CITY OF MONTEREY

Colton Hall, California Constitution Hall 1849

HOUSING POLICY
DEVELOPMENT, HCD

APR 06 2011

April 1, 2011

HCD – Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

RE: City of Monterey Annual Element Progress Report

Dear Interested Party,

The City of Monterey annual report is attached for your records. If you have any questions, please call me at (831)-646-3759 or cole@ci.monterey.ca.us .

Sincerely,

Kimberly Cole, AICP
Principal Planner

KC:llh

Attachments: 1. Report

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Monterey

Reporting Period 01/01/2010 - 12/01/2010

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est.# Infill Units*	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
416 English	SFR	O				1	1	1			
418 English	SFR	O				1	1	1			
823 Johnson	SFR	O				1	1	1			
(9) Total of Moderate and Above Moderate from Table A3 ► ►					0	3	3	3			
(10) Total by income Table A/A3 ► ►						3	3	3			
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note. Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity			31	31	The City provided major rehabilitation assistance to one household last year. The City also continued to administer its Mr. Fixit, Handicap Accessibility, and Home Safety programs. Thirty households were assisted last year. (See programs d.1.2 and d.1.3)
(2) Preservation of Units At-Risk			2	2	The City purchased two units at 565 English. Deed restrictions were extended. Action supported by Housing Element Program d.2.3.
(3) Acquisition of Units			2	2	Pursuant to Housing Element program d.2.1, the City acquired two units. One unit was in foreclosure and the City rehabilitated the unit and sold it to a qualifying household. The second unit is undergoing rehabilitation (CDBG funded).
(5) Total Units by Income	0	0	35	35	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate	3	0	0	0	0	3	3

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period See Example			2009	2010	2011	2012	2013					Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	146											146
	Non-deed restricted												
Low	Deed Restricted	101											101
	Non-deed restricted												
Moderate	Deed Restricted	117	2									2	115
	Non-deed restricted												
Above Moderate		258	15	3								18	240
Total RHNA by COG Enter allocation number:		622	17	3								20	602
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremly low-income households are included in the very low-income permitted units totals

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
Program a.1.1. The City will continue to update its list of larger developable sites and contact property owners to determine opportunities for housing construction. There will be an emphasis on constructing housing types that provide mixed-income ownership opportunities.		2009-2014	The list is updated annually and is available on the City web page.
Program a.1.2. Maintain existing single-family zoning throughout the City. Rezoning of single-family land to other uses should not occur without findings that the proposed use is more beneficial to the City than retaining single-family ownership opportunities.		2009-2014	The City continues to maintain its existing single-family zoning throughout the City. The City has not reviewed any applications for rezoning.
Program a.1.3. Inclusionary housing units in an ownership housing project should generally be ownership units unless findings can be made that rental units are more beneficial.		2009-2014	The City continues to require that inclusionary housing units in an ownership orject should be ownership units unless findings can be made that rental units are more beneficial. Last year, this policy was not implemented.
Program a.1.4. Encourage and create development standards for new condominiums and ownership townhouses in R-3 and commercial areas that require amenities desirable to owners and require larger units (three or more bedrooms) to house families with children. Develop height, design, and setback standards to encourage the most creative designs. Area Plans are encouraged to identify potential incentives and ways to implement the incentives.		December 2010	Project completed.
Program a.1.5. Evaluate and revise the condominium conversion standards as necessary to ensure adequate provision of amenities, parking, and larger units to house families with children.		December 2010	Project completed.

