

# Exhibit A

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Housing Pipeline  
as of 11/6/2025

Project	PLN	Application Given Out	Application Deemed Complete	Entitlement Date	Status	Employer Sponsored Planned	Very Low- Income Planned	Low-Income Planned	Moderate- Income Planned	Workforce Income Planned	Above Market Planned	Total Proposed Units
855 E. Laurel Dr. - Eden Housing	PLN 230321	11/9/2023			Active - Condition Compliance		60	72				132
Laguna Seca Apartments	PLN 210180	9/1/2021	3/2/2022	6/29/2022	Active - Condition Compliance		4	4	6	4	57	75
Nicola Employer Sponsored Housing & Density Bonus Units	PLN 200203	10/23/2020	3/2/2022		Active - Condition Compliance	31	1	31	2	1		35
Roberts	PLN 190414	2/28/2020	7/1/2021	9/30/2021	Active - Condition Compliance						4	4
	PLN 190287	11/1/2019	9/29/2022	1/26/2023	Active - Condition Compliance					1	3	4
	PLN 190337	10/4/2019	3/16/2020	5/28/2020	Active - Condition Compliance						2	2
Carmel Valley Ranch	PLN 180516	12/4/2018	9/30/2019	3/10/2021	Active - Condition Compliance			1	1		10	12
Esalen South Coast Employee Housing	PLN 150337	5/27/2017	3/30/2018	3/11/2020	Active - Condition Compliance	3					3	3
Riverview at Las Palmas	PLN 150372	5/26/2015			Active - Condition Compliance						27	27
September Ranch	PLN 050001	4/7/2011	7/11/2011	3/27/2013	Active - Condition Compliance				15	7	73	95
Perez	PLN 070192	5/16/2007	9/7/2007	6/11/2008	Active - Condition Compliance				2		13	15
Kennedy	PLN 060014	8/8/2005	12/19/2006	2/9/2010	Active - Condition Compliance				1		9	10
Rancho Canada	PLN 040061	2/20/2004	8/10/2005	12/13/2016	Active - Condition Compliance				28	12	105	145
Harper Canyon	PLN 000696	1/23/2001	11/22/2002	4/7/2006	Active - Condition Compliance			1	1		15	17
Quail Hills	PLN 020016	7/18/2000	7/8/2004	2/14/2006	Active - Condition Compliance				48	14	256	318
Country Lake Estates	PLN 040103	3/23/2004	3/17/2006	4/11/2007	Active - Construction				2		43	45
East Garrison	PLN 030204	6/2/2003	2/11/2004	10/4/2005	Active - Construction		84	112	84	140	980	1,400
Post Ranch Employee Housing	PLN 970492	11/12/1997	2/25/2002	6/25/2002	Active - Construction	24		24				24
Santa Lucia Preserve	PC 94-067			8/22/1995	Active - Construction			40	1		309	350
Tehama	PC 95-065			2/6/1996	Active - Construction						183	183
McDougall, Amy (Builider's Remedy Application)	PLN 250255	9/11/2025			Active - Planning Review			24				24
Nicola (Builder's Remedy Application)	PLN 250103	6/25/2025			Active - Planning Review		4				12	16
Blue Sky Lodge Reuse (Builder's Remedy Application)	PLN250002	1/29/2025			Active - Planning Review		1	2	3		18	24
Carmel Rio Road Multifamily (Builder's Remedy Application)	PLN 240322	12/2/2024			Active - Planning Review		5	6	8		81	100
Carmel Center Place, LLC (Builder's Remedy Application)	PLN 240322	12/2/2024			Active - Planning Review		1	2	3		29	35
Olmsted Rd (Builder's Remedy Application)	PLN 240299	10/21/2024			Active - Planning Review			20			80	100
Carmel 1, Inv. LLC (Builder's Remedy Application)	PLN 240105	8/30/2024			Active - Planning Review			15			59	74
PLP Pajaro (Builder's Remedy Application)	PLN 240268	8/8/2024			Active - Planning Review		9	9	13		129	160
Carmel Assisted Living, LLC (Builder's Remedy Application)	PLN 240092	3/26/2024			Active - Planning Review			11			41	52
York School	PLN 230239	11/17/2023			Active - Planning Review	60	3	4	4	4	45	60
De La Torre Mixed Use	PLN 220144	9/12/2022			Active - Planning Review				1		6	7
Toro Ranch	PLN 220166	7/26/2022			Active - Planning Review		14	14	18	12	174	231
Gard	PLN 210223	10/21/2021			Active - Planning Review				3		13	16
Castroville Oaks	PLN 150248	4/9/2015			Active - Planning Review		56	56	75	27		214
Charolais Ranch	PLN 050692	12/21/2005	1/31/2007		Active - Planning Review						26	26
LaTourette Subdivision	PLN 020090	3/15/2002	6/30/2002		Active - Planning Review		1	1	1	2	15	19

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