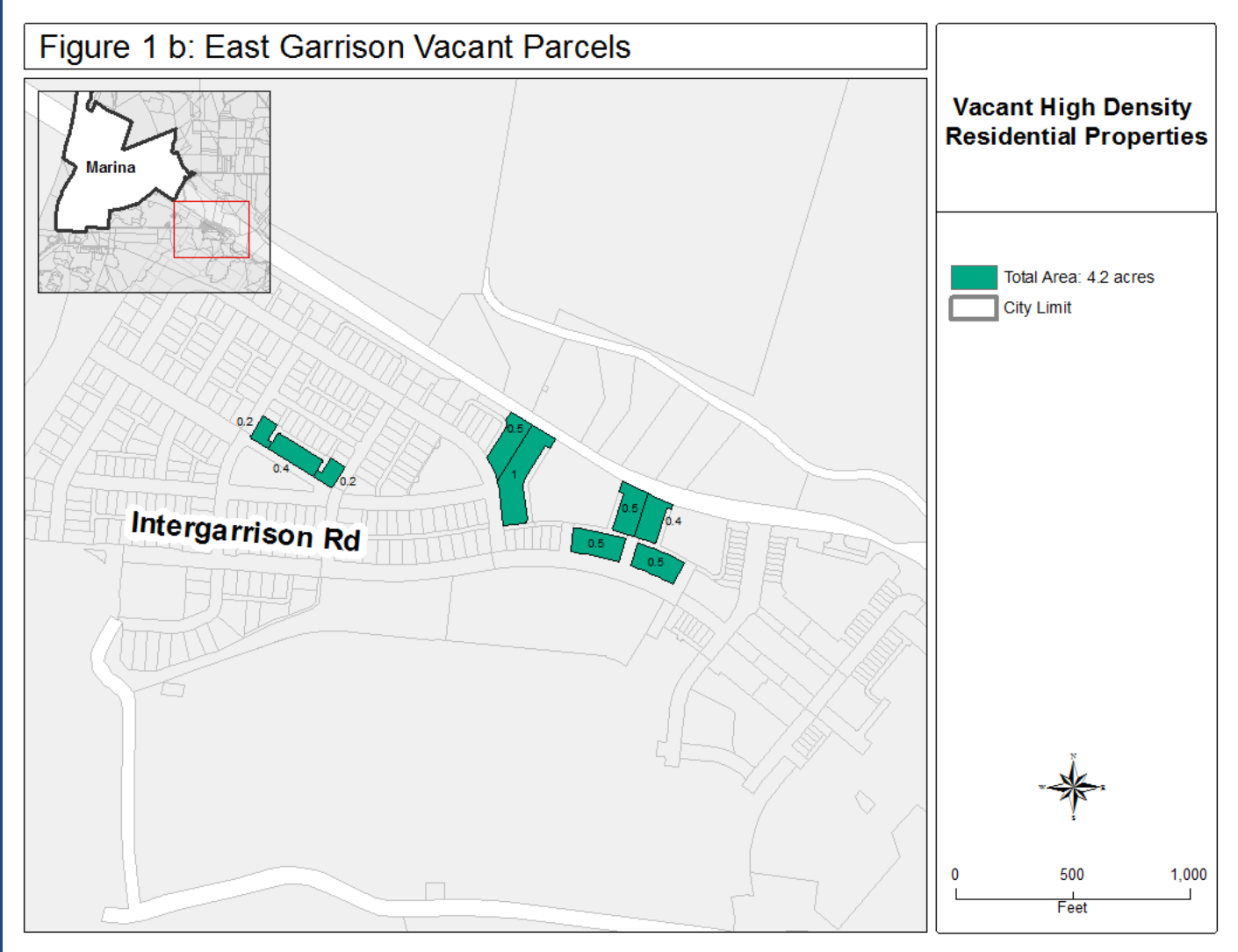
AMBAG

Gina Schmidt, GIS Coordinator
Association of Monterey Bay Area Governments

MONTEREY COUNTY OPPORTUNITY PARCELS

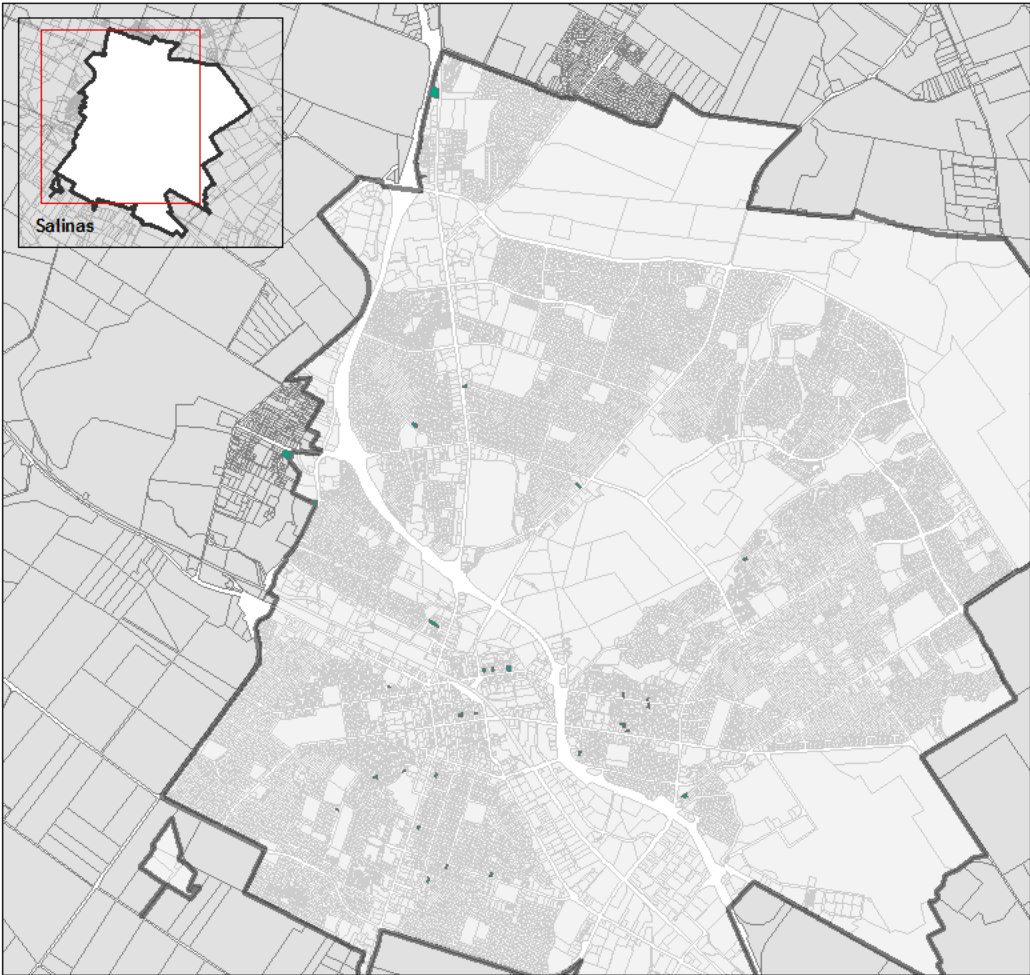


MONTEREY COUNTY OPPORTUNITY PARCELS





MONTEREY COUNTY OPPORTUNITY PARCELS