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Programm a.1.6. Continue to work with the major employers in Monterey and the region to provide targeted homeownership opportunities for employees (see Program h.1.1 and h.1.2).		2009-2014	The City supplies developers with marketing materials and suggestions for condominium conversion projects. A target audience includes the major employers in the City of Monterey. Example projects include 300 Glenwood Circle and 820 Casanova.
Program a.1.7. Monitor and evaluate the use permit process for new multi-family projects in the R-3 and Commercial districts to determine whether the process qualifies as a constraint to residential development. Identify strategies to be implemented by the City to remove any constraint identified by the evaluation. Provide a summary of the evaluation (and strategies, if identified) to HCD as a part of the City's annual reporting requirement.		2009-2014	The City continues to monitor its use permit process for new multi-family projects in the R-3 and Commercial districts. Water continues to be the constraint to new development (not use permit process).
Program a.2.1. Develop zoning incentives to encourage retention of single-family houses in R-3 areas. An estimated 300 single-family houses could be conserved (rather than demolished or converted to apartment units). To encourage retention of single-family homes, the City will evaluate and revise its development standards. The City will also continue to allow additional floor area ratio for single-family homes and eliminate additional parking requirements with building upgrades.		January 2011	Reprioritized for 2012 work program.
Program a.2.2. Consider reducing the minimum lot size for single-family subdivisions on existing R-3 lots to increase the stock of affordable housing, while retaining the existing house where one is present and retaining neighborhood character. The program may use condominium, townhouse, or detached form of housing units and shall utilize design and construction methods to maximize privacy and minimize sound transmission.		January 2011	Reprioritized for 2012 work program.

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Program a.2.3. Continue the Down Payment Assistance Program. Investigate opportunities to increase Down Payment Assistance loans for equity sharing for detached single-family houses.		2009-2014	The City has provided Down Payment Assistance loans to three households last year and one HOME Downpayment Assistance Loan. Total loan amount was $195,000.
Program b.1.1. Maintain multi-family densities at 30 units per acre in the R 3 zone and in commercial zones with the potential for density bonuses as outlined in Program i.1.2.		2009-2014	Densities have been maintained at 30 units per acre in the R 3 zone and in commercial zones.
Program b.1.2. Assist the Housing Authority, nonprofit agencies, and private developers in providing extremely low-, low-, and very low-income housing as opportunities become available, using the current Housing Element as a basis for action. The City will continue to provide assistance by streamlining the permit process. A staff member is assigned to coordinate City reviews. The City will also coordinate with the developer to help make the project financially feasible, such as by providing low-interest loans and other incentives when affordable housing goals are met.		Ongoing	The City worked with the property owners of 406 Alvarado Street to weatherize a partially completed affordable housing project. The project was in foreclosure and all construction had stopped, resulting in the building being exposed to the elements. The City's Redevelopment Agency allocated $1.2 million to weatherize the building. The City now plans to work with a nonprofit to manage and operate the affordable housing units.
Program b.1.3. Evaluate the existing allocation of Section 8 vouchers and encourage and support the Housing Authority and private market landlords to expand utilization of the Section 8 voucher program. Encourage the Housing Authority to grant 20 percent rent exceptions for the Monterey area to provide a greater housing choice for very low-income renters. Encourage the Housing Authority to market the Section 8 voucher programs to Monterey landlords and post applications on the City's website. Encourage the Housing Authority to recruit more Monterey families assisted by Section 8 into the Family Self-Sufficiency Program.		2009-2014	Section 8 information is available on the City web site. The City is continuining to pusue this program in 2011.

