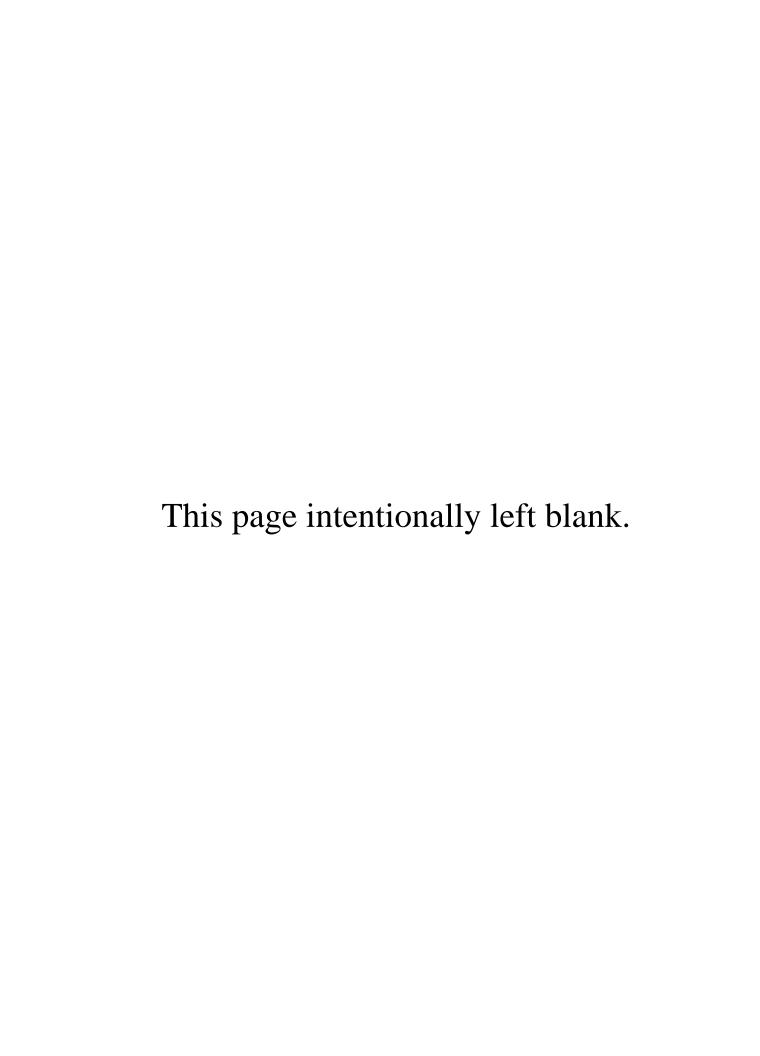
Exhibit A



Housing Pipeline as of 11/6/2025

			Application		-	Employer	Very Low-		Moderate-	Workforce	Above	Total
		Application	Deemed	Entitlement		Sponsored	Income	Low-Income	Income	Income	Market	Proposed
Project	PLN	Given Out	Complete	Date	Status	Planned	Planned	Planned	Planned	Planned	Planned	Units
855 E. Laurel Dr Eden Housing	PLN 230321	11/9/2023	Complete	Date	Active - Condition Compliance	Flaillieu	60	72	Flaillieu	Flaillieu	Flaiilleu	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	PLN 200203	10/23/2020	3/2/2022	0/23/2022	Active - Condition Compliance	31	1	31	2	1	37	35
Bonus Units	1 211 200203	10/23/2020	3/2/2022		Active condition compliance	31	_	31		_		33
Roberts	PLN 190414	2/28/2020	7/1/2021	9/30/2021	Active - Condition Compliance						4	4
Nobel 6	PLN 190287	11/1/2019	9/29/2022	1/26/2023	Active - Condition Compliance					1	3	4
	1 211 130207	11, 1, 2013	3, 23, 2022	1,20,2023	recive condition compliance					_	J	
	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	2,00,00	3, ==, ====	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
,		3, 23, 233	5, 21, 2000	,, ==, ====					_			
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 (Builder'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	PLN250002				Active - Planning Review		1	2	3		18	24
Application)												
Carmel Rio Road Multifamily (Builder's Remedy	PLN 240322	12/2/2024			Active - Planning Review		5	6	8		81	100
Application)		, ,										
Carmel Center Place, LLC (Builder's Remedy	PLN 240322	12/2/2024			Active - Planning Review		1	2	3		29	35
Application)												
Olmsted Rd (Builder's Remedy Application)	PLN 240299	10/21/2024			Active - Planning Review			20			80	100
Carmel 1, Inv. LLC (Builder's Remedy	PLN 240105	8/30/2024			Active - Planning Review			15			59	74
Application)												
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	PLN 240092	3/26/2024			Active - Planning Review			11			41	52
Application)					_							
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
<u> </u>					·	*						