Figure 2: Salinas Vacant Parcels



Vacant High Density Residential Properties

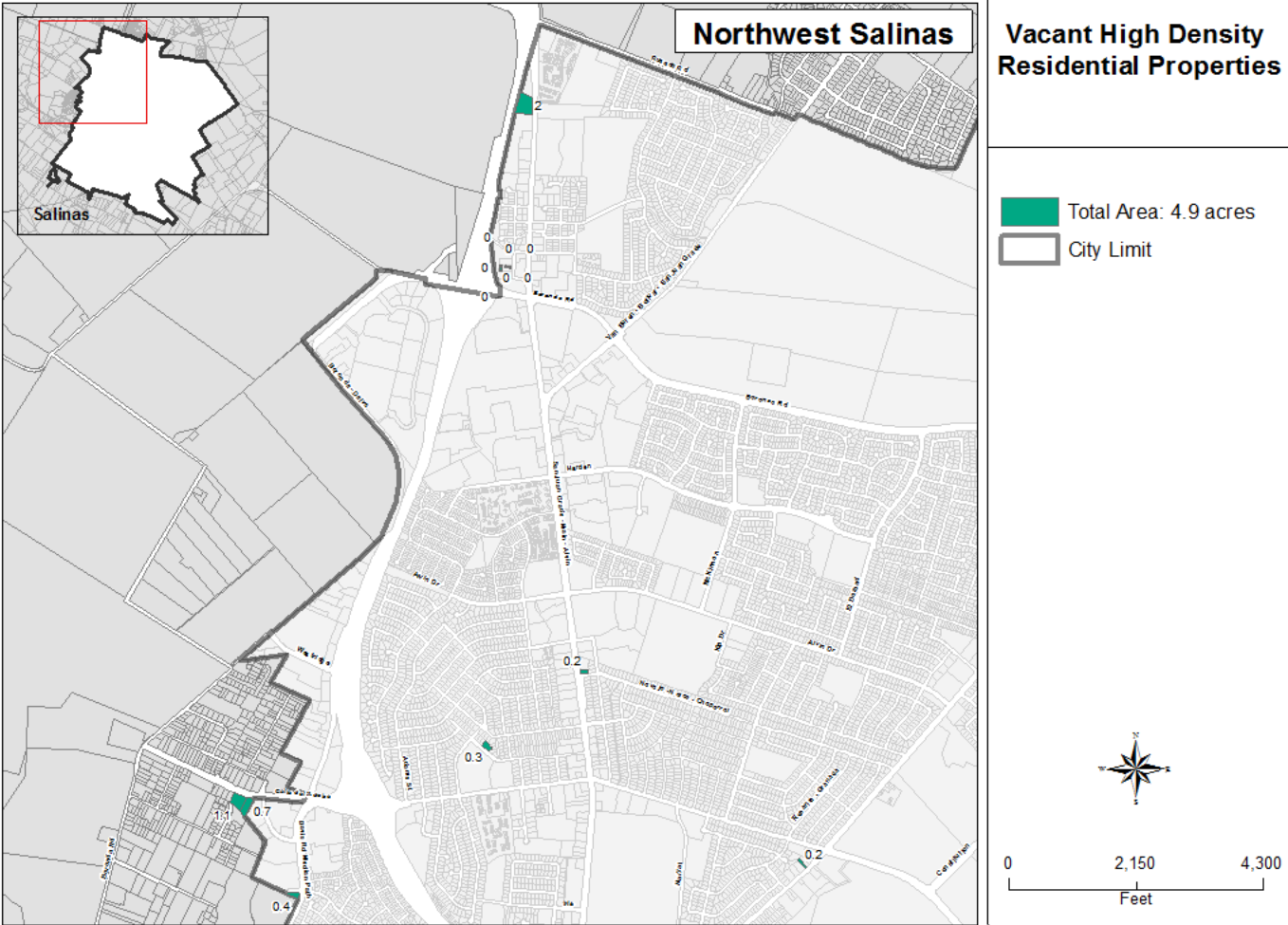
 Total Area: 9.5 acres
 City Limit



0 4,375 8,750
Feet

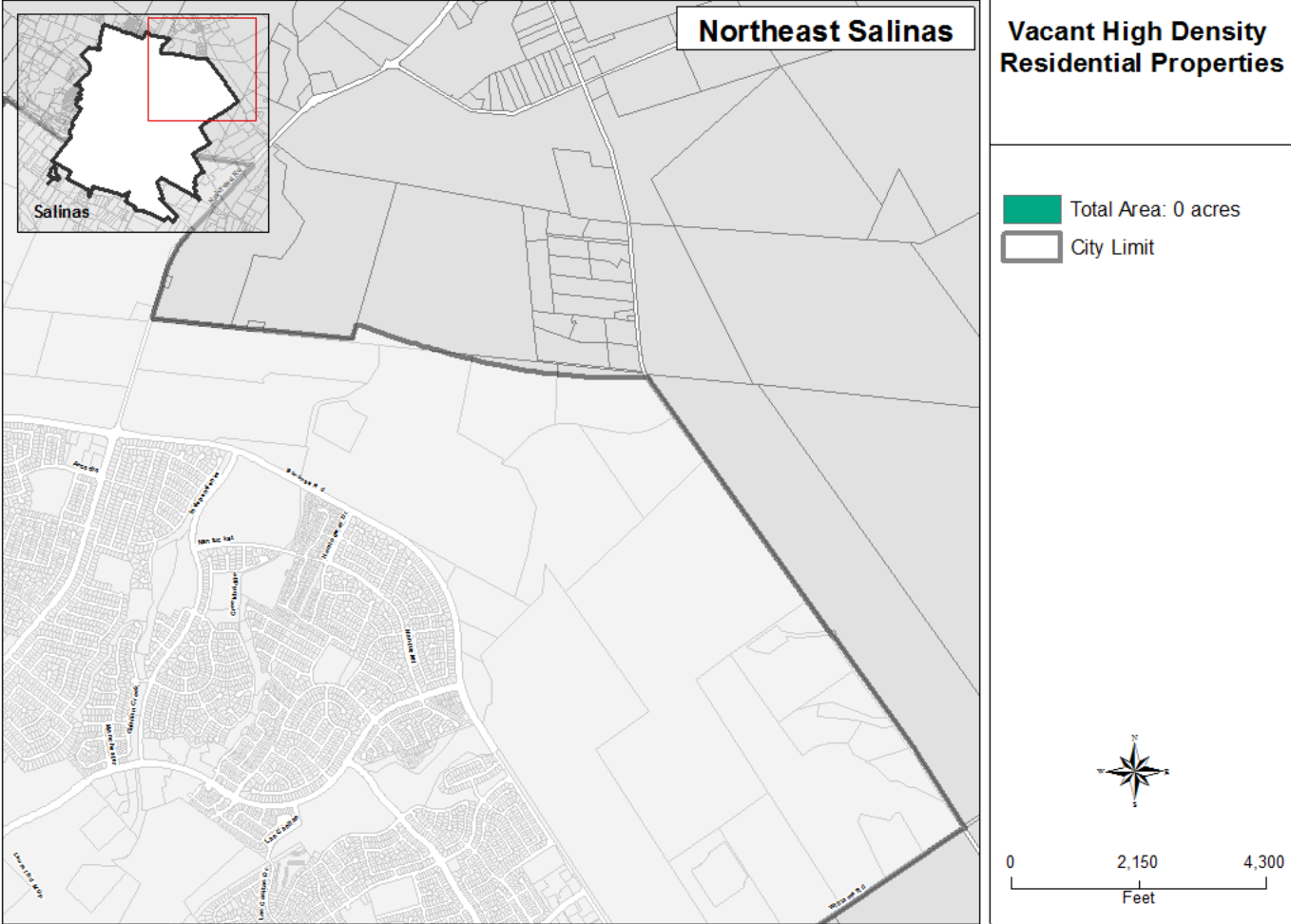
MONTEREY COUNTY OPPORTUNITY PARCELS

