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ANTHONY LOMBARDO & ASSOCIATES

A PROFESSIONAL CORPORATION

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September 19, 2017

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4693.003

Darby Marshall
Monterey County RMA
1441 Schilling Place, 2nd Floor
Salinas, CA 93901

Re: Pasadera Subdivision Amendment Project Description

Dear Darby:

This letter serves to provide additional detail and background information for the accompanying application for an amendment to Condition #136 of the Pasadera Subdivision (PC07704). The application seeks to modify the inclusionary housing requirement imposed by Condition #136 and subsequently memorialized by the Inclusionary Housing Agreement to change the 12 low-income housing units to 12 Workforce 2 housing units and allow for those units to be subdivided.

This modification is sought because the applicant has a difficult time filling them with qualified renters throughout the year. In the experience of the applicant, most people who qualify for low income housing do not want to be as far from schools, jobs, and services as the Pasadera subdivision is located. Additionally, the units are hard to rent out both because of their location and the somewhat vague requirements for qualifying as a renter. When these units are vacant, our client informs us that it takes about 5 months to fill them.

In addition to the difficulties associated with the low-income housing requirement, there are significant benefits to be gained by their conversion to Workforce 2 housing. The need for housing for professionals in the Highway 68 corridor is critical, as a significant number of workers on the Monterey Peninsula commute from other portions of the County. Increasing the amount of housing units for professionals will help reduce traffic from commuters, and will help employers on the peninsula retain their employees.

This application also seeks to remove the current B6 zoning designation to allow for the condominiumization of the units in question, and in turn allow the eventual sale of the units to qualified Workforce 2 buyers. There is no proposed increase in the number of units on the property.

Please let me know if you have any questions regarding the foregoing.

Sincerely,



Cody J. Phillips
/cp

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