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Program b.1.4. The City will encourage affordable rents by providing brochures that outline the City's Voluntary Rental Guidelines, but discourage citywide rent control.		June 2010	Rental brochures are provided at the City's Housing Office and City web page.
Program b.1.5. Require a minimum 5,000-square-foot lot size for new apartment developments.		2009-2014	This is a current zoning requirement. No change required.
Program c.1.1. Encourage larger units with two or more bedrooms and open spaces with sufficient area for children's play in R-3 developments. The City will conduct a comprehensive review and revision of the current parking requirement to determine the feasibility of requiring at least one-third of any housing development over three units to provide two or more bedrooms. All housing projects will continue to be required to provide open space to give residents an opportunity for outside activities.		January 2011	The City continues to encourage larger units. The City has hired a parking consultant to review the City's parking requirements and growth plans.
Program c.1.2. Encourage the Housing Authority and for-profit and nonprofit developers to build affordable housing for families with children whenever possible. The City will discuss family housing needs with potential developers and the financial and processing incentives that are available.		2009-2011	See comment for Program c.1.1.
Program c.1.3. Encourage the military to provide and add to its family housing units should the opportunity arise.		Yearly	The Army is preparing to publish an Environmental Impact Statement regarding its future plans at the Defense Language Institute. The City will consider this policy in its comment letter.
Program d.1.1. Provide emergency major repair assistance to low- and moderate-income households.		2009-2014	The City provided emergency major repair assistance to one low income household.
Program d.1.2. Provide rehabilitation assistance in the form of: Major rehabilitation loans; Emergency repair loans; and Home safety repair grants.		2009-2014	The City provided major rehailitation assistance to one household.
Program d.1.3. Continue the "Mr. Fixit" program to provide emergency repair assistance, weatherization and energy retrofits to an average of 10 units per year.		2009-2014	The City continued to administer its Mr. Fixit, Handicap Accessiblity and Home Safety programs. Thirty households were assisted last year.

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Program d.2.1. Investigate the option of purchasing inclusionary housing units or other units to replace them. Investigate programs, nonprofit sponsors, and funding sources to retain lower-income housing units at risk of conversion to market-rate rents.		Ongoing	The City acquired two units. One unit was in foreclore and the City rehabilitated it and resold the unit to a qualifying household. The second unit is undergoing rehabilitation (CDBG funded).
Program d.2.2. Maintain the affordability of low- and moderate- income rental units under the Inclusionary Housing Program through the use of deed restrictions and continue to implement the Purchase and Resale Program for owner-occupied inclusionary units.		2009-2014	See response to Program d.2.3.
Program d.2.3. Continue to monitor at-risk units and gauge interest in renewal through individual contacts and surveys. Meet with property owners to strategize what package of incentives would retain the affordable units.		Annually	The City maintains a list of at-risk units. During the past year, the City purchased two inclusionary units (565 English). The City extended the deed restrictions. (See program b.1.2)
Program d.2.4. The City will continue to meet with local nonprofits interested in purchasing or managing affordable housing units.		Annually	The City's Housing Office has met with nonprofits interested in purchasing or managing affordable housing. The most significant recent discussions involve the project at 406 Alvarado Street.
Program d.2.5. Prioritize funding or acquire funding to assist nonprofits to purchase units that may be lost from the Inclusionary Program or to acquire replacement units.		Annually	The City has prioritized funding. See program d.2.3.
Program d.2.6. Analyze the feasibility of utilizing a City-sponsored rental rehabilitation program to encourage at-risk units to be retained.		June 2010	The Housing Office analyzed this issue and conluded landlords are not willing to extend deed restrictions for loans.
Program d.2.7. Implement a program to reduce, waive, or subsidize local fees associated with preservation or replacement of at-risk units.		January 2011	The City Council can waive fees for projects involving affordable housing.
Program e.1.1. Cooperate in countywide fair housing activities and federal government programs that emphasize educational and counseling activities.		2009-2014	The City contracts for fair housing fairs and training. The City also contracts for ownership and credit card counseling.