Figure 2 a: Salinas Vacant Parcels



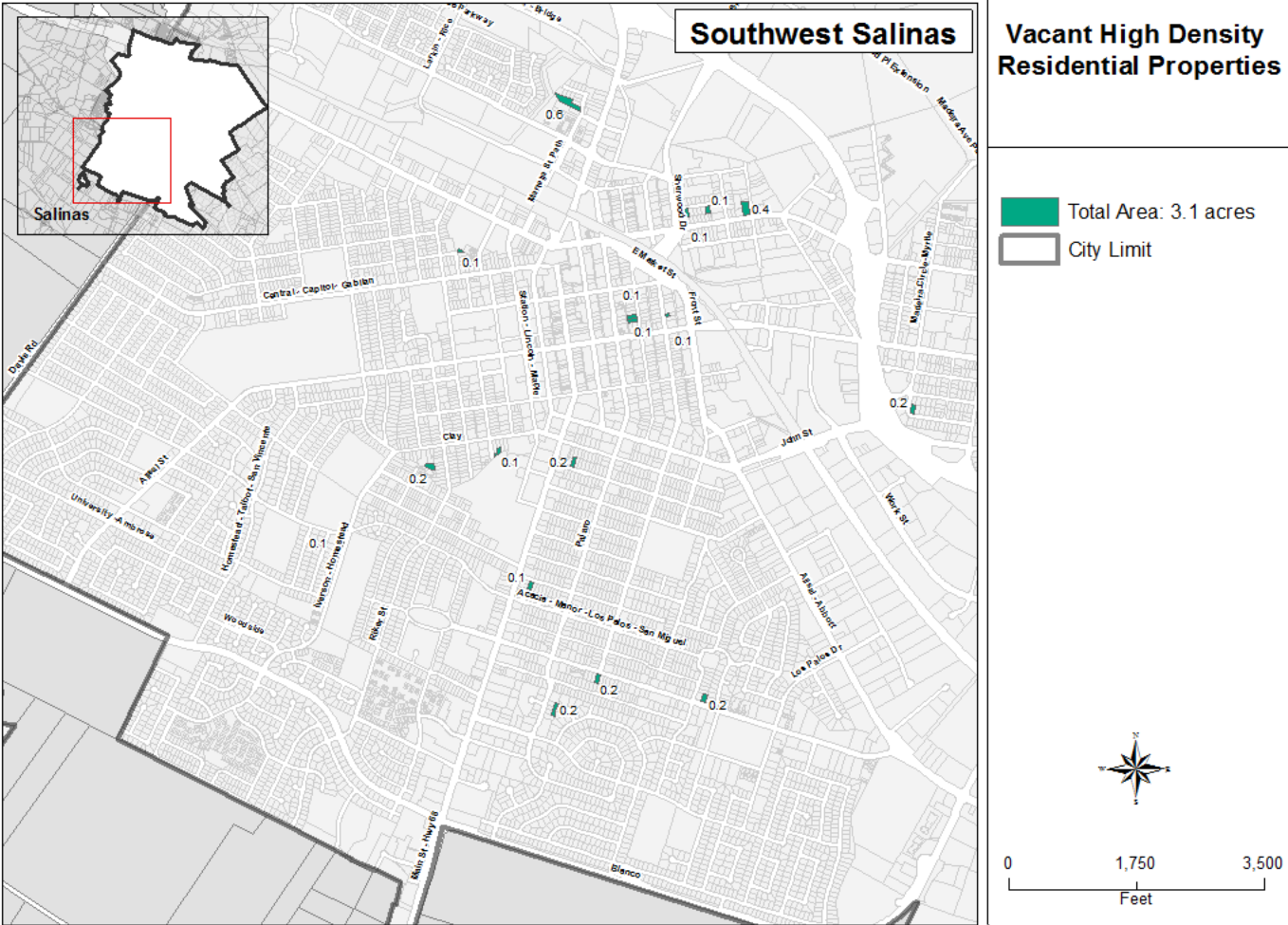
MONTEREY COUNTY OPPORTUNITY PARCELS

Figure 2 b: Salinas Vacant Parcels

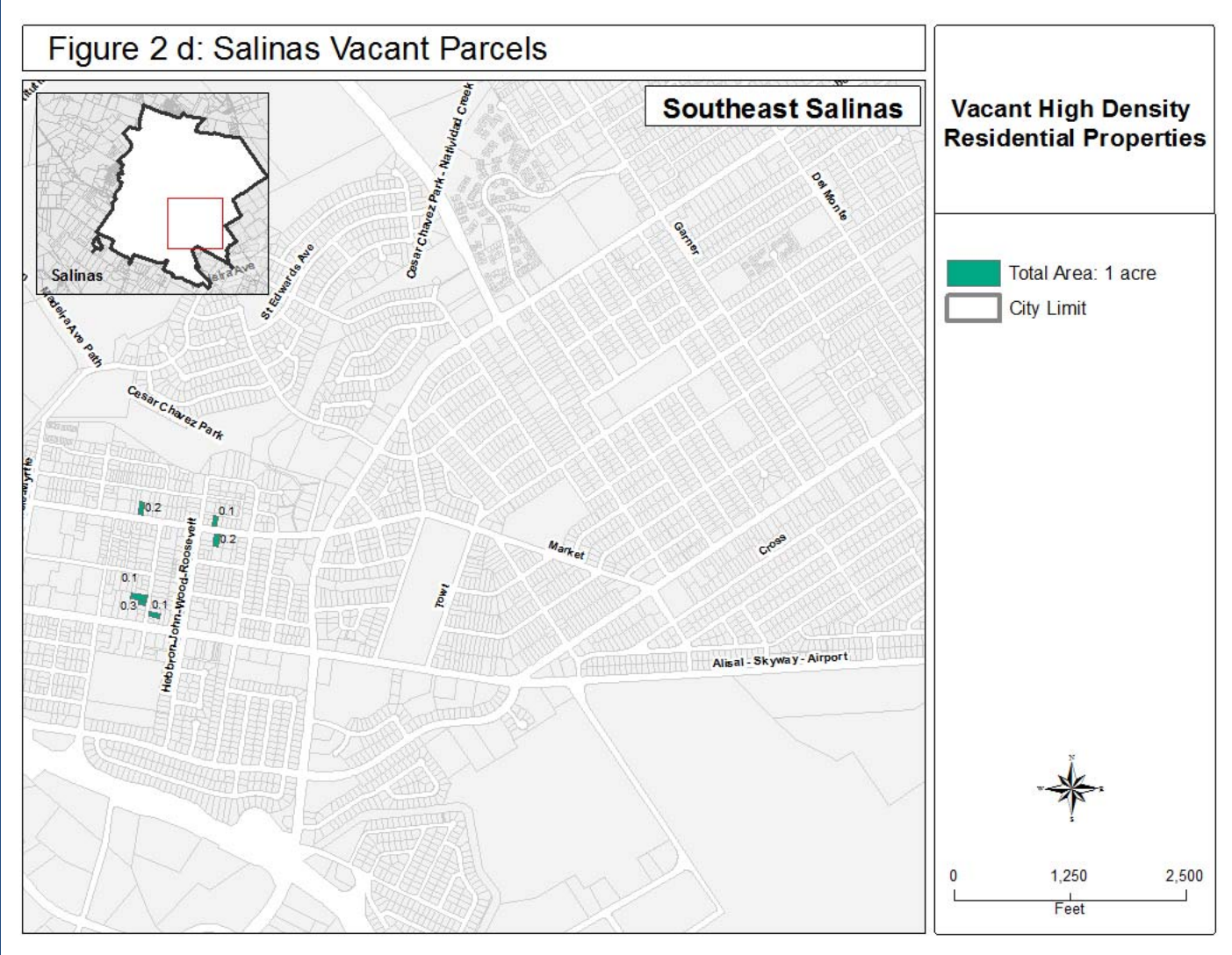


MONTEREY COUNTY OPPORTUNITY PARCELS

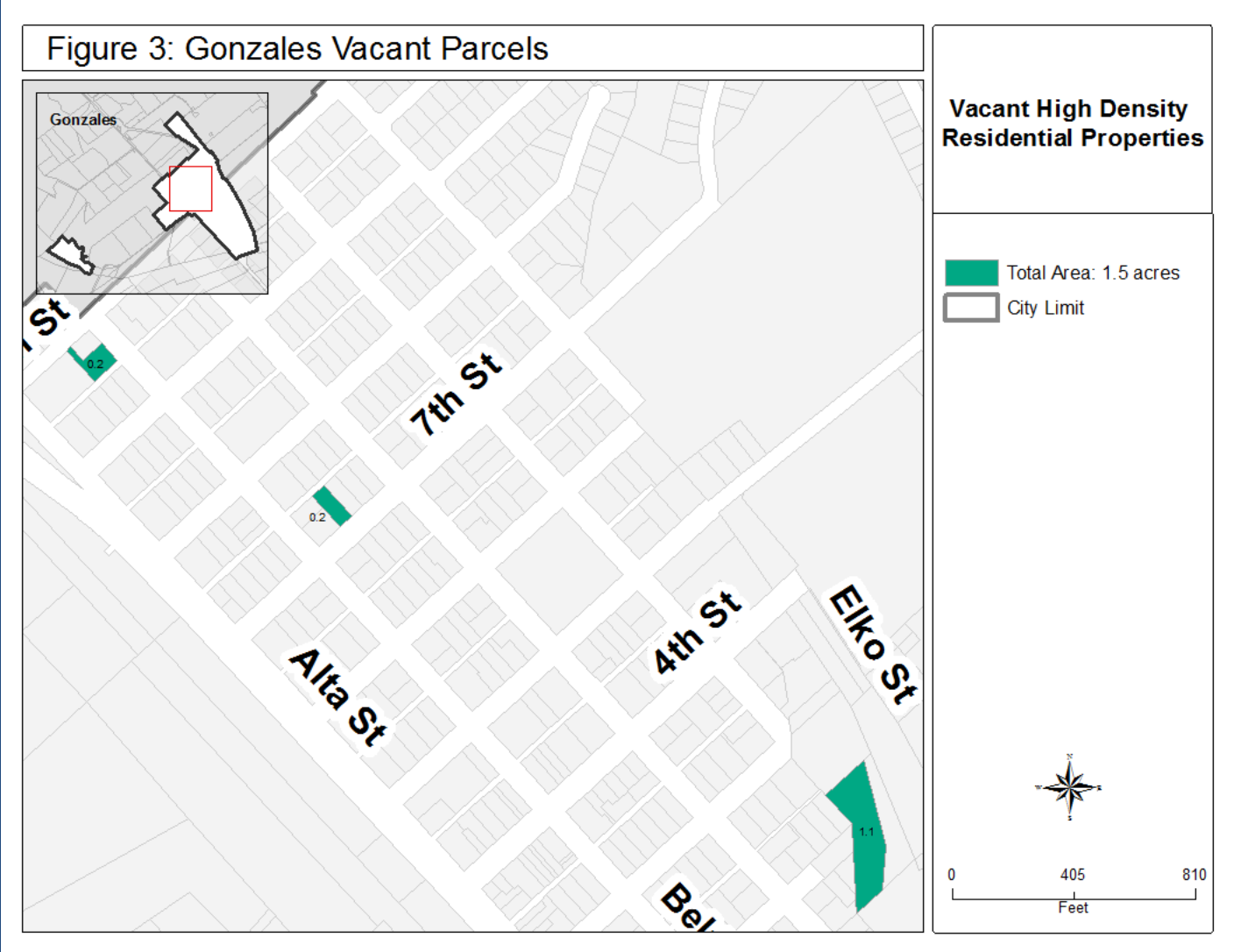
