

Attachment E

This page intentionally left blank.

2023–2031 Housing Element

Executive Summary

Table ES-4. Capacity Determination

Capacity Calculation					
	VLI	LI	Mod.	Above Mod.	Total
RHNA	1,070	700	420	1,136	3,326
Alternative Methods to Meet the RHNA (Credits)					
Entitled or Proposed Projects	257	206	205	816	1,484
Accessory Dwelling Unit Potential	0	9	0	261	270
Subtotal	257	215	205	1,077	1,754
Net RHNA (after credits are applied)	813	485	215	59	1,572
Opportunity Sites ¹					
North County Inland Area Plan	249	171	118	234	772
Carmel Valley Master Plan	199	133	85	189	606
Greater Monterey Peninsula Area Plan	389	264	177	215	1,045
Greater Salinas Area Plan	196	129	83	217	625
Fort Ord Master Plan	448	309	227	139	1,123
Toro Area Plan	47	31	19	49	146
Central Salinas Valley Area Plan	12	12	14	141	179
Carmel Area Land Use Plan	27	20	15	13	75
North County Coastal Land Use Plan	2	2	3	30	37
Subtotal (Net New)	1,569	1,071	741	1,227	4,608
Total (Credits & Site Inventory)	1,826	1,286	946	2,304	6,362
Surplus/(Shortfall)	756	586	526	1,168	3,036
TOTAL RNHA BUFFER²	71%	84%	125%		

¹ The determination of opportunity sites utilizes the proposed zoning changes and capacity expectations as described in the proposed opportunity sites methodology (Re: HDR/20, Rogge Road Development). HCD allowed the utilization of the proposed methodology via email correspondence on 4/18/23.

² HCD recommends a 15-30% buffer for lower-income (very low and low) sites to protect the County from the No Net Loss provision. The County included a buffer for the moderate-income level for the same reason. The County calculated its buffer as a percentage of the gross RHNA (before any credits were applied).

Source: Monterey County

This page intentionally left blank