

Housing Pipeline
5/6/2025

	PLN	Employer Sponsored	Very Low- Income	Low-Income	Moderate- Income	Workforce Income	Above Market	Total Units	Unit Type/s	Comments
<u>Total Units Approved</u>		58	149	285	191	179	2,092	2,954		
<u>Units Constructed to Date</u>		24	43	150	52	64	1,435	1,768		
<u>Units Remaining to Construct</u>		34	106	135	139	115	657	1,186		
Royal Enfield Subdivision	PC 92-004						13	13	SFD	Project "found" when possible purchaser contacted County re: Inclusionary requirements.
Santa Lucia Preserve	PC 94-067						68	68	Lots	
Tehama	PC 95-065						12	12	Lots	
Post Ranch Employee Housing	PLN 970492			2				2		
Harper Canyon	PLN 000696			1	1		15	17	Loa	
Quail Hills	PLN 020016				48	14	83	145	Lo	
East Garrison	PLN 030204		41	24	33	76	209	383	SFD / SFA / 5+	
Rancho Canada	PLN 040061				28	12	63	103	SFD / 5+	
Country Lake Estates	PLN 040103				2		43	45	Lots	
September Ranch	PLN 050001				15	7	15	37	SFD / 2-4	
Kennedy	PLN 060014				1		74	75	Lots	
Perez	PLN 070192				2		18	20		
Esalen South Coast Employee Housing	PLN 150337	3						3		
Riverview at Las Palmas	PLN 150372						13	13	SFD / 2-4	
Carmel Valley Ranch	PLN 180516			1	1		10	12		
	PLN 190287					1	4	5		
	PLN 190337						9	9		
Roberts	PLN 190414						3	3		
Nicola Employer Sponsored Housing & Density Bonus Units	PLN 200203	31	1	31	2	1	3	69	5+	
Laguna Seca Apartments	PLN 210180		4	4	6	4	2	20	5+	
845 E. Laurel Dr. - Affordable Housing	PLN 230321		60	72				132	5+	

Approved Units to Build

Builder's Remedy Applications Under Review

Applicant	PLN	Employer Sponsored	Very Low-Income	Low-Income	Moderate-Income	Workforce Income	Above Market	Total Units	Unit Type/s	Comments
Carmel Assisted Living, LLC	PLN 240092			20			80	100	SFA	
Carmel 1, Inv. LLC	PLN 240105			15			59	74	SFD / SFA	
McDouglall, Amy	PLN 240139			1			2	3	SFD/ADU/JADU	
PLP Pajaro	PLN 240268		9	9	13		129	160	SFA / 5+	
Olmsted Rd - Monterey Airport Affordable Housing Overlay	PLN 240299			20			80	100	SFD / 5+	Applicant has proposed a 725-unit project if the County provides additional water resulting in 145-affordable units.

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Carmel Rio Road Multifamily	PLN 240322		5	6	8		81	100	5+	Project revised from original 34-unit project.
Grove, James	PLN 240344			24			96	120		Only one of PLN 240344, 00004, & 00005 will be developed.
Blue Sky Lodge Reuse	PLN 250002		1	2	3		18	24		
Grove, James	PLN 250004			15			60	75		Only one of PLN 240344, 00004, & 00005 will be developed.
Grove, James	PLN 250005			40			160	200		Only one of PLN 240344, 00004, & 00005 will be developed.
Nicola - San Ardo	PLN 250103			3			13	16	2-4	
Builder's Remedy Units Under Review		0	15	76	24	0	462	577		
Other Projects Under Review										
	PLN	Employer Sponsored	Very Low- Income	Low-Income	Moderate- Income	Workforce Income	Above Market	Total Units	Unit Type/s	Comments
LaTourette Subdivision	PLN 020090		1	1	1	2	15	19	SFD / 2-4	
Charolais Ranch	PLN 050692						26	26	Lots	
Castroville Oaks	PLN 150248		56	56	75	27		214	SFD / 5+	
Gard	PLN 210223				3		13	16	SFD / SFA / 5+	
De La Torre Mixed Use	PLN 220144				1		6	7		
Toro Ranch	PLN 220166		14	14	18	12	174	231	SFD / SFA / 5+	
York School	PLN 230239	60	3	4	4	4	45	60	SFD	
Carmel Valley Manor	PLN 240141		1	1	1		21	24	SFD	
Catalina Commons	PLN 240196		1	1	1		15	18	SFD	
Other Projects Under Review		60	76	77	104	44	314	615		
6th Cycle Housing Element Progress										
		Employer Sponsored	Very Low- Income	Low-Income	Moderate- Income		Above Market	Total Units		
6th Cycle Housing Element Allocation			1,070	700	420		1,136	3,326		
2024 Units Reported				89			192	281		
Approved Units to Build		34	106	135	139		772	1,186		
Builder's Remedy Projects Under Review		0	15	76	24		462	577		
Other Projects Under Review		60	76	77	104		358	615		
6th Cycle H.E. Units Remaining			873	323	153		-648	667		