Figure 2 c: Salinas Vacant Parcels



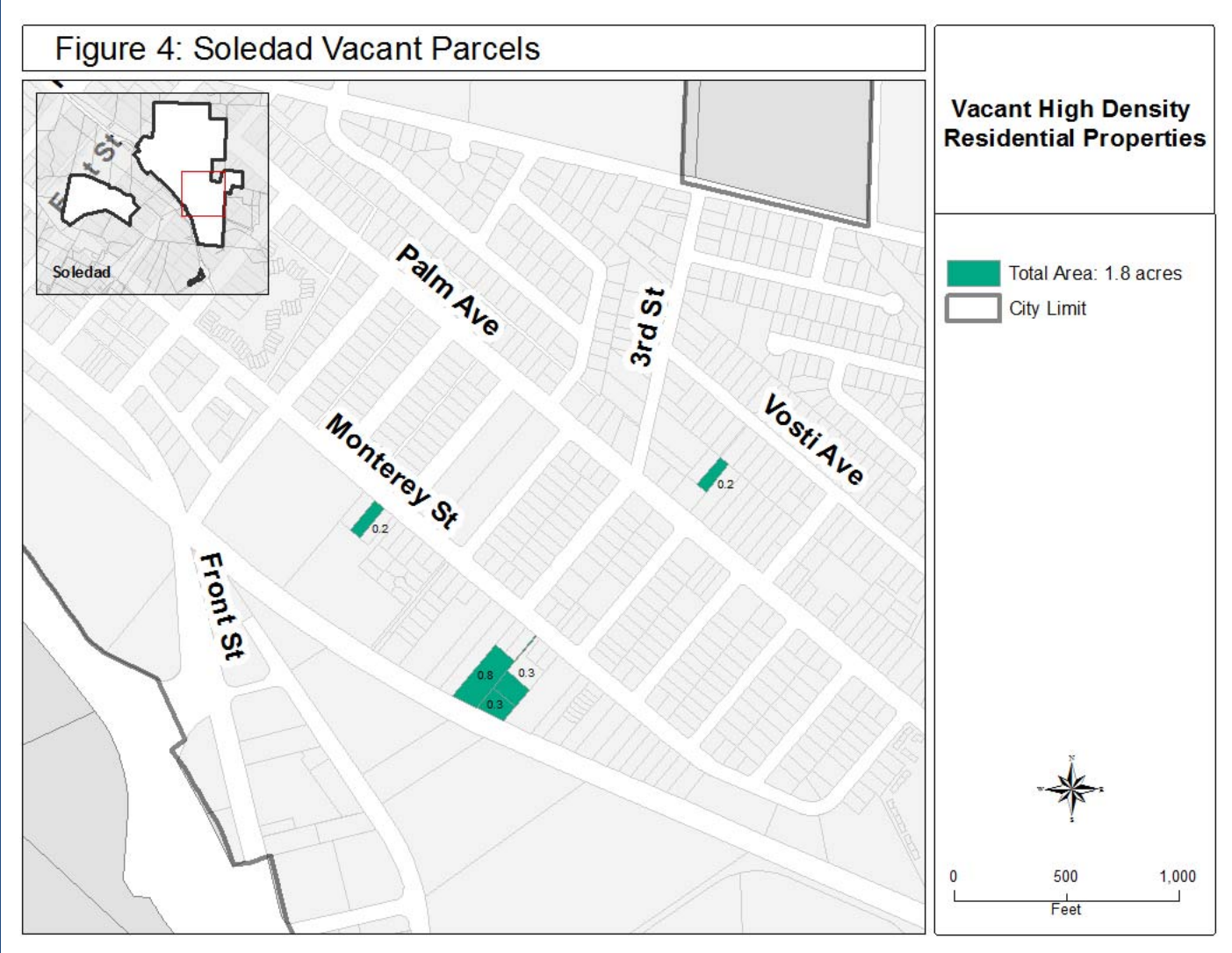
MONTEREY COUNTY OPPORTUNITY PARCELS



MONTEREY COUNTY OPPORTUNITY PARCELS

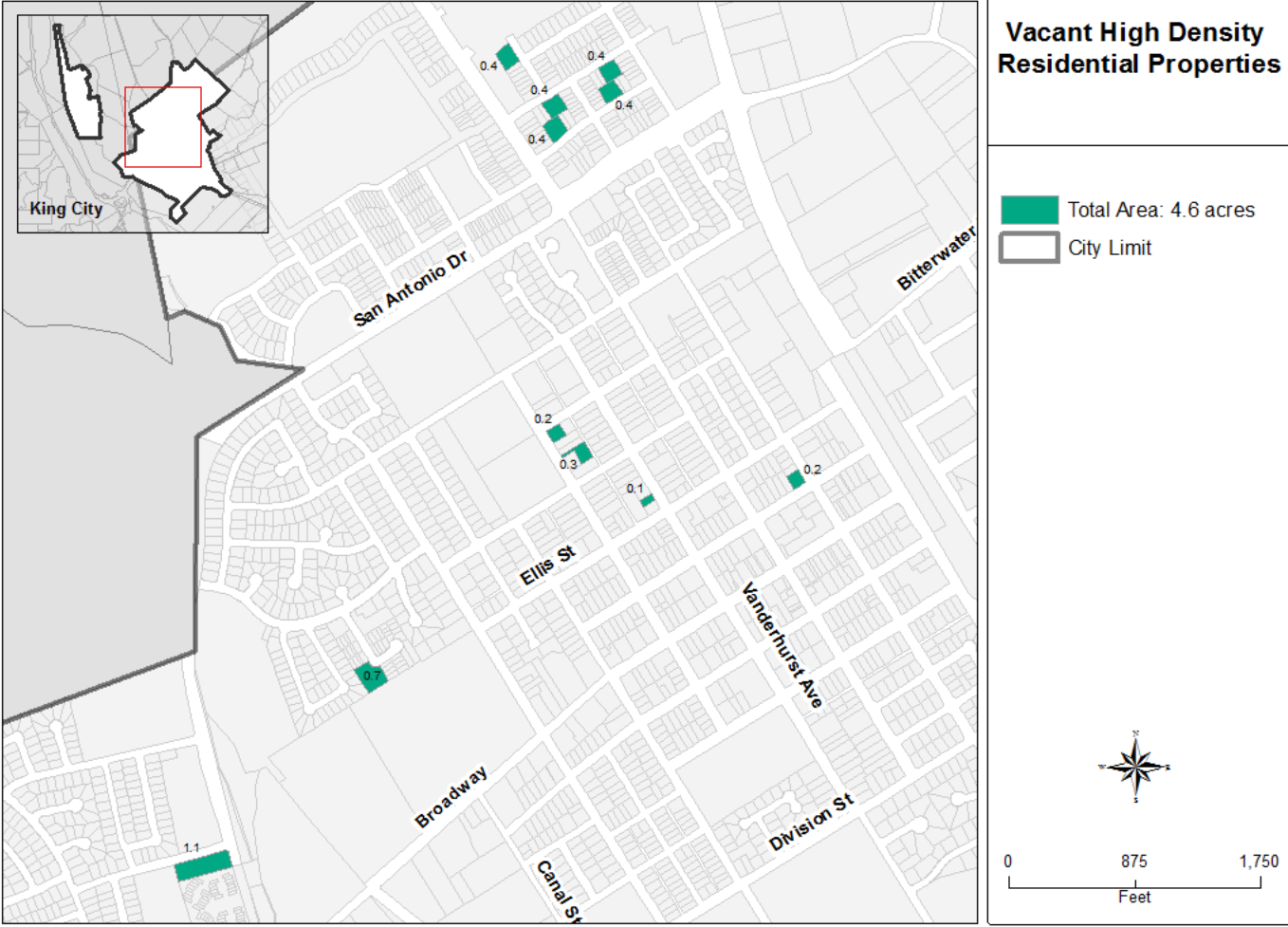


MONTEREY COUNTY OPPORTUNITY PARCELS



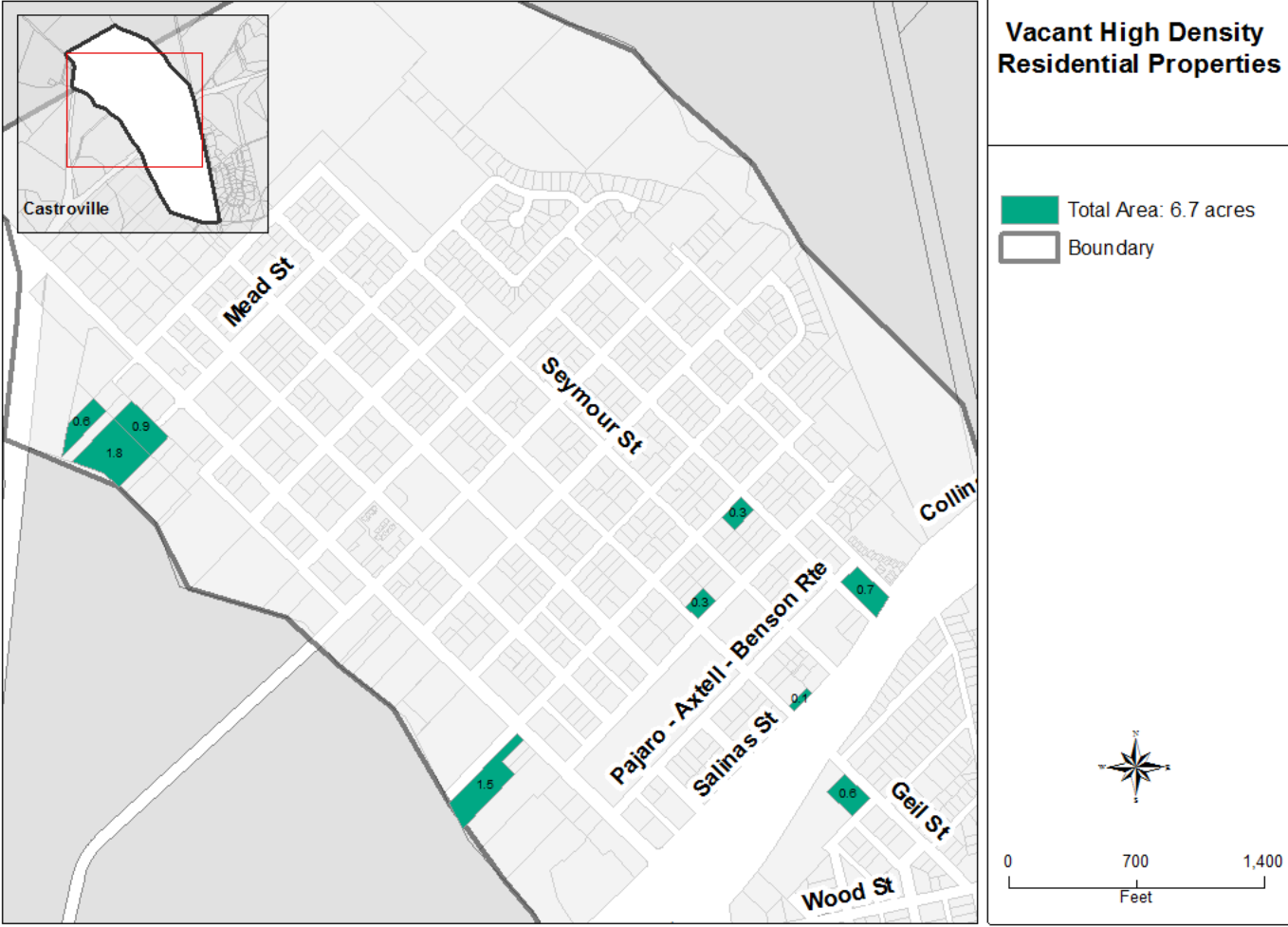