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Program e.1.2. Provide contract fair housing mediation for all fair housing complaints and questions. Advertise fair housing mediation services. Notify social service agencies of programs. Advertise programs consistent with the City's Housing Consolidated Plan.		2009-2014	The City provided contract fair housing mediation for 300 fair housing complaints and questions last year. Services were advertised by the City web site.
Program e.1.3. Distribute available housing subsidies to sites throughout the City to avoid concentrations of subsidized housing. Inclusionary housing units should be built on the site of market-rate housing. Inclusionary housing should be compatible with the surrounding neighborhood.		2009-2014	The City distributed funds to 406 Alvarado because it is a critical situation as described in program b.1.2.
Program e.1.4. Continue to provide online applications for the City's Purchase and Resale program waiting list to market affordable housing units on the City's website.		2009-2014	Applications are available online. The City's Housing Office responds to frequent calls regarding this issue.
Program e.1.5. Continue to provide service referrals to rental assistance, ownership assistance, homeless assistance, and general community services.		2009-2014	This program is an ongoing project of the City's Housing Office. Last year, 2,666 households were assisted.
Program e.1.6. Continue to distribute Section 8 applications at the City's Housing Division and have staff available to help applicants with the process.		Ongoing	Project based Section 8 information is available online. The waiting list has not been open for five years.
Program f.1.1. Provide for needs of special housing needs groups by complying with ADA regulations in reviewing private development projects and in City-assisted housing projects.		2009-2014	The City provides Handicap Assistance grants to private property owners. The City's Permit and Inspection Staff reviews project plans for conformance with ADA regulations.
Program f.1.2. Market low- and moderate-income housing programs through the use of direct advertising including, but not limited to, the City's website, referrals, brochures, newspapers, and other media.		June 2010	The City worked extensively with developers to market condominium conversions to local employers. (See program a.1.6)
Program f.1.3. Encourage the schools, students, and senior citizen groups to cooperate with the City-sponsored Home-Share roommate matching service to take advantage of underutilized homes in Monterey.		2009-2014	The Alliance on Aging has eliminated the program.

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Program f.1.4. Develop a program of emergency grants or loans to assist low-income households that are threatened with eviction. Provide funds on a one-time basis to assist households that could remain in their rental housing units if back rent is paid.		2009-2014	The Housing Office administers the grant program. Last year, 70 households were assisted.
Program f.1.5. Continue to provide City assistance to nonprofit providers of services and temporary housing to Monterey homeless.		Ongoing	The City provided assistance to 49 homeless individuals and 85 individuals affected by domestic violence. The City provided $25,000 rental assistance (redevelopment funds) to the YWCA and $20,000 CDBG funds.
Program f.1.6. Amend the City's Zoning Code to provide individuals with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing. The purpose of this is to provide a process for individuals with disabilities to make requests for reasonable accommodation in regard to relief from the various land use, zoning, or building laws of the City. As part of this program, the City will appoint a staff person to work with disabled persons who are proposing improvements to accommodate their needs. The purpose is to streamline the permit review process if needed.		June 2010	The City has appointed the Chief of Permit and Inspection Services to work with disabled persons who are proposing improvements to accommodate their needs. The City has added the suggested zoning code amendment to its work program for 2012.

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Program f.1.7. Pursuant to Senate Bill 2, the City will amend the Zoning Ordinance to allow emergency shelters as a permitted use in a newly created overlay zone in the City's C-1, C-2, and/or C-3 zoning districts which are close to transit corridors and close to services. The City has adequate capacity on vacant and underutilized parcels (approximately 34 acres) within the C-1, C-2 and C-3 zoning districts, which are suitable for the development of emergency shelters due to their proximity to public transit lines, social services, and personal services. The City will create this overlay zone with specific development standards for emergency shelters. In addition, the City will evaluate adopting development and managerial standards that will be consistent with Government Code Section 65583(a)(4). These standards may include such items as: • Lighting; • On-site management; • Maximum number of beds or persons to be served nightly by the facility; • Off-street parking based on demonstrated need; and • Security during hours that the emergency shelter is in operation.		June 2010	The City is currently drafting Specific Plans for its commercial districts. These plans will allow emergency shelters in these areas.
Program f.1.8. Pursuant to Senate Bill 2, the City must explicitly allow both supportive and transitional housing types in all residential zones. The City shall update its Zoning Ordinance to include separate definitions of transitional and supportive housing as defined in Health and Safety Code Sections 50675.2 and 50675.14. Both transitional and supportive housing types will be allowed as a permitted use subject to only the same restrictions on residential uses contained in the same type of structure.		June 2010	The City has added the zoning code amendment to its 2012 work program.