Housing Pipeline as of 11/6/2025

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		Employer	Very Low-		Moderate-	Workforce	Above			
		Sponsored	Income	Low-Income	Income	Income	Market	Total Units		Housing Element Cycle
Project	PLN	Remaining	Remaining	Remaining	Remaining	Remaining	Remaining	Remaining	Comments	Application Given Out
855 E. Laurel Dr Eden Housing	PLN 230321		60	72					County sponsored 100% affordable housing project.	5th HE Cycle
Laguna Seca Apartments	PLN 210180		4	4	6	4	2	20		5th HE Cycle
Nicola Employer Sponsored Housing & Density	PLN 200203	31	1	31	2	1	3	35	Density Bonus requires 5 affordable units be occupied year-round.	5th HE Cycle
Bonus Units										
Roberts	PLN 190414						3	3		5th HE Cycle
	PLN 190287					1	4	5	Inclusionary requirements not conditioned, not sent to Housing for review	5th HE Cycle
	PLN 190337						9	9		5th HE Cycle
Carmel Valley Ranch	PLN 180516			1	1		10	12		5th HE Cycle
Esalen South Coast Employee Housing	PLN 150337						3	3	Applicant requested extension of permit in 2022.	5th HE Cycle
Riverview at Las Palmas	PLN 150372						13			5th HE Cycle
September Ranch	PLN 050001				15	7	15	37		4th HE Cycle
Perez	PLN 070192				2		18	20		4th HE Cycle
Kennedy	PLN 060014				1		74	75		4th HE Cycle
Rancho Canada	PLN 040061				28	12	63	103		4th HE Cycle
Harper Canyon	PLN 000696			1	1		93	95	Supplemental EIR being circulated.	3rd HE Cycle
Quail Hills	PLN 020016				48	14	83	145		3rd HE Cycle
Country Lake Estates	PLN 040103				1		8	9	Project recorded only Final Map for 9 lots and balance of project expired in	4th HE Cycle
,									October 2019. Revised inclusionary required is 1.2 moderate-income units.	,
									Moderate-income unit released because County could not find and qualify	
									purchaser within 5-years of Final Map recordation.	
									purchaser within 5-years of thial wap recordation.	
East Garrison	PLN 030204		41	24	33	76	209	383		4th HE Cycle
Post Ranch Employee Housing	PLN 970492			2				2		3rd HE Cycle
Santa Lucia Preserve	PC 94-067			_			68	68	BoS accepted In-Lieu Fee for inclusionary units and allowed sale of constructed	3rd HE Cycle
									units to finance in-lieu fee. Available parcels based on web search 7/23/23.	
Tehama	PC 95-065						12	12	Inclusionary shared with Monterra Ranch and off-site at Oak Tree Views.	3rd HE Cycle
									Available parcels based on web search 7/23/23.	
McDougall, Amy (Buiilder's Remedy Application)	PLN 250255									6th HE Cycle
Nicola (Builder's Remedy Application)	PLN 250103									6th HE Cycle
Blue Sky Lodge Reuse (Builder's Remedy	PLN250002									6th HE Cycle
Application)										,
Carmel Rio Road Multifamily (Builder's Remedy	PLN 240322									6th HE Cycle
Application)										,,,,,,
Carmel Center Place, LLC (Builder's Remedy	PLN 240322									6th HE Cycle
Application)										
Olmsted Rd (Builder's Remedy Application)	PLN 240299									6th HE Cycle
Carmel 1, Inv. LLC (Builder's Remedy	PLN 240105									6th HE Cycle
Application)	1 2.1 2 10103									5
PLP Pajaro (Builder's Remedy Application)	PLN 240268									6th HE Cycle
Carmel Assisted Living, LLC (Builder's Remedy	PLN 240092									6th HE Cycle
Application)	2-3032									Jan HE Cycle
York School	PLN 230239									5th HE Cycle
De La Torre Mixed Use	PLN 230239									5th HE Cycle
Toro Ranch	PLN 220144 PLN 220166									5th HE Cycle
Gard	PLN 220100 PLN 210223									5th HE Cycle
Castroville Oaks	PLN 210223 PLN 150248									5th HE Cycle
Charolais Ranch	PLN 150248 PLN 050692									4th HE Cycle
LaTourette Subdivision	PLN 030692 PLN 020090									3rd HE Cycle
La rourette Subulvision	1 LIN 020090					1				STU TIE CYCIE