MONTEREY COUNTY OPPORTUNITY PARCELS

Figure 5: King City Vacant Parcels



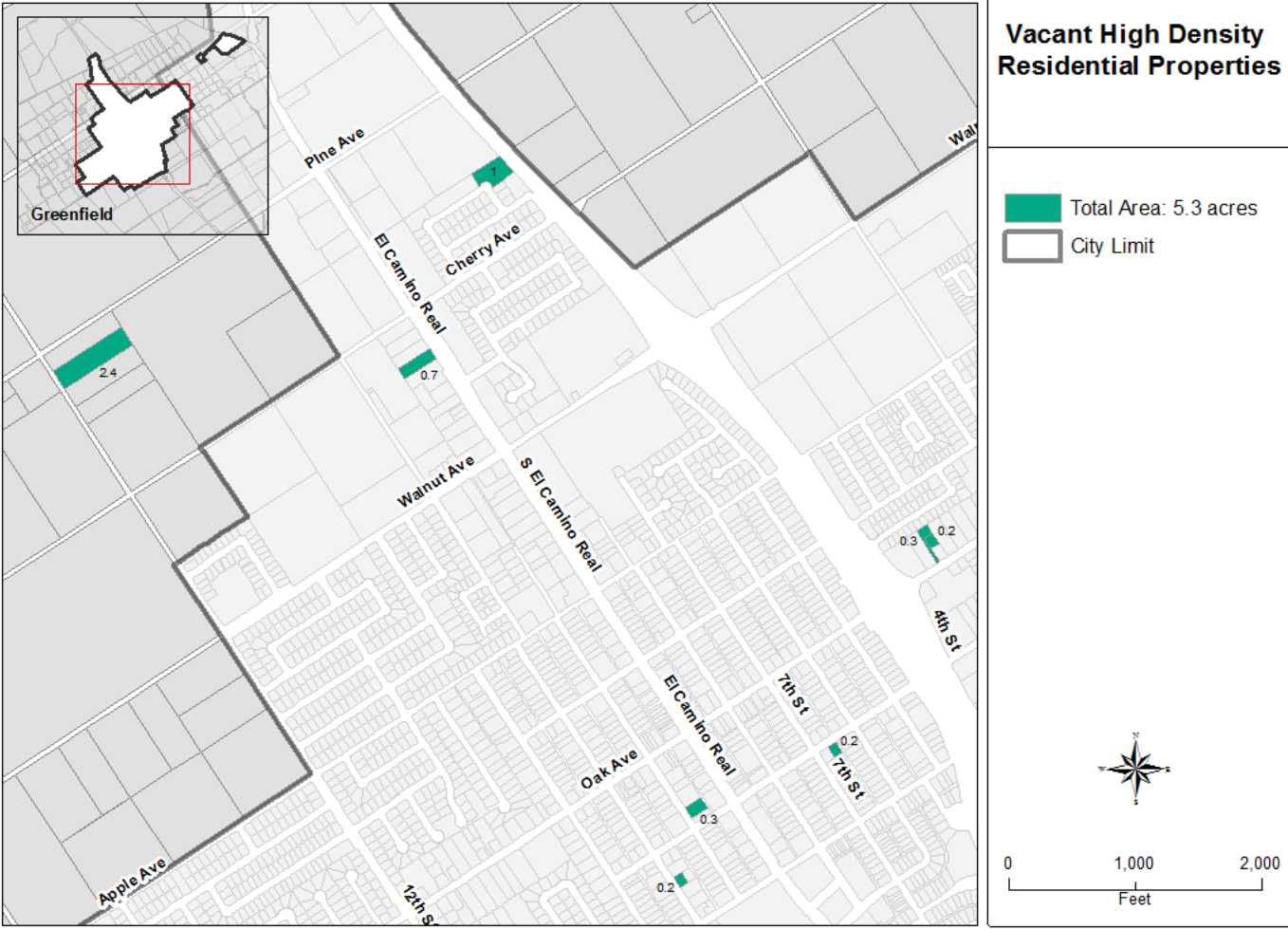
MONTEREY COUNTY OPPORTUNITY PARCELS

Figure 6: Castroville Vacant Parcels



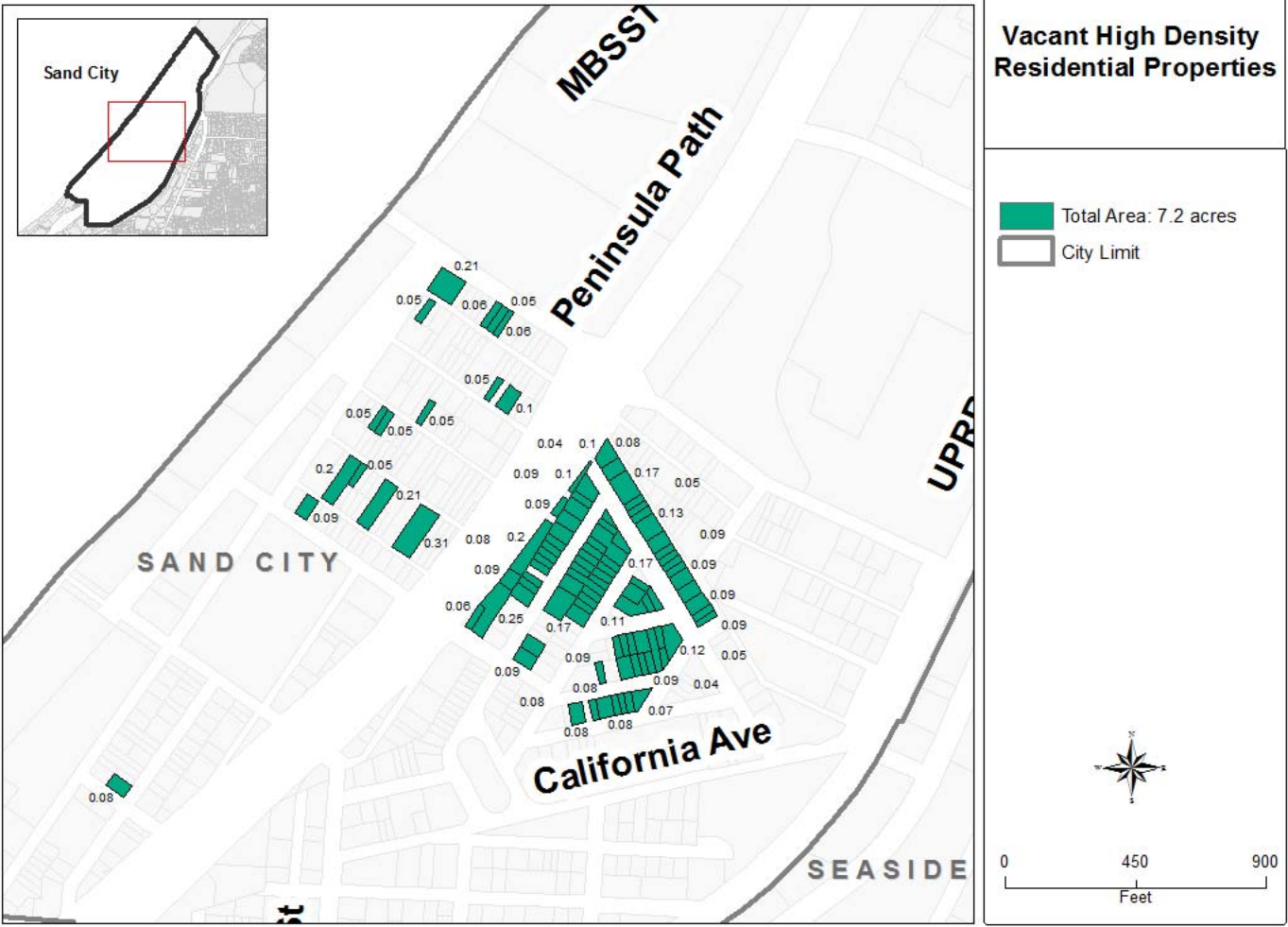
MONTEREY COUNTY OPPORTUNITY PARCELS

Figure 7: Greenfield Vacant Parcels