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Program f.1.9. To ensure zoning flexibility that allows for the development of single-room occupancy units (SROs), the City will update its Zoning Ordinance to explicitly allow for SROs in a district that is near services and mass transit.		June 2010	The City has added the zoning code amendment to its 2012 work program.
Program f.1.10. To support the development of housing affordable to extremely low-income households, the City shall apply for state and federal funding and grant priority to projects that include units affordable to extremely low-income households. Additionally, the City will prioritize a portion of the redevelopment set-aside funds to encourage the development of extremely low-income housing.		2009-2014	See program b.1.2.
Program g.1.1. Retain the zoning capacity to meet the AMBAG fair share housing goal between January 1, 2007, and July 30, 2014. Retain the opportunity to construct the remaining fair-share requirement of 146 very low-, 101 low-, 117 moderate-, and 258 above moderate-income housing units with excess zoning capacity for mixed-use housing, apartments in commercial zones, and apartments in R-3 zones.		2009-2014	Capacity has been retained.
Program g.1.2. Encourage exceptional design and innovative solutions for housing style, through the implementation of the Downtown Design Guidelines. The City is currently developing design guidelines for other mixed-use/transit- oriented development neighborhoods.		January 2011	The Planning Office Work Program includes the development of three specific plans, implementing the General Plan's goal for excellent design and mixed use development.

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Program g.1.3. The City will actively support the redevelopment of underutilized mixed-use sites to meet the City's RHNA allocation and to provide additional affordable housing opportunities throughout the City near transit stops, jobs, and services. The City will assist in the development of these underutilized sites by offering the following assistance: • The City will post a listing of underutilized sites on the City's website and provide this list of sites to developers interested in developing mixed-use projects in the City. • The City will, where appropriate and when funds are available, assist with the development of affordable housing projects with the use of redevelopment funds on these underutilized sites. • The City will also provide technical assistance with applying for additional funding to construct an affordable mixed-use project on an underutilized site. • The City will provide flexibility in development standards on the construction of an affordable housing project on an underutilized site including but not limited to reduced setback requirements and reduced parking requirements on a case-by-case basis.		2009-2014	The City has posted a list of its underutilized sites on the City's website and provides the list of sites to developers interested in developing mixed use projects. Redevelopment funds are currently allocated to an affordable housing project at 406 Alvarado Street
Program h.1.1. Encourage workforce housing programs for major Monterey employers, utilizing land and other resources available to those employers that could be devoted to workforce housing. Develop a program where land costs are removed or reduced as a cost of housing. Provide both owner and renter housing with a requirement for permanent cost reductions.		2009-2014	The City worked extensively with developers to market condominium conversions to local employers.
Program h.1.2. Encourage workforce housing programs by the City of Monterey for Monterey City employees.		2009-2014	The City worked extensively with developers to market condominium conversions to local employers. Announcements were made to City of Monterey employees advertising this opportunity.

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Program h.1.3. Utilize zoning tools such as Planned Unit Developments and Planned Community Zoning to provide flexibility in designing infill housing on larger development sites.		2009-2014	The City did not exercise this tool last year. City staff spent most of their time on bankruptcy proceedings and receivership issues.
Program i.1.1. Continue to implement the City's mixed-use zoning concept that was created to provide incentives to construct housing units by offering water allocations, height variances, and parking exceptions to affordable housing projects.		2009-2014	The City is continuining to implement its mixed-use zoning concept.
Program i.1.2. Continue to allow appropriate density bonuses in the City's commercial districts. Density bonuses in excess of 25 percent may be allowed for projects that exceed City inclusionary housing percentages or the state-mandated criteria for low-income, moderate-income, and special-needs housing. Projects which receive density bonuses shall maintain affordability for the life of the project.		2009-2014	The City continues to allow density bonuses. The City did not use this tool last year. City staff spent most of their time on bankruptcy proceedings and receivership issues.
Program i.1.3. Give preference in the City's water allocation process to projects meeting fair-share housing goals.		2009-2014	The City has allocated its remaining water to encourage an infill mixed use project. Due to financing issues, an application has not yet been submitted to the City.
Program i.1.4. Develop alternatives for long-term water supply both within and outside the framework of the Water Management District and the California American Water Company.		2009-2014	The region has made substantial progress regarding its water supply. However, the Public Utilities Commission has recently adopted a moratorium on all new hookups.

