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County of Monterey Housing Pipeline

As of May 5, 2025

	PLN	Employer Sponsored	Very Low- Income	Low-Income	Moderate- Income	Workforce Income	Above Market	Total Units
<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
Santa Lucia Preserve	PC 94-067						68	68
Tehama	PC 95-065						12	12
Post Ranch Employee Housing	PLN 970492			2				2
Harper Canyon	PLN 000696			1	1		15	17
Quail Hills	PLN 020016				48	14	83	145
East Garrison	PLN 030204		41	24	33	76	209	383
Rancho Canada	PLN 040061				28	12	63	103
Country Lake Estates	PLN 040103				2		43	45
September Ranch	PLN 050001				15	7	15	37
Kennedy	PLN 060014				1		74	75
Perez	PLN 070192				2		18	20
Esalen South Coast Employee Housing	PLN 150337	3						3
Riverview at Las Palmas	PLN 150372						13	13
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
Laguna Seca Apartments	PLN 210180		4	4	6	4	2	20
845 E. Laurel Dr. - Affordable Housing	PLN 230321		60	72				132
Approved Units to Build		34	106	135	139	115	657	1,186

Builder's Remedy Applications Under Review

Applicant	PLN	Employer Sponsored	Very Low- Income	Low-Income	Moderate- Income	Workforce Income	Above Market	Total Units
Carmel Assisted Living, LLC	PLN 240092			20			80	100
Carmel 1, Inv. LLC	PLN 240105			15			59	74
McDouglall, Amy	PLN 240139			1			2	3
PLP Pajaro	PLN 240268		9	9	13		129	160
Olmsted Rd - Monterey Airport Affordable Housing Overlay	PLN 240299			20			80	100
Carmel Rio Road Multifamily	PLN 240322		5	6	8		81	100
Grove, James	PLN 240344			24			96	120
Blue Sky Lodge Reuse	PLN 250002		1	2	3		18	24
Grove, James	PLN 250004			15			60	75
Grove, James	PLN 250005			40			160	200
Nicola - San Ardo	PLN 250103			3			13	16
Builder's Remedy Units Under Review		0	15	76	24	0	462	577

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Other Projects Under Review

	PLN	Employer Sponsored	Very Low- Income	Low-Income	Moderate- Income	Workforce Income	Above Market	Total Units
LaTourette Subdivision	PLN 020090		1	1	1	2	15	19
Charolais Ranch	PLN 050692						26	26
Castroville Oaks	PLN 150248		56	56	75	27		214
Gard	PLN 210223				3		13	16
De La Torre Mixed Use	PLN 220144				1		6	7
Toro Ranch	PLN 220166		14	14	18	12	174	231
York School	PLN 230239	60	3	4	4	4	45	60
Carmel Valley Manor	PLN 240141		1	1	1		21	24
Catalina Commons	PLN 240196		1	1	1		15	18
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