MONTEREY COUNTY OPPORTUNITY PARCELS

Figure 8: Sand City Vacant Parcels



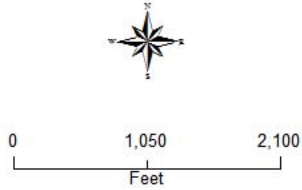
MONTEREY COUNTY OPPORTUNITY PARCELS

Figure 9a: Seaside Vacant Parcels



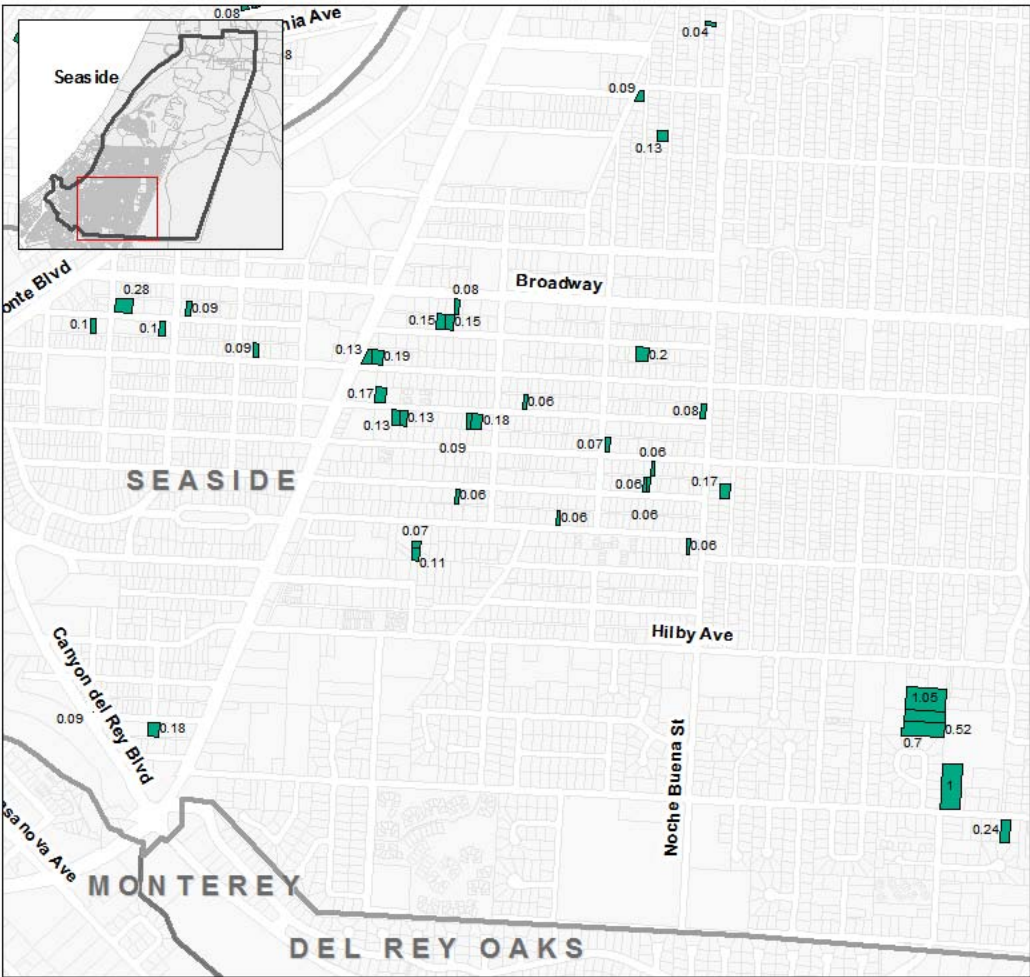
Vacant High Density Residential Properties

- Total Area: 4.7 acres
- City Limit



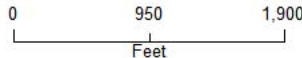
MONTEREY COUNTY OPPORTUNITY PARCELS

Figure 9b: Seaside Vacant Parcels

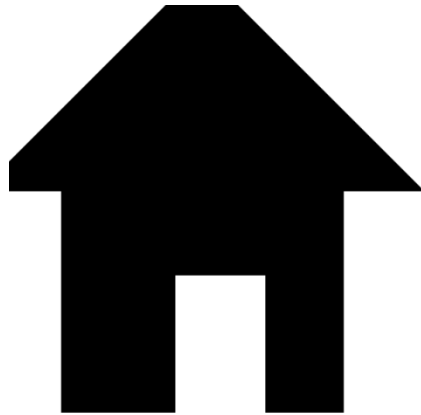


Vacant High Density Residential Properties

- Total Area: 7.1 acres
- City Limit



2015 Regional Housing Forum



Cities, Housing Developers and Stakeholders working together

Central
Coast
Regional
Housing
Forum

**NEXT
STEP**



Monterey County Economic Development Department
168 West Alisal Street, 3rd Floor
Salinas, CA 93901
831-755-5390