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Program i.1.5. The City is committed to ensuring that there in enough water allocation to meet the needs of all new residential units within the 2007-2014 RHNA period. California American Water (CalAm), submitted an application on September 24, 2004, to the California Public Utilities Commission to implement the Coastal Water Project (CWP). The CWP would supply 12,500 acre-feet of water per year for urban users on the Monterey Peninsula. Delivery of this water to the City of Monterey would be adequate to accommodate the City's additional water needs to fulfill its regional housing allocation. Construction of the Monterey pipeline is scheduled for 2011-2013. The City will continue to support the efforts of CalAm for this project.		2011-2013	The City is continuining to support the region's efforts to obtain a water supply. A Regional Desalination Plant is being considered. The City has participated in Public Utilities Commission hearings and a wide variety of special water committees.
Program i.1.6. The City will continue to explore alternatives other than density bonus allowed in state law (Section 65915) to meet affordable housing goals.		2009-2014	The City has investigated a wide range of alternatives to support the City's affordable housing goals. Most notably, the City has dedicated redevelopment monies to the project at 406 Alvarado Street.
Program i.2.1. Continue to provide a minimum of 20 percent permanently affordable low- and moderate-income units for any project with six or more new housing units or for condominium conversion. Residential projects are encouraged to satisfy the requirement by providing a minimum of 20 percent inclusionary housing units on-site.		2009-2014	The City continues to require 20 percent affordable low and moderate income units for any project with six or more new housing units.
Program i.2.2. Investigate a community housing trust to meet the need for workforce housing and other housing needs.		June 2011	The Community Housing Trust is not currently active due to the economy according to the City's Housing Division.
Program j.1.1. The City will continue to implement its Green Building ordinance.		2009-2014	The City's Green Building Ordinance continues to be implemented. The City's Permit and Inspection Services Department reviews all building permit applications for compliance with the ordinance. Green elements are also being incorporated into City funded rehabilitation projects.

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Program j.1.2. To facilitate the implementation of green building features in new housing units, the City will consider amending its Green Building Ordinance to require that all new housing projects include green building features.		January 2011	All projects are required to include green building features in order to obtain a building permit.

General Comments:

The area's most significant constraint to constructing new housing is inadequate water supply. The California Public Utilities Commission recently declared a moratorium on all new water hookups. The City is actively involved in hearings and regional water meetings to try to obtain a water supply.

Activity Data Report
MONTEREY, CA - CITY OF

Activity: B09-0387 Type: BUILDING Sub Type: NEWR Status: ISSUED
Parcel: 013-067-003-000 DATE_I: 06/14/2010 Sq Feet: 2,200
Site Address: 416 ENGLISH AVE MONT
Description: CONSTRUCT NEW SFD, LOT 13/15
Applicant: RICHARD KASHFI/594.6271 Phone: 594.6271
Owner: CHRISTINE KASHFI
Architect: DRAFTECT
Contractor: OWNER/BUILDER
Occupancy: 7 Use: Class: 101 Insp Area:
Valuation: $328,403.20 Fees Req: $13,848.99 Fees Col: $13,848.99 Bal Due: $0.00

Activity: B09-0388 Type: BUILDING Sub Type: NEWR Status: ISSUED
Parcel: 013-067-003-000 DATE_I: 06/14/2010 Sq Feet: 2,200
Site Address: 418 ENGLISH AVE MONT
Description: CONSTRUCT NEW SFD-LOT 17/19
Applicant: RICHARD KASHFI/594.6271 Phone: 594.6271
Owner: CHRISTINE KASHFI
Architect: DRAFTECT
Contractor: OWNER/BUILDER
Occupancy: 7 Use: Class: 101 Insp Area:
Valuation: $328,275.20 Fees Req: $10,997.81 Fees Col: $10,997.81 Bal Due: $0.00

Activity: B10-0337 Type: BUILDING Sub Type: NEWR Status: ISSUED
Parcel: 001-402-016-000 DATE_I: 12/30/2010 Sq Feet: 1,415
Site Address: 823 JOHNSON ST MONT
Description: NEW SFD
Applicant: CARL OUTZEN Phone: 372-3454
Architect: CLAUDIO ORTIZ
Owner: OUTZEN: CARL
Contractor: OWNER/BUILDER
Occupancy: 7 Use: Class: 101 Insp Area:
Valuation: $230,629.00 Fees Req: $9,771.48 Fees Col: $9,771.48 Bal Due: $0.00

Totals

Valuation:	$887,307.40
Square Feet:	5,815
Fees Required:	$34,618.28
Fees Collected:	$34,618.28
Balance Due:	$0.00
A/P/D's Selected:	3

2009

Activity Data Report
MONTEREY, CA - CITY OF

Activity: B07-0727 Type: BUILDING Sub Type: NEWR Status: ISSUED
Parcel: 001-403-013-000 DATE_I: 01/07/2009 Sq Feet: 3,263
Site Address: 780 MADISON ST MONT
Description: NEW SFD
Owner: SINGH: RICHARD
Applicant: DARREN DAVIS/646.5986 Phone: 646.5986
Contractor: REAM CONSTRUCTION Phone: 899-6569
Occupancy: 7 Use: Class: 101 Insp Area:
Valuation: $518,875.00 Fees Req: $13,263.52 Fees Col: $13,263.52 Bal Due: $0.00

Activity: B08-0413 Type: BUILDING Sub Type: NEWX Status: FINAL
Parcel: 001-053-005-000 DATE_I: 06/01/2009 Sq Feet: 27,220
Site Address: 131 LIGHTHOUSE AVE MONT
Description: CONSTRUCT NEW 3-STORY MIXED USE W/14 CONDO UNITS
Contractor: VUCINA CONSTRUCTION INC Phone: 625.2140
Applicant: CARL OUTZEN/277.1540 Phone: 277.1540
Owner: OUTZEN: CARL
Architect: WRD
Occupancy: 1 Use: Class: 105 Insp Area:
Valuation: $2,700,000.00 Fees Req: $101,671.80 Fees Col: $101,671.80 Bal Due: $0.00

Activity: B08-0595 Type: BUILDING Sub Type: NEWR Status: ISSUED
Parcel: 011-591-003-000 DATE_I: 11/23/2009 Sq Feet: 2,810
Site Address: 11 SPRAY AVE MONT
Description: NEW SFD
Applicant: CAROL FREDRICKS Phone: 224-2733
Applicant: CAROL FERDERICS/224.2733 Phone: 224.2733
Owner: KASS: JOEL & DEBRA Phone: 925.946.9606
Architect: RICHARD TAPP ASSOCIATES
Contractor: SANDCASTLE DEVELOPMENT Phone: 601.8182
Occupancy: 7 Use: Class: 101 Insp Area:
Valuation: $331,915.00 Fees Req: $9,194.74 Fees Col: $9,194.74 Bal Due: $0.00

Activity: B09-0236 Type: BUILDING Sub Type: NEWR Status: FINAL
Parcel: 013-071-004-000 DATE_I: 08/14/2009 Sq Feet: 1,801
Site Address: 416 CASANOVA AVE MONT
Description: NEW SFD
Contractor: ALLIED CONSTRUCTORS Phone: 646-1314
Architect: TAKIKAWA DESIGNS
Applicant: TERRY TAKIKAWA Phone: 659-1839
Owner: VAKATAPU ILAISAANE
Occupancy: 7 Use: Class: 101 Insp Area:
Valuation: $287,578.88 Fees Req: $9,610.89 Fees Col: $9,610.89 Bal Due: $0.00

Totals

Valuation:	$3,838,368.88
Square Feet:	35,094
Fees Required:	$133,740.95
Fees Collected:	$133,740.95
Balance Due:	$0.00
A/P/D's Selected:	4